In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:

- *Livestream online at www.atwater.org (Please be advised that there is a broadcasting delay. If you would like to participate in public comment, please use the option below).*
- *Submit a written public comment prior to the meeting: Public comments submitted to cityclerk@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the City Council, and made part of the official minutes but will not be read out loud during the meeting.*

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6241.

CITY OF ATWATER

City Council

AGENDA

Council Chambers
750 Bellevue Road
Atwater, California

June 23, 2025

REGULAR SESSION: (Council Chambers)

CALL TO ORDER: **6:00 PM**

INVOCATION:

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: (City Council)
Ambriz ____, Cale ____, Raymond ____, Rochester ____, Nelson _____

SUBSEQUENT NEED ITEMS: (The City Clerk shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the City Council present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the City Council to remove items from the agenda or to change the order of the agenda.)

PRESENTATIONS:

- **Certificate of Recognition - Mitchell Senior Cadets**
- **Monthly report by Merced County District 3 Supervisor McDaniel**

CONSENT CALENDAR:

NOTICE TO THE PUBLIC

Background information has been provided on all matters listed under the Consent Calendar, and these items are considered to be routine. All items under the Consent Calendar are normally approved by one motion. If a Councilmember requests separate discussion on any item, that item will be removed from the Consent Calendar for separate action.

TREASURER'S REPORT:

1. **May 31, 2025**
   Staff's Recommendation: Acceptance of report as listed.

WARRANTS:

2. **June 23, 2025**
   Staff's Recommendation: Approval of warrants as listed.

MINUTES: (Citizens' Oversight Committee)

3. **March 11, 2025 - Special meeting**
   Staff's Recommendation: Acceptance of minutes as listed.

MINUTES: (Planning Commission)

4. **May 21, 2025**
   Staff's Recommendation: Acceptance of minutes as listed.

MINUTES: (City Council)

5. **a.) May 12, 2025 - Regular meeting**
   b.) May 27, 2025 - Regular meeting
   Staff's Recommendation: Approval of minutes as listed.

RESOLUTIONS:

6. **Ordering the Engineer to Prepare and File Reports, Declaring the City's Intent to Collect Annual Assessments for Various Assessment Maintenance Districts for Fiscal Year 2025/26, Preliminarily Approving Engineer's Reports, and Setting a Public Hearing Date** (City Manager Hoem)

   Staff's Recommendation: Adoption of Resolution No. 3544-25 ordering the City's Assessment Engineer to prepare and file the Engineer's Reports for the collection of the proposed annual assessments for the Lighting and Drainage and Landscape Maintenance Assessment Districts for Fiscal Year 2025/26; and Adoption of Resolution No. 3545-25 declaring the City's intention to levy and collect the annual assessments for various assessment maintenance districts for Fiscal Year 2025/26, granting preliminary approval of the Engineer's Reports, and setting July 14, 2025 as the date of the public hearing date to consider action on the proposed assessments.

7. **Initiating Proceedings for the Annual Assessments Levy with Respect to the Various Assessment Maintenance Districts for Fiscal Year 2025/26** (City Manager Hoem)

   Staff's Recommendation: Adoption of Resolution No. 3456-25, initiating proceedings for the Annual Assessments Levy with respect to the various Assessment Maintenance Districts for Fiscal Year 2025/26 pursuant to the provisions of Part 2 of Division 15 of the Streets and Highways Code of the State of California.

8. **Approving and Adopting a List of Projects for Fiscal Year 2025-26 Funded by SB 1: The Road Repair and Accountability Act of 2017** (Public Works Director Vinson)

   Staff's Recommendation: Adoption of Resolution No. 3457-25 approving and adopting the Fiscal Year 2025-26 annual list of projects funded by SB 1, The Road Repair and Accountability Act of 2017; and authorizes and directs the City Manager to transmit a certified copy of the resolution to the California Transportation Commission.

9. **Approving the Fourth Amendment to the General Services Agreement with JaniTek Cleaning Solutions of Stockton, California for the Cleaning and Disinfecting of City-Owned buildings** (Public Works Director Vinson)

   Staff's Recommendation: Adoption of Resolution No. 3548-25 approving the Fourth Amendment to the General Service Agreement with JaniTek Cleaning Solutions, of Stockton, CA, in a form approved by the City Attorney, for the cleaning and disinfecting of city-owned buildings, in an amount not to exceed $171,380 each year; and authorizes and directs the City Manager, or her designee, to execute the Fourth Amendment on behalf of the City.

10. **Approving an Amended and Restated Public Works Director Employment Agreement** (City Manager Hoem)

    Staff's Recommendation: Adoption of Resolution No. 3549-25 amending and restating the Public Works Director Employment Agreement ("Agreement") between Justin Vinson and the City of Atwater, in a form approved by the City Attorney; and authorizes and

directs the City Manager to execute the Agreement on behalf of the City.

11. **Designating the Applicant's Agent for Non-State Agencies to the Federal Emergency Management Agency (FEMA)** (Police Chief McEachin)

Staff's Recommendation: Adoption of Resolution No. 3550-25 authorizing the designation of an Applicant's Agent for the purpose of applying for federal assistance through the Federal Emergency Management Agency (FEMA) authorizing the City Manager and the Police Chief to execute for and on behalf of the City of Atwater, as required for non-state agencies seeking disaster recovery and emergency funding.

OTHER ACTIONABLE ITEMS:

12. **Approving Fee Waiver Requested by Bloss Memorial Healthcare District to use Atwater Community Center to Host a Senior Adult Information Day** (Public Works Director Vinson)

Staff's Recommendation: Approval of a fee waiver requested by Bloss Memorial Healthcare District to use the Atwater Community Center on Tuesday, September 16, 2025, from 9:00 AM to 1:00 PM; and authorizes and directs the City Manager, or designee, to execute any and all documents necessary to waive the facility rental fees associated with Bloss Memorial Healthcare District using the Atwater Community Center to host a Senior Adult Information Day.

13. **Approving Fee Waiver Requested by the Employment Development Department (EDD), in collaboration with Resources for Independence Central Valley (RICV), GATEway Adult Education Network, and Central Valley Regional Center (CVRC), to use Atwater Community Center to Host a Hiring and Resource Event** (Public Works Director Vinson)

Staff's Recommendation: Approval of a fee waiver requested by the Employment Development Department (EDD) to use the Atwater Community Center on Thursday, September 18, 2025, from 10:00 AM to 2:00 PM; and authorizes and directs the City Manager, or designee, to execute any and all documents necessary to waive the facility rental fees associated with the EDD using the Atwater Community Center to host a Hiring and Resource Event.

14. **Accepting Well 20-A Project as complete** (Public Works Director Vinson)

Staff's Recommendation: Accepts work done under the contract for Well 20-A Project, City Project 20-02; and authorizes and directs the City Manager to sign a Notice of Completion and have it recorded on behalf of the City.

15. **Accepting Civic Center Building 2 (City Hall) Project as complete** (Public Works Director Vinson)

Staff's Recommendation: Accepts work done under the contract for Civic Center Building 2 Project, City Project 21-03; and authorizes and directs the City Manager to sign a Notice of Completion and have it recorded on behalf of the City.

16. **Accepting the Public Improvements and Related Work by BFD-ATWCA-2401 for the Development of a Coffee Restaurant** (Public Works Director Vinson)

    Staff's Recommendation: Accepts the Public Improvements and Related Work by BFD-ATWCA-2401 for the development of a coffee restaurant pursuant to a Subdivision Improvement Agreement; and authorizes and directs the City Manager, or designee, to sign a Notice of Acceptance and have it recorded on behalf of the City.

END OF CONSENT CALENDAR

PUBLIC HEARINGS:

17. **Waive the First Reading by Title only, and introduce an Ordinance Adopting Zoning Ordinance Text Amendment No. 25-08-0100 Amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code to Modernize the Parking Ordinance** (City Manager Hoem)

    Staff's Recommendation: Open the public hearing and receive any testimony from the public; and,

    Close the public hearing; and,

    Motion to waive the first reading by title only, and introduce Ordinance No. CS 1071 approving a Zoning Ordinance Text Amendment, amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code.

    Motion to approve staff's recommendation as presented.

18. **Waive the First Reading by Title only, and introduce an Ordinance approving an Amendment to the Development Agreement by and between the City of Atwater and the Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNS: 005-120-045 & 005-120-046** (City Manager Hoem)

    Staff's Recommendation: Open the public hearing and receive any testimony from the public; and,

    Close the public hearing; and,

    Motion to waive the first reading by title only, and introduce Ordinance No. CS 1072 approving an Amendment to the Development Agreement by and between the City of Atwater and The Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNS: 005-120-045 & 005-120-046.

    Motion to approve staff's recommendation as presented.

REPORTS AND PRESENTATIONS FROM STAFF:

19. Update regarding Fireworks Enforcement and the Nail Em App' (Battalion Chief/Fire Marshal Carvalho and Police Chief McEachin)

Staff's Recommendation:

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.

CITY COUNCIL REPORTS/UPDATES:

- **Mayor Pro Tem Cale, District 1**
- **City Council Member Rochester, District 2**
- **City Council Member Ambriz, District 3**
- **City Council Member Raymond, District 4**
- **Mayor Nelson**

CITY MANAGER REPORTS/UPDATES:

20. Update from the City Manager

ADJOURNMENT:

CERTIFICATION:

I, Kory J. Billings, City Clerk of the City of Atwater, do hereby certify that a copy of the foregoing agenda was posted at City Hall a minimum of 72 hours prior to the meeting.

KORY J. BILLINGS
CITY CLERK

SB 343 NOTICE
In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the office of the City Clerk during normal business hours at 1160 Fifth Street, Atwater, California.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road, Atwater, California.



In compliance with the federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a City Council, Commission or Committee meeting due to a disability, please contact the City Clerk's Office a minimum of three (3) business days in advance of the meeting at (209) 357-6241. You may also send the request by email to cityclerk@atwater.org .

Unless otherwise noted, City Council actions include a determination that they are not a "Project" within the meaning of the California Environmental Quality Act (CEQA), and therefore, that CEQA does not apply to such actions.

LEVINE ACT PUBLIC PARTY/APPLICANT DISCLOSURE OBLIGATIONS:

Applicants, parties, and their agents who have made campaign contributions totaling more than $250 (aggregated) to a Councilmember over the past 12 months, must publicly disclose that fact for the official record of that agenda item. Disclosures must include the amount of the campaign contribution aggregated, and the name(s) of the campaign contributor(s) and Councilmember(s). The disclosure may be made either in writing to the City Clerk prior to the agenda item consideration, or by verbal disclosure at the time of the agenda item consideration.

The foregoing statements do not constitute legal advice, nor a recitation of all legal requirements and obligations of parties/applicants and their agents. Parties and agents are urged to consult with their own legal counsel regarding the requirements of the law.

JUNE 2025

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9 City Council Meeting - 6:00 PM	10	11	12	13 Movie in the Park The Wild Robot Ralston Park	14
15	16	17	18 Planning Commission Meeting - 6:00 PM	19 Juneteenth **City Holiday Trash pick up delayed - 1 day**	20	21
22	23 Audit & Finance Meeting - 5:00 PM City Council Meeting - 6:00 PM	24	25	26 **Scan QR Code for info regarding mobile office hours**	27	28
29	30					

JULY

2025

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4  **City Holiday Trash pick up delayed - 1 day**	5
6	7	8	9	10	11 <u>Movie in the Park</u> 🌊 Moana 2 Veterans Park	12
13	14 City Council Meeting - 6:00 PM	15	16 Planning Commission Meeting - 6:00 PM	17	18	19
20	21	22	23	**Scan QR Code for info regarding mobile office hours** 24	25	26
27	28	29	30	31		

STATEMENT OF CHANGES IN CASH BALANCE, UNAUDITED

BY FUND

AS OF 5/31/2025

	FUND	BEG. BALANCE	CASH DEBITS	CASH CREDITS	ENDING BAL.
0001	General Fund	19,114,966.93	2,338,500.12	1,868,195.58	19,585,271.47
0003	General Fund Capital	(102.66)	0.00	2,076.03	(2,178.69)
0004	Public Safety Trans & Use Tax	2,280,631.05	536,687.24	673,112.24	2,144,206.05
0005	Ferrari Ranch Project Fund	2,360.37	0.00	0.00	2,360.37
0007	Measure V Fund	4,706,396.61	53,323.08	85,860.13	4,673,859.56
0008	Measure V 20% Alternative Modes	1,043,218.51	13,330.77	703.97	1,055,845.31
0009	Abandoned Veh Abatement Fund	(13,575.85)	7,420.99	1,604.01	(7,758.87)
0010	Measure V Regional Fund	(6,613.15)	0.00	0.00	(6,613.15)
1005	Police Grants Fund	74,778.67	14,078.00	0.00	88,856.67
1010	ARPA-American Rescue Plan Act	2,028,227.17	0.00	25,687.69	2,002,539.48
1011	Gas Tax/Street Improvement	(137,944.11)	41,635.38	81,507.81	(177,816.54)
1013	Local Transportation Fund	599,361.45	0.00	0.00	599,361.45
1015	Traffic Circulation Fund	1,596,908.46	0.00	0.00	1,596,908.46
1016	Applegate Interchange	814,431.99	0.00	0.00	814,431.99
1017	RSTP-Regional Surface Transp Prog	3,210,025.74	0.00	797.37	3,209,228.37
1018	SB1-Road Maint & Rehab RMRA	604,691.48	67,387.55	35,884.02	636,195.01
1019	LPP-Local Partnership Prg Fund	0.00	0.00	0.00	0.00
1020	Parks and Recreation Fund	2,010,025.67	0.00	0.00	2,010,025.67
1021	Parks Grants Fund	0.00	0.00	0.00	0.00
1040	General Plan Update-Housing Element	(10,800.00)	0.00	0.00	(10,800.00)
1041	General Plan Update Fund	1,794,202.54	0.00	0.00	1,794,202.54
1055	Neighborhood Stabilization	233,235.69	0.00	0.00	233,235.69
1059-80	Housing Grant Funds	1,276,308.70	59,100.00	7,021.56	1,328,387.14
1091	Police Facility Impact Fee	205,815.85	0.00	0.00	205,815.85
1093	Fire Facility Impact Fee	284,494.40	0.00	0.00	284,494.40
1095	Government Building Facility	300,983.07	0.00	0.00	300,983.07
3064-67	Redevelopment/Successor Agency Funds	2,499,022.84	1,005,597.36	2,009,187.20	1,495,433.00
4020	Performance Bond Trust	231,863.44	0.00	0.00	231,863.44
4030	Narcotics Program Trust	2,189.88	0.00	0.00	2,189.88
4060	Section 125 Medical	1,632.50	35.00	0.00	1,667.50

STATEMENT OF CHANGES IN CASH BALANCE, UNAUDITED

BY FUND

AS OF 5/31/2025

	FUND	BEG. BALANCE	CASH DEBITS	CASH CREDITS	ENDING BAL.
4070	Section 125 Dependent Care	0.00	0.00	0.00	0.00
4080	Pension Rate Stblztn 115 Trust	533,195.24	15,541.92	0.00	548,737.16
4090	CFD No. 1 Trust	138,253.53	0.00	0.00	138,253.53
5001-55	All Maintenance Districts	1,302,719.05	81,231.84	8,372.70	1,375,578.19
5050	CFD Districts	(152,993.54)	322,448.94	31,676.87	137,778.53
6000	Water Enterprise Fund	17,850,638.98	653,607.86	278,018.10	18,226,228.74
6001	Water Fund Capital Replacement	(3,521,479.98)	0.00	222.70	(3,521,702.68)
6002	DBCP Settlement	21,719.67	0.00	0.00	21,719.67
6004	Water Well- Buhach Colony	196,047.78	0.00	0.00	196,047.78
6005	Water Capital Impact Fees	2,901,206.87	0.00	0.00	2,901,206.87
6006	Water Operating Reserve Fund	190,331.08	0.00	0.00	190,331.08
6007	1,2,3-TCP Fund	14,995,063.97	20,489.88	5,697.10	15,009,856.75
6010	Sewer Enterprise Fund	15,682,426.59	956,642.17	744,471.41	15,894,597.35
6011	Sewer Fund Capital Replacement	4,031,041.67	0.00	0.00	4,031,041.67
6020	Sanitation Enterprise	2,652,428.10	319,212.73	227,943.48	2,743,697.35
7000	Internal Service Fund	910,056.94	0.00	113,445.90	796,611.04
7001	ISF Equipment/Bldg Replacement	199,624.83	0.00	0.00	199,624.83
7010	Employee Benefits Fund	660,596.19	2,570.09	94,357.85	568,808.43
7020	Risk Management	623,291.99	0.00	9,056.32	614,235.67
7030	Information Technology	680,737.85	0.00	42,392.46	638,345.39
9090	Accrued Interest Fund	748,967.20	2,984.75	0.00	751,951.95
	TOTAL	**105,390,611.25**	**6,511,825.67**	**6,347,292.50**	**105,555,144.42**

Prepared by: _____
Jared Moua, Accountant II

Approved by: _____
Mark Borba, City Treasurer

Statement of Changes in Cash Balance
by Bank
As of 5/31/2025

	Beg. Period Balance	Cash Debits	Cash Credits	End Period Balance
City - LAIF	68,459,282.50			68,459,282.50
City - RMA Long-Term Investment Fund	1,217,211.40	2,984.75		1,220,196.15
City Checking & Investment Accounts	7,947,632.14	6,129,491.65	4,971,935.87	9,105,187.92
Wastewater Checking	2,444,472.65		370,738.03	2,073,734.62
RA Obligation Retirement Fund	661,280.06	343,317.47	1,004,618.60	(21.07)
US Bank/Chandler Asset Mgt.	24,127,537.26	20,489.88		24,148,027.14
PARS Post-Employment Benefits Trust	533,195.24	15,541.92		548,737.16
Totals	105,390,611.25	6,511,825.67	6,347,292.50	105,555,144.42

Prepared by: _____
Jared Moua, Accountant II

Approved by: _____
Mark Borba, City Treasurer

(The following statements are required by California Govt. Code Section 53646 (b) (2,3))

Investments are made pursuant to the City Council approved Investment Policy and Guidelines.

The City of Atwater has the ability to meet its pooled expenditure requirements for the next six months.

Bank Account Detail			
City LAIF	68,459,282.50	Chase General Checking	10,551,309.70
Chandler Asset Mgt.	1,220,196.15	Chase Wastewater Checking	2,073,734.62
US Bank/Chandler Asset Mgt.	24,148,027.14	Chase Redevelopment Checking	(21.07)
PARS Post-Employment Benefits Trust	548,737.16	Chase Savings Account	0.00

Warrant Summary June 23, 2025

Prepared By: Joseph Murillo, Accounting Technician

Accounts Payable Warrant

		Amount
6/23/2025 Warrant	$	928,207.99
Prewrittens (Checks Processed Between Warrants)	$	2,170.88
Total Accounts Payable Warrants:	**$**	**930,378.87**

Additional Warrants

Date	Description		Amount
6/13/2025	AFSCME District Council 57	$	931.56
6/13/2025	Atwater Police Officers Association	$	3,030.40
6/13/2025	CALPERS Employee 457 Plan	$	1,402.00
6/13/2025	EPARS Employee 457 Plan (PNC Bank)	$	1,888.00
6/13/2025	PERS Retirement 5/22/25-6/4/25	$	62,708.87
6/13/2025	State Disbursement - Child Support 6/12/25 Payroll	$	115.38
Total Additional Warrants:		**$**	**70,076.21**

Payroll

Date	Description		Amount
6/12/2025	Net Payroll	$	196,763.57
6/13/2025	Federal Taxes	$	65,448.26
6/13/2025	State Taxes	$	8,386.80
Total Payroll:		**$**	**270,598.63**

Grand Total:	**$**	**1,271,053.71**

Anna Nicholas, Finance Director

Mark Borba, City Treasurer

Accounts Payable

Checks for Approval

User: jmurillo
Printed: 6/19/2025 - 1:58 PM

Additional Warrant #
Prewritens



City of Atwater
Community Pride City Wide
750 Bellevue Road, Atwater CA 95301

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	06/13/2025	0001 General Fund	Police Union Dues	ATWATER POLICE OFFICERS ASSN.		3,030.40
0	06/13/2025	0001 General Fund	Deferred Compensation	CALPERS		575.00
0	06/13/2025	0001 General Fund	Pers Deduction	PERS-RETIREMENT		9,714.91
0	06/13/2025	0001 General Fund	Miscellaneous Union Dues	AFSCME DISTRICT COUNCIL 57		931.56
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		1,140.54
0	06/13/2025	0001 General Fund	Pers Deduction	PERS-RETIREMENT		998.73
0	06/13/2025	0001 General Fund	Fica/Medicare - Employee	PAYROLL TAXES-FEDERAL		17,503.32
0	06/13/2025	0001 General Fund	State Income Tax Withheld	PAYROLL TAXES-STATE		8,386.80
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		9,361.14
0	06/13/2025	0001 General Fund	Deferred Compensation	CALPERS		827.00
0	06/13/2025	0001 General Fund	Deferred Compensation	PNC BANK		1,458.00
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		2,935.27
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		9,218.41
0	06/13/2025	0001 General Fund	Fica/Medicare - Employee	PAYROLL TAXES-FEDERAL		4,093.53
0	06/13/2025	0001 General Fund	Garnishments	STATE DISBURSEMENT UNIT		115.38
0	06/13/2025	0001 General Fund	Federal Income Tax Withheld	PAYROLL TAXES-FEDERAL		22,254.56
0	06/13/2025	0001 General Fund	Fica/Medicare-Employer	PAYROLL TAXES-FEDERAL		4,093.53
0	06/13/2025	0001 General Fund	Deferred Compensation	PNC BANK		430.00
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		18,853.72
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		0.01
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		786.58
0	06/13/2025	0001 General Fund	Pers Deduction	PERS-RETIREMENT		2,963.24
0	06/13/2025	0001 General Fund	Pers Benefits	PERS-RETIREMENT		6,736.32
0	06/13/2025	0001 General Fund	Fica/Medicare-Employer	PAYROLL TAXES-FEDERAL		17,503.32
				Check Total:		143,911.27
28228	06/13/2025	0001 General Fund	Garnishments	FRANCHISE TAX BOARD		50.00
				Check Total:		50.00
28229	06/17/2025	0004 Public Safety Trans & Use Tax	Rents & Leases	ENTERPRISE FM TRUST		2,120.88
				Check Total:		2,120.88

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Report Total:		146,082.15

Accounts Payable

Checks for Approval

User: jmurillo
Printed: 6/19/2025 - 1:55 PM

City of Atwater
Community Pride City Wide
750 Bellevue Road, Atwater CA 95301

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
0	06/23/2025	6000 Water Enterprise Fund	Electronic Pmt Processing Exp	BLUEFIN PAYMENT SYSTEMS		2,578.31
0	06/23/2025	6001 Water Fund Capital Replacement	Installation-New Water Meters	AQUA METRIC		5,417.30
0	06/23/2025	6010 Sewer Enterprise Fund	Electronic Pmt Processing Exp	SPRINGBROOK-GROUP		545.05
0	06/23/2025	6000 Water Enterprise Fund	Electronic Pmt Processing Exp	SPRINGBROOK-GROUP		545.05
0	06/23/2025	6001 Water Fund Capital Replacement	Installation-New Water Meters	AQUA METRIC		7,674.21
0	06/23/2025	6020 Sanitation Enterprise Fund	Electronic Pmt Processing Exp	SPRINGBROOK-GROUP		545.04
0	06/23/2025	6020 Sanitation Enterprise Fund	Electronic Pmt Processing Exp	BLUEFIN PAYMENT SYSTEMS		2,578.31
0	06/23/2025	6010 Sewer Enterprise Fund	Electronic Pmt Processing Exp	BLUEFIN PAYMENT SYSTEMS		2,578.32
				Check Total:		22,461.59
28230	06/23/2025	6020 Sanitation Enterprise Fund	Professional Services	ABS DIRECT INC		181.10
28230	06/23/2025	6000 Water Enterprise Fund	Office Supplies	ABS DIRECT INC		1,900.00
28230	06/23/2025	6010 Sewer Enterprise Fund	Office Supplies	ABS DIRECT INC		1,900.00
28230	06/23/2025	6020 Sanitation Enterprise Fund	Office Supplies	ABS DIRECT INC		1,900.00
28230	06/23/2025	6010 Sewer Enterprise Fund	Professional Services	ABS DIRECT INC		181.10
28230	06/23/2025	6000 Water Enterprise Fund	Professional Services	ABS DIRECT INC		181.10
				Check Total:		6,243.30
28231	06/23/2025	7000 Internal Service Fund	Professional Services	ADVANCED HEATING & AIR		190.00
28231	06/23/2025	7000 Internal Service Fund	Professional Services	ADVANCED HEATING & AIR		190.00
28231	06/23/2025	7000 Internal Service Fund	Professional Services	ADVANCED HEATING & AIR		190.00
28231	06/23/2025	7000 Internal Service Fund	Communications	ADVANCED HEATING & AIR		1,007.57
				Check Total:		1,577.57
28232	06/23/2025	0001 General Fund	Special Departmental Expense	AIRGAS USA, LLC		134.27
28232	06/23/2025	6010 Sewer Enterprise Fund	Uniform & Clothing Expense	AIRGAS USA, LLC		74.02
				Check Total:		208.29
28233	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	AM CONSTRUCTION SUPPLY, INC.		761.21
				Check Total:		761.21

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		39.40
28234	06/23/2025	0001 General Fund	Uniform & Clothing Expense	AMAZON CAPITAL SERVICES		33.81
28234	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		143.52
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		14.12
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		42.93
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		90.03
28234	06/23/2025	0001 General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		115.62
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		194.88
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		34.34
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		164.08
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		16.30
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		39.99
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		21.09
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		39.40
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		48.62
28234	06/23/2025	0001 General Fund	Tennis	AMAZON CAPITAL SERVICES		82.64
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		115.58
28234	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		33.66
28234	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		39.12
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		15.21
28234	06/23/2025	0001 General Fund	Machinery & Equipment	AMAZON CAPITAL SERVICES		188.54
28234	06/23/2025	0001 General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		279.50
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		165.29
28234	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		110.38
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		77.65
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		29.02
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		51.97
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		114.67
28234	06/23/2025	0001 General Fund	Machinery & Equipment	AMAZON CAPITAL SERVICES		304.49
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		15.77
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		271.86
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		102.62
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		14.97
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		32.60
28234	06/23/2025	0001 General Fund	Various Classes	AMAZON CAPITAL SERVICES		232.40
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		133.56
28234	06/23/2025	0001 General Fund	Machinery & Equipment	AMAZON CAPITAL SERVICES		229.14
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		28.28
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		73.58
28234	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		64.15
28234	06/23/2025	0001 General Fund	Machinery & Equipment	AMAZON CAPITAL SERVICES		402.35
28234	06/23/2025	0001 General Fund	Various Classes	AMAZON CAPITAL SERVICES		49.54
28234	06/23/2025	0001 General Fund	Women's Volleyball	AMAZON CAPITAL SERVICES		59.73
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		59.65

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
28234	06/23/2025	0001 General Fund	Operations & Maintenance	AMAZON CAPITAL SERVICES		41.32
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		7.60
28234	06/23/2025	0001 General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		46.61
28234	06/23/2025	0001 General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		182.04
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		75.11
28234	06/23/2025	0001 General Fund	Tennis	AMAZON CAPITAL SERVICES		82.64
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		20.65
28234	06/23/2025	0001 General Fund	Uniform & Clothing Expense	AMAZON CAPITAL SERVICES		14.49
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		16.05
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		217.40
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		13.80
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		44.79
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		39.40
28234	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		71.13
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		147.63
28234	06/23/2025	0001 General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		92.44
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		145.98
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		38.05
28234	06/23/2025	7030 Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		231.98
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		8.05
28234	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		65.24
28234	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	AMAZON CAPITAL SERVICES		152.20
28234	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		82.64
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		62.82
28234	06/23/2025	0001 General Fund	Tennis	AMAZON CAPITAL SERVICES		65.22
28234	06/23/2025	0001 General Fund	Office Supplies	AMAZON CAPITAL SERVICES		108.76
				Check Total:		6,490.09
28235	06/23/2025	6000 Water Enterprise Fund	Professional Services	ASBURY ENVIRONMENTAL SERVICES		153.00
				Check Total:		153.00
28236	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	ASSOCIATES LOCK & SAFE SERVICE		10.83
28236	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	ASSOCIATES LOCK & SAFE SERVICE		5.41
28236	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	ASSOCIATES LOCK & SAFE SERVICE		12.99
				Check Total:		29.23
28237	06/23/2025	0001 General Fund	Communications	AT&T		219.35
				Check Total:		219.35
28238	06/23/2025	0001 General Fund	Communications	AT&T CALNET		286.21

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		286.21
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		1,316.38
28239	06/23/2025	0009 Abandoned Veh Abatement Fund	Communications	AT&T MOBILITY		89.74
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		129.98
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		89.74
28239	06/23/2025	1011 Gas Tax/Street Improvement	Communications	AT&T MOBILITY		263.82
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		87.94
28239	06/23/2025	7000 Internal Service Fund	Communications	AT&T MOBILITY		43.97
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		885.28
28239	06/23/2025	7030 Information Technology Fund	Communications	AT&T MOBILITY		44.87
28239	06/23/2025	7000 Internal Service Fund	Communications	AT&T MOBILITY		43.97
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		215.09
28239	06/23/2025	6000 Water Enterprise Fund	Communications	AT&T MOBILITY		129.98
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		43.97
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		482.88
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		129.98
28239	06/23/2025	7030 Information Technology Fund	Communications	AT&T MOBILITY		129.50
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		43.97
28239	06/23/2025	1011 Gas Tax/Street Improvement	Communications	AT&T MOBILITY		44.87
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		129.98
28239	06/23/2025	6010 Sewer Enterprise Fund	Communications	AT&T MOBILITY		483.67
28239	06/23/2025	7000 Internal Service Fund	Communications	AT&T MOBILITY		85.11
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		487.06
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		218.52
28239	06/23/2025	6000 Water Enterprise Fund	Communications	AT&T MOBILITY		570.88
28239	06/23/2025	0001 General Fund	Communications	AT&T MOBILITY		324.19
				Check Total:		6,515.34
28240	06/23/2025	1011 Gas Tax/Street Improvement	Professional Services	ATWATER CHIROPRACTIC, INC.		130.00
				Check Total:		130.00
28241	06/23/2025	1011 Gas Tax/Street Improvement	Professional Services	ATWATER ELECTRIC		4,200.00
28241	06/23/2025	5009 Price Annexation LD	Professional Services	ATWATER ELECTRIC		1,600.00
				Check Total:		5,800.00
28242	06/23/2025	0001 General Fund	Professional Services	ATWATER GLASS		20.00
				Check Total:		20.00
28243	06/23/2025	0001 General Fund	Professional Services	ATWATER VETERINARY CENTER		180.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		180.00
28244	06/23/2025	0001 General Fund	Community Center Deposits	RENE AVILA		350.00
				Check Total:		350.00
28245	06/23/2025	0001 General Fund	Professional Services	BEST BEST & KRIEGER		51,553.85
28245	06/23/2025	6010 Sewer Enterprise Fund	Professional Services	BEST BEST & KRIEGER		1,006.00
28245	06/23/2025	6000 Water Enterprise Fund	Professional Services	BEST BEST & KRIEGER		142.50
28245	06/23/2025	7020 Risk Management Fund	Professional Services	BEST BEST & KRIEGER		3,486.00
				Check Total:		56,188.35
28246	06/23/2025	6010 Sewer Enterprise Fund	Professional Services	BOGIES PUMP SYSTEMS		3,580.00
				Check Total:		3,580.00
28247	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	BRADY INDUSTRIES		73.08
				Check Total:		73.08
28248	06/23/2025	6007 1,2,3-TCP Fund	Professional Services	BSK ASSOCIATES		999.40
28248	06/23/2025	6000 Water Enterprise Fund	Professional Services	BSK ASSOCIATES		50.25
28248	06/23/2025	6000 Water Enterprise Fund	Professional Services	BSK ASSOCIATES		213.04
28248	06/23/2025	1018 SB1-Road Maint & Rehab RMRA	Fruitland Ave Rd Improvements	BSK ASSOCIATES		24,036.75
28248	06/23/2025	6010 Sewer Enterprise Fund	Professional Services	BSK ASSOCIATES		3,118.75
28248	06/23/2025	6000 Water Enterprise Fund	Professional Services	BSK ASSOCIATES		50.25
28248	06/23/2025	6000 Water Enterprise Fund	Professional Services	BSK ASSOCIATES		2,790.00
28248	06/23/2025	6007 1,2,3-TCP Fund	Professional Services	BSK ASSOCIATES		999.40
28248	06/23/2025	6000 Water Enterprise Fund	Professional Services	BSK ASSOCIATES		213.04
28248	06/23/2025	6000 Water Enterprise Fund	Professional Services	BSK ASSOCIATES		26.63
				Check Total:		32,497.51
28249	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	BURTONS FIRE INC		2,198.64
				Check Total:		2,198.64
28250	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	CAL FARM SERVICES		118.65
28250	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	CAL FARM SERVICES		53.86
28250	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	CAL FARM SERVICES		179.22
				Check Total:		351.73
28251	06/23/2025	0001 General Fund	Memberships & Subscriptions	CALIFORNIA PEACE OFFICER'S ASSOCIATION		150.00
28251	06/23/2025	0001 General Fund	Memberships & Subscriptions	CALIFORNIA PEACE OFFICER'S ASSOCIATION		175.00
28251	06/23/2025	0001 General Fund	Memberships & Subscriptions	CALIFORNIA PEACE OFFICER'S ASSOCIATION		324.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		649.00
28252	06/23/2025	0001 General Fund	Castle Park Deposits	LUCIO CASILLAS		200.00
				Check Total:		200.00
28253	06/23/2025	0007 Measure V Fund	Fruitland Ave Rd Improvements	CCME INC		31,525.18
28253	06/23/2025	0007 Measure V Fund	Fruitland Ave Rd Improvements	CCME INC		52,800.71
28253	06/23/2025	0001 General Fund	Race Communication Fiber Proj	CCME INC		34,378.27
				Check Total:		118,704.16
28254	06/23/2025	6000 Water Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		52.42
28254	06/23/2025	7000 Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		7.33
28254	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	CINTAS CORP		31.22
28254	06/23/2025	6010 Sewer Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		77.81
28254	06/23/2025	0001 General Fund	Uniform & Clothing Expense	CINTAS CORP		39.14
28254	06/23/2025	6010 Sewer Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		77.81
28254	06/23/2025	1011 Gas Tax/Street Improvement	Uniform & Clothing Expense	CINTAS CORP		41.52
28254	06/23/2025	7000 Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		7.33
28254	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	CINTAS CORP		31.22
28254	06/23/2025	7000 Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		14.32
28254	06/23/2025	7000 Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		14.32
28254	06/23/2025	0001 General Fund	Uniform & Clothing Expense	CINTAS CORP		39.14
28254	06/23/2025	6000 Water Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		96.95
28254	06/23/2025	1011 Gas Tax/Street Improvement	Small Tools	CINTAS CORP		7.33
28254	06/23/2025	1011 Gas Tax/Street Improvement	Uniform & Clothing Expense	CINTAS CORP		34.19
				Check Total:		572.05
28255	06/23/2025	7000 Internal Service Fund	Communications	COMCAST		1,680.49
28255	06/23/2025	7000 Internal Service Fund	Communications	COMCAST		1,680.49
				Check Total:		3,360.98
28256	06/23/2025	7000 Internal Service Fund	Utilities	COMCAST		125.01
				Check Total:		125.01
28257	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	CONSOLIDATED ELECTRICAL DISTRIBUTORS		912.95
28257	06/23/2025	6010 Sewer Enterprise Fund	Small Tools	CONSOLIDATED ELECTRICAL DISTRIBUTORS		471.43
				Check Total:		1,384.38
28258	06/23/2025	0004 Public Safety Trans & Use Tax	Machinery & Equipment	COOK'S COMMUNICATIONS		802.53

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		802.53
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		38.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		38.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		40.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		56.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		56.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		38.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		38.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		44.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		44.00
28259	06/23/2025	7000 Internal Service Fund	Professional Services	D & D PEST CONTROL		55.00
				Check Total:		447.00
28260	06/23/2025	7030 Information Technology Fund	Memberships & Subscriptions	DATA PATH		2,806.00
28260	06/23/2025	7030 Information Technology Fund	Memberships & Subscriptions	DATA PATH		760.00
28260	06/23/2025	7030 Information Technology Fund	Memberships & Subscriptions	DATA PATH		1,089.00
28260	06/23/2025	7030 Information Technology Fund	Memberships & Subscriptions	DATA PATH		3,431.00
28260	06/23/2025	7030 Information Technology Fund	Professional Services	DATA PATH		8,321.00
28260	06/23/2025	7030 Information Technology Fund	Memberships & Subscriptions	DATA PATH		2,831.00
				Check Total:		19,238.00
28261	06/23/2025	0001 General Fund	Professional Services	DATA TICKET INC		275.50
				Check Total:		275.50
28262	06/23/2025	1041 General Plan Update Fund	Professional Services	DE NOVO PLANNING GROUP		26,220.00
28262	06/23/2025	1041 General Plan Update Fund	Professional Services	DE NOVO PLANNING GROUP		11,272.50
				Check Total:		37,492.50
28263	06/23/2025	7020 Risk Management Fund	Professional Services	DELFINO MADDEN O'MALLEY COYLE & KOE		7,488.83
28263	06/23/2025	7020 Risk Management Fund	Professional Services	DELFINO MADDEN O'MALLEY COYLE & KOE		1,078.00
				Check Total:		8,566.83
28264	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	DELRAY TIRE		1,770.18
				Check Total:		1,770.18
28265	06/23/2025	0001 General Fund	Professional Services	DEPT. OF JUSTICE		175.00
				Check Total:		175.00
28266	06/23/2025	0001 General Fund	Uniform & Clothing Expense	ELITE UNIFORMS		81.18

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
28266	06/23/2025	0001 General Fund	Uniform & Clothing Expense	ELITE UNIFORMS		304.09
28266	06/23/2025	0001 General Fund	Uniform & Clothing Expense	ELITE UNIFORMS		34.00
				Check Total:		419.27
28267	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	FORD PRO		203.60
				Check Total:		203.60
28268	06/23/2025	0001 General Fund	Professional Services	FORENSIC NURSE SPECIALISTS OF NOR CA L		4,500.00
				Check Total:		4,500.00
28269	06/23/2025	6010 Sewer Enterprise Fund	Professional Services	FOSTER'S PUMPS, INC.		915.00
28269	06/23/2025	6010 Sewer Enterprise Fund	Machinery & Equipment	FOSTER'S PUMPS, INC.		14,456.79
				Check Total:		15,371.79
28270	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	GARTON TRACTOR INC		717.24
				Check Total:		717.24
28271	06/23/2025	6010 Sewer Enterprise Fund	Lower Shaffer Storm Drain Imp	GHD		24,854.28
				Check Total:		24,854.28
28272	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	GRAINGER		38.69
				Check Total:		38.69
28273	06/23/2025	0001 General Fund	Community Center Deposits	ALYSSA GRANADO		210.00
				Check Total:		210.00
28274	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	GRANITE CONSTRUCTION COMPANY		1,547.19
28274	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	GRANITE CONSTRUCTION COMPANY		1,547.19
				Check Total:		3,094.38
28275	06/23/2025	0001 General Fund	Professional Services	HINDERLITER, DE LLAMAS & ASSOCIATES		10,000.00
				Check Total:		10,000.00
28276	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	HI-TECH EVS INC		286.43
				Check Total:		286.43
28277	06/23/2025	0001 General Fund	Maint. Buildings & Grounds	HORIZON		162.09

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		162.09
28278	06/23/2025	7000 Internal Service Fund	Professional Services	JANI TEK CLEANING SOLUTIONS		13,530.50
				Check Total:		13,530.50
28279	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	KELLOGG SUPPLY		118.89
28279	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	KELLOGG SUPPLY		91.80
28279	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	KELLOGG SUPPLY		156.63
28279	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	KELLOGG SUPPLY		33.06
28279	06/23/2025	6010 Sewer Enterprise Fund	Uniform & Clothing Expense	KELLOGG SUPPLY		365.87
				Check Total:		766.25
28280	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	KEYES TRUCK CENTER		531.61
				Check Total:		531.61
28281	06/23/2025	6001 Water Fund Capital Replacement	Installation-New Water Meters	LAWRENCE BACKHOE SERVICE INC		56,419.51
28281	06/23/2025	6001 Water Fund Capital Replacement	Installation-New Water Meters	LAWRENCE BACKHOE SERVICE INC		153,974.13
28281	06/23/2025	6001 Water Fund Capital Replacement	Project Retention	LAWRENCE BACKHOE SERVICE INC		-7,698.71
28281	06/23/2025	6001 Water Fund Capital Replacement	Project Retention	LAWRENCE BACKHOE SERVICE INC		-2,820.98
				Check Total:		199,873.95
28282	06/23/2025	0004 Public Safety Trans & Use Tax	Professional Services	LEXIPOL LLC		4,749.05
				Check Total:		4,749.05
28283	06/23/2025	0001 General Fund	Professional Services	LEXISNEXIS RISK DATA MANAGEMENT		0.50
28283	06/23/2025	0004 Public Safety Trans & Use Tax	Professional Services	LEXISNEXIS RISK DATA MANAGEMENT		960.00
				Check Total:		960.50
28284	06/23/2025	0001 General Fund	Special Departmental Expense	LN CURTIS & SONS		1,568.50
				Check Total:		1,568.50
28285	06/23/2025	0001 General Fund	Miscellaneous	LOOMIS		2,178.03
				Check Total:		2,178.03
28286	06/23/2025	6020 Sanitation Enterprise Fund	Other Revenue	MC REGIONAL WASTE MGMT. AUTH.		-1,997.64
28286	06/23/2025	6020 Sanitation Enterprise Fund	Professional Services	MC REGIONAL WASTE MGMT. AUTH.		12,598.37
				Check Total:		10,600.73

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
28287	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	MCAULEY MOTORS		1,756.42
				Check Total:		1,756.42
28288	06/23/2025	0001 General Fund	Youth Basketball	MCNAMARA SPORTS		175.95
				Check Total:		175.95
28289	06/23/2025	0001 General Fund	Various Classes	DENISE MELENDEZ		50.00
				Check Total:		50.00
28290	06/23/2025	0001 General Fund	Field Deposits	MERCED COUNTY		210.00
				Check Total:		210.00
28291	06/23/2025	0001 General Fund	Travel/Conferences/Meetings	MERCED COUNTY ASSOCIATION		75.00
28291	06/23/2025	0001 General Fund	Travel/Conferences/Meetings	MERCED COUNTY ASSOCIATION		75.00
				Check Total:		150.00
28292	06/23/2025	5039 Mello Ranch 2 LD	Utilities	MERCED IRRIGATION DISTRICT		670.04
28292	06/23/2025	5030 Stone Creek LD	Utilities	MERCED IRRIGATION DISTRICT		323.11
28292	06/23/2025	5046 Applegate Ranch Lndscp	Utilities	MERCED IRRIGATION DISTRICT		19.64
28292	06/23/2025	0001 General Fund	Utilities	MERCED IRRIGATION DISTRICT		928.58
28292	06/23/2025	5043 Aspenwood LD	Utilities	MERCED IRRIGATION DISTRICT		253.14
28292	06/23/2025	1011 Gas Tax/Street Improvement	Utilities	MERCED IRRIGATION DISTRICT		961.68
28292	06/23/2025	5034 Bell Crossing LD	Utilities	MERCED IRRIGATION DISTRICT		347.73
28292	06/23/2025	5024 Mello Ranch LNDSCP	Utilities	MERCED IRRIGATION DISTRICT		58.90
28292	06/23/2025	5045 Applegate Ranch LD	Utilities	MERCED IRRIGATION DISTRICT		365.40
28292	06/23/2025	5031 Stone Creek LNDSCP	Utilities	MERCED IRRIGATION DISTRICT		19.64
28292	06/23/2025	5010 Price Annexation LMA	Utilities	MERCED IRRIGATION DISTRICT		120.65
28292	06/23/2025	5036 Atwater South LD	Utilities	MERCED IRRIGATION DISTRICT		436.13
28292	06/23/2025	5041 Meadow View LD	Utilities	MERCED IRRIGATION DISTRICT		645.68
28292	06/23/2025	5028 Camellia Meadows LD	Utilities	MERCED IRRIGATION DISTRICT		70.73
28292	06/23/2025	5035 Bell Crossing LNDSCP	Utilities	MERCED IRRIGATION DISTRICT		19.64
28292	06/23/2025	5023 Mello Ranch LD	Utilities	MERCED IRRIGATION DISTRICT		498.10
28292	06/23/2025	5025 Camellia Estates LD	Utilities	MERCED IRRIGATION DISTRICT		70.73
28292	06/23/2025	6010 Sewer Enterprise Fund	Utilities	MERCED IRRIGATION DISTRICT		5,841.25
28292	06/23/2025	5009 Price Annexation LD	Utilities	MERCED IRRIGATION DISTRICT		212.18
28292	06/23/2025	6000 Water Enterprise Fund	Utilities	MERCED IRRIGATION DISTRICT		16,991.74
28292	06/23/2025	6010 Sewer Enterprise Fund	Utilities	MERCED IRRIGATION DISTRICT		678.80
28292	06/23/2025	5026 Juniper Meadows LD	Utilities	MERCED IRRIGATION DISTRICT		35.37
28292	06/23/2025	5032 America West LD	Utilities	MERCED IRRIGATION DISTRICT		156.78
				Check Total:		29,725.64

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
28293	06/23/2025	7000 Internal Service Fund	Professional Services	MERCED TRUCK & TRAILER INC.		400.00
				Check Total:		400.00
28294	06/23/2025	0004 Public Safety Trans & Use Tax	Machinery & Equipment	MES SERVICE COMPANY LLC		3,634.85
				Check Total:		3,634.85
28295	06/23/2025	0001 General Fund	Uniform & Clothing Expense	METRO UNIFORM MERCED		599.38
				Check Total:		599.38
28296	06/23/2025	7000 Internal Service Fund	Professional Services	MISTER CAR WASH		1,224.00
				Check Total:		1,224.00
28297	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	MUNICIPAL MAINTENANCE EQUIPMENT		75.56
28297	06/23/2025	7000 Internal Service Fund	Professional Services	MUNICIPAL MAINTENANCE EQUIPMENT		694.75
				Check Total:		770.31
28298	06/23/2025	0001 General Fund	Professional Services	MUNISERVICES		1,879.53
				Check Total:		1,879.53
28299	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	NAPA AUTO PARTS		28.95
28299	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	NAPA AUTO PARTS		14.52
				Check Total:		43.47
28300	06/23/2025	7030 Information Technology Fund	Communications	NEW HORIZON COMMUNICATIONS		2,446.93
				Check Total:		2,446.93
28301	06/23/2025	0001 General Fund	Special Departmental Expense	OCCUPATIONAL HEALTH SERVICES OF MAD		258.75
				Check Total:		258.75
28302	06/23/2025	0001 General Fund	Special Departmental Expense	O'REILLY AUTO PARTS		8.69
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		33.13
28302	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	O'REILLY AUTO PARTS		18.47
28302	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	O'REILLY AUTO PARTS		46.35
28302	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	O'REILLY AUTO PARTS		15.75
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		44.30
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		185.05
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		41.75
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		233.92
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		348.80

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
28302	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	O'REILLY AUTO PARTS		28.25
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		130.49
28302	06/23/2025	7000 Internal Service Fund	Small Tools	O'REILLY AUTO PARTS		255.34
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		43.48
28302	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	O'REILLY AUTO PARTS		22.98
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		207.50
28302	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	O'REILLY AUTO PARTS		-9.27
28302	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	O'REILLY AUTO PARTS		15.21
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		52.07
28302	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	O'REILLY AUTO PARTS		8.69
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		143.44
28302	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	O'REILLY AUTO PARTS		41.29
28302	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		112.74
				Check Total:		2,028.42
28303	06/23/2025	0001 General Fund	Utilities	PACIFIC GAS & ELECTRIC		1,006.33
28303	06/23/2025	7000 Internal Service Fund	Utilities	PACIFIC GAS & ELECTRIC		1,700.74
28303	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	PACIFIC GAS & ELECTRIC		1,199.13
28303	06/23/2025	6010 Sewer Enterprise Fund	Utilities	PACIFIC GAS & ELECTRIC		32,906.58
28303	06/23/2025	6000 Water Enterprise Fund	Utilities	PACIFIC GAS & ELECTRIC		31,953.25
28303	06/23/2025	1011 Gas Tax/Street Improvement	Utilities	PACIFIC GAS & ELECTRIC		185.05
				Check Total:		68,951.08
28304	06/23/2025	0001 General Fund	Training	SAM PARKS		244.89
				Check Total:		244.89
28305	06/23/2025	0001 General Fund	Training	TREVOR PHILLIPS		78.20
				Check Total:		78.20
28306	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	POLLARDWATER		279.00
				Check Total:		279.00
28307	06/23/2025	0008 Measure V 20% AlternativeModes	Phase 3 Ped Imp Proj Downtown	PRECISION CIVIL ENGINEERING, INC.		104.95
28307	06/23/2025	0003 General Fund Capital	Phase 3 Ped Imp Proj Downtown	PRECISION CIVIL ENGINEERING, INC.		810.05
				Check Total:		915.00
28308	06/23/2025	6000 Water Enterprise Fund	Professional Services	RAILROAD MANAGEMENT COMPANY, LLC		629.80
				Check Total:		629.80
28309	06/23/2025	0004 Public Safety Trans & Use Tax	Uniform & Clothing Expense	RDR CUSTOM KYDEX, INC		2,116.25

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		2,116.25
28310	06/23/2025	0001 General Fund	Professional Services	RSG INC		975.00
				Check Total:		975.00
28311	06/23/2025	6010 Sewer Enterprise Fund	Utilities	SIEMENS FINANCIAL SERVICES, INC.		10,806.62
				Check Total:		10,806.62
28312	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	SIERRA MATERIALS & TRUCKING COMPANY		547.53
28312	06/23/2025	1018 SB1-Road Maint & Rehab RMRA	Curb, Gutter, Sidewalk Project	SIERRA MATERIALS & TRUCKING COMPANY		1,143.55
				Check Total:		1,691.08
28313	06/23/2025	7030 Information Technology Fund	Professional Services	SPRINGBROOK HOLDING COMPANY LLC		-25,963.22
28313	06/23/2025	7030 Information Technology Fund	Professional Services	SPRINGBROOK HOLDING COMPANY LLC		38,945.32
				Check Total:		12,982.10
28314	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		1,241.69
28314	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		877.37
28314	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		1,141.03
28314	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		854.35
28314	06/23/2025	6000 Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		1,257.17
				Check Total:		5,371.61
28315	06/23/2025	0004 Public Safety Trans & Use Tax	Communications	TANGO TANGO INC		3,495.00
				Check Total:		3,495.00
28316	06/23/2025	6000 Water Enterprise Fund	Utilities	TERRAFORM PHOENIX II ARCADIA HOLDING		18,126.77
28316	06/23/2025	6000 Water Enterprise Fund	Utilities	TERRAFORM PHOENIX II ARCADIA HOLDING		8,131.20
28316	06/23/2025	7000 Internal Service Fund	Utilities	TERRAFORM PHOENIX II ARCADIA HOLDING		3,294.66
				Check Total:		29,552.63
28317	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	THE SIGN GUYS		1,619.29
28317	06/23/2025	1011 Gas Tax/Street Improvement	Professional Services	THE SIGN GUYS		825.00
28317	06/23/2025	7000 Internal Service Fund	Professional Services	THE SIGN GUYS		1,140.00
28317	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	THE SIGN GUYS		2,079.30
				Check Total:		5,663.59
28318	06/23/2025	0001 General Fund	Special Departmental Expense	TLC POSTAL CENTER		391.50

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		391.50
28319	06/23/2025	0001 General Fund	Castle Park Deposits	BRIANA TORRES		200.00
				Check Total:		200.00
28320	06/23/2025	7030 Information Technology Fund	Communications	TPX COMMUNICATIONS		13,078.67
				Check Total:		13,078.67
28321	06/23/2025	0001 General Fund	Professional Services	TRANSUNION RISK AND ALTERNATIVE DATA		175.00
				Check Total:		175.00
28322	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	TURF STAR INC		475.44
				Check Total:		475.44
28323	06/23/2025	6000 Water Enterprise Fund	Professional Services	TWO BROTHERS CATHODIC SERVICES		1,000.00
				Check Total:		1,000.00
28324	06/23/2025	1010 ARPA-American Rescue Plan Act	City Bldg - Civic Center #2	UBEO WEST LLC		187.03
				Check Total:		187.03
28325	06/23/2025	1011 Gas Tax/Street Improvement	Professional Services	UNION PACIFIC RAILROAD CO.		361.24
				Check Total:		361.24
28326	06/23/2025	0001 General Fund	Rents & Leases	US BANK EQUIPMENT FINANCE		156.94
				Check Total:		156.94
28327	06/23/2025	6000 Water Enterprise Fund	Professional Services	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
28327	06/23/2025	6000 Water Enterprise Fund	Professional Services	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
28327	06/23/2025	6000 Water Enterprise Fund	Professional Services	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
28327	06/23/2025	6000 Water Enterprise Fund	Professional Services	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
28327	06/23/2025	6000 Water Enterprise Fund	Professional Services	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
				Check Total:		5,000.00
28328	06/23/2025	7000 Internal Service Fund	Operations & Maintenance	VAN DE POL		12,080.72
				Check Total:		12,080.72
28329	06/23/2025	0001 General Fund	Castle Park Deposits	ESMERALDA VENEGAS		200.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Check Total:		200.00
28330	06/23/2025	6010 Sewer Enterprise Fund	Communications	VERIZON WIRELESS		51.97
28330	06/23/2025	6010 Sewer Enterprise Fund	Utilities	VERIZON WIRELESS		40.01
28330	06/23/2025	0001 General Fund	Communications	VERIZON WIRELESS		51.48
28330	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	VERIZON WIRELESS		40.01
28330	06/23/2025	6010 Sewer Enterprise Fund	Special Departmental Expense	VERIZON WIRELESS		38.01
28330	06/23/2025	6000 Water Enterprise Fund	Communications	VERIZON WIRELESS		92.02
28330	06/23/2025	7000 Internal Service Fund	Utilities	VERIZON WIRELESS		80.02
				Check Total:		393.52
28331	06/23/2025	7010 Employee Benefits Fund	Vision Insurance	VISION SERVICE PLAN (CA)		173.00
28331	06/23/2025	7010 Employee Benefits Fund	Vision Insurance	VISION SERVICE PLAN (CA)		902.88
				Check Total:		1,075.88
28332	06/23/2025	0001 General Fund	Professional Services	VVH CONSULTING SERVICES		5,625.00
28332	06/23/2025	6000 Water Enterprise Fund	Professional Services	VVH CONSULTING SERVICES		9,894.00
28332	06/23/2025	0001 General Fund	Professional Services	VVH CONSULTING SERVICES		14,580.00
28332	06/23/2025	0008 Measure V 20% AlternativeModes	Phase 2 Ped Imp Proj Downtown	VVH CONSULTING SERVICES		2,409.90
28332	06/23/2025	6010 Sewer Enterprise Fund	Atwater Blvd Drainage Imprvmts	VVH CONSULTING SERVICES		6,000.00
28332	06/23/2025	0007 Measure V Fund	Fruitland Ave Rd Improvements	VVH CONSULTING SERVICES		100.00
28332	06/23/2025	0003 General Fund Capital	Phase 2 Ped Imp Proj Downtown	VVH CONSULTING SERVICES		18,600.55
28332	06/23/2025	1018 SB1-Road Maint & Rehab RMRA	Fruitland Ave Rd Improvements	VVH CONSULTING SERVICES		2,050.00
28332	06/23/2025	0007 Measure V Fund	Fruitland Ave Rd Improvements	VVH CONSULTING SERVICES		5,171.25
28332	06/23/2025	0007 Measure V Fund	Fruitland Ave Rd Improvements	VVH CONSULTING SERVICES		2,362.50
28332	06/23/2025	0001 General Fund	Professional Services	VVH CONSULTING SERVICES		2,473.50
				Check Total:		69,266.70
28333	06/23/2025	7000 Internal Service Fund	Utilities	WEST COAST GAS CO. INC.		29.97
				Check Total:		29.97
28334	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	WINTON HARDWARE		92.64
28334	06/23/2025	1011 Gas Tax/Street Improvement	Special Departmental Expense	WINTON HARDWARE		8.95
28334	06/23/2025	7000 Internal Service Fund	Special Departmental Expense	WINTON HARDWARE		33.79
				Check Total:		135.38
28335	06/23/2025	0001 General Fund	Castle Park Deposits	LETICIA ZARAGOZA		200.00
				Check Total:		200.00

Check Number	Check Date	Fund	Account Name	Vendor Name	Void	Amount
				Report Total:		928,207.99

CITY OF ATWATER

CITIZENS' OVERSIGHT COMMITTEE FOR PUBLIC SAFETY TRANSACTIONS AND USE TAX

ACTION MINUTES

March 11, 2025

SPECIAL SESSION: (Council Chambers)

The City of Atwater Citizens' Oversight Committee for Public Safety Transactions and Use Tax met in Special Session this date at 6:00 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Chairperson Kindred-Winzer presiding.

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Vice Chairperson Santos.

ROLL CALL:

Present:	***Committee Members Perez, Price, Vice Chairperson Santos, Chairperson Kindred-Winzer***
Absent:	***Committee Member Ingram***
Staff Present:	***City Manager Hoem, Finance Director Nicholas, Police Sergeant Snyder, CAL FIRE Assistant Chief Pimental, Executive Assistant Peralta***

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

Linda Dash asked about the expenditures and the money spent on equipment and Pers.

Keith Pelowski spoke about the minutes, asked about the public safety expenditure plan and where it is located, and asked about the annual reports from the committee for 2023 and 2024.

No one else came forward.

Chairperson Kindred-Winzer closed public comment.

1. Changing the Time for Regular Meetings from 5:30 PM to 6:00 PM

MOTION: Vice Chairperson Santos moved to change the regular meeting time from 5:30 PM to 6:00 PM. The motion was seconded by Committee Member Price and the vote was: Ayes: Perez, Price, Santos, Kindred-Winzer; Noes: None; Absent: Ingram. The motion passed.

MINUTES:

December 10, 2024 – Regular Meeting

MOTION: Vice Chairperson Santos moved to approve the minutes as listed. The motion was seconded by Chairperson Kindred-Winzer and the vote was: Ayes: Perez, Santos, Kindred-Winzer; Noes: Price; Absent: Ingram. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

Verbal Financial report (Finance Director Nicholas)

Finance Director Nicholas provided the verbal financial report regarding accounts payable transaction reports and the unaudited budget status report.

Vice Chairperson Santos asked about the professional services and the master plan and any updates on the amount paid.

Finance Director Nicholas provided clarification, stating that the total paid is $182, 500.

City Manager Hoem added that a draft master plan was provided to staff.

CAL FIRE Assistant Chief Pimental spoke about the process of looking at plan reviews for station remodels and the possibility of a third and fourth fire station in the city.

City Manager Hoem provided more information.

Committee Member Price asked CAL FIRE Assistant Chief Pimental Station 41 and Station 42's remodels. He expressed concern over the funding for the remodels and the use of Measure B funds.

CAL FIRE Assistant Chief Pimental provided clarification.

City Manager Hoem spoke about the ordinance for Measure B and the purpose of safety services.

Committee Member Price expressed concerns about the $182,500 cost for the master plan and the lack of results and a draft.

Vice Chairperson Santos also expressed concerns about the lack of a draft.

City Manager Hoem clarified there has been a draft and it will be taken to City Council.

Committee Member Perez would like to know how these issues can be addressed moving forward.

Chairperson Kindred-Winzer asked where the point is drawn between capital improvement as opposed to the "other" category where someone can justify the cost of a $15,000 expenditure.

City Manager Hoem provided clarification.

Vice Chairperson Santos wanted to remind the committee that staff will answer questions prior to the meeting.

Committee Member Price asked about the line that states: "other police protection service expenses as deemed necessary by the City Council." He asked for clarification about what this means and about the ADA compliant doors being installed. He asked Police Sergeant Snyder about this and about the front entrance being locked after hours unless a dispatcher opens them.

Police Sergeant Snyder provided clarification.

Committee Member Price asked about the line regarding "other fire protection services" and asked whether something else could've fallen under that approval process that shouldn't have. He pointed out items that could be paid under different funds or have more clarification, such as painted doors, professional services, CalPERS, and the fire and police merchandise. He asked for clarification on certain line items regarding these.

Finance Director Nicholas and City Manager Hoem provided clarification.

Verbal Police Department Update (Police Sergeant Snyder)

Police Sergeant Snyder provided the verbal Police Department update regarding the stats for February 2025.
Committee Vice Chair Santos asked about the 2023/2024 staffing levels dropping from 28 to 26, about an officer being assigned to the unhoused, and he asked if all the officers are aware of the City ordinances, specifically about parks.

Police Sergeant Snyder and City Manager Hoem provided clarification.

Committee Vice Chair Santos expressed his concerns over the loss of police officer positions.

Committee Member Price asked about the process with the unhoused.

Police Sergeant Snyder provided clarification.

Verbal Fire Department Update (CAL FIRE Assistant Chief Pimental)

CAL FIRE Assistant Chief Pimental gave the verbal Fire Department update regarding call volumes, promotions, truck academy, equipment, events, and the CAL FIRE agreement.

Committee Vice Chair Santos thanked the Fire staff for wanting to stay and grow within the City.

Verbal update (City Manager Hoem)

City Manager Hoem gave the verbal update on upcoming City events.

Committee Member Price asked if the City Attorney could attend the meetings in the future. He also asked if the committee could make recommendations.

Committee Vice Chair Santos asked if the committee could make a recommendation about whether a certain item is appropriate use of the fund.

City Manager Hoem provided clarification.

Committee Vice Chair Santos thanked the City staff for answering questions and providing answers.

City Manager Hoem thanked the committee for coming to the meeting prepared with questions.

Committee Member Price clarified that the committee should make recommendations that can be sent to the City Council, similar to the Planning Commission.

Committee Chair Kindred-Winzer requested if the responses given to other committee members can be shared with the rest of the committee.

City Manager Hoem stated he will be sharing an FAQ on the committee's page on the City of Atwater's website.

ADJOURNMENT:

Chairperson Kindred-Winzer adjourned the meeting at 7:32 PM.

APPROVED:

_____
ROSA KINDRED-WINZER
CHAIRPERSON

ATTEST:

_____
GISELA PERALTA
RECORDING SECRETARY

CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

May 21, 2025

REGULAR SESSION: (Council Chambers)

The Planning Commission of the City of Atwater met in Regular Session this date at 6:00 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California;

INVOCATION:

None

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Planning Commission Member Sanchez-Garcia

ROLL CALL:

Present:	***Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, and Conour***
Absent:	***Planning Commission Member Mokha***
Staff Present:	***City Manager Hoem (Virtual), Recording Secretary Rashad***

SUBSEQUENT NEED ITEMS:

None

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

MOTION: ***Planning Commission Member Kadach moved to approve the agenda. The motion was seconded by Planning Commission Member Conour and the vote was: Ayes: Planning Commission Members Conour, Kadach, Sanchez-Garcia, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.***

APPROVAL OF MINUTES:

a) February 19, 2025 – Regular Meeting

MOTION: ***Planning Commission Member Sanchez-Garcia moved to approve the minutes. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Conour, Sanchez-Garcia, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.***

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

Public Hearing to make a consistency determination that the proposed Five-Year Capital Improvement Program for fiscal years of 2025/26 through 2029/30 conforms to the goals and policies of the City's General Plan, as required by California Government Code Section 65103 (c).

City Manager Hoem provided background on this program.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: ***Planning Commission Member Conour moved to make the determination that the proposed Five-Year Capital Improvements Program conforms to the goals and policies of the City's General Plan, as required by California Government Code sections 65103 (c). The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Conour, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.***

Public Hearing to make an environmental finding that the project is categorically exempt under California Environmental Quality Act (CEQA) and recommending the City Council adopt an Ordinance approving an Amendment to the Development Agreement by and

between the City of Atwater and The Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNs: 005-120-045 & 005-120-046.

City Manager Hoem requested a continuation on this item until the next planning commission hearing in June.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Sanchez-Garcia moved to make a motion to continue this item to the June 18th planning commission meeting. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Kadach, Conour, Sanchez-Garcia, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code to modernize the parking ordinance and to make it similar to the parking ordinance of the City of Merced.

City Manager Hoem provided background on this project.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Conour moved to make a finding that the Zoning Ordinance Text Amendment is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061, (b)(3), "Review for Exemption" and adopt Resolution No. 0270-25 recommending City Council to adopt a Zoning Ordinance Text Amendment amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Kadach, Conour, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Section 17.71.085 "Expiration of a Permit" of Chapter 17.71 "Conditional Use Permit" of the Atwater Municipal Code to change the expiration limits for conditional use permits.

City Manager Hoem provided background on this project and clarification that the project would amend all of Chapter 17.71 not just Section 17.71.085.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Conour moved to make a finding that the Zoning Ordinance Text Amendment is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061, (b)(3) and adopt Resolution No. 0271-25 recommending City Council to adopt a Zoning Ordinance Text Amendment amending Chapter 17.71 "Conditional Use Permit" of the Atwater Municipal Code; and retroactively extending this to any Conditional Use Permit that has been approved within the last five years. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Sanchez-Garcia, Conour, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Mokha. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

City Manager Verbal Updates.

City Manager Hoem provided an update on filling the Community Development Department Director position.

COMMENTS FROM THE PUBLIC:

Chair Borgwardt opened the Public Comment.

Notice to the public was read.

No one came forward to speak.

Chair Borgwardt closed the public comment.

COMMISSIONER MATTERS:

Planning Commission Member Conour expressed his excitement for the new progress with development.

Planning Commission Member Kadach expressed his excitement for potential development in the Ferrari Ranch properties.

Chair Borgwardt expressed his excitement for updates to the city's municipal code to improve the city and development.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:41 PM.

Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary

CITY OF ATWATER

CITY COUNCIL

ACTION MINUTES

May 12, 2025

Council Chambers – 750 Bellevue Road, Atwater, California

CALL TO ORDER
The City Council meeting was called to order at 6:00 PM.

ROLL CALL
Present: Mayor Nelson, Mayor Pro Tem Cale, Council Members Ambriz, Raymond, Rochester
Absent: None

INVOCATION:
Provided by Jonathan Miller.

PLEDGE OF ALLEGIANCE:
Led by Police Chief McEachin.

CEREMONIAL MATTERS

1. **Proclamation – National Peace Officers Memorial Day & National Police Week**
   Proclamation presented by Mayor Nelson to Police Chief McEachin.
2. **Proclamation – National Public Works Week**
   Proclamation presented by Mayor Nelson to Public Works Director Vinson.
3. **Certificates of Recognition – 2024 Police Officer, Dispatcher, and Firefighter of the Year**
   Certificates presented to Police Officer Nikki Mulligan, Dispatcher December Hunter, and Firefighter Taylor Holden.

PRESENTATIONS

4. **Verbal update by John Ceccoli, Merced County Human Services Agency** – regarding $3.2 million grant collaboration.
5. **Verbal update by Daniel Boone, Miller & Axline** – regarding water quality.

CONSENT CALENDAR

MOTION: Mayor Pro Tem Cale moved to approve the Consent Calendar in its entirety; seconded by Council Member Raymond.
VOTE: Motion passed unanimously.

Approved Items:

- **Item 1:** Warrants for May 12, 2025
- **Item 2:** Minutes – Audit and Finance Committee, March 24, 2025
- **Item 3:** Minutes – Joint Special City Council Meeting, April 28, 2025
- **Item 4:** Resolution No. 3531-25 and No. 3532-25 – Budget Amendment and Agreement with Peregrine
- **Item 5:** Resolution No. 3533-25 – Amendment No. 1 with Raftelis for Water and Sewer Rate Study

PUBLIC HEARINGS

6. **City Vacancies and Recruitment Report (AB 2561)**
   ACTION: Public hearing held. No action required. Report received and filed.

REPORTS AND PRESENTATIONS FROM STAFF

7. **2024 Military Equipment Use Report – Police Department**
   MOTION: Council Member Rochester moved to accept the report; seconded by Council Member Raymond.
   VOTE: Motion passed unanimously.
8. **2024 Housing Element Annual Progress Report**
   MOTION: Council Member Raymond moved to receive and file the report; seconded by Council Member Cale.
   VOTE: Motion passed unanimously.
9. **Fruitland Avenue Reconstruction Project Phase 3 – Budget Amendment and Change Order**
   MOTION: Council Member Rochester moved to adopt Resolution No. 3534-25 and approve Change Order No. 9 to George Reed Inc.; seconded by Council Member Raymond.
   VOTE: Motion passed unanimously.
10. **Presentation – JLB Engineering on Fruitland-Chardonnay Intersection with possible direction**
    MOTION: Council Member Rochester moved to halt all paving at the intersection of Fruitland Avenue and Chardonnay Drive; Identify all available options for cost

recovery, including holding VVH financially responsible for any corrective work that must be performed; and with written approval from the City's Traffic Engineer, proceed to work with George Reed, Inc. to reconstruct the bulb-outs to bring them into compliance with applicable design standards; seconded by Mayor Nelson.

VOTE: Motion failed.

MOTION: Council Member Raymond moved to approve the paving of all areas on Fruitland Avenue except for the specific area around the intersection of Chardonnay and Fruitland, to allow for the completion of re-engineering work related to the bulb-outs. Additionally, staff is directed to proceed with surveying work to determine the precise formation points for the infrastructure in the affected intersection area; seconded by Council Member Ambriz.
VOTE: Motion passed.

COMMENTS FROM THE PUBLIC

Public comments were received regarding various local concerns, including code enforcement, infrastructure improvements, and future development plans.

COUNCIL MATTERS

Council Members and Mayor provided individual updates.

CITY MANAGER REPORT

Update provided by City Manager Hoem.

CLOSED SESSION

One case of anticipated litigation was discussed.

ADJOURNMENT

The meeting adjourned at 10:14 PM.

APPROVED:

_____
MIKE NELSON
MAYOR

ATTEST:

_____
JANELL MARTIN
ASSISTANT CITY CLERK

CITY OF ATWATER

CITY COUNCIL

ACTION MINUTES

May 27, 2025

Council Chambers – 750 Bellevue Road, Atwater, California

CALL TO ORDER:
The City Council meeting was called to order at 6:00 PM.

INVOCATION:
Provided by Chaplain Steve Mead.

PLEDGE OF ALLEGIANCE:
Led by Council Member Raymond.

ROLL CALL:
Present: Council Members Cale, Raymond, Rochester, and Mayor Nelson
Absent: Council Member Ambriz

APPROVAL OF AGENDA:

Motion to approve the agenda as posted.
MOTION: Raymond
SECOND: Rochester
VOTE: Motion passed unanimously.

PRESENTATIONS:

- Monthly report by Merced County District 3 Supervisor McDaniel.

CONSENT CALENDAR:

Items Removed for Separate Consideration: Item 5 and 6
Action Taken on Items 1–4:
Motion to approve Items 1 through 4 as listed.
MOTION: Raymond
SECOND: Rochester
VOTE: Motion passed unanimously.

- **Item 1:** Treasurer's Report for April 30, 2025
- **Item 2:** Warrants for May 27, 2025
- **Item 3:** Minutes – Planning Commission, February 19, 2025
- **Item 4:** Minutes – Special City Council Meeting, April 28, 2025

Item 5 – Purchase Agreement (Purchase Order) with Aqueous Vets for Granulated Activated Carbon Exchange at Well 16

Item 6 – Purchase Agreement (Purchase Order) with Carbon Supply Inc. for Granulated Activated Carbon Exchange at Well 19
Motion to approve Item 5 and 6.
MOTION: Cale
SECOND: Raymond
VOTE: Motion passed unanimously.

REPORTS AND PRESENTATIONS FROM STAFF:

7. Budget Workshop and Presentation of the Draft FY 2025-26 Proposed Budget
Finance Director Nicholas presented the draft budget.
No action taken; item received for information and discussion.

8. Review of Draft Program Guidelines and Public Safety Expenditure Plan
City Manager Hoem presented the Draft Program Guidelines and Public Safety Expenditure Plan
No action taken; item received for information and discussion.

PUBLIC HEARINGS:

9. Resolution No. 3535-25 – Adopting Amended CDBG Guidelines Standard Agreement
Public hearing opened and closed. No public comment received.
Motion to adopt Resolution No. 3535-25.
MOTION: Raymond

SECOND: Cale
VOTE: Motion passed unanimously.

COMMENTS FROM THE PUBLIC:

Members of the public provided comments on matters not on the agenda.

CITY COUNCIL REPORTS/UPDATES:

Brief comments were made by Council Members Cale, Rochester, Raymond, and Mayor Nelson.

CITY MANAGER REPORTS/UPDATES:

Update provided by City Manager Hoem.

ADJOURNMENT

The meeting adjourned at 8:37 PM.

APPROVED:

_____
MIKE NELSON
MAYOR

ATTEST:

_____
JANELL MARTIN
ASSISTANT CITY CLERK

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Christopher Hoem, City Manager
PREPARED BY: Julia Coronado
SUBJECT: **Ordering the Engineer to Prepare and File Reports, Declaring the City's Intent to Collect Annual Assessments for Various Assessment Maintenance Districts for Fiscal Year 2025/26, Preliminarily Approving Engineer's Reports, and Setting a Public Hearing Date** (City Manager Hoem)

RECOMMENDED COUNCIL ACTION

Adoption of Resolution No. 3544-25 ordering the City's Assessment Engineer to prepare and file the Engineer's Reports for the collection of the proposed annual assessments for the Lighting and Drainage and Landscape Maintenance Assessment Districts for Fiscal Year 2025/26; and Adoption of Resolution No. 3545-25 declaring the City's intention to levy and collect the annual assessments for various assessment maintenance districts for Fiscal Year 2025/26, granting preliminary approval of the Engineer's Reports, and setting July 14, 2025 as the date of the public hearing date to consider action on the proposed assessments.

I. BACKGROUND/ANALYSIS:

1. BACKGROUND:

The City of Atwater currently operates 54 maintenance districts within its jurisdiction. These districts provide for the ongoing care, operations and maintenance of storm drainage facilities, street lighting, landscaping improvements and certain public areas through assessments paid primarily by the property owners who are direct beneficiaries of the specific services provided.

As in the past, the Engineer's Reports show the maximum assessment amount that can be levied to the parcels of each District. The annual maximum assessment rates of a portion of the Districts can be increased annually in order to off-set inflation. The actual assessment that is being recommended is the amount needed to provide the services required to maintain the improvements in the Districts, including administration costs

and to fund capital improvements that may be required. None of the proposed assessment rates exceed the maximum rate allowed.

2. **ANALYSIS:**

Every year, prior to setting and collecting the annual levy for the various assessments, the City is required by law to: 1.) Order the Engineer to prepare and file the Engineer's Reports with the City Clerk's office; 2.) Preliminarily approve the Engineer's Reports and declare the City's intention to levy annual assessments; 3.) Hold a public hearing and approve the Engineer's Reports as submitted or amended; and 4.) File the assessment roles based on the approved assessment rates with the County Auditor-Controller. This is the first step in that process.

The adoption of this resolution declares the City's intention of the proceedings to levy and collect the special assessments for street lighting, storm drainage and landscaping maintenance for the various special assessment maintenance districts within the City for Fiscal Year 2025/26; preliminarily approves the Engineer's Reports and sets the time and place of the Public Hearing. The adoption of this resolution also directs the Assessment Engineer to prepare and file with the City Clerk a report with respect to the Fiscal Year 2025-26 levy of assessments in connection with the districts. Copies of each Engineer's Report, which support the amount of proposed assessments to be levied upon and collected from each of the 54 assessment maintenance districts, are available in the office of the City Clerk.

II. FISCAL IMPACTS:

Collection of Special Assessments will result in revenue specifically designated to support/fund maintenance and administrative costs for these districts. This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office

IV. EXISTING POLICY:

Should the City Council elect not to take action, services in these districts must be eliminated or funded from the General Fund. Property owners in the respective districts pay for their share of the services through an annual assessment placed onto the County tax roll. Without this revenue, the General Fund would be required to fund the work, if the work were to be completed.

V. ALTERNATIVES:

VI. INTERDEPARTMENTAL COORDINATION:

This item has been coordinated with the necessary departments.

VII. PUBLIC PARTICIPATION:

Prior to City Council action to approve the assessments at the upcoming public hearing, the public will have an opportunity to provide comments on the proposed assessments.

VIII. ENVIRONMENTAL REVIEW:

This item is exempt under the provisions of the California Environmental Quality Control Act ("CEQA").

IX. STEPS FOLLOWING APPROVAL:

Following adoption of the resolutions, the City Clerk shall publish a notice of the filing of the report and the time and date of the hearing once a week for two successive weeks for a period of 14 days prior to the Public Hearing as to assessments under the 1982 Act.

Submitted and Approved by:



Chris Hoem, City Manager

Attachments:

1. B1_2025-26 Atwater (Intent) LMD LD Draft Reso No.__-25 Prepare & File Reports
2. B2_2025-26 Atwater (Intent) LMD LD Draft Reso No.__-25 Intent to Levy & Set PH
3. 2025-26 Atwater LD Engineers Report (6-23-25 IM) to client 6-5-25
4. 2025-26 Atwater LMD Engineers Report (6-23-25 IM) to client 6-5-25

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER ORDERING THE ENGINEER TO PREPARE AND FILE REPORTS FOR THE COLLECTION OF ANNUAL LEVIES FOR VARIOUS ASSESSMENT MAINTENANCE DISTRICTS FOR FISCAL YEAR 2025-26

WHEREAS, the City of Atwater currently operates various maintenance assessment districts within its jurisdiction, established pursuant to the Landscaping and Lighting Act of 1972, Section 22500 *et seq* of the Streets and Highways Code of the State of California (the "1972 Act") or the Benefit Assessment Act of 1982, Chapter 6.4, Article 4, Section 54703 et seq of the Government Code of the State of California (the "1982 Act") (collectively referred to as the "Districts").

WHEREAS, the City Council of the City of Atwater, pursuant to the 1972 Act, initiated proceedings for the City of Atwater's Landscape Maintenance Districts for the levy and collection of assessments within those Districts for the Fiscal Year 2025-26; and

WHEREAS, the Districts provide for ongoing care, operations and maintenance of storm drainage facilities, streets, street lighting, landscaping and other public improvements through assessments paid by the property owners who are direct beneficiaries of the specific services provided, pursuant to either the 1972 Act or the 1982 Act (collectively referred to as "the Acts"); and

WHEREAS, pursuant to the 1982 Act, prior to setting and collecting the annual levy for such districts, the City is required by law to publish a Notice of Public Hearing for such action, file a written report (the "Engineer's Report") and hold a public hearing; and

WHEREAS, pursuant to the 1972 Act, prior to setting and collecting the annual levy for such districts, the City is required by law to prepare and file a report (the "Engineer's Report"), declare its intent and hold a public hearing; and

WHEREAS, Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula California, 92590, having been hired to prepare the above referenced Engineer's Reports, is hereby appointed "Engineer of Work" (the "Assessment Engineer") for these Districts; and

WHEREAS, pursuant to the 1972 Act, the legislative body shall adopt a resolution which shall generally describe any proposed new improvements or any substantial changes in existing improvements and order the engineer to prepare and file a report; and

WHEREAS, the improvements to be installed, constructed or maintained within the Districts may include any authorized improvements under the 1972 Act, including, but not limited to landscape and irrigation improvements, and facilities within the street right of way, appurtenant to any of the aforementioned or necessary or convenient for the maintenance or servicing thereof within public areas; and

WHEREAS, the improvements or facilities to be installed, constructed or maintained within the Districts may include installation, construction, maintenance, operation and servicing of any authorized improvements under the 1982 Act, including, but not limited to any lighting improvements, drainage improvements, flood control facilities, certain limited street improvements or improvements which are necessary or convenient for the maintenance or servicing thereof.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Atwater does hereby resolve, order, and determine as follows:

Section 1: That the above recitals are true and correct.

Section 2: The City intends to establish assessments for the various maintenance assessment Districts within the City of Atwater for Fiscal Year 2025-26 pursuant to the provisions of the Acts. .

Section 3: The improvements to be constructed or installed, and the ongoing care, operations and maintenance of the street lights, storm drain systems, streets and landscaping shall benefit the parcels lying within the boundaries of the respective Districts.

Section 4: The costs and expenses of said improvements and maintenance, thereof, are to be made chargeable to the respective Districts.

Section 5: The City Council hereby orders the Assessment Engineer to prepare the Engineer's Reports showing the detailed work, boundaries of the Districts and both the maximum and proposed assessments of each for Fiscal Year 2025-26 and file the Reports with the City Clerk of the City of Atwater.

The foregoing resolution is hereby adopted this 23rd day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
, Mayor

ATTEST:

_____
, City Clerk

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR VARIOUS ASSESSMENT MAINTENANCE DISTRICTS FOR FISCAL YEAR 2025-26, PRELIMINARILY APPROVING THE ENGINEER'S REPORTS AND SETTING A PUBLIC HEARING DATE

WHEREAS, the City of Atwater currently operates various maintenance assessment districts within its jurisdiction; and

WHEREAS, the City Council of the City of Atwater, pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California (the "1972 Act") and the Benefit Assessment Act of 1982, Chapter 6.4, Article 4, Section 54703 et seq of the Government Code of the State of California (the "1982 Act") desires to initiate proceedings for the City of Atwater's Landscape Maintenance Districts and Lighting and Drainage Maintenance Districts (hereafter referred to as the "Districts" or "Assessment Districts") for the levy and collection of assessments within the Districts for the Fiscal Year 2025-26; and

WHEREAS, the Districts provide for the ongoing care, operations and maintenance of storm drainage facilities, street lighting, landscaping and other public improvements through assessments paid by property owners who are direct beneficiaries of the specific services provided, pursuant to the 1972 Act and 1982 Act (collectively referred to as "the Acts"); and

WHEREAS, pursuant to the 1972 Act, each year, prior to setting and collecting the annual levy for the various assessment districts, the City is required by law to prepare and file a report, declare its intent and hold a public hearing; and

WHEREAS, pursuant to the 1982 Act, prior to setting and collecting the annual levy for the various assessment districts, the City is required by law to publish a Notice of Public Hearing for such action, file a written report (hereinafter referred to as a "Report"), and hold a public hearing; and

WHEREAS, the Engineer of Work (the "Assessment Engineer") has prepared and filed with the City Clerk of the City of Atwater such Reports as called for in said Resolution and pursuant to the Acts, entitled "City of Atwater, Consolidated Engineer's Report, Lighting and Drainage Maintenance Districts" and "City of Atwater, Consolidated Engineer's Report, Landscape Maintenance Districts" pertaining to the annual levy of assessments for the Districts (each hereinafter referred to as an "Engineer's Report"); and

WHEREAS, the public interest requires the City to initiate proceedings for the levy of annual assessments within the Districts for the Fiscal Year 2025-26; and

WHEREAS, in order to fund the maintenance, servicing and operation of each District's authorized improvements and facilities at a standard acceptable to the City, assessments will be required to be levied for Fiscal Year 2025-26; and

WHEREAS, Proposition 218, the "Right to Vote On Taxes Act" requires that if an assessment rate is to be increased above a previously approved annual rate, a notice of the proposed assessment along with a ballot shall be mailed to all owners of identified parcels within the District, and that the agency shall conduct a public hearing not less than 45 days after the mailing of said notice; and

WHEREAS, the maximum assessments for Fiscal Year 2025-26 are not proposed to be increased above the previously approved rates; and

WHEREAS, the mailing of Assessment Ballots or notices is not required since the assessments are not to be increased above the previously approved maximum assessment rates, including any increases due to approved annual rate increases; and

WHEREAS, the Engineer's Reports provide descriptions of the improvements, diagrams showing the boundary of each District that is benefited and the 2025-26 maximum assessment rates for each District, together with the 2025-26 Preliminary Assessment Roll showing the amounts proposed to be assessed by each District against each of the District parcels; and

WHEREAS, this City Council has duly considered the Engineer's Reports as presented, and is preliminarily satisfied with each District and the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within each District, as set forth in said Engineer's Reports; and

WHEREAS, the Engineer's Reports, diagrams and proposed assessments of the Districts have been filed with the City Clerk, are open to public inspection, and may be referred to

for all details regarding the improvements, the boundaries of the each District, the maximum and proposed assessments, total costs, and description of the parcels to be assessed for each.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Atwater does hereby resolve, order, and determine as follows:

Section 1: That the above recitals are true and correct.

Section 2: The intention to levy and collect assessments is hereby declared within the Lighting and Drainage Maintenance Districts and Landscape Maintenance Districts listed below for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026, to pay the costs and expenses of the improvements as described in the Engineer's Reports:

Lighting and Drainage Maintenance Districts:

Northwood Village; Orchard Park; Wildwood Estates; Woodview Garland; Shaffer Lakes West; Woodhaven; Sierra Park 2; Shaffer Lakes East; Price Annexation; Sandlewood Square; Pajaro Dunes; Redwood Estates; Cottage Gardens; Airport Business Park; Silva Ranch; Mello Ranch 1; Mello Ranch 2; Camellia Estates; Juniper Meadows; Camellia Meadows; Stone Creek; America West Business Park; Bell Crossing; Atwater South; Beluga Court; Meadow View Estates; Aspenwood; Applegate Ranch; The Reserve; Juniper Meadows II and Simon.

Landscape Maintenance Districts:

Price Annexation; Sandlewood Square; Pajaro Dunes; Redwood Estates; Cottage Gardens; Silva Ranch; Mello Ranch 1; Mello Ranch 2; Juniper Meadows; Camellia Meadows; Stone Creek; America West Business Park; Bell Crossing; Atwater South; Meadow View Estates; Aspenwood; Applegate Ranch, the Reserve and Simon.

Section 3: The Engineer's Reports, as presented, describe each District's improvements.

Section 4: The estimates of the itemized costs and expenses of said work of each District and of the incidental expenses in connection therewith contained in each Engineer's Report are hereby preliminarily approved.

Section 5: The diagrams showing the Districts referred to and described in each Engineer's Report, the boundaries of the subdivisions of land within each District, as the same existed at the time of passage of said Resolution, are hereby preliminarily approved.

Section 6: The proposed assessments upon the subdivisions of land in each District are in proportion to the estimated special benefit to be received by said subdivisions, respectively, from said improvements, work and the incidental expenses thereof, as contained in each Engineer's Report, are hereby preliminarily approved.

Section 7: Each Engineer's Report filed is hereby approved on a preliminary basis, shall stand as the respective Engineer's Report for the purposes of all subsequent proceedings related to the levy of assessments for Fiscal Year 2025-26 and are ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 8: The City Council will conduct a Public Hearing concerning the levy of assessments for the Districts and will consider all oral and written protests at such hearing.

Section 9: Notice is hereby given that on the 14th day of July, 2025 at the hour of 6:00 p.m., or as soon thereafter as possible, in the City Council Chambers located at 750 Bellevue Road, Atwater, California, any and all persons having any objections to the levy of the proposed assessments may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention.

Section 10: The publication of the notice of the time and date of said hearing and the filing of the Engineer's Reports shall be caused by the City Clerk pursuant to the 1972 Act and the 1982 Act, as applicable.

The foregoing resolution is hereby adopted this 23rd day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
, Mayor

ATTEST:

_____
, City Clerk

City of Atwater

Lighting and Drainage Maintenance Districts

CONSOLIDATED ENGINEER'S REPORT
FISCAL YEAR 2025/26

Intent Meeting: June 23, 2025
Public Hearing: July 14, 2025

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WILLDAN

CONSOLIDATED ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

Lighting and Drainage Maintenance Districts

City of Atwater

Merced County, State of California

This Report identifies the parcels within the Districts as they existed at the time of the passage of the Resolution of Intention and includes the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026. Reference is hereby made to the Merced 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 Atwater

By: _____

Mickey Ashley
Project Manager
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Atwater ("City") annually levies and collects special assessments in order to fund the maintenance and servicing of streetlights and storm drainage facilities within the Lighting and Drainage Maintenance Districts ("Districts"). The Districts were formed between 1984 and 2017 and are levied annually pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Division 2 of the California Government Code ("1982 Act") or the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act").

This Consolidated Engineer's Annual Levy Report ("Report") describes the Districts and improvements, any proposed changes to the Districts or improvements and the proposed budgets and assessments to be levied (against properties) in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements and facilities for Fiscal Year ("FY") 2025/26. The assessments are based on the City's estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the street lighting and storm drain system that provides special benefits to parcel(s) within the respective Districts. The improvements within the Districts and the corresponding costs and the annual levy are budgeted and assessed for each separate District, including all expenditures, deficits, surpluses, revenues, and reserves.

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

Following consideration of public comments and written protests at a noticed public hearing, the City Council may order amendments to this Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may then order the levy and collection of assessments for FY 2025/26. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in FY 2025/26.

The City formed and maintains thirty-one (31) individual lighting and drainage maintenance districts, which are identified in the following table:

Lighting and Drainage Maintenance Districts	
Northwood Village No. 2	Mello Ranch 1
Orchard Park Estates	Camellia Estates
Wildwood Estates	Juniper Meadows
Woodhaven Garland	Camellia Meadows
Shaffer Lakes West	Stone Creek
Woodhaven	America West Business Park
Sierra Park 2	Bell Crossing
Shaffer Lakes East	Atwater South

Lighting and Drainage Maintenance Districts	
Price Annexation	Beluga Court
Sandlewood Square	Mello Ranch 2
Pajaro Dunes	Meadow View Estates
Redwood Estates	Aspenwood
Cottage Gardens	Applegate Ranch Subdivision
Airport Business Park	The Reserve
Silva Ranch	Simon
Juniper Meadows II	

The following Districts were formed pursuant to the 1982 Act:

1982 Act Districts	
Northwood Village No. 2	Cottage Gardens
Orchard Park Estates	Airport Business Park
Wildwood Estates	Price Annexation
Woodhaven Garland	Pajaro Dunes
Shaffer Lakes East	Silva Ranch
Woodhaven	Mello Ranch Unit 1 & Unit 2 (Las Casas)
Sierra Park 2	Camellia Estates
Shaffer Lakes West	Juniper Meadows
Sandlewood Square	Camellia Meadows
Redwood Estates	Stone Creek
The Reserve	Simon
Juniper Meadows II	

The following Districts were formed pursuant to the 1972 Act:

1972 Act Districts	
America West Business Park	Meadow View Estates
Bell Crossing	Aspenwood
Atwater South	Applegate Ranch Subdivision
Beluga Court	

B. FUNDING AUTHORIZED BY THE 1982 ACT

As generally defined by the Benefit Assessment Act of 1982 and applicable to these Districts, the City may impose a benefit assessment to finance the maintenance and operation costs of the following improvements:

- Drainage and Flood Control
- Street Maintenance
- Streets Lighting

The improvements to be serviced and maintained in each district, are public drainage improvements and City streets, including, but not limited to personnel, electrical energy costs, pumps, lift stations, detention basins, storm drain pipelines, and all appurtenant facilities required for operation and maintenance of the above-mentioned improvements. Maintenance, servicing and operation shall include, but are not limited to repairing outlets if damaged, cleaning retention basins and repairing damage related to flooding together with implementation of and compliance to applicable municipal storm water quality objectives and State and Regional water quality regulations.

In addition to imposing a benefit assessment for the annual maintenance, servicing and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, operation, construction or replacement of drainage and flood control facilities, as well as the street and road improvements (with some limitations). While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements and systematic replacement of pumps, motors and equipment. Since some major rehabilitation or reconstruction projects for such improvements may result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the annual assessments is not considered to be appropriate or practical at this time. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects. However, as part of the annual assessments, the District may collect and accumulate a reserve fund for to address periodic maintenance and replacements.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to these Districts, 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 engineer's 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 22662.5.
- 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.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

II. PLANS AND SPECIFICATIONS

A. GENERAL MAINTENANCE AND SERVICES WITHIN THE DISTRICTS

The Districts provide for the collection of annual assessments to fund the installation and ongoing maintenance and servicing of street lighting and applicable storm drainage facilities, including but not limited to, the cost of personnel, materials, energy, equipment, contracting services, and other items necessary for the satisfactory operation of these services in each District.

The maintenance and services for the Districts may be generally described as follows:

- The operation, maintenance and servicing of existing city owned streetlights including, but not limited to, streetlights and traffic signals. Costs associated with these maintenance and services are the costs of energy and P.G. & E maintenance costs all of which are authorized under either the 1972 Act or the 1982 Act.

- The 1982 Act Districts provide for operation, maintenance, and servicing of all storm drainage facilities serving the Districts including but not limited to, drainage basins, catch basins, lift stations, storm drain pipelines, pumps, and all appurtenant facilities and the replacement thereof. Maintenance, servicing and operation shall also include cleaning retention basins and repairing damage related to flooding together with soil testing, removal and disposal of contaminated soil and implementation of and compliance to applicable municipal storm water quality objectives and State and Regional water quality regulations.

- The 1982 Act Districts provide for maintenance and servicing of landscape and hardscape areas as well as areas without landscaping, including drainage areas and drainage basins. Maintenance includes weed abatement, the removal of trimmings, rubbish, debris, and other solid waste and the cleaning, sandblasting, and painting of walls, fences or other improvements to remove or cover graffiti.

The plans and specifications for the improvements for the Districts are voluminous and are not included in this Report but are on file in the office of the City Engineer and are by reference herein made a part of this Report.

B. DISTRICT BOUNDARIES AND IMPROVEMENTS

The boundaries of each District together with the approximate location of the improvements of each are depicted in *Appendix A – District Diagrams*.

Northwood Village No. 2

Northwood Village is a residential development comprised of 168 Single Family residential lots and an exempt drainage basin parcel. This development is located in the northern portion of the City, generally north of the Livingston Canal, west of Shaffer Road and south of the Shaffer Lakes West development.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development

also share in the cost of maintaining common storm drainage facilities. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Northwood Village on a per Lot/Parcel basis.

The lighting improvements for Northwood Village include a total of 25 streetlights, 23 being identified as internal street lighting and 2 being identified as perimeter street lighting.

The drainage improvements for the Northwood Village, which are located within the boundaries of the District include a total of 7 catch basins and the Northwood Village drainage basin. The cost of the Northwood Village drainage basin and a storm drainage pump station, which is in proximity to the Northwood Village drainage basin, is shared by Northwood Village, Shaffer Lake West and property outside of the District.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Orchard Park Estates

Orchard Park Estates is comprised of 141 Single Family residences and an exempt drainage basin parcel. This development is located in the western portion of the City, with Davey Avenue along the northern boundary, Fruitland Avenue on the southern boundary, and Orchard Park along the western boundary of this development. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Orchard Park Estates on a per Lot/Parcel basis.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development.

The lighting improvements for Orchard Park Estates includes a total of 28 streetlights, 26 being identified as internal street lighting and 2 being identified as perimeter street lighting.

The drainage improvements for Orchard Park Estates includes a total of 15 catch basins located within the District. The drainage basin for Orchard Park Estates is located on the southeast side of the intersection of Mission Way and Nonpareil Drive on the east side of the development. The maintenance costs of the Orchard Park Estates drainage basin improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

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Wildwood Estates

Wildwood Estates is a development currently comprised of 53 Single Family residential lots and an exempt drainage basin parcel. This development is located in the southeastern portion of the City, generally south of Juniper Avenue, east of Shaffer Road, west of the Price Annexation development and north of Broadway Avenue.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Wildwood Estates on a per Lot/Parcel basis.

The lighting improvements for Wildwood Estates include a total of 8 internal streetlights.

The drainage improvements for Wildwood Estates include a total of 6 catch basins located within the District. The drainage basin located at the southwest corner of Wildwood Estates and adjacent to Andy Albiani Park directly serves and benefits Wildwood Estates. This drainage basin also serves and is funded in part by Juniper Meadows I, Juniper Meadows II, and surrounding developments including a portion of Price Annexation.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Woodview Garland

Woodhaven Garland is comprised of 31 Single Family residential lots and is located in the western portion of the City. This development is generally located north of the Woodhaven development and northeast of Highway 99.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. Woodhaven Garland parcels also share in the cost of drainage maintenance and operations associated with this development. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Woodview Garland on a per Lot/Parcel basis.

The lighting improvements for Woodview Garland include a total of 5 internal streetlights.

The Woodview Garland District does not have any catch basins but this development is served by the Woodhaven drainage basin located in the southern portion of the Woodhaven development south of Vine Circle; the maintenance costs of the Woodhaven drainage basin improvements are shared with the Woodview Garland District and property located outside the District.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within

the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Shaffer Lakes West

Shaffer Lakes West is a residential development comprised of 75 Single Family lots and one exempt common area (Lake) parcel. This development is located in the northern portion of the City, generally south of Camellia Drive, west of Shaffer Road and north of the Northwood Village development.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The costs of maintaining a common drainage basin and storm water pumps are shared between Shaffer Lake West and Northwood Village. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Shaffer Lakes West on a per Lot/Parcel basis.

The lighting improvements for Shaffer Lakes West include a total of 13 streetlights, 12 being identified as internal street lighting and 1 being identified as perimeter street lighting.

The drainage improvements for Shaffer Lakes West includes a total of 7 catch basins located within the District. The cost of the Northwood Village drainage basin and a storm drainage pump station, which is in proximity to the above drainage basin, is shared by Northwood Village, Shaffer Lake West and property outside of the District.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Woodhaven

Woodhaven is comprised of 51 Single Family Residential parcels and one exempt drainage basin parcel. The District is located in the western portion of the City. This development is generally located south of the Woodview Garland development and northeast of Highway 99.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. Woodhaven parcels also share in the cost of drainage maintenance and operations associated with this development. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Woodhaven on a per Lot/Parcel basis.

The lighting improvements for Woodhaven include a total of 5 internal streetlights.

The drainage improvements for Woodhaven include a total of 2 catch basins located within the District. This development is served by the Woodhaven drainage basin located in the southern portion of the development south of Vine Circle, which is shared by the Woodview Garland District, the maintenance costs of the Woodhaven drainage basin improvements are shared with the Woodview Garland District and property located outside the District.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Sierra Park 2

Sierra Park 2 is a development currently comprised of 33 Single Family Residential parcels, 2 commercial parcels totaling 2.95 non-residential acres and 2 exempt drainage related parcels. This development is located in the northern portion of the City, generally south of Bellevue Road, east of Shaffer Road and west of the Stone Creek development.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities. The special benefit costs for street lighting and drainage for Sierra Park 2 are apportioned and assessed on a per Lot/Parcel basis to both the Residential and Commercial properties.

The lighting improvements for Sierra Park 2 include a total of 7 streetlights, 5 being internal District lighting and 2 being perimeter lights.

The drainage improvements for Sierra Park 2 includes a total of 8 catch basins, 7 being catch basins on streets within the development and 1 catch basin on the perimeter of the District. The Sierra Park 2 drainage basin is located in the southeast corner of the District off of Centennial Way and serves all parcels in the District. The maintenance costs of the Sierra Park 2 drainage basin improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Shaffer Lakes East

Shaffer Lakes East is a residential development currently comprised of 312 Single Family residential lots, 1 multiple family parcel and 3 exempt parcels (1 drainage basin parcel and 2 easement or other public area parcels). This development is located in the northern portion of the City, generally south of Camellia Drive, east of Shaffer Road and north of Bellevue Road.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property and Multi-Family Residential property within Sandlewood Square on a per Lot/Parcel basis at four different assessment rates.

The lighting improvements for Shaffer Lakes East include a total of 56 streetlights, 49 being internal District lighting and 7 being perimeter lights.

The drainage improvements for Shaffer Lakes East includes a total of 20 catch basins, 19 being catch basins on streets internal to the development and 1 catch basins on a perimeter street. The drainage basin within Shaffer Lakes East is located in the southwest corner of the District south of Manzanita Drive and north of the Channel way. The maintenance costs of the Shaffer Lakes East drainage basin improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Price Annexation (Nine Sub-Zones)

Price Annexation is comprised of nine Sub-Zones with 976 residential lots, 20 undeveloped residential use parcels of 29.4 acres, one 4.20-acre non-residential parcel and two exempt drainage basin parcels in total. This District is located in the southeastern portion of the City, north of Highway 99, south of the Livingston Canal and west of Buhach Road.

Streetlights within this area are owned by the City, and the cost to maintain the lights are assessed to property owners within the nine Sub-Zones. The parcels within these developments share in the cost of maintaining storm drainage facilities and drainage basin improvements. The lighting and drainage maintenance assessments for parcels within the District varies between a number of subdivisions within the District. The maintenance district is contained in all of the lands of the Price Subdivision, Tract 89-1, recorded 38 Maps 35-39.

The lighting improvements for Price Annexation includes a total of 168 streetlights, 128 being internal District lighting and 40 being perimeter lights.

The drainage improvements for Price Annexation includes a total of 150 catch basins, 115 being catch basins on streets internal to the development and 35 catch basins on perimeter streets.

Of the two drainage basins within Price Annexation, one is located at the southwest corner of Station Avenue and Green Sands Avenue (within the Cottages at Ventana Del Rey #1 development) and one on the west side of Woodside Court and adjacent to Joan Faul Park (within the Vista Del Rey developments). Price Annexation is also served by an off-site drainage basin located at the southwest corner of Wildwood Estates and adjacent to Andy Albiani Park.

The maintenance costs of the on-site Station Avenue drainage basin and Woodside Court drainage basin are shared by Price Annexation parcels and property outside of the District. The drainage maintenance costs of the Andy Albiani Park/Drainage Basin are funded in part by Price Annexation and surrounding developments, including Juniper Meadows I, Juniper Meadows II and Wildwood Estates.

A diagram illustrating the improvements maintained within this District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within

the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Sandlewood Square

Sandlewood Square is a residential development comprised of 112 Single Family parcels and an exempt drainage basin parcel. This development is located in the western portion of the City, generally east of Winton Way, south of Bellevue Way, north of Juniper Way and west of 7th Street.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. Sandlewood Square parcels share in the cost of a drainage basin and perimeter fencing as well as the maintenance and operation of the drainage system associated with this development. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Sandlewood Square on a per Lot/Parcel basis.

The lighting improvements for Sandlewood Square includes a total of 17 streetlights, 15 being identified as internal street lighting and 2 being identified as perimeter street lighting.

The drainage improvements for Sandlewood Square includes a total of 12 catch basins, 9 being catch basins located within the District and 3 catch basins located on the perimeter of the District. The Drainage basin within Sandlewood Square is located north of Redwood Avenue at Peppertree Lane. The maintenance costs of the Sandlewood Square drainage basin improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Pajaro Dunes

Pajaro Dunes is comprised of 58 Single Family residential lots and an exempt drainage basin parcel and is located in the southern portion of the City. This development is generally located north of Broadway Avenue, south of the Silva Ranch development, west of the Price Annexation development and east of Shaffer Road.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities, including a storm drain percolation basin and perimeter fencing. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Pajaro Dunes on a per Lot/Parcel basis.

The lighting improvements for Pajaro Dunes includes a total of 8 streetlights, 6 being identified as internal street lighting and 2 being identified as perimeter street lighting.

The drainage improvements for Pajaro Dunes includes a total of 4 catch basins located within the District. The drainage basin for Pajaro Dunes is located in the southern portion of the development at the northwest corner of Broadway Avenue and Malibu Lane. The maintenance costs of the Pajaro Dunes drainage basin improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Redwood Estates (Sub-Zones A, B and C)

Redwood Estates is comprised of 107 Single Family residential lots, Sub-Zone A and 8 improved commercial parcels totaling 17.68 acres, 2 undeveloped non-residential parcels totaling 8.65 acres in Sub-Zones B and C. This development is located in the northern portion of the City and is generally located south of Fruitland Avenue, west of Shaffer Avenue and north of Bellevue Road.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities, including a storm drain percolation basin.

The lighting improvements for Redwood Estates include a total of 26 streetlights, 19 being internal lighting and 7 being perimeter lights. Three of the identified streetlights are in the commercial areas Sub-Zones B and C and are shared between the Sub-Zones.

The drainage improvements for Redwood Estates include a total of 15 catch basins, 13 being catch basins on streets internal to the development and 2 catch basins on perimeter streets. Two of the identified catch basins are in the commercial areas which are Sub-Zones B and C and are shared between the Sub-Zones.

The Drainage Basin within Redwood Estates is comprised of two adjacent parcels located between the Residential and Commercial properties west of Redwood Avenue.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Cottage Gardens

Cottage Gardens is comprised of 14 Single Family residential lots. This development is located in the western portion of the City and is generally located south of Highway 99 and north of Atwater Boulevard.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development

also share in the cost of maintaining storm drainage facilities, including a storm drain percolation basin. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Cottage Gardens on a per Lot/Parcel basis.

The lighting improvements for Cottage Gardens include a total of 3 streetlights, 2 being identified as internal street lighting and 1 being identified as perimeter street lighting.

The drainage improvements for Cottage Gardens includes a total of 5 catch basins located within the District. The maintenance costs of the Pajaro Dunes drainage improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights and catch basins within the District boundaries.

Airport Business Park

Airport Business Park is a development comprised of 16 non-residential parcels totaling 33.5 acres and one exempt drainage basin parcel. This development is located in the southern portion of the City, generally north of Aviator Drive, west of Giannini Road and south of the Beluga development.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities. The special benefit costs for street lighting within Airport Business Park are apportioned and assessed to each Non-Residential property on a per Lot/Parcel basis, while drainage is proportionately allocated and assessed on a per Acre basis for both developed and undeveloped properties.

The lighting improvements for Airport Business Park include a total of 11 streetlights, each identified as internal street lighting.

The drainage improvements for Airport Business Park includes a total of 17 catch basins, 16 located on the streets within the development and one catch basin located on the perimeter of the development. The drainage basin within Airport Business Park is located on the west side of Industry Way. Airport Business Park shares certain costs to maintain this on-site drainage basin parcel with Beluga Court and property outside of the District.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Camellia Estates

Camellia Estates is comprised of 38 Single Family residential lots and an exempt drainage basin parcel. This development is generally located south of Gertrude Avenue, north of Camellia Avenue and east of the Camellia Meadows development in the northern portion of the City.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities, including a storm drain basin. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Camellia Estates on a per Lot/Parcel basis.

The lighting improvements for Camellia Estates includes a total of 13 streetlights, 10 being identified as internal street lighting and 3 being identified as perimeter street lighting.

The drainage improvements for Camellia Estates includes a total of 6 catch basins within the District. The parcels within Camellia Estates and Camellia Meadows share in the cost of maintenance of a drainage basin that serves both subdivisions. The shared basin is located on two parcels, one parcel from each District.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Silva Ranch

Silva Ranch is comprised of 150 Single Family residential lots and an exempt drainage basin parcel and is located in the southern portion of the City. This development is generally located north of the Pajaro Dunes development, east of Shaffer Road, and west of the Price Annexation development.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities, including a storm drain percolation basin. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Silva Ranch on a per Lot/Parcel basis.

The lighting improvements for Silva Ranch includes a total of 37 internal streetlights.

The drainage improvements for Silva Ranch includes a total of 22 catch basins located within the development. The Silva Ranch drainage basin is located in the southern portion of the development south of Silva Drive. The maintenance costs of the Silva Ranch drainage basin improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within

the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Mello Ranch 1

Mello Ranch 1 is comprised of 151 Single Family residential lots, an exempt drainage basin parcel and other exempt easement or public improvement area parcels. The District is located in the eastern portion of the City. This development is generally located south of Avenue Two and the Mello Ranch 2 development, east of Buhach Road, and north of Avenue One and the Atwater South development.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities, including a storm drain percolation basin. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Mello Ranch 1 on a per Lot/Parcel basis.

The lighting improvements for Mello Ranch 1 includes a total of 50 streetlights, 45 being identified as internal street lighting and 5 being identified as perimeter street lighting.

The drainage improvements for Mello Ranch 1 includes a total of 33 catch basins, 30 being catch basins located within the District and 3 catch basins located on the perimeter of the District. The drainage basin within Mello Ranch 1 is located in the northeast corner of the District on Nebela Drive. The costs to maintain the Mello Ranch 1 drainage basin improvements are shared by Mello Ranch 1 and Mello Ranch 2.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Mello Ranch 2

Mello Ranch 2 is comprised of 130 Single Family residential lots and exempt easement or public improvement area parcel. The District is located in the eastern portion of the City. This development is generally located south of Avenue Two, east of Buhach Road, and north of Avenue Two and the Mello Ranch 1 development.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities, including a storm drain percolation basin. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Mello Ranch 2 on a per Lot/Parcel basis.

The lighting improvements for Mello Ranch 2 include a total of 51 streetlights, 46 being identified as internal street lighting and 5 being identified as perimeter street lighting.

The drainage improvements for Mello Ranch 2 includes a total of 27 catch basins, 23 being catch basins located within the District and 4 catch basins located on the perimeter of the District. The drainage basin within Mello Ranch 1 is located in the northeast corner of Mello Ranch 1 on Nebela Drive. The costs to maintain the Mello Ranch 1 drainage basin improvements are shared by Mello Ranch 1 and Mello Ranch 2.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Juniper Meadows I

Juniper Meadows I is comprised of 5 Single Family residential lots. This development is generally located north of Juniper Avenue, west of Rancho Del Rey Drive, and east of Shaffer Road in the central portion of the City.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Juniper Meadows I on a per Lot/Parcel basis.

The lighting improvements for Juniper Meadows I includes a total of 2 streetlights, 1 being identified as internal street lighting and 1 being identified as perimeter street lighting.

Juniper Meadows I does not have any catch basins or drainage basins located within the District but is served by the drainage basin located at the southwest corner of Wildwood Estates adjacent to Andy Albiani Park. Juniper Meadows I shares in the costs to maintain the drainage improvements of the drainage basin with Juniper Meadows II, Wildwood Estates, and surrounding developments including a portion of Price Annexation.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Camellia Meadows

Camellia Meadows is comprised of 31 residential lots and an exempt drainage basin parcel. This development is generally located south of Gertrude Avenue, north of Camellia Avenue and west of the Camellia Estates development in the northern portion of the City.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities, including a storm drain basin. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Camellia Meadows on a per Lot/Parcel basis.

The lighting improvements for Camellia Meadows include a total of 12 streetlights, 11 being identified as internal street lighting and 1 being identified as perimeter street lighting.

The drainage improvements for Camellia Meadows includes a total of 7 catch basins located within the District. The parcels within Camellia Meadows and Camellia Estates share in the cost of maintenance of a drainage basin that serves both subdivisions. The shared basin is located on two parcels, one parcel from each District.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Stone Creek

Stone Creek is comprised of 187 Single Family residential lots and 3 exempt parcels (1 drainage basin parcel and 2 easement or public area parcels). This development is generally located south of Bellevue Road and northeast of the Livingston Canal in the central portion of the City.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Stone Creek on a per Lot/Parcel basis.

The lighting improvements for Stone Creek include a total of 47 streetlights, 41 being identified as internal street lighting and 6 being identified as perimeter street lighting.

The drainage improvements for Stone Creek includes a total of 24 catch basins located within the District. The Stone Creek drainage basin is located in the southern portion of the development south of Stone Creek Drive and north of the canal. The maintenance costs of the Stone Creek drainage basin improvements are shared by all of the District's assessable parcels.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

America West Business Park

American West Business Park is comprised of 17 Non-Residential parcels on 11.7 acres. This development is generally located south of Bell Drive and west of Applegate Road in the western portion of the City.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining drainage basin parcels. The special benefit costs for street

lighting and maintenance of drainage basin parcels are apportioned and assessed proportionately to both developed and undeveloped Non-Residential properties within America West Business Park on a per Acre basis.

The lighting improvements for America West Business Park include a total of 16 streetlights, 10 being identified as internal street lighting and 6 being identified as perimeter street lighting.

Certain costs to maintain a 4-acre off-site drainage basin parcel located approximately 500 feet southeast of America West Business Park are shared by America West Business Park, Applegate Ranch, Simon District, portions of Bell Crossing and other properties.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights and drainage basin parcels within the District boundaries.

Bell Crossing

Bell Crossing is comprised of 188 Single Family residential lots and 17 exempt parcels, including 2 undeveloped City-owned lots and multiple parcels identified as improvement areas, easements or HOA common areas. Bell Crossing is a gated community. This development is generally located northeast of Bell Drive and southwest of Highway 99 in the western portion of the City.

The lighting improvements for Bell Crossing incorporate a total of 53 streetlights, 47 internal HOA maintained streetlights within the gated community, 4 additional streetlights on the entryway to the development and 2 perimeter lights located on Bell Drive. The 6 streetlights outside of the gated portion of the development are owned by the City and the cost to maintain these lights are assessed to the residential lots of this development.

The drainage improvements for Bell Crossing includes a total of 17 catch basins located within the District gates and are maintained by the HOA.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District Boundaries. Each improvement labeled as a “District Light” is maintained by the District. Each improvement labeled as an “HOA Light” or “Catch Basin” are within the gated community are to be maintained by the HOA.

Atwater South

Atwater South is comprised of 151 Single Family residential lots together with an exempt drainage basin parcel and two exempt parcels of common areas, easements, or other public areas. This development is generally located north of Green Sands Avenue, south of Avenue One and the Mello Ranch 1 development and east of Buhach Road in the eastern portion of the City.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining the storm drainage basin parcel. The special benefit costs

for street lighting and maintenance of drainage basin parcel are apportioned and assessed to each Single-Family Residential property within Atwater South on a per Lot/Parcel basis.

The lighting improvements for Atwater South include a total of 58 streetlights, 48 being identified as internal street lighting and 10 being identified as perimeter street lighting.

The Atwater South Drainage Basin is located within the development at the northeast corner of Buhach Road and Green Sands Avenue.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights and drainage basin parcels within the District boundaries.

Beluga Court

Beluga Court is comprised of 5 vacant non-residential parcels and is located in the southern portion of the City. This development is generally located south of Commerce Avenue, east of Industry Way, north of Airpark Road and west of Enterprise Court.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining share of the storm drainage basin serving Beluga Court. The special benefit costs for street lighting and drainage are apportioned and assessed proportionately to both developed and undeveloped Non-Residential properties within Beluga Court on a per Acre basis.

The lighting improvements for Beluga Court include a total of 2 streetlights identified as internal streetlights. Beluga Court does not have any catch basins located within the District but proportionately shares in the off-site drainage basin located within the Airport Business Park located on the west side of Industry Way, which is shared by Airport Business Park, Beluga Court and other areas.

Beluga Court proportionately shares in the costs of maintaining the off-site drainage basin located within the Airport Business Park located on the west side of Industry Way, which is shared by Airport Business Park, Beluga Court and surrounding non-district developments.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights and drainage basin parcels within the District boundaries.

Meadow View Estates

Meadow View Estates is comprised of 129 Single Family residential lots and an exempt drainage basin parcel, and exempt easements or other public areas. This development is generally located south of Castle Park, east of Buhach Road and north of the Livingston Canal in the northeast area of the City.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining the drainage basin parcel. The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Meadow View Estates on a per Lot/Parcel basis.

The lighting improvements for Meadow View Estates includes a total of 36 streetlights, 31 being identified as internal street lighting and 5 being identified as perimeter/entryway street lighting.

The Meadow View Estates drainage basin is located in the northeast corner of the District on Nebela Drive.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights and drainage basin parcel within the District boundaries.

Aspenwood

Aspenwood is comprised of 38 residential lots and an exempt drainage basin parcel. Aspenwood is located in the northern portion of the City. This development is generally located north of Camellia Drive and east of Shaffer Road.

The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Aspenwood on a per Lot/Parcel basis.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities including the drainage basin and its perimeter fencing.

The lighting improvements for Aspenwood include a total of 24 streetlights, 19 being identified as internal street lighting and 5 being identified as perimeter street lighting.

The Aspenwood Drainage Basin is located within the development at the end of Kelly Court.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights and drainage basin parcels within the District boundaries.

Applegate Ranch

Applegate Ranch Subdivision is comprised of 15 commercial parcels totaling 41.74 acres and is located in the southwestern portion of the City. This development is generally located south of Highway 99 and east of Applegate Road.

Streetlights within this development are owned by the City, and the cost to maintain the lights are assessed to property owners within this development. The parcels within this development also share in the cost of maintaining storm drainage facilities. The special benefit costs for

street lighting and drainage are apportioned and assessed proportionately to both developed and undeveloped Non-Residential properties within Applegate Ranch on a per Acre basis.

The lighting improvements for Applegate Ranch includes a total of 18 streetlights, 11 being identified as internal street lighting and 7 being identified as perimeter street lighting.

Certain costs to maintain a 4-acre off-site drainage basin parcel located approximately 500 feet southeast of America West Business Park are shared by America West Business Park, Applegate Ranch, Simon District, portions of Bell Crossing and other properties.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights and drainage basin parcels within the District boundaries.

The Reserve

The Reserve Subdivision is a development currently comprised of 20 residential lots an exempt drainage basin parcel, and exempt easement/other public area parcel. This development is located in the northern portion of the City, generally south of Gertrude Avenue, north of Camellia Drive, west of Shaffer Road and east of the Camellia Meadows and Camellia Estates developments.

The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within the Reserve Subdivision on a per Lot/Parcel basis. Currently this entire development is vacant residential lots.

There are currently no street lighting improvements established for the Reserve Subdivision, neither internal nor perimeter streetlights.

The drainage improvements for Reserve Subdivision includes a total of 5 catch basins located within the District. The Drainage basin within Reserve Subdivision is located in the southeast corner of the development on Reserve Court.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with any streetlights, catch basins and/or drainage basins within the District boundaries.

Simon

Simon is comprised of 3 incorporating 2 assessed Non-Residential parcels and an exempt easement parcel. The special benefit costs for street lighting and drainage are apportioned and assessed proportionately to both developed and undeveloped Non-Residential properties within Simon on a per Acre basis.

The lighting improvements for Simon include a total of 11 streetlights, 3 being identified as internal street lighting and 8 being identified as perimeter street lighting.

The drainage improvements for Simon includes a total of 4 catch basins, 2 being catch basins located adjacent to the development and 2 catch basins located on the perimeter (across the street from the development). A 4-acre off-site drainage basin parcel located approximately 500 feet southeast of America West Business Park are shared by America West Business Park, Applegate Ranch, Simon District, portions of Bell Crossing and other properties.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

Juniper Meadows II

Juniper Meadows II is comprised of twelve (12) Single Family residential lots, located on the west side of Rancho Del Rey Drive and the north side of East Juniper Avenue adjacent to and west of Juniper Meadows Phase I.

The special benefit costs for street lighting and drainage are apportioned and assessed to each Single-Family Residential property within Juniper Meadows II on a per Lot/Parcel basis.

The lighting improvements for Juniper Meadows II include a total of 4 streetlights, 3 being identified as internal street lighting and 1 being identified as perimeter street lighting.

Juniper Meadows II does not have any catch basins located within the District but proportionately shares in the drainage basin located at the southwest corner of Wildwood Estates and adjacent to Andy Albiani Park/ which is shared by Juniper Meadows I, Juniper Meadows II, Wildwood Estates, and surrounding developments including a portion of Price Annexation.

A diagram illustrating the improvements maintained within each District is provided in Appendix A of this Report. The diagram for this District provides a visual depiction of the parcels within the District along with the streetlights, catch basins and any drainage basins within the District boundaries.

III. METHOD OF ASSESSMENT

As generally defined by the Benefit Assessment Act of 1982 and applicable to the Districts, the City may impose a benefit assessment to finance the maintenance and operation costs of streets and road improvements.

In addition to imposing a benefit assessment for the annual maintenance and operation of the District's improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction or replacement of street and road improvements. While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments would not be reasonable. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects.

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 street lighting improvements and related facilities. The 1972 Act 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 formulas used for calculating assessments reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion costs based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Proposition 218 and Article XIII D of the California Constitution.

A. PROPOSITION 218 BENEFIT ANALYSIS

The costs of the proposed improvements for fiscal year 2025/26 have been identified and allocated to properties within the District based on special benefit. The improvements provided by the Districts and for which properties are assessed are public street lighting improvements. These improvements generally were installed in connection with the development of the properties within the District and were required by the City as a condition of development. Article XIIID Section 2(d) 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 XIIID Section 2(i) 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 XIIID 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.*"

These Districts were formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the Districts. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing districts as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by Districts will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the Districts based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the Districts which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the Districts, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the Districts, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the Districts. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

B. BENEFIT ANALYSIS

The improvements identified in the designated Districts are clearly a special benefit to the properties within the respective Districts because these improvements provide public amenities not found in all areas of the City and the properties to be assessed were part of the overall development or planned development that created the need for the improvements and such improvements would otherwise not be necessary or required without the development of

those properties. Therefore, the ongoing operation and maintenance of those improvements and the level of service provided have a direct and particular impact on those properties, including but not limited to enhanced aesthetics, and serve as a shared extension and representation of the individual properties into the public areas in close proximity to those properties that are not provided or shared by other properties outside the specific Districts. While these improvements are often directly associated with the development of the properties within the respective Districts and these improvements have a direct impact on only those properties, it may be reasonable to conclude that the maintenance of such improvements would be considered entirely special benefits to those properties. An analysis of the costs identified as general benefit (to be funded by the City) has been performed and those estimated costs have been incorporated into the budget.

The improvements (both street lighting and drainage) have been designed and constructed to serve the parcel(s) within the developments and are a direct and shared responsibility (collective responsibility) of those individual properties, (similar to any other privately funded and maintained common area, parking lot or other on-site amenities.) Like many other development related improvements and infrastructure, the lighting and drainage improvements to be maintained by the Districts and funded through special benefit assessments, collectively serve as a direct physical extension of the parcel(s) and would otherwise not be necessary to be provided by the City, if not for the development of the parcel(s). The fact that these improvements are located within public rights-of-way or easements and will be maintained by the City through an assessment district rather than privately by the individual property owners or association, does not make these improvements less of a direct and special benefit to the parcel(s). In addition, simply because the improvements may be identified or termed “public improvements” does necessarily mean that those improvements must also have a benefit to the City or to the public at large. Like the installation of the improvements themselves, the ongoing maintenance and servicing of the District improvements is an integral part of the use, protection and preservation of the properties within the Districts and the services and activities to be funded by annual assessments confer a particular and distinct special benefit to those parcels.

If such improvements were provided and maintained privately through a property association or by individual property owners, the cost of similar maintenance and services would likely be much greater in part because of the limited scale of the improvements to be maintained (the City achieves an economy of scale and cost savings through multiple districts with similar services). Likewise, privately maintained lighting and drainage facilities generally have greater overhead costs in large part due to the cost of liability insurance coverage. In addition, through the utilization of exiting public infrastructure, the drainage basin required for development can be located off-site, but a privately owned and maintained drainage basin would most likely need to be constructed on-site which would have limited the development of the properties within the Districts.

The Streetlights associated with these Districts provide direct special benefits to non-residential parcels not only by allowing such parcels to be developed to their full and best use, but also by ensuring the safe and efficient movement of both people and goods to and from the properties, enhanced security afforded by well lighted surroundings, and the potential for expanded business hours.

Like the Streetlights, the drainage improvements associated with these Districts have been installed specifically for and in connection with the development of those properties and the ongoing maintenance of these drainage improvements will help ensure proper water flow and control of excess water during periods of rain. This is essential to preservation and protection of property within the District.

The Districts and assessments provide for the continued maintenance, servicing and operation of the improvements within the District boundaries.

Parcels identified as being within the Districts share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread between benefiting parcels within the Districts. Only parcels that receive benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected from the assessments are dispersed and used for the maintenance, services and operation of the improvements provided within the District.

C. ADJUSTMENT FACTOR TO OFFSET INFLATION

As part of the assessment approval process, property owners for the following Districts authorized an annual increase in the assessments to enable the Districts to keep current with increases in the cost of labor and materials. The Districts with their approved increases are listed in the following table:

District	Annual Increase
Silva Ranch	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Mello Ranch Unit 1	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Mello Ranch Unit 2 (Las Casas)	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Camellia Estates	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Juniper Meadows	4%
Camellia Meadows	4%
Stone Creek	4%
America West Business Park	4%
Bell Crossing	4%
Atwater South	4%
Beluga Court	4%
Meadow View Estates	4%
Aspenwood	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Applegate Ranch	CPI, All Urban Consumers, US City Average for Y/E Dec 31
The Reserve	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Simon	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Juniper Meadows II	4%

There is no allowable annual increase in the rates for the following districts: Northwood Village, Orchard Park Estates, Wildwood Estates, Woodview Garland, Shaffer Lakes West, Woodhaven, Sierra Park 2, Shaffer Lakes East, Price Annexation, Sandlewood Square, Pajaro Dunes, Redwood Estates, Cottage Gardens, and Airport Business Park.

The annual percentage increase for FY 2025/26 for each District allowed a Consumer Price Index (CPI) based rate increase was 2.88% based on the CPI, All Urban Consumers, US City

Average calculated from December to December. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index, or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

D. METHODOLOGY

In accordance with the provisions of the California Constitution Article XIIID, the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the maintenance and operation expenses of a public improvement and each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the proportional assessment obligation for each parcel in the Districts is therefore based upon the entirety of the estimated annual expenses to operate and maintain the improvements that provide special benefits to the parcels therein and those costs are allocated to the parcels based on a method of apportionment that reflects the proportional special benefit conferred to each parcel.

Equivalent Benefit Unit Application:

To proportionally allocate special benefit to each parcel, it is necessary to correlate each property's proportional benefit to other properties that benefit from the improvements and services being funded. In order to do this, the assessment methodology assigns each parcel a number of EBUs (Equivalent Benefit Units) based on its land use as of March 1st, preceding the fiscal year addressed herein. One EBU is defined as the special benefit allocable to a single-family home lot (basic EBU unit). In each case, a parcel is only allocated EBUs if the landscaping lighting or drainage serving the District has been accepted by the City or will be accepted by the City during the upcoming fiscal year.

E. CALCULATION OF ASSESSMENTS

Residential lots in each specific District are assigned (one) 1 EBU per parcel for the benefits they receive from the District street lighting and storm drainage facilities. Commercial, multi-family and undeveloped (planned acreage) residential parcels are assessed their proportionate shares of the total street lighting and storm drainage maintenance costs of the District based on their acreage. An undeveloped residential parcel shall be considered a "residential lot" if a building permit can be issued on such parcel without further subdivision and the parcel is adjacent to curb and gutter improvements associated with that development. The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Acres = Parcel EBU

or

1 Lot = 1 EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of all parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

Exceptions to the above methodology are described below. Shaffer Lakes East, Price Annexation, and Redwood Estates are assessed different rates for different subdivisions within the District.

Sierra Park 2: Lighting costs and drainage costs are apportioned on a per parcel basis regardless of size.

Airport Business Park: Lighting costs are apportioned per parcel and drainage costs are apportioned per acreage.

Redwood Estates: Lighting costs are apportioned to residential parcel only on a per lot basis. Drainage costs are apportioned on a per lot basis to developed residential lots and a per acre basis for undeveloped and developed non-residential parcels.

Applegate Ranch and Price Annexation: Lighting and Drainage costs are apportioned per acreage.

Lighting Cost:

Total cost of Energy and Maintenance / Number of Parcels = Lighting Cost per Parcel

Drainage Cost:

Total cost of Drainage System Maintenance and Operation / Number of Parcels = Drainage Cost per Parcel

Administration Cost:

Total Administration Cost / Number of Parcels = Administration Cost per parcel

Total assessment rate per parcel:

Lighting Cost + Drainage Cost + Administration Cost = Total assessment rate per parcel

IV. DISTRICT BUDGET & RATE TABLES

A. BUDGET AND ASSESSMENT METHODOLOGY

The assessments in this Report are based on estimated annual costs to maintain, service and operate each District's improvements and provide for applicable incidental expenses. Budgeted cost projections are outlined in Sections C and D below.

B. MAXIMUM RATES - INFLATIONARY DISTRICTS

The following table shows each District subject to annual escalation of its maximum assessment rates, together with annual inflator information and comparative maximum assessment rates for FY 2024/25 and 2025/26 of each:

District	Annual Escalator	FY 2025/26 Inflator %	FY 2024/25 Maximum Rates $/EBU [1]	FY 2025/26 Maximum Rates $/EBU [1]
Silva Ranch LD	CPI (Dec-Dec)	2.88%	$148.8994	$153.1877
Mello Ranch Unit 1 LD	CPI (Dec-Dec)	2.88%	$186.7754	$192.1545
Mello Ranch Unit 2 LD	CPI (Dec-Dec)	2.88%	$217.7683	$224.0400
Camellia Estates LD	CPI (Dec-Dec)	2.88%	$270.6695	$278.4648
Juniper Meadows LD	4%	4.00%	$1,216.1132	$1,264.7578
Camellia Meadows LD	4%	4.00%	$1,063.5537	$1,106.0958
Stone Creek LD	4%	4.00%	$296.2367	$308.0862
America West LD	4%	4.00%	$747.5466	$777.4484
Bell Crossing LD	4%	4.00%	$98.7001	$102.6481
Atwater South LD	4%	4.00%	$380.7172	$395.9458
Beluga Court LD	4%	4.00%	$712.7563	$741.2665
Meadow View LD	4%	4.00%	$454.6789	$472.8661
Aspenwood LD	CPI (Dec-Dec)	2.88%	$514.4648	$529.2814
Applegate Ranch LD	CPI (Dec-Dec)	2.88%	$210.3195	$216.3767
The Reserve LD	CPI (Dec-Dec)	2.88%	$697.0192	$717.0934
Simon LD	CPI (Dec-Dec)	2.88%	$1,983.9717	$2,041.1101
Juniper Meadows II LD	4%	4.00%	$232.6567	$241.9630

[1] Rates have been rounded for presentation purposes.

C. FY 2025/26 ESTIMATED COSTS

Fund	District	Lighting O&M	Drainage O&M	Pump Replacement Contribution	Admin Costs	Prof Services	Total Costs	Replacement Project Expenditures	General Benefit Contribution [1]	Total Budget
5001	Northwood Village LD	$4,685	$4,443	$3,180	$653	$784	$13,745	$0	($350)	$13,395
5002	Orchard Park Estates LD	5,420	4,089	7,510	544	658	18,221	0	(205)	18,016
5003	Wildwood Estates LD	1,549	2,007	4,760	210	247	8,773	0	(546)	8,227
5004	Woodview Garland LA	912	504	1,000	121	145	2,682	0	(183)	2,499
5005	Shaffer Lakes West LD	2,483	2,140	1,820	292	350	7,085	0	(156)	6,929
5006	Woodhaven LD	857	867	1,000	198	238	3,160	0	(212)	2,948
5007	Sierra Park 2 LD	1,410	2,244	790	136	163	4,743	0	(78)	4,665
5008	Shaffer Lakes East LD	11,095	15,006	7,510	1,217	1,460	36,288	0	(618)	35,670
5009	Price Annexation LD	31,735	26,599	8,510	3,737	4,652	75,233	0	(6,060)	69,173
5011	Sandlewood Square LD	3,480	9,282	1,300	408	523	14,993	0	(182)	14,811
5013	Pajaro Dunes LD	1,556	2,746	1,000	226	271	5,799	0	(117)	5,682
5015	Redwood Estates LD	5,149	5,058	3,640	455	546	14,848	0	(181)	14,667
5017	Cottage Gardens LD	556	194	2,000	54	65	2,869	0	(33)	2,836
5019	Airport Business Park LD	2,434	11,997	4,000	62	75	18,568	0	(1,325)	17,243
5021	Silva Ranch LD	7,229	3,459	2,000	583	700	13,971	0	(70)	13,901
5023	Mello Ranch 1 LD	10,293	8,549	3,000	587	705	23,134	0	(502)	22,632
5025	Camellia Estates LD	2,643	1,679	1,000	148	177	5,647	0	(157)	5,490
5026	Juniper Meadows LD	400	119	470	19	23	1,031	0	(118)	913
5028	Camellia Meadows LD	2,488	1,746	1,000	121	145	5,500	0	(111)	5,389
5030	Stone Creek LD	9,071	3,513	7,010	727	873	21,194	0	(336)	20,858
5032	America West LD	3,391	758	0	66	79	4,294	0	(219)	4,075
5034	Bell Crossing LD	175	758	0	731	877	2,541	0	(201)	2,340
5036	Atwater South LD	11,583	2,030	0	587	705	14,905	0	(398)	14,507
5038	Beluga Court LD	422	369	0	19	23	833	0	0	833
5039	Mello Ranch 2 LD	10,618	8,364	4,000	506	607	24,095	0	(562)	23,533
5041	Meadow View LD	6,961	1,779	0	502	602	9,844	0	(323)	9,521
5043	Aspenwood LD	5,005	941	0	148	177	6,271	0	(208)	6,063
5045	Applegate Ranch LD	3,844	758	0	58	70	4,730	0	(397)	4,333
5047	The Reserve LD	0	1,727	0	78	93	1,898	0	(8)	1,890
5053	Simon LD	2,389	5,495	0	8	9	7,901	0	(4)	7,897
5055	Juniper Meadows II LD	804	401	1,120	47	56	2,428	0	(47)	2,381
	Total:	**$150,637**	**$129,621**	**$67,620**	**$13,248**	**$16,098**	**$377,224**	**$0**	**($13,907)**	**$363,317**

[1] This amount represents the General Benefit portion of the costs to maintain the improvements. This General Benefit portion of the costs is deducted so that it is not charged to the property owners.

D. FY 2025/26 ESTIMATED BUDGETS, RATES, AND FUND BALANCES

Fund	District	Total Budget	Replenish/ (Use) of Reserves [1]	Balance to Levy	Total Max Assessment	No. of Lots or Acres [3 4]	Unfunded Costs Per EBU [2 3]	Max Rate per EBU [3 4]	Applied Rate per EBU [3 4]	Prior Year GF Advance/ (Repayment) [5]	Beginning Reserve Bal. (est.)	Replenish/ (Use) of Reserves [1]	Current Year GF Advance/ (Repayment) [6]	Ending Reserve Bal. (est.)	Replacement & Operating Reserve Target Bal.
5001	Northwood Village LD	$13,395	($8,755)	**$4,640**	$4,642	168	($52.12)	$27.63	$27.62	$4,410	$0	($8,755)	$8,755	$0	$54,398
5002	Orchard Park Estates LD	18,016	(11,341)	**6,675**	12,580	141		$89.22	$47.34	0	98,485	(11,341)	0	87,144	121,658
5003	Wildwood Estates LD	8,227	(4,669)	**3,558**	3,558	53		$67.14	$67.14	0	10,947	(4,669)	0	6,278	75,514
5004	Woodview Garland LA	2,499	(2,048)	**451**	451	31	($66.06)	$14.56	$14.56	658	0	(2,048)	2,048	0	16,250
5005	Shaffer Lakes West LD	6,929	(4,571)	**2,358**	2,358	75		Varies [3]	Varies [3]	0	27,202	(4,571)	0	22,631	30,765
5006	Woodhaven LD	2,948	(1,416)	**1,532**	2,641	51		$51.78	$30.04	0	16,496	(1,416)	0	15,080	16,474
5007	Sierra Park 2 LD	4,665	(2,583)	**2,082**	2,082	Note [3]	Varies [3]	Varies [3]	Varies [3]	0	2,267	(2,583)	316	0	14,183
5008	Shaffer Lakes East LD	35,670	(21,313)	**14,357**	14,358	Note [3]		Varies [3]	Varies [3]	0	128,166	(21,313)	0	106,853	130,485
5009	Price Annexation LD [3]	69,173	(39,576)	**29,598**	29,598	Note [3]	($17.02)	Varies [3]	Varies [3]	0	22,400	(39,576)	17,176	0	162,237
5011	Sandlewood Square LD	14,811	(11,727)	**3,084**	3,086	112		$27.55	$27.54	0	19,103	(11,727)	0	7,376	26,906
5013	Pajaro Dunes LD	5,682	(5,682)	**0**	4,504	58		$77.66	$0.00	0	41,187	(5,682)	0	35,505	17,841
5015	Redwood Estates LD	14,667	(12,040)	**2,627**	7,557	Note [3]		Varies [3]	Varies [3]	0	65,523	(12,040)	0	53,483	61,934
5017	Cottage Gardens LD	2,836	(2,379)	**457**	457	14	($169.94)	$32.64	$32.64	109	0	(2,379)	2,379	0	31,418
5019	Airport Business Park LD	17,243	(11,820)	**5,423**	5,423	Note [3]		Varies [3]	Varies [3]	0	15,092	(11,820)	0	3,272	68,622
5021	Silva Ranch LD	13,901	(13,901)	**0**	22,977	150		$153.18	$0.00	0	52,197	(13,901)	0	38,296	36,951
5023	Mello Ranch 1 LD	22,632	(9,495)	**13,137**	29,015	151		$192.15	$87.00	0	61,090	(9,495)	0	51,595	56,316
5025	Camellia Estates LD	5,490	(4,212)	**1,278**	10,581	38		$278.46	$33.64	0	19,575	(4,212)	0	15,363	17,745
5026	Juniper Meadows LD	913	(913)	**0**	6,324	5		$1,264.75	$0.00	0	10,074	(913)	0	9,161	7,507
5028	Camellia Meadows LD	5,389	(5,389)	**0**	34,289	31		$1,106.09	$0.00	0	37,127	(5,389)	0	31,738	17,695
5030	Stone Creek LD	20,858	(12,488)	**8,370**	57,611	187		$308.08	$44.76	0	116,431	(12,488)	0	103,943	115,579
5032	America West LD	4,075	(4,075)	**0**	9,150	***11.77***		$777.44	$0.00	0	26,302	(4,075)	0	22,227	2,038
5034	Bell Crossing LD	2,340	2,337	**4,677**	19,296	188		$102.64	$24.88	4,474	0	2,337	0	2,337	2,340
5036	Atwater South LD	14,507	(14,507)	**0**	59,787	151		$395.94	$0.00	0	69,065	(14,507)	0	54,558	7,254
5038	Beluga Court LD	833	(833)	**0**	3,706	5		$741.26	$0.00	0	7,348	(833)	0	6,515	417
5039	Mello Ranch 2 LD	23,533	(13,747)	**9,786**	29,125	130		$224.04	$75.28	0	76,063	(13,747)	0	62,316	71,767
5041	Meadow View LD	9,521	(9,521)	**0**	60,999	129		$472.86	$0.00	0	80,221	(9,521)	0	70,700	4,761
5043	Aspenwood LD	6,063	(6,063)	**0**	20,113	38		$529.28	$0.00	0	10,001	(6,063)	0	3,938	3,032
5045	Applegate Ranch LD [4]	4,333	(4,333)	**0**	9,031	***41.74***		$216.37	$0.00	0	18,356	(4,333)	0	14,023	2,167
5047	Reserve LD	1,890	(1,890)	**0**	14,342	20		$717.09	$0.00	0	10,073	(1,890)	0	8,183	945
5053	Simon LD [4]	7,897	(7,897)	**0**	6,634	***3.25***		$2,041.11	$0.00	0	12,332	(7,897)	0	4,435	3,949
5055	Juniper Meadows II LD	2,381	(1,727)	**654**	2,904	12		$241.96	$54.52	0	14,853	(1,727)	0	13,126	17,991
	Total:	**$363,317**	**($248,571)**	**$114,746**	**$489,177**					**$9,651**	**$1,067,976**	**($248,571)**	**$30,673**	**$850,078**	**$1,197,129**

[1] A "Replenishment" of the Reserve increases the levy to replenish the Reserve. A "(Use)" of the Reserve decreases the levy by drawing funds from the Reserve to pay current year expenditures after considering the amount shown in the Prior Year General Fund (Advance) / Repayment column, if any.

[2] Represents the average shortfall per EBU expected to be advanced from the General Fund due to costs exceeding the District's maximum assessment revenues.

[3] Represents a district with two or more applied and maximum assessment rates. See Section E of this Report for rates by applicable subdivision or subarea. Lot and acreage detail of each parcel are provided in the preliminary assessment roll of this Report.

[4] The Maximum and Applied Rates per EBU for America West LD, Applegate Ranch LD and Simon LD shown above are per acre for 11.77 acres, 41.74 acres and 3.25 acres, respectively.

[5] Represents funds transferred to/(from) the City's General Fund during the 12 months prior to FY 2025/26 in connection with the prior year's projected unfunded costs. A positive amount represents a projected advance to a District, while a negative amount represents a repayment of a previous advance from the General Fund.

[6] Represents unfunded costs exceeding revenues expected to be advanced from the City's General Fund due to assessment revenue limitations of the District. A negative amount represents a projected repayment of a prior year General Fund advance, while a positive amount represents a projected deficit that would require an advance from the General Fund.

E. FY 2025/26 SUPPLEMENTAL BUDGET INFORMATION

Sierra Park 2. The following table provides assessment rate information for subdivisions or areas within this District which are not detailed within the preceding budget tables in Sections C & D:

Subdivision / Land Use	FY 2025/26 Applied Rate $/EBU	FY 2025/26 Maximum Rate $/EBU
Sierra Park Residential Area Lighting per Lot	$9.60	$9.60
Sierra Park Residential Area Drainage per lot	32.46	32.46
Total Residential	**$42.06**	**$42.06**

Subdivision / Land Use	FY 2025/26 Applied Rate $/EBU	FY 2025/26 Maximum Rate $/EBU
Sierra Parks Commercial Area Lighting per acre	$9.60	$9.60
Sierra Parks Commercial Area Drainage per acre	336.22	336.22
Total Non-Residential	**$345.82**	**$345.82**

Shaffer Lakes East. The following table provides assessment rate information for subdivisions / areas within this District which are not detailed within the preceding budget tables in Sections C & D:

Subdivision / Land Use	FY 2025/26 Applied Rate $/EBU	FY 2025/26 Maximum Rate $/EBU
Villas at Shaffer Lakes 8 Lot 1 to 33 per parcel	$10.36	$10.37
Shaffer Lakes East # 1, 2, 3, 4, 5, 6 and 7 per parcel	$48.20	$48.20
Shaffer Lakes East # 3 Lot 163 Multi-Family per parcel	$564.00	$564.00

Redwood Estates. The following table provides assessment rate information for subdivisions / areas within this District which are not detailed within the preceding budget tables in Sections C & D:

Sub Area / Land Use	FY 2025/26 Applied Rate $/EBU	FY 2025/26 Maximum Rate $/EBU
Sub Area A - Residential Lighting per lot	$5.46	$15.70
Sub Area B - Non-Residential Lighting (none)	n/a	n/a
Sub Area C - Non-Residential Lighting (none)	n/a	n/a
Sub Area A - Residential Drainage per lot	$8.96	$25.82
Sub Area B - Non-Residential Drainage per acre	$13.93	$40.08
Sub Area C - Non-Residential Drainage per acre	$63.89	$183.82

Price Annexation The following table provides assessment rate information for subdivisions / areas within this District which are not detailed within the preceding budget tables in Sections C & D:

Subdivision / Area	Assessable Acres	FY 2025/26 Applied Rate $/EBU	FY 2025/26 Maximum Rate $/EBU
Cott Vent Del Rey #1	n/a	$4.50	$4.50
Cott Vent Del Rey #2, Vintage #1 and #2	n/a	$6.24	$6.25
Casa Del Rey #1, Vintage #3	n/a	$33.68	$33.68
Vista Del Rey #1, 2, 3, 4 and 5, Wildwood Est. #2	n/a	$33.68	$33.68
Casa Del Rey #2 and #3	n/a	$33.68	$33.68
Par 5 Sub #4, #5 and #6	n/a	$33.68	$33.68
Fairway Est. Unit #1	n/a	$33.68	$33.68
Fairway Est. Unit #2 and #3	n/a	$33.68	$33.68
Price Sub Lot 7 per acre	8.5	$27.38	$27.38
Price Sub Lot 12 per acre	20.54	$28.66	$28.67
Price Sub Lot 13 rate per acre	4.2	$27.52	$27.52
Villa Italia	n/a	$76.06	$76.06

Airport Business Park. The following table provides assessment rate information for subdivisions / areas within this District which are not detailed within the preceding budget tables in Sections C & D:

Land Use / Services	FY 2025/26 Applied Rate $/EBU	FY 2025/26 Maximum Rate $/EBU
Airport Business Lighting per Lot/Parcel	$69.84	$69.85
Airport Business Drainage per Acre	$124.07	$124.07

F. RATE INCREASE OR DECREASE FROM PRIOR YEAR

Fund	District Subdivision / Area	2024/25 Applied Rate	2025/26 Proposed Rate	$ Rate Increase / (Decrease)
5001	Northwood Village LD	$27.62	$27.62	$0.00
5002	Orchard Park Estates LD	$47.34	$47.34	$0.00
5003	Wildwood Estates LD	$67.14	$67.14	$0.00
5004	Woodview Garland LA	$14.56	$14.56	$0.00
5005	Shaffer Lakes West LD	$31.44	$31.44	$0.00
5006	Woodhaven LD	$30.04	$30.04	$0.00
5007	Sierra Parks LD			
	Sierra Parks Residential per EBU	$42.06	$42.06	$0.00
	Sierra Parks Commercial per EBU	$345.82	$345.82	$0.00
5008	Shaffer Lakes East LD			
	Villas At Shaffer Lakes 8 Lot 1 to 33	$10.36	$10.36	$0.00
	Shaffer Lakes East # 1, 2, 3, 4, 5, 6 & 7	$48.20	$48.20	$0.00
	Shaffer Lakes East # 3 Lot 163 (MF) per parcel	$564.00	$564.00	$0.00
5009	Price Annexation LD			
	Cott Vent Del Rey #1	$4.50	$4.50	$0.00
	Cott Vent Del Rey #2, Vintage #1 and #2	$6.24	$6.24	$0.00
	Casa Del Rey #1, Vintage #3	$33.68	$33.68	$0.00
	Vista Del Rey #1, 2, 3, 4 and 5, Wildwood Est. #2	$33.68	$33.68	$0.00
	Casa Del Rey #2 and #3	$33.68	$33.68	$0.00
	Par 5 Sub #4, #5 & #6	$33.68	$33.68	$0.00
	Fairway Est. Unit #1	$33.68	$33.68	$0.00
	Fairway Est. Unit # 2 and 3	$33.68	$33.68	$0.00
	Price Sub Lot 7 per Acre	$27.38	$27.38	$0.00
	Price Sub Lot 12 per Acre	$28.67	$28.67	$0.00
	Price Sub Lot 13 per Acre	$27.52	$27.52	$0.00
	Villa Italia	$76.06	$76.06	$0.00
5011	Sandlewood Square LD	$27.54	$27.54	$0.00
5013	Pajaro Dunes LD	$0.00	$0.00	$0.00
5015	Redwood Estates LD			
	Sub Area A - Residential Lighting per Lot	$5.46	$5.46	$0.00
	Sub Area A - Residential Drainage per Lot	$8.96	$8.96	$0.00
	Sub Area B - Non-Res Drainage per Acre	$13.93	$13.93	$0.00
	Sub Area C - Non-Res Drainage per Acre	$63.89	$63.89	$0.00
5017	Cottage Gardens LD	$32.64	$32.64	$0.00
5019	Airport Business Park LD			
	Lighting per Lot/Parcel	$69.84	$69.84	$0.00
	Lighting per Lot/Parcel	$69.84	$69.84	$0.00

F. RATE INCREASE OR DECREASE FROM PRIOR YEAR (continued)

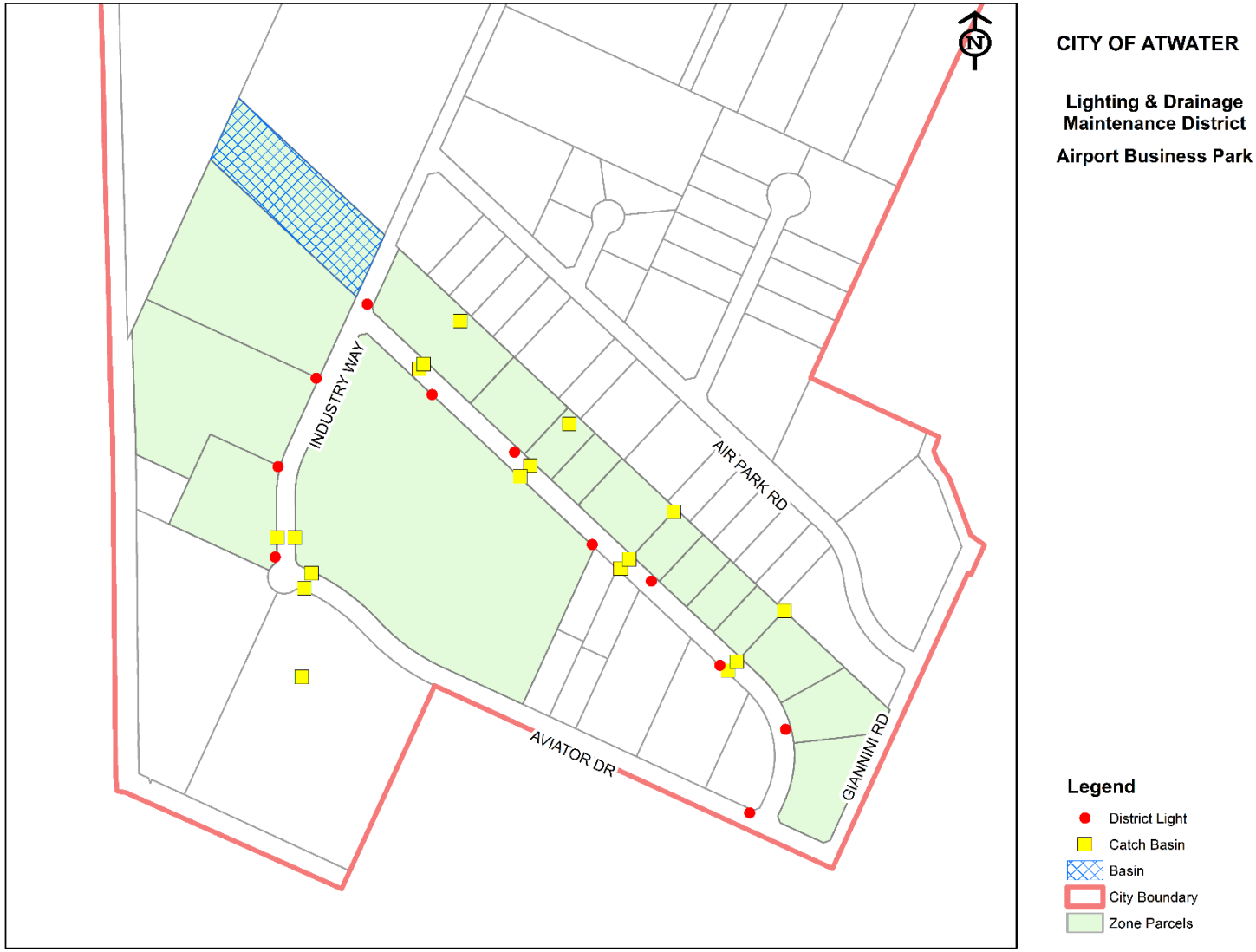
Fund	District Subdivision / Area	2024/25 Applied Rate	2025/26 Proposed Rate	$ Rate Increase / (Decrease)	
5021	Silva Ranch LD	$0.00	$0.00	$0.00	
5023	Mello Ranch LD	$87.00	$87.00	$0.00	
5025	Camellia Estates LD	$33.64	$33.64	$0.00	
5026	Juniper Meadows 1 LD	$0.00	$0.00	$0.00	
5028	Camellia Meadows LD	$0.00	$0.00	$0.00	
5030	Stone Creek LD	$44.76	$44.76	$0.00	
5032	America West LD	$0.00	$0.00	$0.00	
5034	Bell Crossing LD	$1.72	$24.88	$23.16	[1]
5036	Atwater South LD	$0.00	$0.00	$0.00	
5038	Beluga Court LD	$0.00	$0.00	$0.00	
5039	Mello Ranch 2 LD	$75.28	$75.28	$0.00	
5041	Meadow View LD	$0.00	$0.00	$0.00	
5043	Aspenwood LD	$0.00	$0.00	$0.00	
5045	Applegate Ranch LD per Acre	$0.00	$0.00	$0.00	
5047	Reserve LD	$0.00	$0.00	$0.00	
5053	Simon LD per Acre	$0.00	$0.00	$0.00	
5055	Juniper Meadows 2 LD	$54.52	$54.52	$0.00	

[1] Indicates a proposed rate increase to generate sufficient revenues to fund district costs until the collection of next year's assessments and to replenish reserves. If charged at a lesser rate, it is expected that supplemental funds will need to be advanced from the General Fund.

APPENDIX A - DISTRICT DIAGRAMS

For general reference purposes, renderings of the Districts' boundaries, showing the extent of the assessable parcels, are presented herein. More detailed District Diagrams are on file with the City Clerk and made part of this report by reference. The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions shown on the maps of the Assessor of the County of Merced, for the year when this Report was prepared, and are also incorporated by reference herein and made part of this Report.

Airport Business Park



CITY OF ATWATER

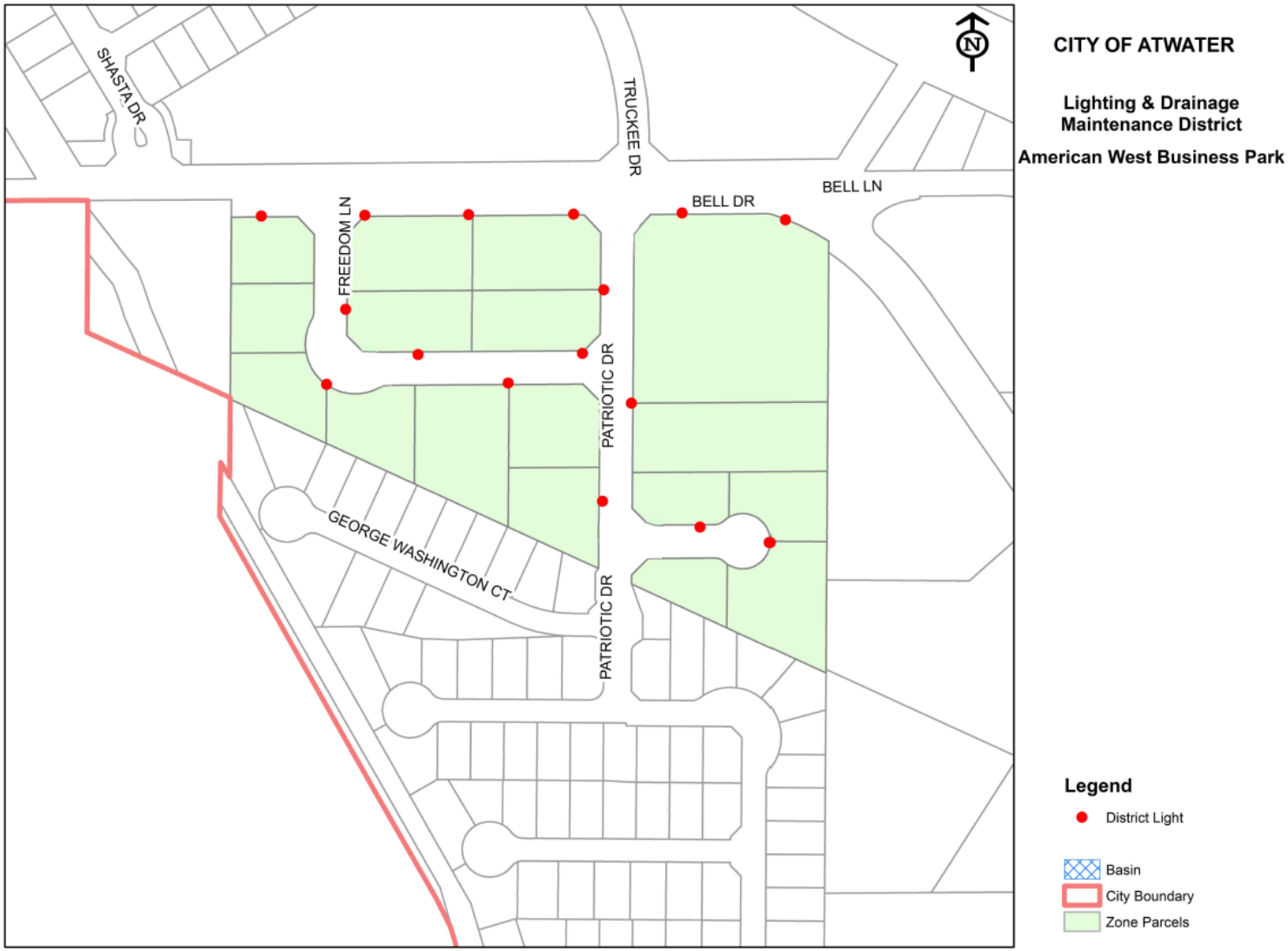
Lighting & Drainage Maintenance District

Airport Business Park

Legend

- District Light
- Catch Basin
- Basin
- City Boundary
- Zone Parcels

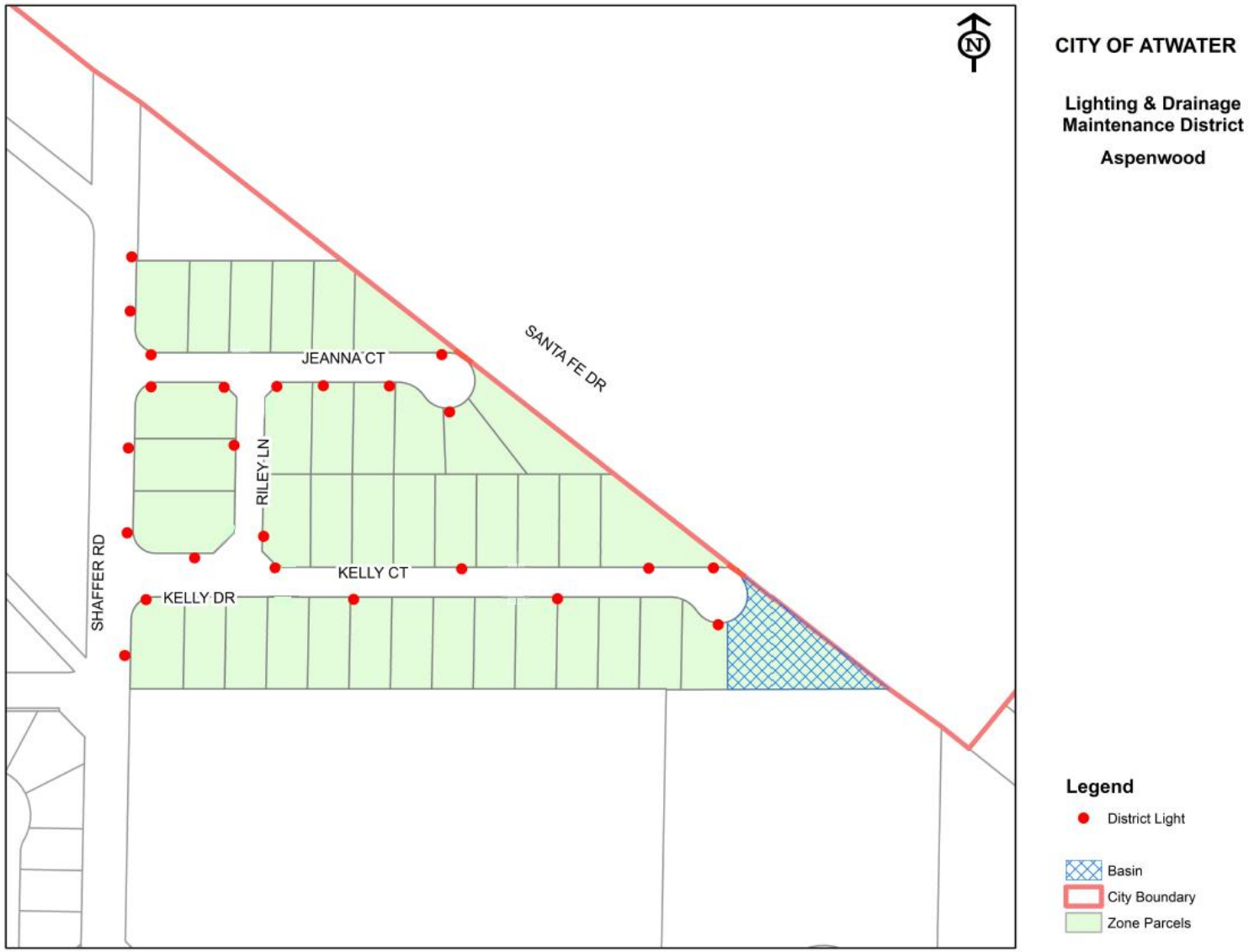
America West Business Park



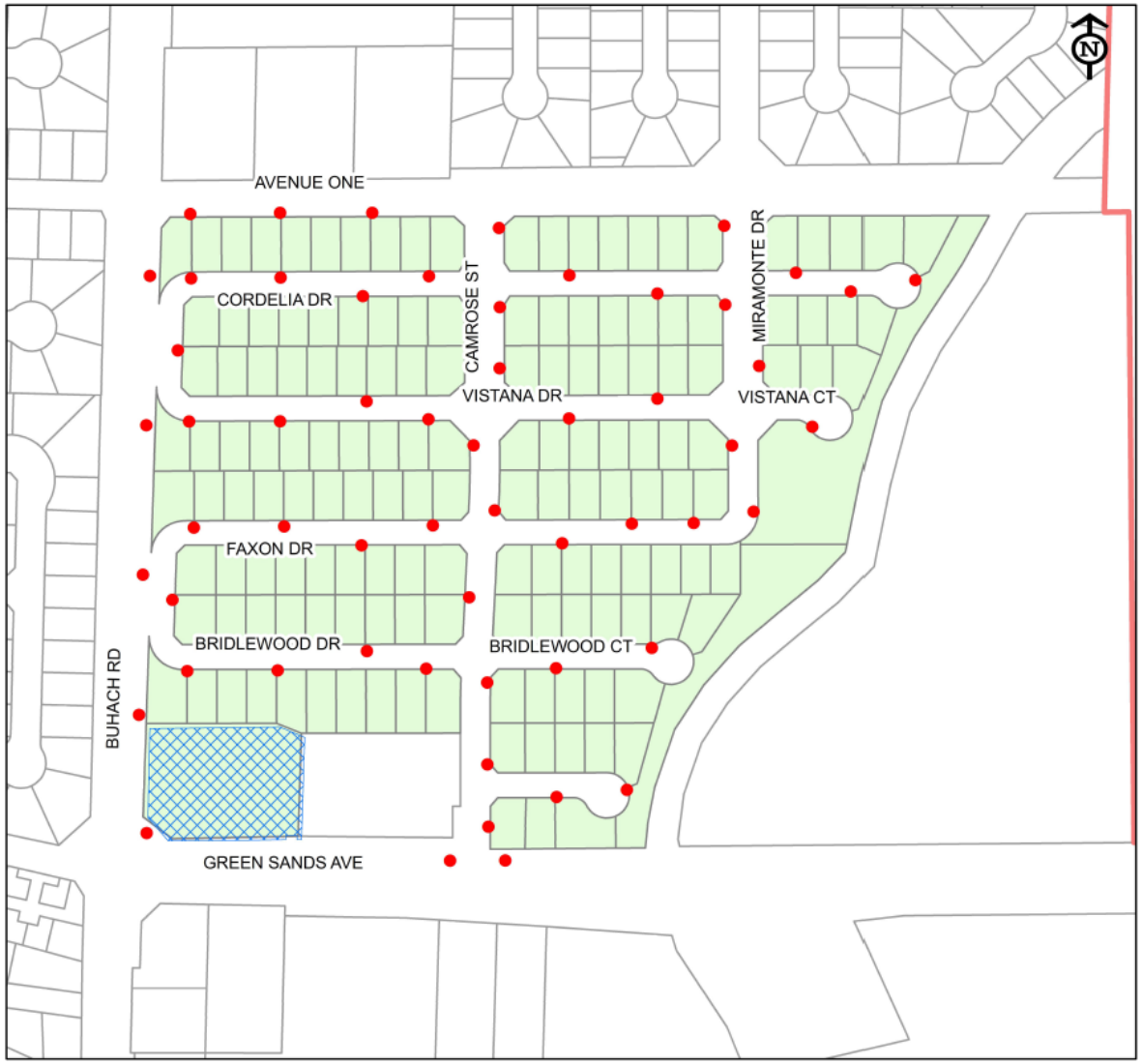
Applegate Ranch



Aspenwood


CITY OF ATWATER
Lighting & Drainage Maintenance District
Aspenwood
JEANNA CT
SANTA FE DR
RILEY LN
SHAFFER RD
KELLY CT
KELLY DR
Legend
District Light
Basin
City Boundary
Zone Parcels

Atwater South



CITY OF ATWATER

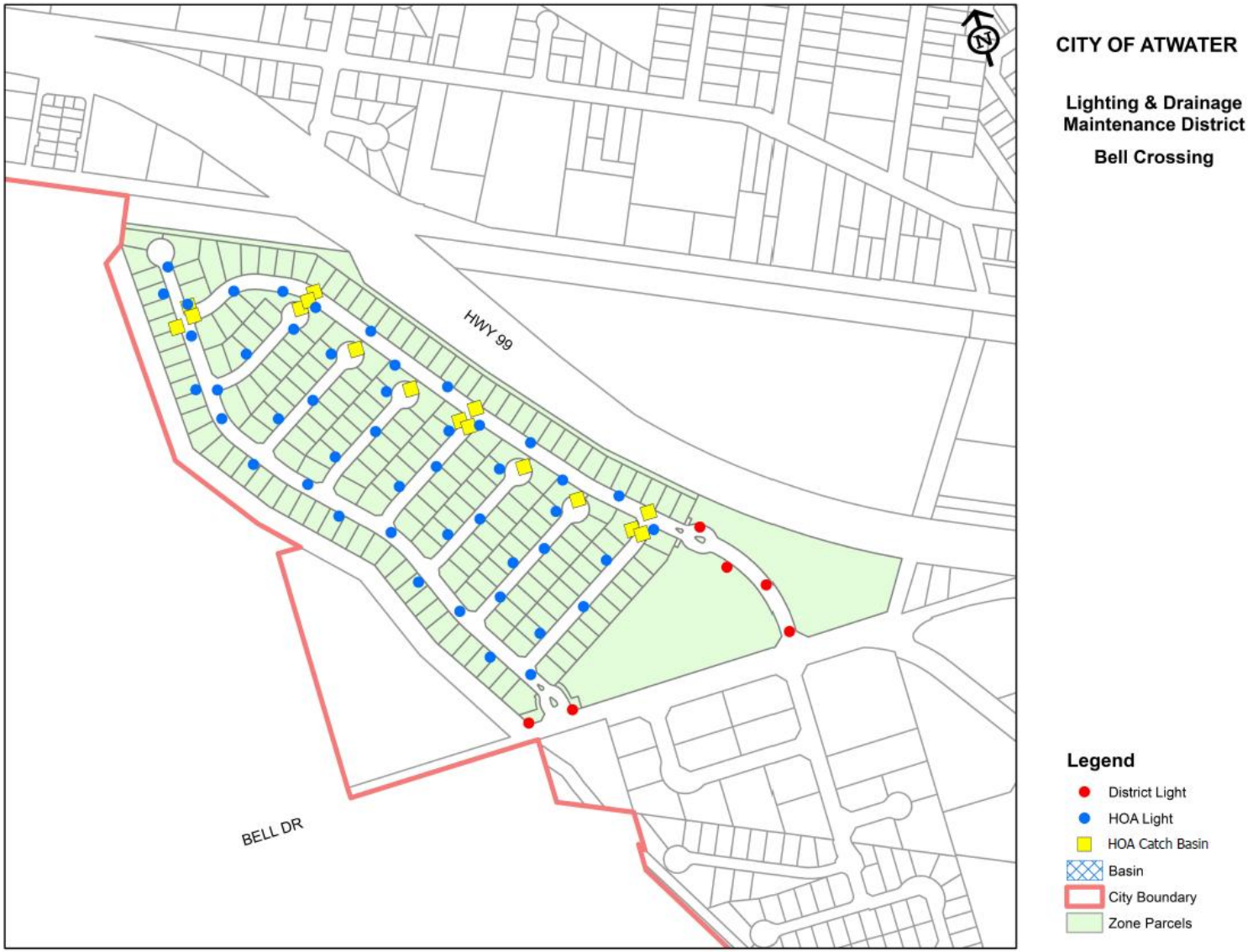
Lighting & Drainage Maintenance District

Atwater South

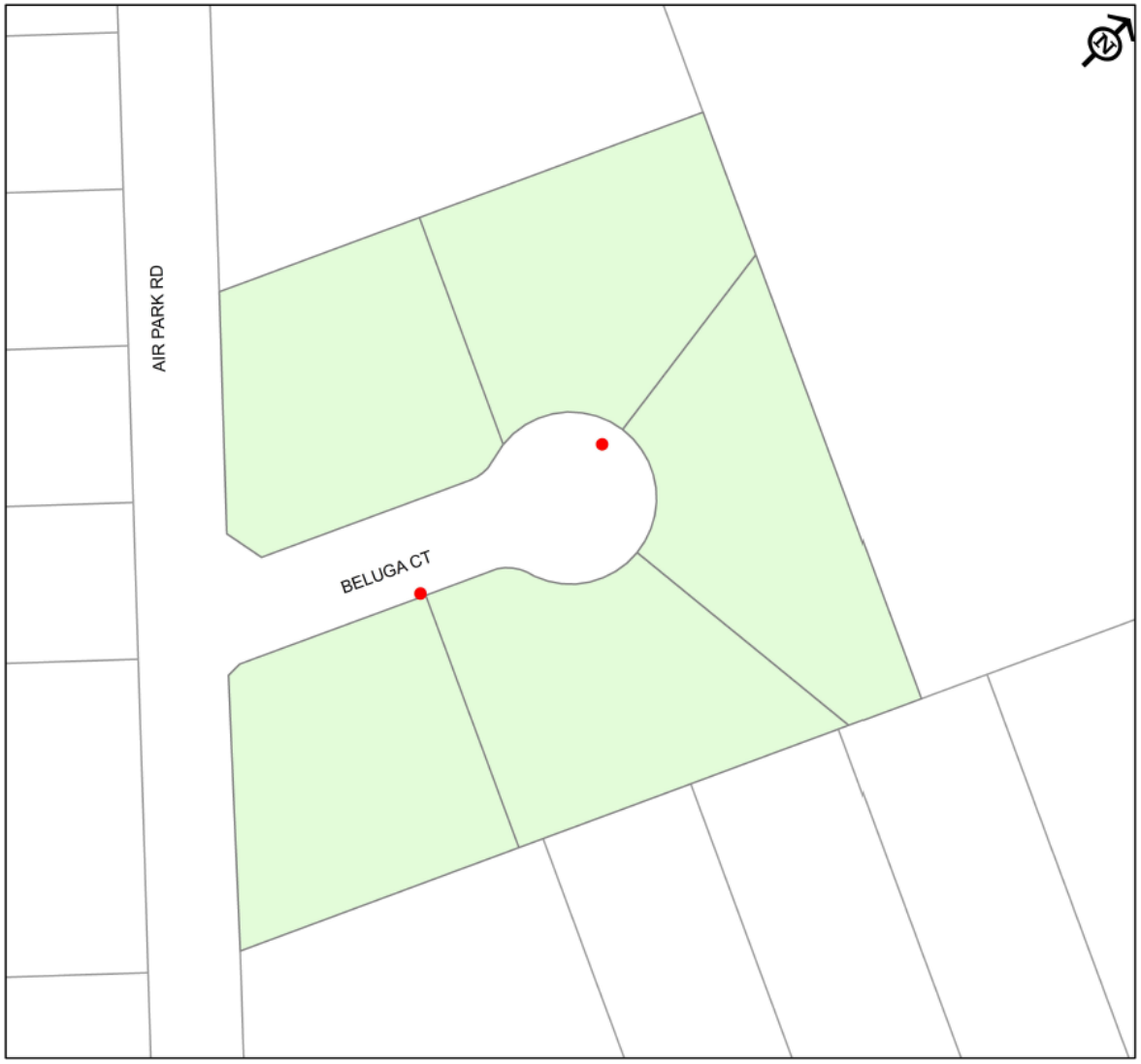
Legend

- District Light
- Basin
- City Boundary
- Zone Parcels

Bell Crossing



Beluga Court



CITY OF ATWATER

Lighting & Drainage Maintenance District

Beluga Court

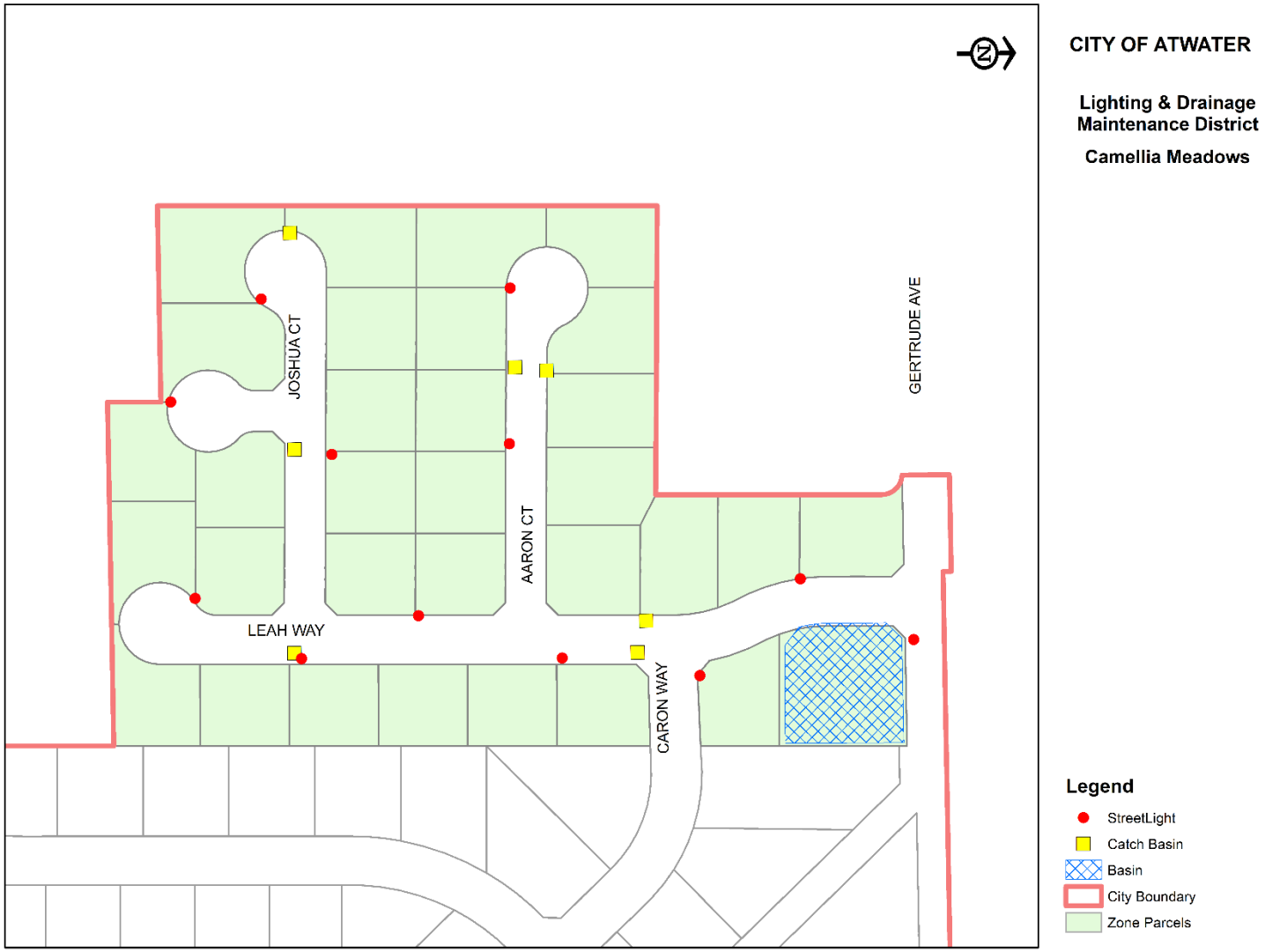
Legend

- District Light
- Basin
- City Boundary
- Zone Parcels

Camellia Estates



Camellia Meadows



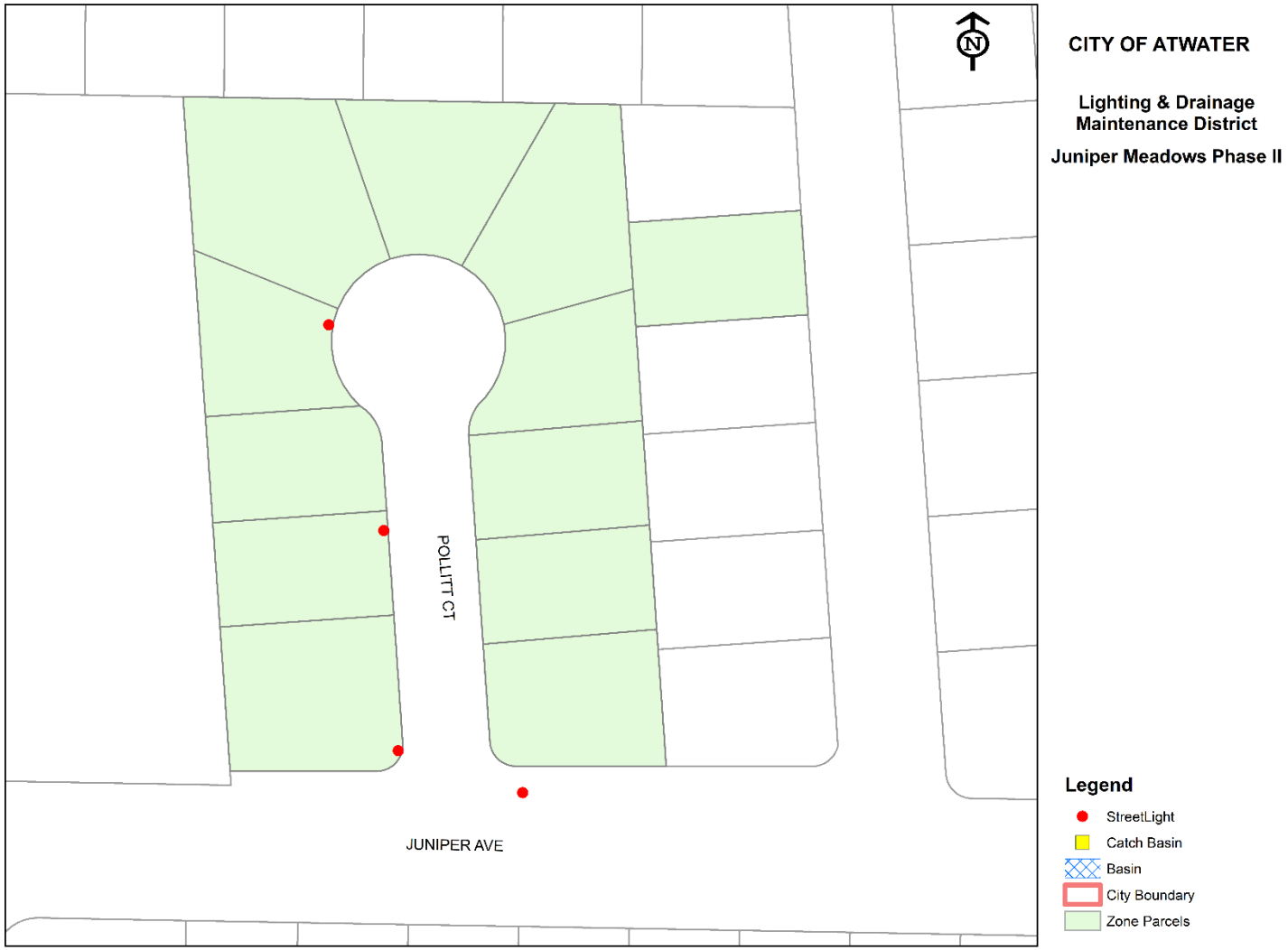
Cottage Gardens



Juniper Meadows I



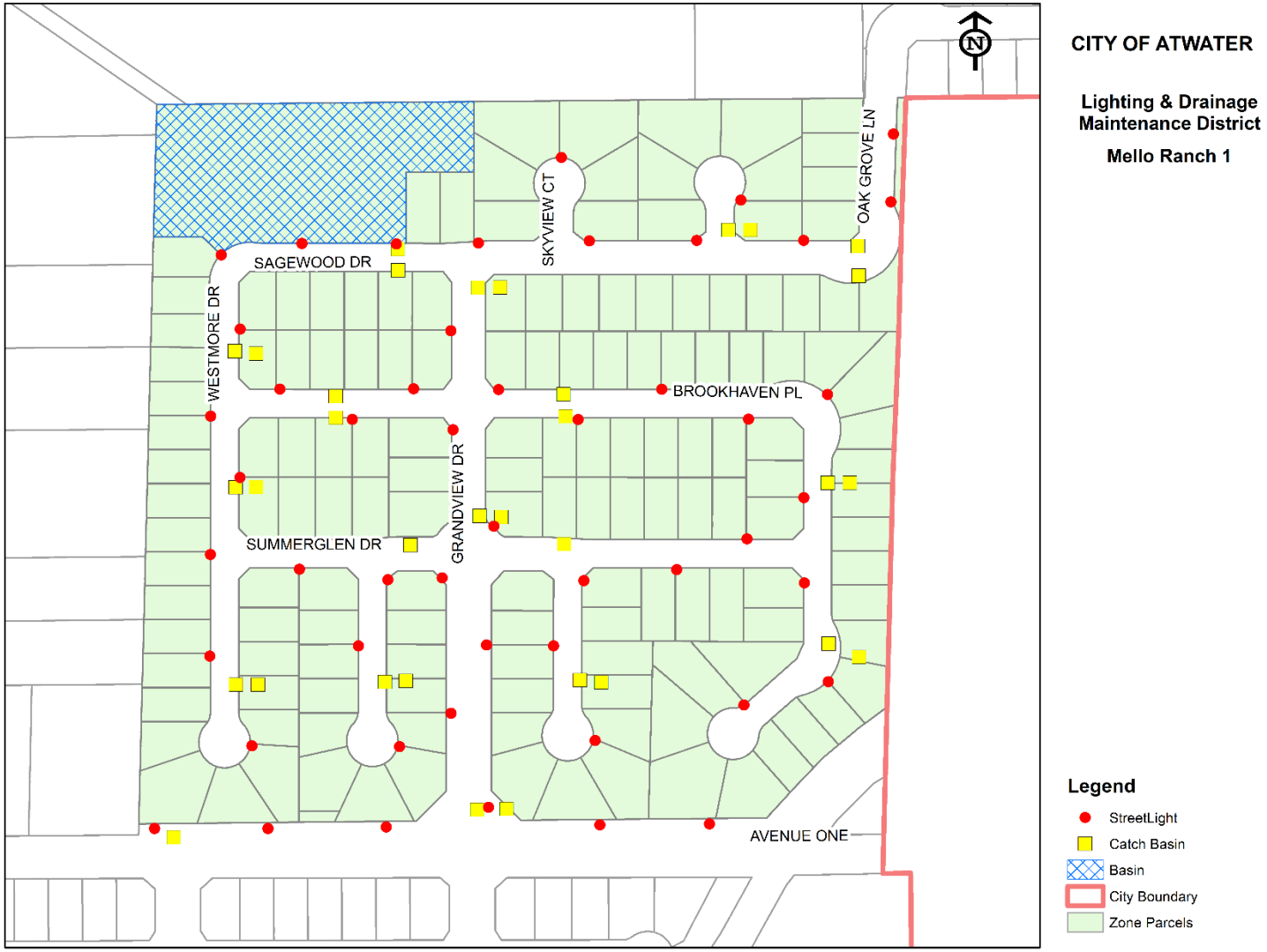
Juniper Meadows II



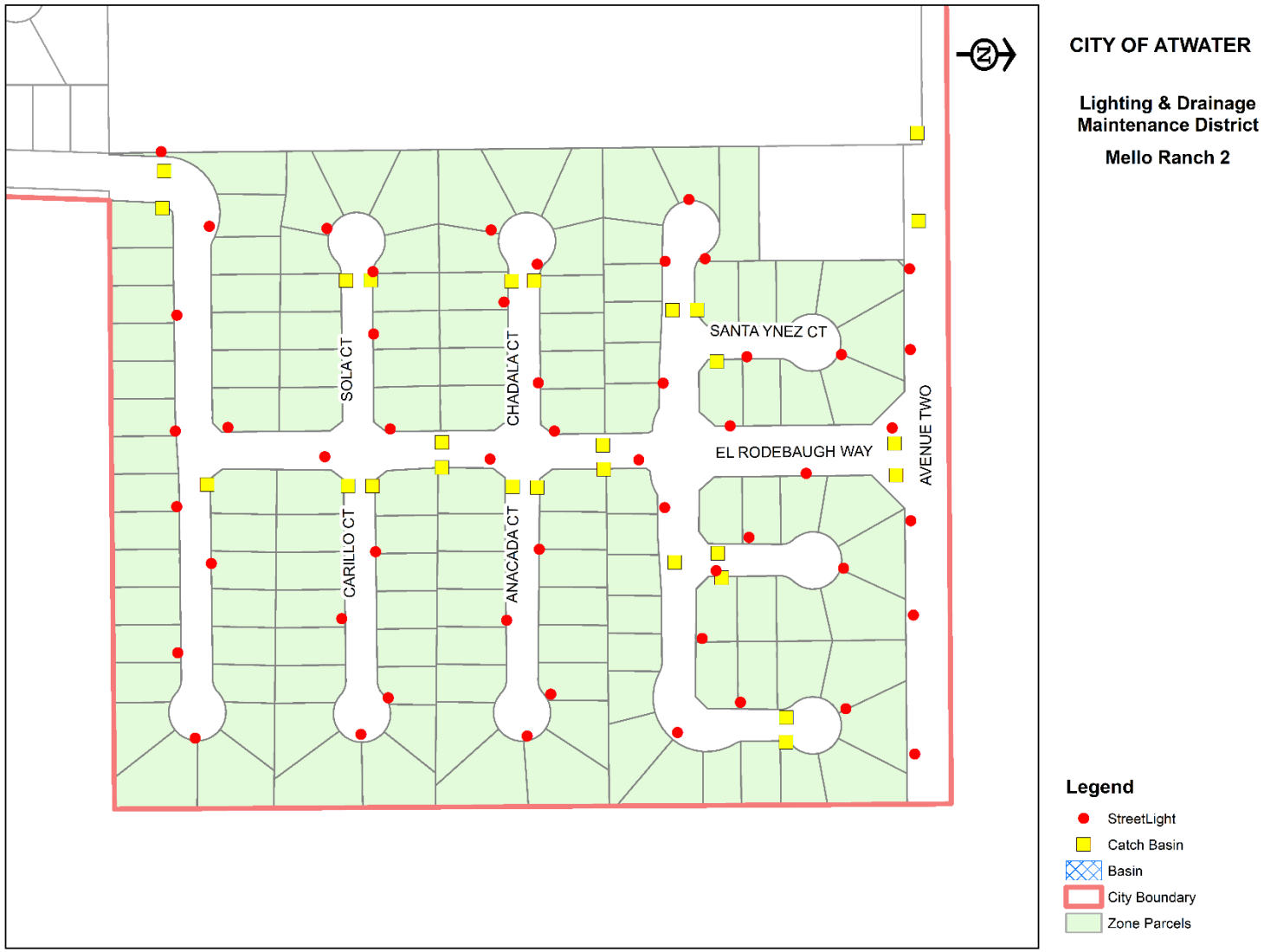
Meadow View Estates



Mello Ranch 1



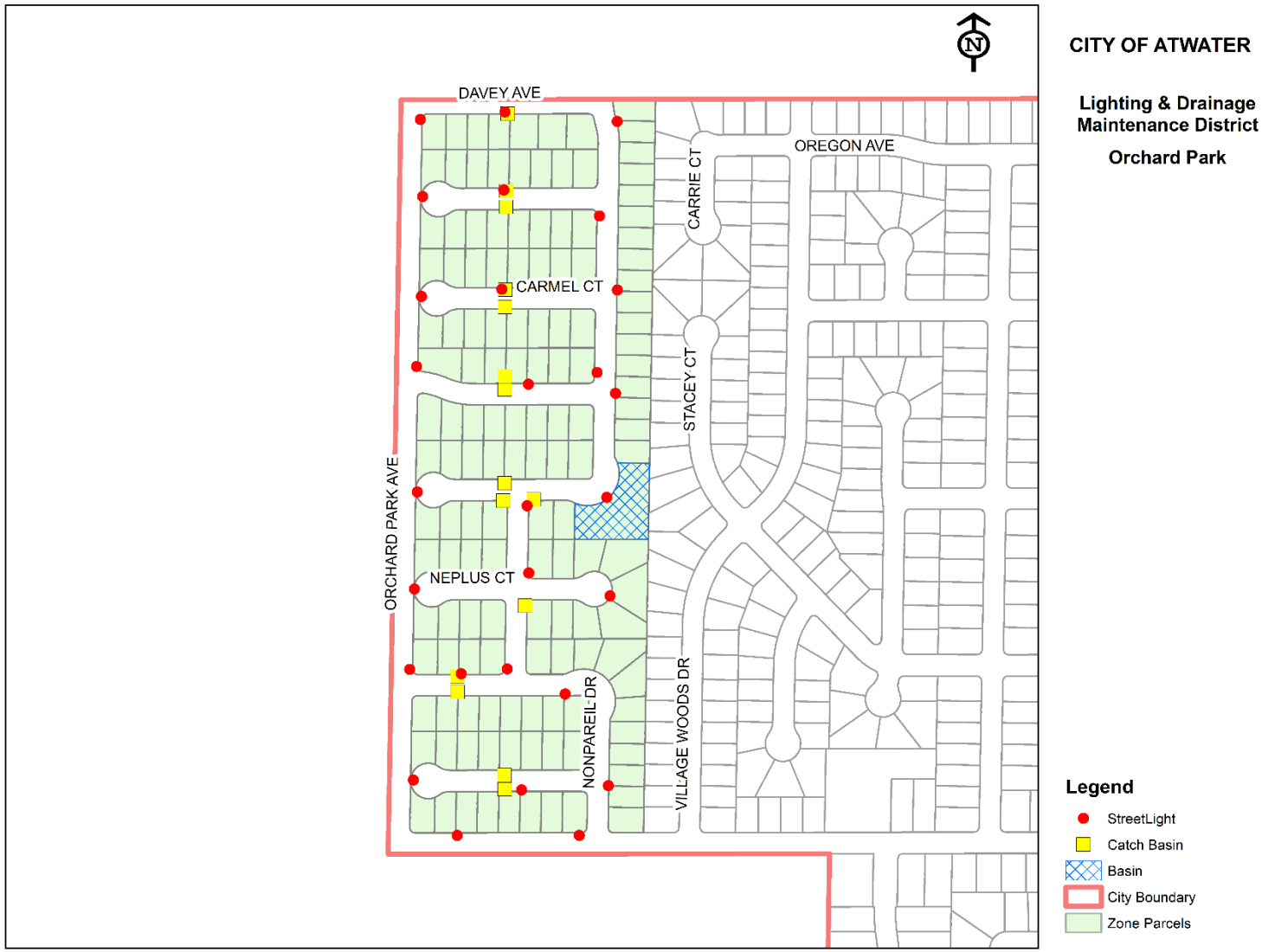
Mello Ranch 2



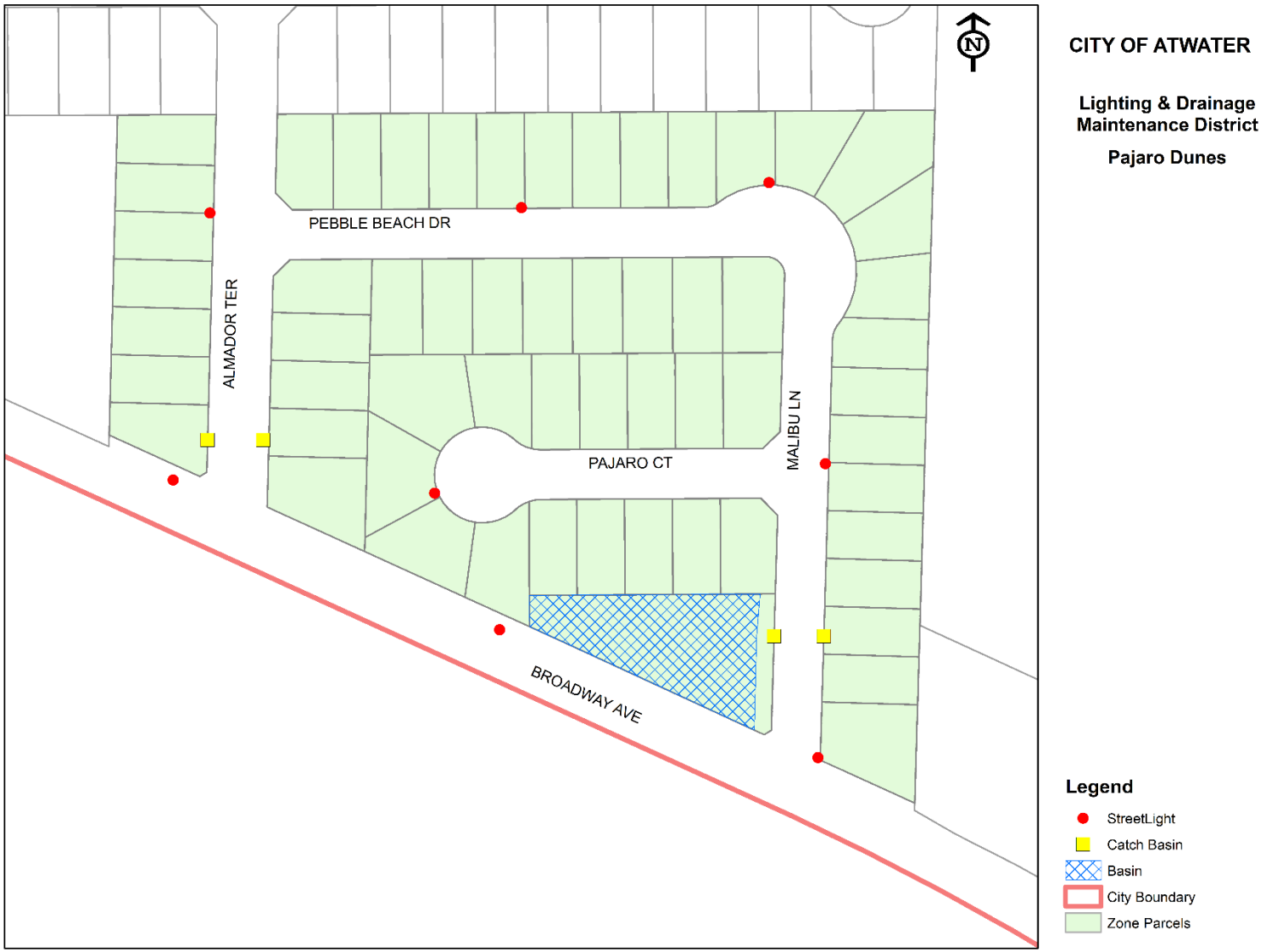
Northwood Village



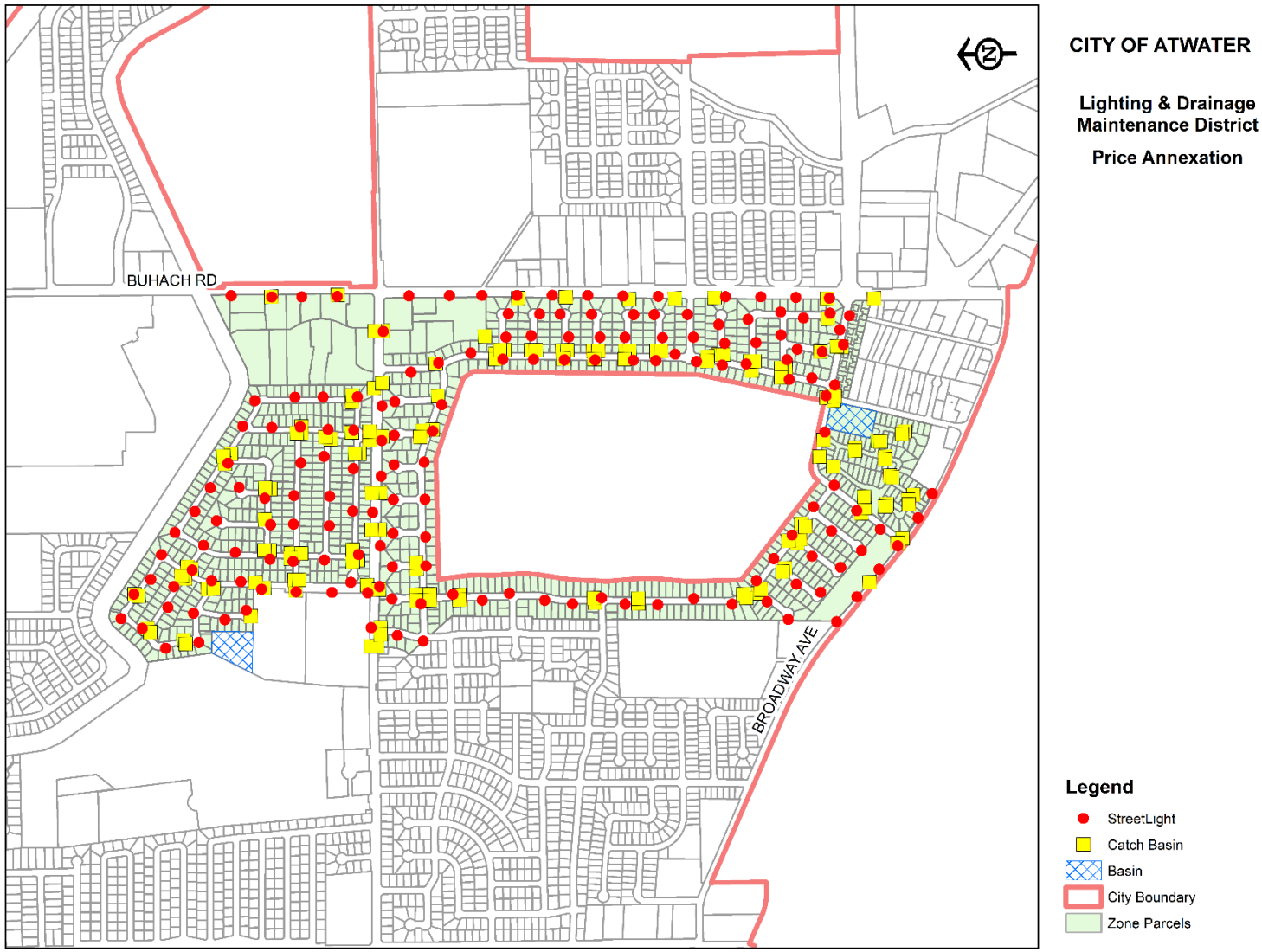
Orchard Park Estates



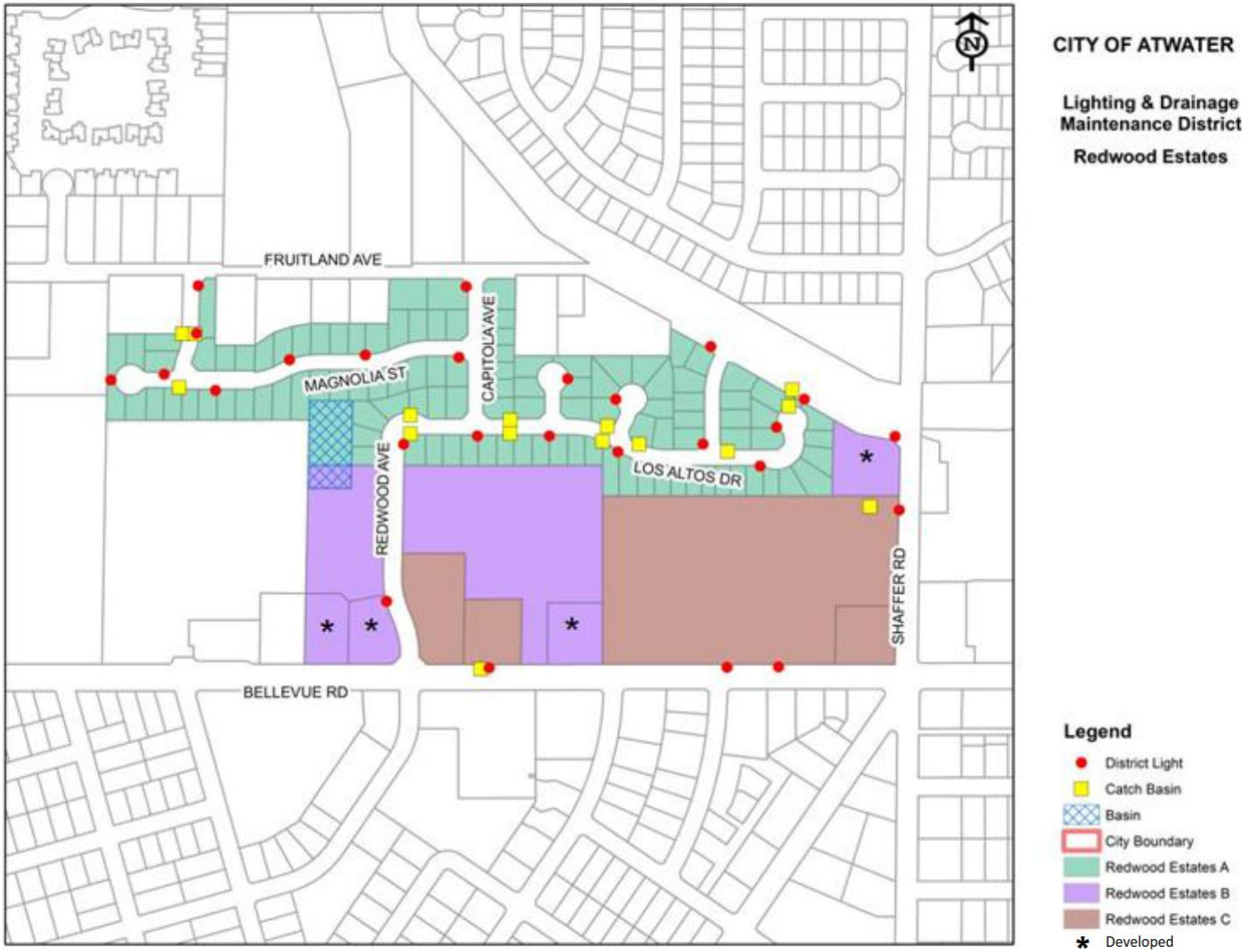
Pajaro Dunes



Price Annexation (Showing Improvements within the 9 Sub Zones)



Redwood Estates



The Reserve



CITY OF ATWATER

Lighting & Drainage Maintenance District

The Reserve

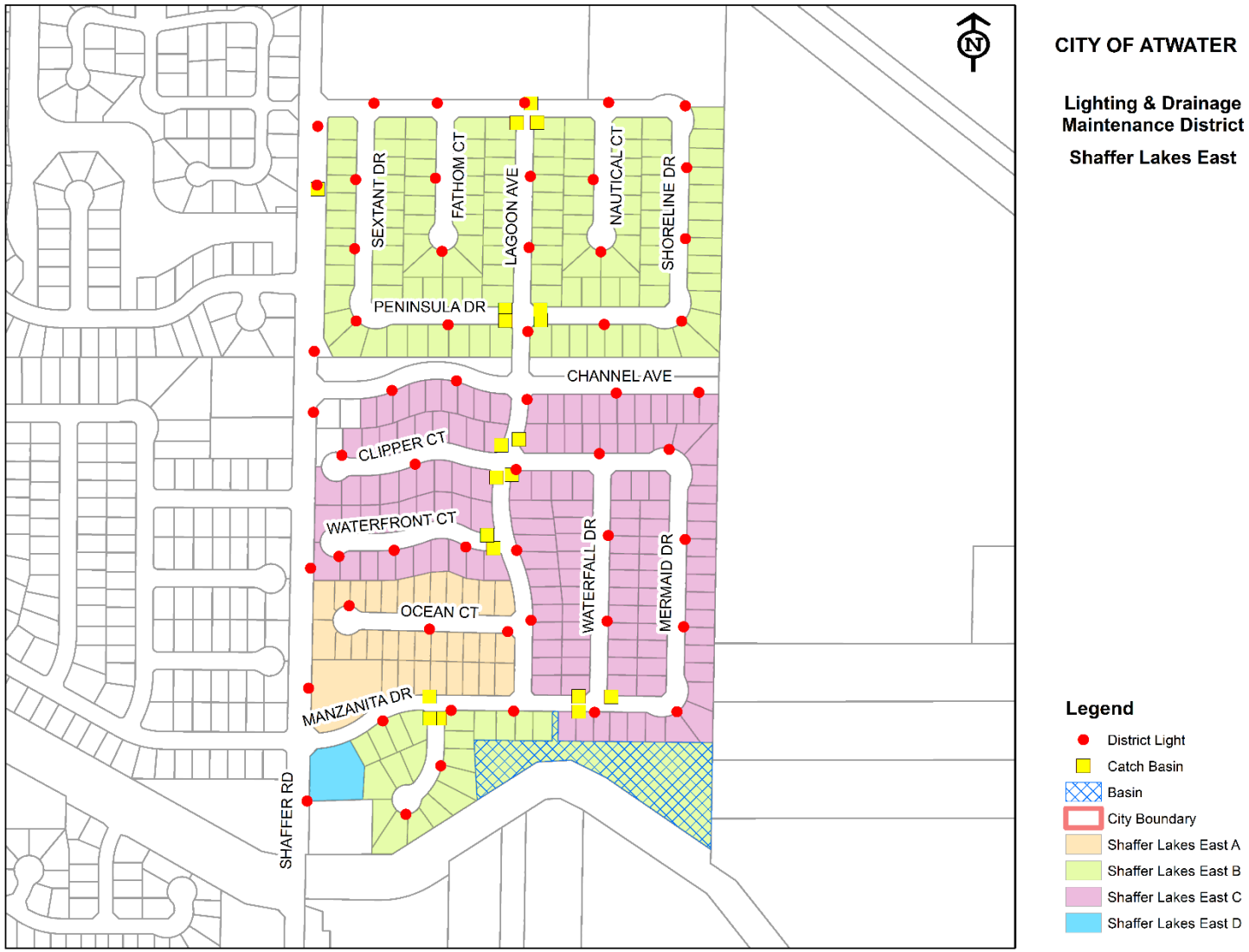
Legend

- StreetLight
- Catch Basin
- Basin
- City Boundary
- Zone Parcels

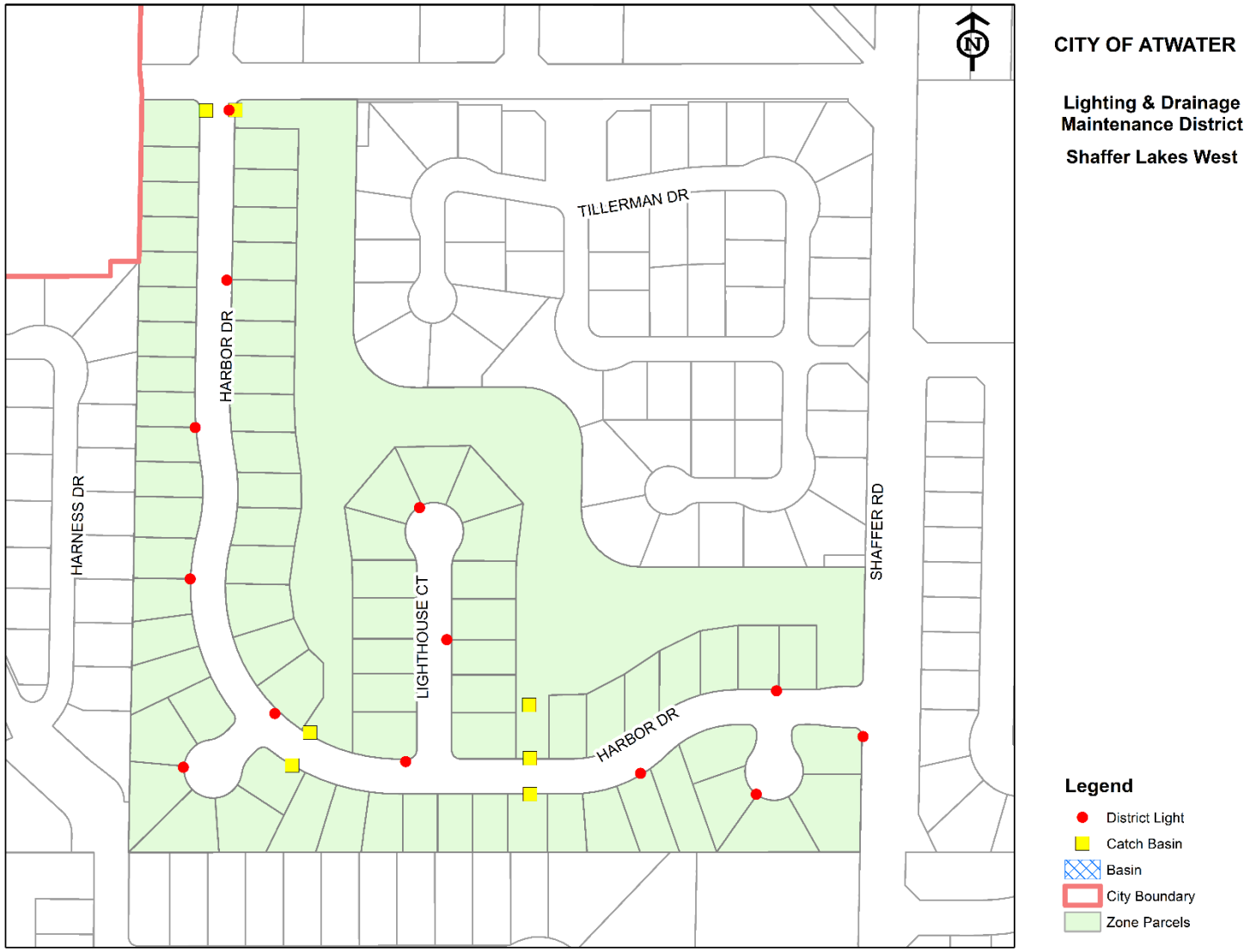
Sandlewood Square



Shaffer Lakes East



Shaffer Lakes West



CITY OF ATWATER

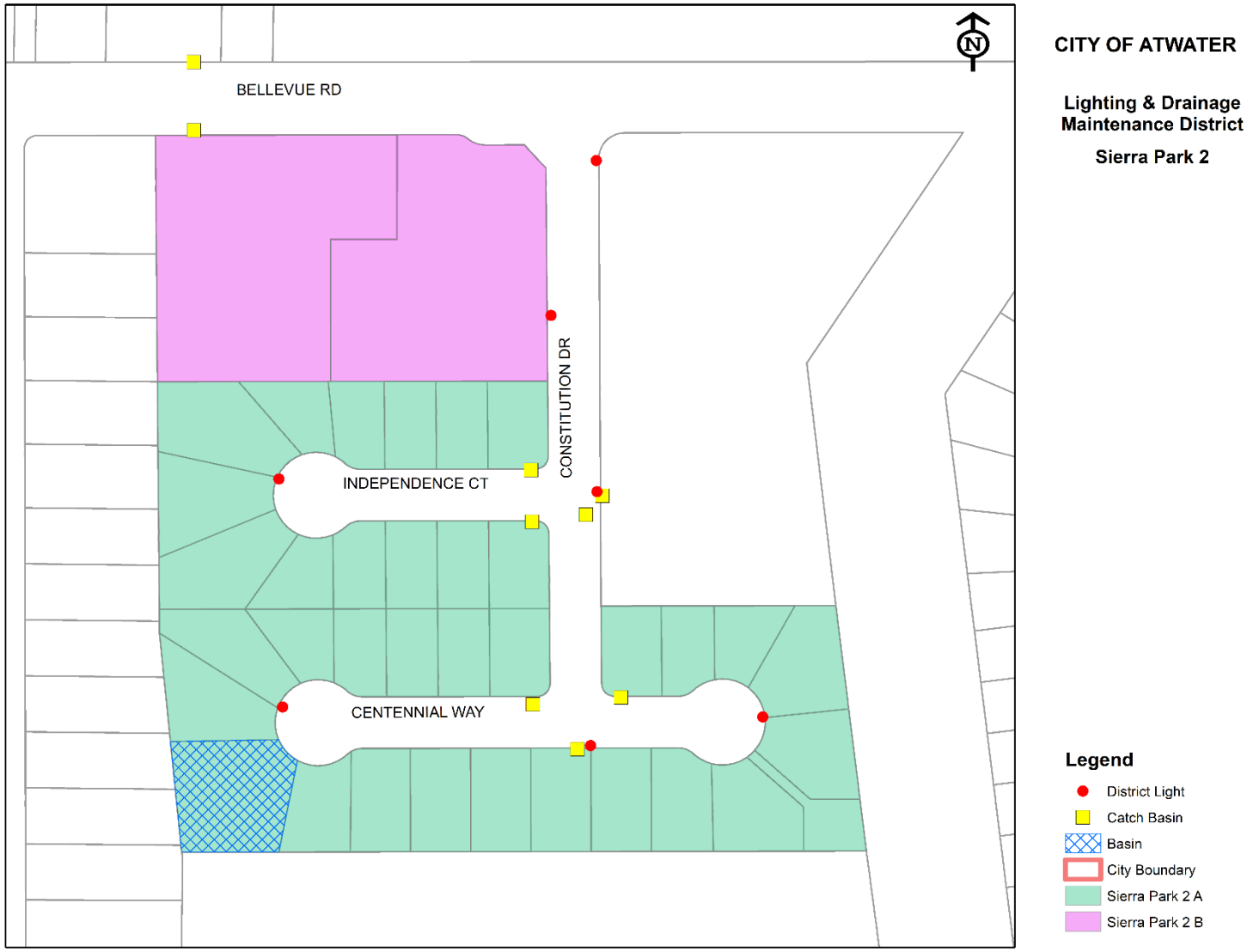
Lighting & Drainage Maintenance District

Shaffer Lakes West

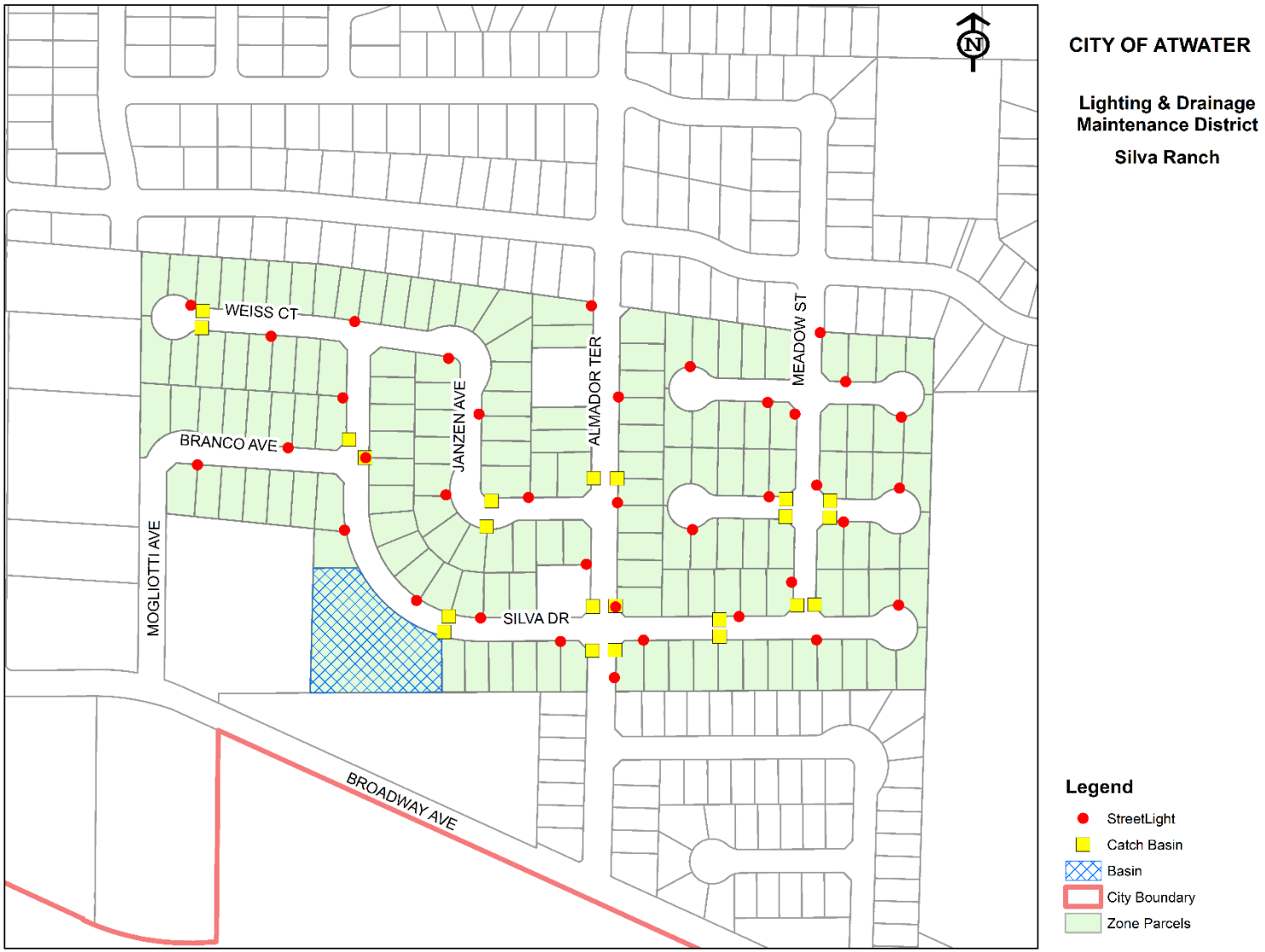
Legend

- District Light
- Catch Basin
- Basin
- City Boundary
- Zone Parcels

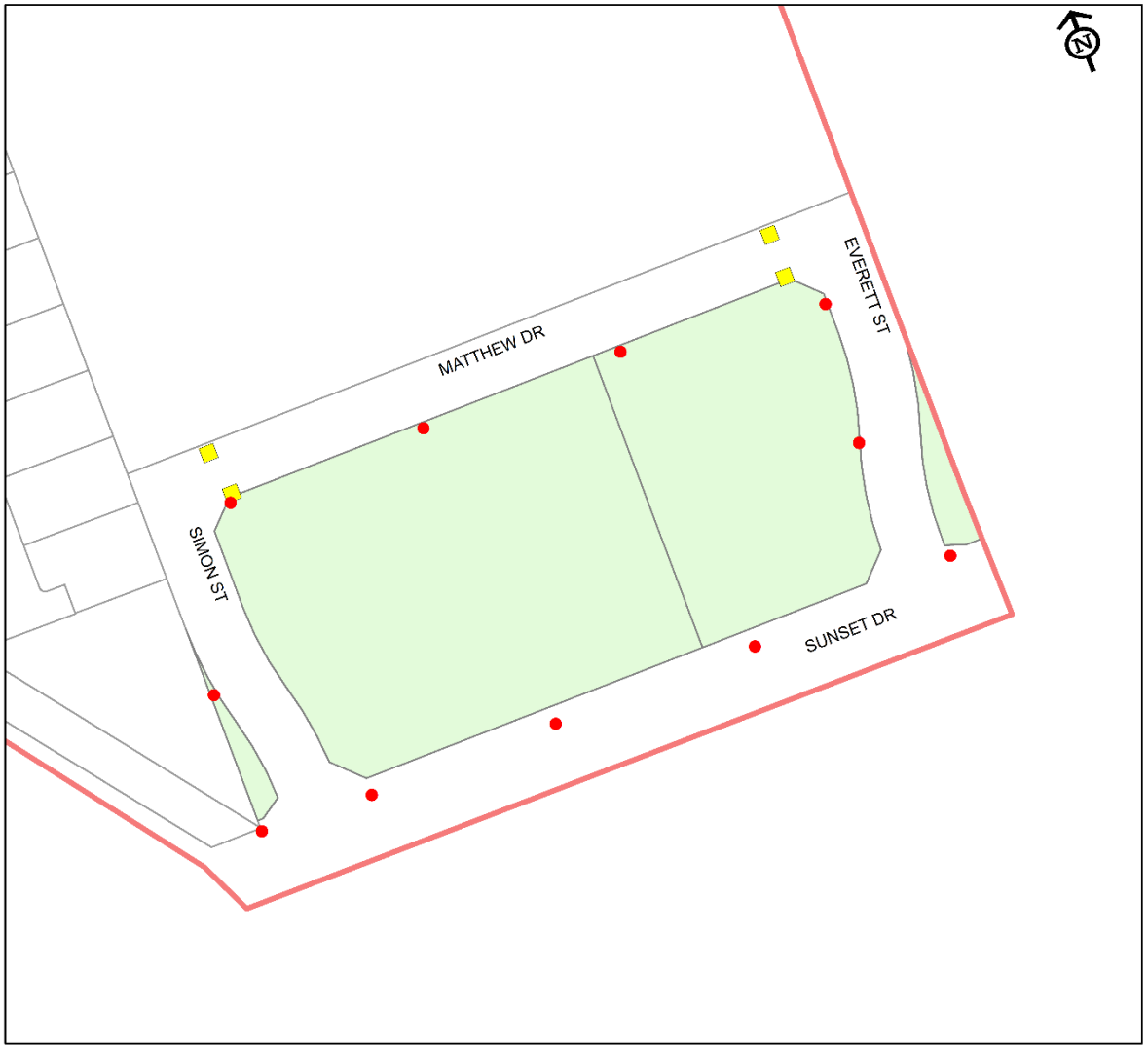
Sierra Park 2



Silva Ranch


N
WEISS CT
BRANCO AVE
JANZEN AVE
ALMADOR TER
MEADOW ST
MOGLIOTTI AVE
SILVA DR
BROADWAY AVE
CITY OF ATWATER
Lighting & Drainage Maintenance District
Silva Ranch
Legend
StreetLight
Catch Basin
Basin
City Boundary
Zone Parcels

Simon



CITY OF ATWATER

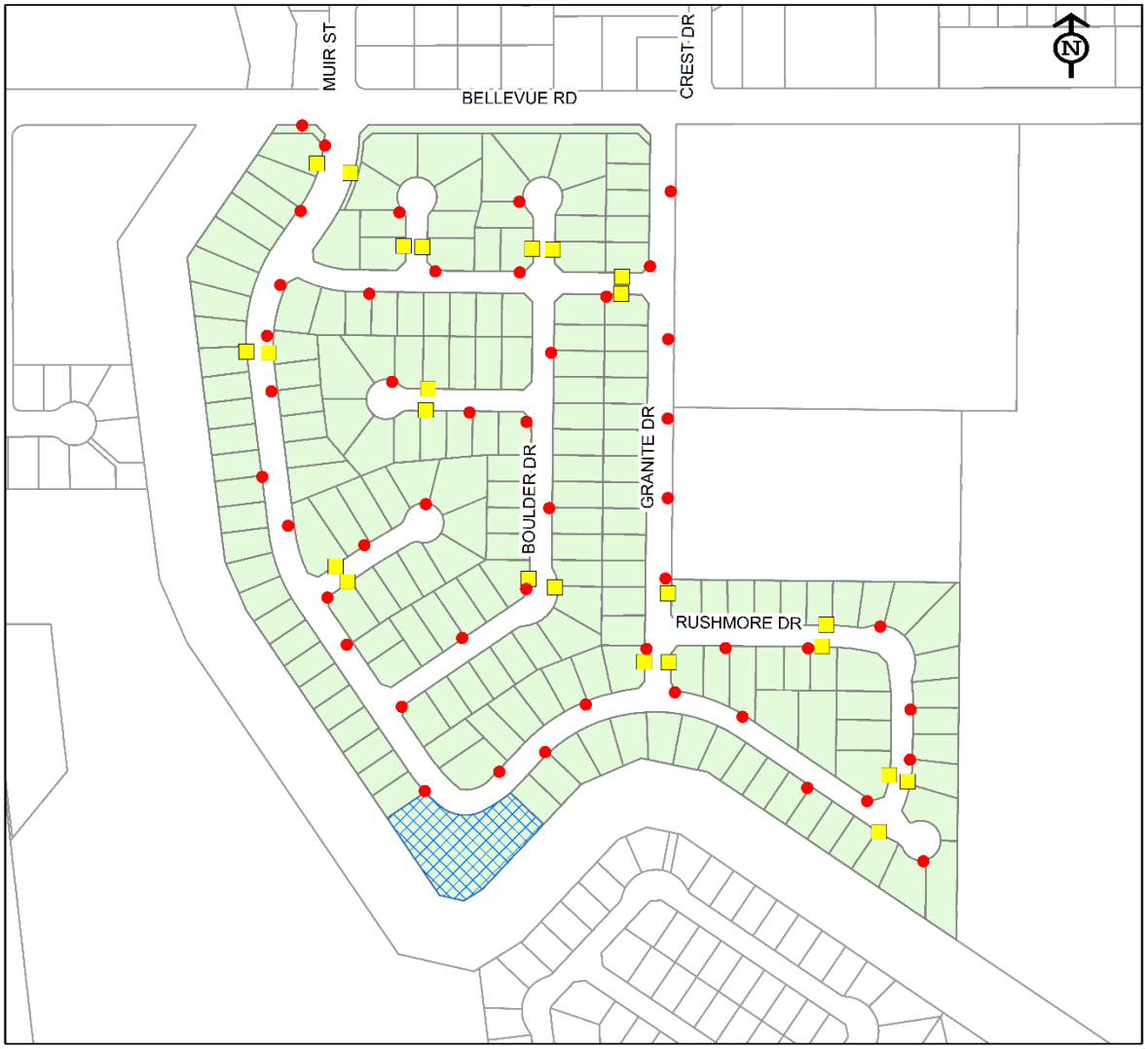
Lighting & Drainage Maintenance District

Simon

Legend

- StreetLight
- Catch Basin
- Basin
- City Boundary
- Zone Parcels

Stone Creek



CITY OF ATWATER

Lighting & Drainage Maintenance District

Stone Creek

Legend

- StreetLight
- Catch Basin
- Basin
- City Boundary
- Zone Parcels

Wildwood Estates



Woodhaven


CITY OF ATWATER
Lighting & Drainage Maintenance District
Woodhaven
VINE ST
MITCHELL LN
VINE CIR
VINE ST
MARY ANN DR
Legend
StreetLight
Catch Basin
Basin
City Boundary
Zone Parcels

Woodview Garland



APPENDIX B - ASSESSMENT ROLLS

Parcel identification for each lot or parcel within the District, shall be the parcel as shown on the Merced County Assessor's map for the year in which this Report is prepared. The land use classification for each parcel is based on the Merced County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-way areas; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Properties outside the District boundary receive no direct or special benefits from the improvements provided by the District and are not assessed.

Approval of this Report (as submitted or as modified) confirms the method of apportionment and the maximum assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for the fiscal year. The parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for the fiscal year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Atwater
Airport Business Park Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU LIGHT	EBU DRAIN	CHARGE
056-330-021-000	281	BUSINESS PR	AIR BUS PK SUB LOT 5	1.0	1.0	$ 193.92
056-330-024-000	181	BUSINESS PR	AIR BUS PK SUB LOT 8	1.0	1.0	$ 193.92
056-330-025-000	141	BUSINESS PR	AIR BUS PK SUB LOT 9	1.0	1.1	$ 206.32
056-330-026-000	101	BUSINESS PR	AIR BUS PK SUB LOT 10	1.0	1.4	$ 243.54
056-330-029-000	485	AVIATOR DR	AIR BUS PK SUB LOT 14	1.0	2.0	$ 317.98
056-330-031-000	221	BUSINESS PR	PARCEL 1 PM 85-09 SEC 12/7/12	1.0	0.5	$ 131.88
056-330-032-000	201	BUSINESS WAY	PARCEL 2 PM 85-09 SEC 12/7/12	1.0	0.5	$ 131.88
056-330-035-000	241	BUSINESS PR	PARCEL 1 PM 87-38 SEC 12/7/12	1.0	0.5	$ 131.88
056-330-036-000	237	BUSINESS PARK WAY #	PARCEL 2 PM 87-38 SEC 12/7/12	1.0	0.5	$ 131.88
056-330-037-000	301	BUSINESS PR	PARCEL 1 PM 98-02 SEC 12/7/12	1.0	0.5	$ 131.88
056-330-038-000	291	BUSINESS PR	PARCEL 2 PM 98-02 SEC 12/7/12	1.0	0.5	$ 131.88
056-410-003-000	341	BUSINESS PARK WAY	AIR BUS PK SUB LOT 3	1.0	1.0	$ 193.92
056-410-005-000	541	INDUSTRY	AIR BUS PK SUB LOT 15	1.0	4.6	$ 640.56
056-410-006-000	581	INDUSTRY	AIR BUS PK SUB LOT 16	1.0	4.6	$ 640.56
056-410-008-000	550	INDUSTRY PR	AIR BUS PK SUB LOT 12 & POR 11	1.0	13.0	$ 1,682.76
056-410-009-000	441	BUSINESS PR	AIR BUS PK SUB LOTS 1-2	1.0	2.0	$ 317.98
Total				**16.0**	**34.7**	**$ 5,422.74**

City of Atwater
Bell Crossing Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-241-001-000	1949	SHASTA DR	BELL CROSSING PHASE 1 LOT 72	1.0	$ 24.88
001-241-002-000	1945	SHASTA DR	BELL CROSSING PHASE 1 LOT 73	1.0	$ 24.88
001-241-003-000	1941	SHASTA DR	BELL CROSSING PHASE 1 LOT 74	1.0	$ 24.88
001-241-004-000	1937	SHASTA DR	BELL CROSSING PHASE 1 LOT 75	1.0	$ 24.88
001-241-005-000	1933	SHASTA DR	BELL CROSSING PHASE 1 LOT 76	1.0	$ 24.88
001-241-006-000	1929	SHASTA DR	BELL CROSSING PHASE 1 LOT 77	1.0	$ 24.88
001-241-007-000	1925	SHASTA DR	BELL CROSSING PHASE 1 LOT 78	1.0	$ 24.88
001-241-008-000	1927	SHASTA DR	BELL CROSSING PHASE 1 LOT 79	1.0	$ 24.88
001-241-009-000	1917	SHASTA DR	BELL CROSSING PHASE 1 LOT 80	1.0	$ 24.88
001-241-010-000	1913	SHASTA DR	BELL CROSSING PHASE 1 LOT 81	1.0	$ 24.88
001-241-011-000	1909	SHASTA DR	BELL CROSSING PHASE 1 LOT 82	1.0	$ 24.88
001-241-012-000	1905	SHASTA DR	BELL CROSSING PHASE 1 LOT 83	1.0	$ 24.88
001-242-001-000	2100	ARCATA WAY	BELL CROSSING PHASE 1 LOT 135	1.0	$ 24.88
001-242-002-000	2104	ARCATA WAY	BELL CROSSING PHASE 1 LOT 134	1.0	$ 24.88
001-242-003-000	2108	ARCATA WAY	BELL CROSSING PHASE 1 LOT 133	1.0	$ 24.88
001-242-004-000	2112	ARCATA WAY	BELL CROSSING PHASE 1 LOT 132	1.0	$ 24.88
001-242-005-000	2116	ARCATA WAY	BELL CROSSING PHASE 1 LOT 131	1.0	$ 24.88
001-242-006-000	2120	ARCATA WAY	BELL CROSSING PHASE 1 LOT 130	1.0	$ 24.88
001-242-007-000	2124	ARCATA WAY	BELL CROSSING PHASE 1 LOT 129	1.0	$ 24.88
001-242-008-000	2129	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 128	1.0	$ 24.88
001-242-009-000	2125	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 127	1.0	$ 24.88
001-242-010-000	2121	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 126	1.0	$ 24.88
001-242-011-000	2117	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 125	1.0	$ 24.88
001-242-012-000	2113	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 124	1.0	$ 24.88
001-242-013-000	2109	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 123	1.0	$ 24.88
001-242-014-000	2105	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 122	1.0	$ 24.88
001-242-015-000	2101	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 121	1.0	$ 24.88
001-242-016-000	2100	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 120	1.0	$ 24.88
001-242-017-000	2104	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 119	1.0	$ 24.88
001-242-018-000	2108	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 118	1.0	$ 24.88
001-242-019-000	2112	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 117	1.0	$ 24.88
001-242-020-000	2116	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 116	1.0	$ 24.88
001-242-021-000	2120	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 115	1.0	$ 24.88
001-242-022-000	2124	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 114	1.0	$ 24.88
001-242-023-000	2128	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 113	1.0	$ 24.88
001-242-024-000	2133	UKIAH CT	BELL CROSSING PHASE 1 LOT 112	1.0	$ 24.88
001-242-025-000	2129	UKIAH CT	BELL CROSSING PHASE 1 LOT 111	1.0	$ 24.88
001-242-026-000	2125	UKIAH CT	BELL CROSSING PHASE 1 LOT 110	1.0	$ 24.88
001-242-027-000	2121	UKIAH CT	BELL CROSSING PHASE 1 LOT 109	1.0	$ 24.88
001-242-028-000	2117	UKIAH CT	BELL CROSSING PHASE 1 LOT 108	1.0	$ 24.88
001-242-029-000	2113	UKIAH CT	BELL CROSSING PHASE 1 LOT 107	1.0	$ 24.88
001-242-030-000	2109	UKIAH CT	BELL CROSSING PHASE 1 LOT 106	1.0	$ 24.88
001-242-031-000			BELL CROSSING PHASE 1 LOT 105	1.0	$ 24.88
001-242-032-000	2101	UKIAH CT	BELL CROSSING PHASE 1 LOT 104	1.0	$ 24.88
001-242-033-000	2100	UKIAH CT	BELL CROSSING PHASE 1 LOT 103	1.0	$ 24.88
001-242-034-000	2104	UKIAH CT	BELL CROSSING PHASE 1 LOT 102	1.0	$ 24.88
001-242-035-000	2108	UKIAH CT	BELL CROSSING PHASE 1 LOT 101	1.0	$ 24.88
001-242-036-000	2112	UKIAH CT	BELL CROSSING PHASE 1 LOT 100	1.0	$ 24.88
001-242-037-000	2116	UKIAH CT	BELL CROSSING PHASE 1 LOT 99	1.0	$ 24.88
001-242-038-000	2120	UKIAH CT	BELL CROSSING PHASE 1 LOT 98	1.0	$ 24.88
001-242-039-000	2124	UKIAH CT	BELL CROSSING PHASE 1 LOT 97	1.0	$ 24.88
001-242-040-000	2128	UKIAH CT	BELL CROSSING PHASE 1 LOT 96	1.0	$ 24.88
001-242-041-000	2132	UKIAH CT	BELL CROSSING PHASE 1 LOT 95	1.0	$ 24.88
001-242-042-000	2136	UKIAH CT	BELL CROSSING PHASE 1 LOT 94	1.0	$ 24.88
001-242-043-000	2137	REDDING WAY	BELL CROSSING PHASE 1 LOT 84	1.0	$ 24.88
001-242-044-000	2133	REDDING WAY	BELL CROSSING PHASE 1 LOT 85	1.0	$ 24.88
001-242-045-000	2129	REDDING WAY	BELL CROSSING PHASE 1 LOT 86	1.0	$ 24.88
001-242-046-000	2125	REDDING WAY	BELL CROSSING PHASE 1 LOT 87	1.0	$ 24.88
001-242-047-000	2121	REDDING WAY	BELL CROSSING PHASE 1 LOT 88	1.0	$ 24.88

City of Atwater
Bell Crossing Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-242-048-000	2117	REDDING WAY	BELL CROSSING PHASE 1 LOT 89	1.0	$ 24.88
001-242-049-000	2113	REDDING WAY	BELL CROSSING PHASE 1 LOT 90	1.0	$ 24.88
001-242-050-000	2109	REDDING WAY	BELL CROSSING PHASE 1 LOT 91	1.0	$ 24.88
001-242-051-000	2105	REDDING WAY	BELL CROSSING PHASE 1 LOT 92	1.0	$ 24.88
001-242-052-000	2101	REDDING WAY	BELL CROSSING PHASE 1 LOT 93	1.0	$ 24.88
001-243-001-000	2140	REDDING WAY	BELL CROSSING PHASE 1 LOT 1	1.0	$ 24.88
001-243-002-000	2136	REDDING WAY	BELL CROSSING PHASE 1 LOT 2	1.0	$ 24.88
001-243-003-000	2132	REDDING WAY	BELL CROSSING PHASE 1 LOT 3	1.0	$ 24.88
001-243-004-000	2128	REDDING WAY	BELL CROSSING PHASE 1 LOT 4	1.0	$ 24.88
001-243-005-000	2124	REDDING WAY	BELL CROSSING PHASE 1 LOT 5	1.0	$ 24.88
001-243-006-000	2120	REDDING WAY	BELL CROSSING PHASE 1 LOT 6	1.0	$ 24.88
001-243-007-000	2116	REDDING WAY	BELL CROSSING PHASE 1 LOT 7	1.0	$ 24.88
001-243-008-000	2112	REDDING WAY	BELL CROSSING PHASE 1 LOT 8	1.0	$ 24.88
001-243-009-000	2108	REDDING WAY	BELL CROSSING PHASE 1 LOT 9	1.0	$ 24.88
001-243-010-000	2104	REDDING WAY	BELL CROSSING PHASE 1 LOT 10	1.0	$ 24.88
001-243-011-000	2100	REDDING WAY	BELL CROSSING PHASE 1 LOT 11	1.0	$ 24.88
001-244-001-000	1956	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 24	1.0	$ 24.88
001-244-002-000	1952	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 23	1.0	$ 24.88
001-244-003-000	1948	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 22	1.0	$ 24.88
001-244-004-000	1944	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 21	1.0	$ 24.88
001-244-005-000	1940	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 20	1.0	$ 24.88
001-244-006-000	1936	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 19	1.0	$ 24.88
001-244-007-000	1932	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 18	1.0	$ 24.88
001-244-008-000	1928	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 17	1.0	$ 24.88
001-244-009-000			BELL CROSSING PHASE 1 LOT 16	1.0	$ 24.88
001-244-010-000	1920	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 15	1.0	$ 24.88
001-244-011-000	1916	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 14	1.0	$ 24.88
001-244-012-000			BELL CROSSING PHASE 1 LOT 13	1.0	$ 24.88
001-244-013-000	1908	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 12	1.0	$ 24.88
001-251-001-000	1960	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 25	1.0	$ 24.88
001-251-002-000	1964	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 26	1.0	$ 24.88
001-251-003-000	1968	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 27	1.0	$ 24.88
001-251-004-000	1972	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 28	1.0	$ 24.88
001-251-005-000	1976	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 29	1.0	$ 24.88
001-251-006-000	1980	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 30	1.0	$ 24.88
001-251-007-000	1984	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 31	1.0	$ 24.88
001-251-008-000	1988	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 32	1.0	$ 24.88
001-251-009-000	1992	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 33	1.0	$ 24.88
001-251-010-000	1996	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 34	1.0	$ 24.88
001-251-011-000	2000	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 35	1.0	$ 24.88
001-251-012-000	2004	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 36	1.0	$ 24.88
001-251-013-000	2008	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 37	1.0	$ 24.88
001-251-014-000	2012	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 38	1.0	$ 24.88
001-251-015-000	2016	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 39	1.0	$ 24.88
001-251-016-000	2101	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 40	1.0	$ 24.88
001-251-017-000	2105	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 41	1.0	$ 24.88
001-251-018-000	2109	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 42	1.0	$ 24.88
001-251-019-000	2113	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 43	1.0	$ 24.88
001-251-020-000	2117	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 44	1.0	$ 24.88
001-251-021-000	2034	SHASTA DR	BELL CROSSING PHASE 2 LOT 45	1.0	$ 24.88
001-251-022-000	2038	SHASTA DR	BELL CROSSING PHASE 2 LOT 46	1.0	$ 24.88
001-251-023-000	2042	SHASTA DR	BELL CROSSING PHASE 2 LOT 47	1.0	$ 24.88
001-251-024-000	2045	SHASTA DR	BELL CROSSING PHASE 2 LOT 48	1.0	$ 24.88
001-251-025-000	2041	SHASTA DR	BELL CROSSING PHASE 2 LOT 49	1.0	$ 24.88
001-251-026-000	2037	SHASTA DR	BELL CROSSING PHASE 2 LOT 50	1.0	$ 24.88
001-251-027-000	2033	SHASTA DR	BELL CROSSING PHASE 2 LOT 51	1.0	$ 24.88
001-251-028-000	2029	SHASTA DR	BELL CROSSING PHASE 2 LOT 52	1.0	$ 24.88
001-251-029-000	2025	SHASTA DR	BELL CROSSING PHASE 2 LOT 53	1.0	$ 24.88
001-251-030-000	2021	SHASTA DR	BELL CROSSING PHASE 2 LOT 54	1.0	$ 24.88

City of Atwater
Bell Crossing Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-251-031-000	2017	SHASTA DR	BELL CROSSING PHASE 2 LOT 55	1.0	$ 24.88
001-251-032-000	2013	SHASTA DR	BELL CROSSING PHASE 2 LOT 56	1.0	$ 24.88
001-251-033-000	2009	SHASTA DR	BELL CROSSING PHASE 2 LOT 57	1.0	$ 24.88
001-251-034-000	2005	SHASTA DR	BELL CROSSING PHASE 2 LOT 58	1.0	$ 24.88
001-251-035-000	2001	SHASTA DR	BELL CROSSING PHASE 2 LOT 59	1.0	$ 24.88
001-251-036-000	1997	SHASTA DR	BELL CROSSING PHASE 2 LOT 60	1.0	$ 24.88
001-251-037-000	1993	SHASTA DR	BELL CROSSING PHASE 2 LOT 61	1.0	$ 24.88
001-251-038-000	1989	SHASTA DR	BELL CROSSING PHASE 2 LOT 62	1.0	$ 24.88
001-251-039-000	1985	SHASTA DR	BELL CROSSING PHASE 2 LOT 63	1.0	$ 24.88
001-251-040-000	1981	SHASTA DR	BELL CROSSING PHASE 2 LOT 64	1.0	$ 24.88
001-251-041-000	1977	SHASTA DR	BELL CROSSING PHASE 2 LOT 65	1.0	$ 24.88
001-251-042-000	1973	SHASTA DR	BELL CROSSING PHASE 2 LOT 66	1.0	$ 24.88
001-251-043-000	1969	SHASTA DR	BELL CROSSING PHASE 2 LOT 67	1.0	$ 24.88
001-251-044-000	1965	SHASTA DR	BELL CROSSING PHASE 2 LOT 68	1.0	$ 24.88
001-251-045-000	1961	SHASTA DR	BELL CROSSING PHASE 2 LOT 69	1.0	$ 24.88
001-251-046-000	1957	SHASTA DR	BELL CROSSING PHASE 1 LOT 70	1.0	$ 24.88
001-251-047-000	1953	SHASTA DR	BELL CROSSING PHASE 1 LOT 71	1.0	$ 24.88
001-252-002-000			BELL CROSSING PHASE 2 LOT 188	1.0	$ 24.88
001-252-003-000	2112	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 187	1.0	$ 24.88
001-252-004-000	2116	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 186	1.0	$ 24.88
001-252-005-000	2121	NOVATO CT	BELL CROSSING PHASE 2 LOT 185	1.0	$ 24.88
001-252-006-000	2117	NOVATO CT	BELL CROSSING PHASE 2 LOT 184	1.0	$ 24.88
001-252-007-000	2113	NOVATO CT	BELL CROSSING PHASE 2 LOT 183	1.0	$ 24.88
001-252-008-000	2109	NOVATO CT	BELL CROSSING PHASE 2 LOT 182	1.0	$ 24.88
001-252-009-000	2105	NOVATO CT	BELL CROSSING PHASE 2 LOT 181	1.0	$ 24.88
001-252-010-000	2100	NOVATO CT	BELL CROSSING PHASE 2 LOT 180	1.0	$ 24.88
001-252-011-000	2104	NOVATO CT	BELL CROSSING PHASE 2 LOT 179	1.0	$ 24.88
001-252-012-000	2108	NOVATO CT	BELL CROSSING PHASE 2 LOT 178	1.0	$ 24.88
001-252-013-000	2112	NOVATO CT	BELL CROSSING PHASE 2 LOT 177	1.0	$ 24.88
001-252-014-000	2116	NOVATO CT	BELL CROSSING PHASE 2 LOT 176	1.0	$ 24.88
001-252-015-000	2120	NOVATO CT	BELL CROSSING PHASE 2 LOT 175	1.0	$ 24.88
001-252-016-000	2124	NOVATO CT	BELL CROSSING PHASE 2 LOT 174	1.0	$ 24.88
001-252-017-000	2129	SONOMA CT	BELL CROSSING PHASE 2 LOT 173	1.0	$ 24.88
001-252-018-000	2125	SONOMA CT	BELL CROSSING PHASE 2 LOT 172	1.0	$ 24.88
001-252-019-000	2121	SONOMA CT	BELL CROSSING PHASE 2 LOT 171	1.0	$ 24.88
001-252-020-000	2117	SONOMA CT	BELL CROSSING PHASE 2 LOT 170	1.0	$ 24.88
001-252-021-000	2113	SONOMA CT	BELL CROSSING PHASE 2 LOT 169	1.0	$ 24.88
001-252-022-000	2109	SONOMA CT	BELL CROSSING PHASE 2 LOT 168	1.0	$ 24.88
001-252-023-000	2105	SONOMA CT	BELL CROSSING PHASE 2 LOT 167	1.0	$ 24.88
001-252-024-000	2101	SONOMA CT	BELL CROSSING PHASE 2 LOT 166	1.0	$ 24.88
001-252-025-000	2100	SONOMA CT	BELL CROSSING PHASE 2 LOT 165	1.0	$ 24.88
001-252-026-000	2104	SONOMA CT	BELL CROSSING PHASE 2 LOT 164	1.0	$ 24.88
001-252-027-000	2108	SONOMA CT	BELL CROSSING PHASE 2 LOT 163	1.0	$ 24.88
001-252-028-000			BELL CROSSING PHASE 2 LOT 162	1.0	$ 24.88
001-252-029-000	2116	SONOMA CT	BELL CROSSING PHASE 2 LOT 161	1.0	$ 24.88
001-252-030-000	2120	SONOMA CT	BELL CROSSING PHASE 2 LOT 160	1.0	$ 24.88
001-252-031-000	2124	SONOMA CT	BELL CROSSING PHASE 2 LOT 159	1.0	$ 24.88
001-252-032-000	2128	SONOMA CT	BELL CROSSING PHASE 2 LOT 158	1.0	$ 24.88
001-252-033-000	2129	EUREKA CT	BELL CROSSING PHASE 2 LOT 157	1.0	$ 24.88
001-252-034-000	2125	EUREKA CT	BELL CROSSING PHASE 2 LOT 156	1.0	$ 24.88
001-252-035-000	2121	EUREKA CT	BELL CROSSING PHASE 2 LOT 155	1.0	$ 24.88
001-252-036-000	2117	EUREKA CT	BELL CROSSING PHASE 2 LOT 154	1.0	$ 24.88
001-252-037-000	2113	EUREKA CT	BELL CROSSING PHASE 2 LOT 153	1.0	$ 24.88
001-252-038-000	2109	EUREKA CT	BELL CROSSING PHASE 2 LOT 152	1.0	$ 24.88
001-252-039-000	2105	EUREKA CT	BELL CROSSING PHASE 2 LOT 151	1.0	$ 24.88
001-252-040-000	2101	EUREKA CT	BELL CROSSING PHASE 2 LOT 150	1.0	$ 24.88
001-252-041-000	2100	EUREKA CT	BELL CROSSING PHASE 2 LOT 149	1.0	$ 24.88
001-252-042-000			BELL CROSSING PHASE 2 LOT 148	1.0	$ 24.88
001-252-043-000	2108	EUREKA CT	BELL CROSSING PHASE 2 LOT 147	1.0	$ 24.88

City of Atwater
Bell Crossing Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-252-044-000	2112	EUREKA CT	BELL CROSSING PHASE 2 LOT 146	1.0	$ 24.88
001-252-045-000	2116	EUREKA CT	BELL CROSSING PHASE 2 LOT 145	1.0	$ 24.88
001-252-046-000	2120	EUREKA CT	BELL CROSSING PHASE 2 LOT 144	1.0	$ 24.88
001-252-047-000	2124	EUREKA CT	BELL CROSSING PHASE 2 LOT 143	1.0	$ 24.88
001-252-048-000	2125	ARCATA WAY	BELL CROSSING PHASE 1 LOT 142	1.0	$ 24.88
001-252-049-000	2121	ARCATA WAY	BELL CROSSING PHASE 1 LOT 141	1.0	$ 24.88
001-252-050-000	2117	ARCATA WAY	BELL CROSSING PHASE 1 LOT 140	1.0	$ 24.88
001-252-051-000	2113	ARCATA WAY	BELL CROSSING PHASE 1 LOT 139	1.0	$ 24.88
001-252-052-000	2109	ARCATA WAY	BELL CROSSING PHASE 1 LOT 138	1.0	$ 24.88
001-252-053-000	2105	ARCATA WAY	BELL CROSSING PHASE 1 LOT 137	1.0	$ 24.88
001-252-054-000	2101	ARCATA WAY	BELL CROSSING PHASE 1 LOT 136	1.0	$ 24.88
Total				**188.0**	**$ 4,677.44**

City of Atwater
Camellia Estates Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-320-003-000			CAMELLIA ESTATES LOT #03	1.0	33.64
150-320-004-000			CAMELLIA ESTATES LOT #04	1.0	33.64
150-320-005-000	335	CARON WAY	CAMELLIA ESTATES LOT #05	1.0	33.64
150-320-006-000	325	CARON WAY	CAMELLIA ESTATES LOT #06	1.0	33.64
150-320-007-000	315	CARON WAY	CAMELLIA ESTATES LOT #07	1.0	33.64
150-320-008-000	305	CARON WAY	CAMELLIA ESTATES LOT #08	1.0	33.64
150-320-009-000			CAMELLIA ESTATES LOT #09	1.0	33.64
150-320-010-000	3530	CARON WAY	CAMELLIA ESTATES LOT #10	1.0	33.64
150-320-011-000	3520	CARON WAY	CAMELLIA ESTATES LOT #11	1.0	33.64
150-320-012-000	3510	CARON WAY	CAMELLIA ESTATES LOT #12	1.0	33.64
150-320-013-000	3500	CARON WAY	CAMELLIA ESTATES LOT #13	1.0	33.64
150-320-014-000	3501	CARON WAY	CAMELLIA ESTATES LOT #14	1.0	33.64
150-320-015-000	3511	CARON WAY	CAMELLIA ESTATES LOT #15	1.0	33.64
150-320-016-000	3521	CARON WAY	CAMELLIA ESTATES LOT #16	1.0	33.64
150-320-017-000	3531	CARON WAY	CAMELLIA ESTATES LOT #17	1.0	33.64
150-320-018-000	304	CARON WAY	CAMELLIA ESTATES LOT #18	1.0	33.64
150-320-019-000	314	CARON WAY	CAMELLIA ESTATES LOT #19	1.0	33.64
150-320-020-000	324	CARON WAY	CAMELLIA ESTATES LOT #20	1.0	33.64
150-320-021-000	334	CARON WAY	CAMELLIA ESTATES LOT #21	1.0	33.64
150-320-022-000	344	CARON WAY	CAMELLIA ESTATES LOT #22	1.0	33.64
150-320-023-000	3560	EMILY WAY	CAMELLIA ESTATES LOT #23	1.0	33.64
150-320-024-000	3550	EMILY WAY	CAMELLIA ESTATES LOT #24	1.0	33.64
150-320-025-000	3540	EMILY WAY	CAMELLIA ESTATES LOT #25	1.0	33.64
150-320-026-000	3530	EMILY WAY	CAMELLIA ESTATES LOT #26	1.0	33.64
150-320-027-000	3520	EMILY WAY	CAMELLIA ESTATES LOT #27	1.0	33.64
150-320-028-000	3510	EMILY WAY	CAMELLIA ESTATES LOT #28	1.0	33.64
150-320-029-000	3500	EMILY WAY	CAMELLIA ESTATES LOT #29	1.0	33.64
150-320-031-000	3501	EMILY WAY	CAMELLIA ESTATES LOT #30	1.0	33.64
150-320-032-000	3511	EMILY WAY	CAMELLIA ESTATES LOT #31	1.0	33.64
150-320-033-000	3521	EMILY WAY	CAMELLIA ESTATES LOT #32	1.0	33.64
150-320-034-000	3531	EMILY WAY	CAMELLIA ESTATES LOT #33	1.0	33.64
150-320-035-000	3541	EMILY WAY	CAMELLIA ESTATES LOT #34	1.0	33.64
150-320-036-000	3551	EMILY WAY	CAMELLIA ESTATES LOT #35	1.0	33.64
150-320-037-000	3561	EMILY WAY	CAMELLIA ESTATES LOT #36	1.0	33.64
150-320-042-000			PARCEL 3 PM 99-51 SEC 36/6/12	1.0	33.64
150-320-043-000			PARCEL 4 PM 99-51 SEC 36/6/12	1.0	33.64
150-320-045-000			PARCEL 1 PM 99-51 SEC 36/6/12	1.0	33.64
150-320-046-000			PARCEL 2 PM 99-51 SEC 36/6/12	1.0	33.64
Total				**38.0**	**$ 1,278.32**

City of Atwater
Cottage Gardens Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS	LEGAL DESCRIPTION	EBU	CHARGE
001-230-001-000		COTTAGE GARDENS LOT 6	1.0	$ 32.64
001-230-002-000	1084 WILBUR WAY	COTTAGE GARDENS LOT 7	1.0	$ 32.64
001-230-003-000		COTTAGE GARDENS LOT 8	1.0	$ 32.64
001-230-004-000	1073 WILBUR WAY	COTTAGE GARDENS LOT 9	1.0	$ 32.64
001-230-005-000		COTTAGE GARDENS LOT 10	1.0	$ 32.64
001-230-006-000	1043 WILBUR WAY	COTTAGE GARDENS LOT 11	1.0	$ 32.64
001-230-007-000	1033 WILBUR WAY	COTTAGE GARDENS LOT 12	1.0	$ 32.64
001-230-008-000		COTTAGE GARDENS LOT 13	1.0	$ 32.64
001-230-009-000		COTTAGE GARDENS LOT 14	1.0	$ 32.64
001-230-010-000		COTTAGE GARDENS LOT 1	1.0	$ 32.64
001-230-011-000		COTTAGE GARDENS LOT 2	1.0	$ 32.64
001-230-012-000	1034 WILBUR WAY	COTTAGE GARDENS LOT 3	1.0	$ 32.64
001-230-013-000	1044 WILBUR WAY	COTTAGE GARDENS LOT 4	1.0	$ 32.64
001-230-014-000		COTTAGE GARDENS LOT 5	1.0	$ 32.64
Total			**14.0**	**$ 456.96**

City of Atwater
Juniper Meadows II LD
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-052-022-000	1957	RANCHO DEL REY DR	JUNIPER MEADOWS II LOT 1	1.0	$ 54.52
004-052-023-000	1900	POLLITT CT	JUNIPER MEADOWS LOT II LOT 2	1.0	$ 54.52
004-052-024-000	1914	POLLITT CT	JUNIPER MEADOWS LOT II LOT 3	1.0	$ 54.52
004-052-025-000	1928	POLLITT CT	JUNIPER MEADOWS LOT II LOT 4	1.0	$ 54.52
004-052-026-000	1942	POLLITT CT	JUNIPER MEADOWS LOT II LOT 5	1.0	$ 54.52
004-052-027-000	1956	POLLITT CT	JUNIPER MEADOWS LOT II LOT 6	1.0	$ 54.52
004-052-028-000	1970	POLLITT CT	JUNIPER MEADOWS LOT II LOT 7	1.0	$ 54.52
004-052-029-000	1957	POLLITT CT	JUNIPER MEADOWS LOT II LOT 8	1.0	$ 54.52
004-052-030-000	1943	POLLITT CT	JUNIPER MEADOWS LOT II LOT 9	1.0	$ 54.52
004-052-031-000	1929	POLLITT CT	JUNIPER MEADOWS LOT II LOT 10	1.0	$ 54.52
004-052-032-000	1915	POLLITT CT	JUNIPER MEADOWS LOT II LOT 11	1.0	$ 54.52
004-052-033-000	1901	POLLITT CT	JUNIPER MEADOWS LOT II LOT 12	1.0	$ 54.52
Total				**12.0**	**$ 654.24**

City of Atwater
Mello Ranch 1 Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-400-008-000	1951	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 134	1.0	$ 87.00
005-400-009-000	1955	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 135	1.0	$ 87.00
005-400-010-000	1633	WESTMORE DR	MELLO RANCH UNIT 1 LOT 133	1.0	$ 87.00
005-400-011-000	1623	WESTMORE DR	MELLO RANCH UNIT 1 LOT 132	1.0	$ 87.00
005-400-012-000	1613	WESTMORE DR	MELLO RANCH UNIT 1 LOT 131	1.0	$ 87.00
005-400-013-000	1603	WESTMORE DR	MELLO RANCH UNIT 1 LOT 130	1.0	$ 87.00
005-400-014-000	1593	WESTMORE DR	MELLO RANCH UNIT 1 LOT 129	1.0	$ 87.00
005-400-015-000	1583	WESTMORE DR	MELLO RANCH UNIT 1 LOT 128	1.0	$ 87.00
005-400-016-000	1573	WESTMORE DR	MELLO RANCH UNIT 1 LOT 127	1.0	$ 87.00
005-400-017-000	1932	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 046	1.0	$ 87.00
005-400-018-000	1936	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 045	1.0	$ 87.00
005-400-019-000	1940	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 044	1.0	$ 87.00
005-400-020-000	1944	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 043	1.0	$ 87.00
005-400-021-000	1948	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 042	1.0	$ 87.00
005-400-022-000	1952	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 041	1.0	$ 87.00
005-400-023-000	1951	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 052	1.0	$ 87.00
005-400-024-000	1947	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 051	1.0	$ 87.00
005-400-025-000	1943	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 050	1.0	$ 87.00
005-400-026-000	1939	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 049	1.0	$ 87.00
005-400-027-000	1935	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 048	1.0	$ 87.00
005-400-028-000	1931	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 047	1.0	$ 87.00
005-400-029-000	1932	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 005	1.0	$ 87.00
005-400-030-000	1936	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 006	1.0	$ 87.00
005-400-031-000	1940	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 007	1.0	$ 87.00
005-400-032-000	1944	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 008	1.0	$ 87.00
005-400-033-000	1573	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 009	1.0	$ 87.00
005-410-006-000	1563	WESTMORE DR	MELLO RANCH UNIT 1 LOT 126	1.0	$ 87.00
005-410-007-000	1553	WESTMORE DR	MELLO RANCH UNIT 1 LOT 125	1.0	$ 87.00
005-410-008-000	1543	WESTMORE CT	MELLO RANCH UNIT 1 LOT 124	1.0	$ 87.00
005-410-009-000	1533	WESTMORE CT	MELLO RANCH UNIT 1 LOT 123	1.0	$ 87.00
005-410-010-000	1523	WESTMORE CT	MELLO RANCH UNIT 1 LOT 122	1.0	$ 87.00
005-410-011-000	1513	WESTMORE CT	MELLO RANCH UNIT 1 LOT 121	1.0	$ 87.00
005-410-012-000	1503	WESTMORE CT	MELLO RANCH UNIT 1 LOT 120	1.0	$ 87.00
005-410-013-000	1493	WESTMORE CT	MELLO RANCH UNIT 1 LOT 119	1.0	$ 87.00
005-410-014-000	1483	WESTMORE CT	MELLO RANCH UNIT 1 LOT 118	1.0	$ 87.00
005-410-015-000	1472	WESTMORE CT	MELLO RANCH UNIT 1 LOT 117	1.0	$ 87.00
005-410-016-000	1482	WESTMORE CT	MELLO RANCH UNIT 1 LOT 116	1.0	$ 87.00
005-410-017-000	1492	WESTMORE CT	MELLO RANCH UNIT 1 LOT 115	1.0	$ 87.00
005-410-018-000	1502	WESTMORE CT	MELLO RANCH UNIT 1 LOT 114	1.0	$ 87.00
005-410-019-000	1512	WESTMORE CT	MELLO RANCH UNIT 1 LOT 113	1.0	$ 87.00
005-410-020-000	1522	WESTMORE CT	MELLO RANCH UNIT 1 LOT 112	1.0	$ 87.00
005-410-021-000	1532	WESTMORE CT	MELLO RANCH UNIT 1 LOT 111	1.0	$ 87.00
005-410-022-000	1533	WALDEN CT	MELLO RANCH UNIT 1 LOT 110	1.0	$ 87.00
005-410-023-000	1523	WALDEN CT	MELLO RANCH UNIT 1 LOT 109	1.0	$ 87.00
005-410-024-000	1513	WALDEN CT	MELLO RANCH UNIT 1 LOT 108	1.0	$ 87.00
005-410-025-000	1503	WALDEN CT	MELLO RANCH UNIT 1 LOT 107	1.0	$ 87.00
005-410-026-000	1493	WALDEN CT	MELLO RANCH UNIT 1 LOT 106	1.0	$ 87.00
005-410-027-000	1483	WALDEN CT	MELLO RANCH UNIT 1 LOT 105	1.0	$ 87.00
005-410-029-000	1472	WALDEN CT	MELLO RANCH UNIT 1 LOT 104	1.0	$ 87.00
005-410-030-000	1482	WALDEN CT	MELLO RANCH UNIT 1 LOT 103	1.0	$ 87.00
005-410-031-000	1492	WALDEN CT	MELLO RANCH UNIT 1 LOT 102	1.0	$ 87.00
005-410-032-000	1502	WALDEN CT	MELLO RANCH UNIT 1 LOT 101	1.0	$ 87.00
005-410-033-000	1512	WALDEN CT	MELLO RANCH UNIT 1 LOT 100	1.0	$ 87.00
005-410-034-000	1522	WALDEN CT	MELLO RANCH UNIT 1 LOT 099	1.0	$ 87.00
005-410-035-000	1532	WALDEN CT	MELLO RANCH UNIT 1 LOT 098	1.0	$ 87.00
005-410-036-000	1931	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 004	1.0	$ 87.00
005-410-037-000	1935	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 003	1.0	$ 87.00
005-410-038-000	1939	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 002	1.0	$ 87.00
005-410-039-000	1943	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 001	1.0	$ 87.00

City of Atwater
Mello Ranch 1 Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-410-040-000	1553	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 011	1.0	$ 87.00
005-410-041-000	1563	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 010	1.0	$ 87.00
005-421-001-000	1643	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 136	1.0	$ 87.00
005-421-002-000	1653	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 137	1.0	$ 87.00
005-421-003-000	1663	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 138	1.0	$ 87.00
005-421-004-000	1662	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 139	1.0	$ 87.00
005-421-005-000	1652	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 140	1.0	$ 87.00
005-421-006-000	1642	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 141	1.0	$ 87.00
005-421-007-000	1643	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 142	1.0	$ 87.00
005-421-008-000	1653	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 143	1.0	$ 87.00
005-421-009-000	1663	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 144	1.0	$ 87.00
005-421-010-000	1662	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 145	1.0	$ 87.00
005-421-011-000	1652	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 146	1.0	$ 87.00
005-421-012-000	1642	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 147	1.0	$ 87.00
005-421-013-000	1643	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 148	1.0	$ 87.00
005-421-014-000	1653	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 149	1.0	$ 87.00
005-421-015-000	1663	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 150	1.0	$ 87.00
005-421-016-000	1673	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 151	1.0	$ 87.00
005-422-001-000	1956	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 040	1.0	$ 87.00
005-422-002-000	1960	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 039	1.0	$ 87.00
005-422-003-000	1964	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 038	1.0	$ 87.00
005-422-004-000	1968	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 037	1.0	$ 87.00
005-422-005-000	1972	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 036	1.0	$ 87.00
005-422-006-000	1976	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 035	1.0	$ 87.00
005-422-007-000	1980	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 034	1.0	$ 87.00
005-422-008-000	1984	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 033	1.0	$ 87.00
005-422-009-000	1988	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 032	1.0	$ 87.00
005-422-010-000	1992	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 031	1.0	$ 87.00
005-422-011-000	1996	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 030	1.0	$ 87.00
005-422-012-000	1572	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 065	1.0	$ 87.00
005-422-013-000	1582	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 064	1.0	$ 87.00
005-422-014-000	1592	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 063	1.0	$ 87.00
005-422-015-000	1991	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 062	1.0	$ 87.00
005-422-016-000	1987	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 061	1.0	$ 87.00
005-422-017-000	1983	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 060	1.0	$ 87.00
005-422-018-000	1979	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 059	1.0	$ 87.00
005-422-019-000	1975	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 058	1.0	$ 87.00
005-422-020-000	1971	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 057	1.0	$ 87.00
005-422-021-000	1967	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 056	1.0	$ 87.00
005-422-022-000	1963	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 055	1.0	$ 87.00
005-422-023-000	1959	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 054	1.0	$ 87.00
005-422-024-000	1955	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 053	1.0	$ 87.00
005-423-001-000	1572	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 014	1.0	$ 87.00
005-423-002-000	1960	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 015	1.0	$ 87.00
005-423-003-000	1964	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 016	1.0	$ 87.00
005-423-004-000	1968	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 017	1.0	$ 87.00
005-423-005-000	1972	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 018	1.0	$ 87.00
005-423-006-000	1976	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 019	1.0	$ 87.00
005-423-007-000	1980	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 020	1.0	$ 87.00
005-423-008-000	1573	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 021	1.0	$ 87.00
005-431-001-000	1562	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 013	1.0	$ 87.00
005-431-002-000	1552	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 012	1.0	$ 87.00
005-431-003-000	1959	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 029	1.0	$ 87.00
005-431-004-000	1963	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 028	1.0	$ 87.00
005-431-005-000	1967	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 027	1.0	$ 87.00
005-431-006-000	1971	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 026	1.0	$ 87.00
005-431-007-000	1975	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 025	1.0	$ 87.00
005-431-008-000	1979	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 024	1.0	$ 87.00
005-431-009-000	1553	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 023	1.0	$ 87.00

City of Atwater
Mello Ranch 1 Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-431-010-000	1563	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 022	1.0	$ 87.00
005-432-001-000			MELLO RANCH UNIT 1 LOT 097	1.0	$ 87.00
005-432-002-000	1523	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 096	1.0	$ 87.00
005-432-003-000			MELLO RANCH UNIT 1 LOT 095	1.0	$ 87.00
005-432-004-000	1503	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 094	1.0	$ 87.00
005-432-005-000	1493	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 093	1.0	$ 87.00
005-432-006-000	1483	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 092	1.0	$ 87.00
005-432-007-000	1472	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 091	1.0	$ 87.00
005-432-008-000	1482	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 090	1.0	$ 87.00
005-432-009-000	1492	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 089	1.0	$ 87.00
005-432-010-000	1502	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 088	1.0	$ 87.00
005-432-011-000			MELLO RANCH UNIT 1 LOT 087	1.0	$ 87.00
005-432-012-000			MELLO RANCH UNIT 1 LOT 086	1.0	$ 87.00
005-432-013-000			MELLO RANCH UNIT 1 LOT 085	1.0	$ 87.00
005-432-014-000	1972	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 084	1.0	$ 87.00
005-432-015-000	1976	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 083	1.0	$ 87.00
005-432-016-000	1980	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 082	1.0	$ 87.00
005-432-017-000	1533	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 081	1.0	$ 87.00
005-432-018-000	1523	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 080	1.0	$ 87.00
005-432-019-000	1513	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 079	1.0	$ 87.00
005-432-020-000	1503	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 078	1.0	$ 87.00
005-432-021-000	1493	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 077	1.0	$ 87.00
005-432-022-000	1483	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 076	1.0	$ 87.00
005-432-023-000	1472	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 075	1.0	$ 87.00
005-432-024-000	1482	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 074	1.0	$ 87.00
005-432-025-000	1492	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 073	1.0	$ 87.00
005-432-026-000	1502	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 072	1.0	$ 87.00
005-432-027-000	1512	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 071	1.0	$ 87.00
005-432-028-000	1522	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 070	1.0	$ 87.00
005-432-029-000	1532	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 069	1.0	$ 87.00
005-432-030-000	1542	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 068	1.0	$ 87.00
005-432-031-000	1552	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 067	1.0	$ 87.00
005-432-032-000	1562	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 066	1.0	$ 87.00
Total				**151.0**	**$ 13,137.00**

City of Atwater
Mello Ranch 2 Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-441-001-000	1810	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 200	1.0	$ 75.28
005-441-002-000	1820	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 199	1.0	$ 75.28
005-441-003-000	1830	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 198	1.0	$ 75.28
005-441-004-000	1840	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 197	1.0	$ 75.28
005-441-005-000	1850	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 196	1.0	$ 75.28
005-441-007-000	1841	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 195	1.0	$ 75.28
005-441-008-000	1831	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 194	1.0	$ 75.28
005-441-009-000	1821	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 193	1.0	$ 75.28
005-441-010-000	1811	SANTA YNEZ CT	MELLO RANCH UNIT NO.2 LOT 192	1.0	$ 75.28
005-441-012-000	2000	DE LA VINA CT	MELLO RANCH UNIT NO.2 LOT 191	1.0	$ 75.28
005-441-013-000	2004	DE LA VINA CT	MELLO RANCH UNIT NO.2 LOT 190	1.0	$ 75.28
005-441-014-000	2008	DE LA VINA CT	MELLO RANCH UNIT NO.2 LOT 189	1.0	$ 75.28
005-441-015-000	2012	DE LA VINA CT	MELLO RANCH UNIT NO.2 LOT 188	1.0	$ 75.28
005-441-016-000	2016	DE LA VINA CT	MELLO RANCH UNIT NO.2 LOT 187	1.0	$ 75.28
005-441-017-000	2020	DE LA VINA CT	MELLO RANCH UNIT NO.2 LOT 186	1.0	$ 75.28
005-441-018-000	2024	DE LA VINA CT	MELLO RANCH UNIT NO.2 LOT 185	1.0	$ 75.28
005-441-019-000	2025	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 184	1.0	$ 75.28
005-441-020-000	2021	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 183	1.0	$ 75.28
005-441-021-000	2017	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 182	1.0	$ 75.28
005-441-022-000	2013	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 181	1.0	$ 75.28
005-441-023-000	2009	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 180	1.0	$ 75.28
005-441-024-000	2005	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 179	1.0	$ 75.28
005-441-025-000	2001	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 178	1.0	$ 75.28
005-441-026-000	2004	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 177	1.0	$ 75.28
005-441-027-000	2008	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 176	1.0	$ 75.28
005-441-028-000	2012	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 175	1.0	$ 75.28
005-441-029-000	2016	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 174	1.0	$ 75.28
005-441-030-000	2020	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 173	1.0	$ 75.28
005-441-031-000	2024	CHADALA CT	MELLO RANCH UNIT NO.2 LOT 172	1.0	$ 75.28
005-442-001-000	1811	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 201	1.0	$ 75.28
005-442-002-000	1821	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 202	1.0	$ 75.28
005-442-003-000	1831	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 203	1.0	$ 75.28
005-442-004-000	1841	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 204	1.0	$ 75.28
005-442-005-000	1850	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 205	1.0	$ 75.28
005-442-006-000	1840	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 206	1.0	$ 75.28
005-442-007-000	1830	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 207	1.0	$ 75.28
005-442-008-000	1820	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 208	1.0	$ 75.28
005-442-009-000	1810	LOS OLIVOS CT	MELLO RANCH UNIT NO.2 LOT 209	1.0	$ 75.28
005-442-010-000	1811	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 210	1.0	$ 75.28
005-442-011-000	1821	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 211	1.0	$ 75.28
005-442-012-000	1831	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 212	1.0	$ 75.28
005-442-013-000	1841	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 213	1.0	$ 75.28
005-442-014-000	1850	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 214	1.0	$ 75.28
005-442-015-000	1840	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 215	1.0	$ 75.28
005-442-016-000	1830	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 216	1.0	$ 75.28
005-442-017-000	1820	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 217	1.0	$ 75.28
005-442-018-000	1810	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 218	1.0	$ 75.28
005-442-019-000	1800	DE LA GUERRA CT	MELLO RANCH UNIT NO.2 LOT 219	1.0	$ 75.28
005-442-020-000	2056	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 220	1.0	$ 75.28
005-442-021-000	2052	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 221	1.0	$ 75.28
005-442-022-000	2048	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 222	1.0	$ 75.28
005-442-023-000	2044	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 223	1.0	$ 75.28
005-442-024-000	2040	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 224	1.0	$ 75.28
005-442-025-000	2036	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 225	1.0	$ 75.28
005-442-026-000	2032	DE LA GUERRA WAY	MELLO RANCH UNIT NO.2 LOT 226	1.0	$ 75.28
005-442-027-000	2033	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 227	1.0	$ 75.28
005-442-028-000	2037	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 228	1.0	$ 75.28
005-442-029-000	2041	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 229	1.0	$ 75.28
005-442-030-000	2045	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 230	1.0	$ 75.28

City of Atwater
Mello Ranch 2 Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-442-031-000	2049	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 231	1.0	$ 75.28
005-442-032-000	2053	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 232	1.0	$ 75.28
005-442-033-000	2057	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 233	1.0	$ 75.28
005-442-034-000	2061	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 234	1.0	$ 75.28
005-442-035-000	2060	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 235	1.0	$ 75.28
005-442-036-000	2056	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 236	1.0	$ 75.28
005-442-037-000	2052	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 237	1.0	$ 75.28
005-442-038-000	2048	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 238	1.0	$ 75.28
005-442-039-000	2044	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 239	1.0	$ 75.28
005-442-040-000	2040	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 240	1.0	$ 75.28
005-442-041-000	2036	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 241	1.0	$ 75.28
005-442-042-000	2032	ANACADA CT	MELLO RANCH UNIT NO.2 LOT 242	1.0	$ 75.28
005-451-001-000	2025	SOLA CT	MELLO RANCH UNIT NO.2 LOT 171	1.0	$ 75.28
005-451-002-000	2021	SOLA CT	MELLO RANCH UNIT NO.2 LOT 170	1.0	$ 75.28
005-451-003-000	2017	SOLA CT	MELLO RANCH UNIT NO.2 LOT 169	1.0	$ 75.28
005-451-004-000	2013	SOLA CT	MELLO RANCH UNIT NO.2 LOT 168	1.0	$ 75.28
005-451-005-000	2009	SOLA CT	MELLO RANCH UNIT NO.2 LOT 167	1.0	$ 75.28
005-451-006-000	2005	SOLA CT	MELLO RANCH UNIT NO.2 LOT 166	1.0	$ 75.28
005-451-007-000	2001	SOLA CT	MELLO RANCH UNIT NO.2 LOT 165	1.0	$ 75.28
005-451-008-000	2004	SOLA CT	MELLO RANCH UNIT NO.2 LOT 164	1.0	$ 75.28
005-451-009-000	2008	SOLA CT	MELLO RANCH UNIT NO.2 LOT 163	1.0	$ 75.28
005-451-010-000	2012	SOLA CT	MELLO RANCH UNIT NO.2 LOT 162	1.0	$ 75.28
005-451-011-000	2016	SOLA CT	MELLO RANCH UNIT NO.2 LOT 161	1.0	$ 75.28
005-451-012-000	2020	SOLA CT	MELLO RANCH UNIT NO.2 LOT 160	1.0	$ 75.28
005-451-013-000	2024	SOLA CT	MELLO RANCH UNIT NO.2 LOT 159	1.0	$ 75.28
005-451-014-000	2025	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 158	1.0	$ 75.28
005-451-015-000	2021	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 157	1.0	$ 75.28
005-451-016-000	2017	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 156	1.0	$ 75.28
005-451-017-000	2013	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 155	1.0	$ 75.28
005-451-018-000	2009	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 154	1.0	$ 75.28
005-451-019-000	2005	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 153	1.0	$ 75.28
005-451-020-000	2001	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 152	1.0	$ 75.28
005-452-001-000	2033	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 243	1.0	$ 75.28
005-452-002-000	2037	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 244	1.0	$ 75.28
005-452-003-000	2041	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 245	1.0	$ 75.28
005-452-004-000	2045	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 246	1.0	$ 75.28
005-452-005-000	2049	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 247	1.0	$ 75.28
005-452-006-000	2053	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 248	1.0	$ 75.28
005-452-007-000	2057	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 249	1.0	$ 75.28
005-452-008-000	2061	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 250	1.0	$ 75.28
005-452-009-000	2060	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 251	1.0	$ 75.28
005-452-010-000	2056	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 252	1.0	$ 75.28
005-452-011-000	2052	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 253	1.0	$ 75.28
005-452-012-000	2048	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 254	1.0	$ 75.28
005-452-013-000	2044	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 255	1.0	$ 75.28
005-452-014-000	2040	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 256	1.0	$ 75.28
005-452-015-000	2036	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 257	1.0	$ 75.28
005-452-016-000	2032	CARILLO CT	MELLO RANCH UNIT NO.2 LOT 258	1.0	$ 75.28
005-452-017-000	2033	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 259	1.0	$ 75.28
005-452-018-000	2037	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 260	1.0	$ 75.28
005-452-019-000	2041	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 261	1.0	$ 75.28
005-452-020-000	2045	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 262	1.0	$ 75.28
005-452-021-000	2049	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 263	1.0	$ 75.28
005-452-022-000	2053	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 264	1.0	$ 75.28
005-452-023-000	2057	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 265	1.0	$ 75.28
005-452-024-000	2061	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 266	1.0	$ 75.28
005-452-025-000	2060	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 267	1.0	$ 75.28
005-452-026-000	2056	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 268	1.0	$ 75.28
005-452-027-000	2052	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 269	1.0	$ 75.28

City of Atwater
Mello Ranch 2 Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-452-028-000	2048	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 270	1.0	$ 75.28
005-452-029-000	2044	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 271	1.0	$ 75.28
005-452-030-000	2040	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 272	1.0	$ 75.28
005-452-031-000	2036	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 273	1.0	$ 75.28
005-452-032-000	2032	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 274	1.0	$ 75.28
005-452-033-000	2028	CANON PERSIDO CT	MELLO RANCH UNIT NO.2 LOT 275	1.0	$ 75.28
005-452-034-000	2024	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 276	1.0	$ 75.28
005-452-035-000	2020	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 277	1.0	$ 75.28
005-452-036-000	2016	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 278	1.0	$ 75.28
005-452-037-000	2012	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 279	1.0	$ 75.28
005-452-038-000	2008	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 280	1.0	$ 75.28
005-452-039-000	2004	OAK GROVE WAY	MELLO RANCH UNIT NO.2 LOT 281	1.0	$ 75.28
Total				**130.0**	**$ 9,786.40**

City of Atwater
Northwood Village Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-241-003-000	107	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 43	1.0	$ 27.62
150-241-004-000	127	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 44	1.0	$ 27.62
150-241-005-000	137	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 45	1.0	$ 27.62
150-241-006-000	147	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 46	1.0	$ 27.62
150-241-007-000	157	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 47	1.0	$ 27.62
150-241-008-000	177	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 48	1.0	$ 27.62
150-241-009-000	197	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 49	1.0	$ 27.62
150-241-013-000	209	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 4	1.0	$ 27.62
150-241-014-000	229	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 5	1.0	$ 27.62
150-241-015-000	249	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 6	1.0	$ 27.62
150-241-016-000	269	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 7	1.0	$ 27.62
150-241-017-000	299	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 8	1.0	$ 27.62
150-241-018-000	3194	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 2 POR LOT 3	1.0	$ 27.62
150-241-019-000	3190	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 2 LOT 2 ETC	1.0	$ 27.62
150-241-020-000	3180	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 2 POR LOT 1	1.0	$ 27.62
150-242-001-000	106	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 42	1.0	$ 27.62
150-242-002-000	126	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 41	1.0	$ 27.62
150-242-003-000	136	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 40	1.0	$ 27.62
150-242-004-000	146	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 39	1.0	$ 27.62
150-242-005-000	156	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 38	1.0	$ 27.62
150-242-006-000	176	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 37	1.0	$ 27.62
150-242-007-000	196	MADRONA DR	NORTHWOOD VIL #2 UNIT 1 LOT 36	1.0	$ 27.62
150-242-008-000	195	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 35	1.0	$ 27.62
150-242-009-000	175	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 34	1.0	$ 27.62
150-242-010-000	155	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 33	1.0	$ 27.62
150-242-011-000	145	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 32	1.0	$ 27.62
150-242-012-000	135	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 31	1.0	$ 27.62
150-242-013-000	125	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 30	1.0	$ 27.62
150-242-014-000	105	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 29	1.0	$ 27.62
150-242-015-000	104	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 28	1.0	$ 27.62
150-242-016-000	124	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 27	1.0	$ 27.62
150-242-017-000	134	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 26	1.0	$ 27.62
150-242-018-000	144	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 25	1.0	$ 27.62
150-242-019-000	154	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 24	1.0	$ 27.62
150-242-020-000	174	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 23	1.0	$ 27.62
150-242-021-000	194	MESQUITE CT	NORTHWOOD VIL #2 UNIT 1 LOT 22	1.0	$ 27.62
150-242-022-000	193	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 21	1.0	$ 27.62
150-242-023-000	173	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 20	1.0	$ 27.62
150-242-024-000	153	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 19	1.0	$ 27.62
150-242-025-000	143	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 18	1.0	$ 27.62
150-242-026-000	133	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 17	1.0	$ 27.62
150-242-027-000	123	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 16	1.0	$ 27.62
150-242-028-000	103	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 15	1.0	$ 27.62
150-242-029-000	102	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 14	1.0	$ 27.62
150-242-030-000	122	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 13	1.0	$ 27.62
150-242-031-000	132	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 12	1.0	$ 27.62
150-242-032-000	142	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 11	1.0	$ 27.62
150-242-033-000	152	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 10	1.0	$ 27.62
150-242-034-000	172	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 9	1.0	$ 27.62
150-242-035-000	192	APRICOT CT	NORTHWOOD VIL #2 UNIT 1 LOT 8	1.0	$ 27.62
150-242-036-000	181	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 7	1.0	$ 27.62
150-242-037-000	161	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 6	1.0	$ 27.62
150-242-038-000	151	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 5	1.0	$ 27.62
150-242-039-000	141	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 4	1.0	$ 27.62
150-242-040-000	131	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 3	1.0	$ 27.62
150-242-041-000	121	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 2	1.0	$ 27.62
150-242-042-000	101	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 1	1.0	$ 27.62
150-243-001-000	100	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 92	1.0	$ 27.62
150-243-002-000	120	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 91	1.0	$ 27.62

City of Atwater
Northwood Village Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-243-003-000	130	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 90	1.0	$ 27.62
150-243-004-000	140	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 89	1.0	$ 27.62
150-243-005-000	150	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 88	1.0	$ 27.62
150-243-006-000	160	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 87	1.0	$ 27.62
150-243-007-000	170	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 86	1.0	$ 27.62
150-243-008-000	190	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 85	1.0	$ 27.62
150-243-009-000	200	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 84	1.0	$ 27.62
150-243-010-000	220	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 83	1.0	$ 27.62
150-243-011-000	230	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 82	1.0	$ 27.62
150-243-012-000	240	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 81	1.0	$ 27.62
150-243-013-000	260	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 80	1.0	$ 27.62
150-244-001-000	3171	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 50	1.0	$ 27.62
150-244-002-000	3151	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 51	1.0	$ 27.62
150-244-003-000	3141	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 52	1.0	$ 27.62
150-244-004-000	3131	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 53	1.0	$ 27.62
150-244-005-000	3111	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 54	1.0	$ 27.62
150-244-006-000	3101	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 55	1.0	$ 27.62
150-244-007-000	3091	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 56	1.0	$ 27.62
150-244-008-000	3071	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 57	1.0	$ 27.62
150-244-009-000	3061	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 58	1.0	$ 27.62
150-244-010-000	3041	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 59	1.0	$ 27.62
150-244-011-000	3031	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 60	1.0	$ 27.62
150-244-012-000	3011	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 61	1.0	$ 27.62
150-244-013-000	3001	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 1 LOT 62	1.0	$ 27.62
150-244-014-000	3002	BEECH DR	NORTHWOOD VIL #2 UNIT 1 LOT 64	1.0	$ 27.62
150-244-015-000	3022	BEECH DR	NORTHWOOD VIL #2 UNIT 1 LOT 63	1.0	$ 27.62
150-244-016-000	3042	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 64	1.0	$ 27.62
150-244-024-000	3152	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 72	1.0	$ 27.62
150-244-025-000	3172	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 73	1.0	$ 27.62
150-244-026-000	3182	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 74	1.0	$ 27.62
150-244-027-000	3192	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 75	1.0	$ 27.62
150-244-028-000	3191	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 2 LOT 76	1.0	$ 27.62
150-244-029-000	3181	CHESTNUT DR	NORTHWOOD VIL #2 UNIT 2 LOT 77	1.0	$ 27.62
150-244-030-000	3142	BEECH DR	PARCEL A PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-244-031-000	3132	BEECH DR	PARCEL B PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-244-032-000	3112	BEECH DR	PARCEL C PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-244-033-000	3102	BEECH DR	PARCEL D PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-244-034-000	3092	BEECH DR	PARCEL E PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-244-035-000	3072	BEECH DR	PARCEL F PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-244-036-000	3062	BEECH DR	PARCEL G PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-001-000	291	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 65	1.0	$ 27.62
150-250-002-000	311	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 66	1.0	$ 27.62
150-250-004-000	341	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 68	1.0	$ 27.62
150-250-005-000	280	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 79	1.0	$ 27.62
150-250-006-000	290	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 78	1.0	$ 27.62
150-250-007-000	300	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 77	1.0	$ 27.62
150-250-008-000	310	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 76	1.0	$ 27.62
150-250-009-000	320	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 75	1.0	$ 27.62
150-250-010-000	330	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 74	1.0	$ 27.62
150-250-011-000	340	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 73	1.0	$ 27.62
150-250-012-000	350	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 72	1.0	$ 27.62
150-250-013-000	360	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 71	1.0	$ 27.62
150-250-014-000	370	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 70	1.0	$ 27.62
150-250-015-000	3105	LARCH DR	NORTHWOOD VIL #2 UNIT 1 LOT 69	1.0	$ 27.62
150-250-016-000	3126	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 30	1.0	$ 27.62
150-250-017-000	3136	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 31	1.0	$ 27.62
150-250-018-000	3146	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 32	1.0	$ 27.62
150-250-019-000	3166	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 33	1.0	$ 27.62
150-250-020-000	3176	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 34	1.0	$ 27.62

City of Atwater
Northwood Village Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-250-021-000	3186	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 35	1.0	$ 27.62
150-250-022-000	3196	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 36	1.0	$ 27.62
150-250-023-000	3195	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 37	1.0	$ 27.62
150-250-027-000	3145	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 41	1.0	$ 27.62
150-250-028-000	3135	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 42	1.0	$ 27.62
150-250-029-000	3115	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 43	1.0	$ 27.62
150-250-030-000	3193	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 53	1.0	$ 27.62
150-250-038-000	3083	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 61	1.0	$ 27.62
150-250-039-000	3063	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 62	1.0	$ 27.62
150-250-040-000	3043	BEECH DR	NORTHWOOD VIL #2 UNIT 2 LOT 63	1.0	$ 27.62
150-250-042-000	3124	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 45	1.0	$ 27.62
150-250-043-000	3134	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 46	1.0	$ 27.62
150-250-044-000	3144	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 47	1.0	$ 27.62
150-250-045-000	3154	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 48	1.0	$ 27.62
150-250-046-000	3164	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 49	1.0	$ 27.62
150-250-047-000	3174	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 50	1.0	$ 27.62
150-250-048-000	3184	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 51	1.0	$ 27.62
150-250-049-000	3194	LARCH DR	NORTHWOOD VIL #2 UNIT 2 LOT 52	1.0	$ 27.62
150-250-050-000	309	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 9	1.0	$ 27.62
150-250-051-000	329	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 10	1.0	$ 27.62
150-250-052-000	349	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 11	1.0	$ 27.62
150-250-053-000	359	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 12	1.0	$ 27.62
150-250-054-000	369	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 13	1.0	$ 27.62
150-250-055-000	379	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 14	1.0	$ 27.62
150-250-056-000	399	LIVE OAK DR	NORTHWOOD VIL #2 UNIT 2 LOT 15	1.0	$ 27.62
150-250-058-000	3217	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 17	1.0	$ 27.62
150-250-059-000	3207	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 18	1.0	$ 27.62
150-250-060-000	3197	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 19	1.0	$ 27.62
150-250-061-000	3187	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 20	1.0	$ 27.62
150-250-062-000	3177	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 21	1.0	$ 27.62
150-250-063-000	409	ALDER CT	NORTHWOOD VIL #2 UNIT 2 LOT 22	1.0	$ 27.62
150-250-064-000	429	ALDER CT	NORTHWOOD VIL #2 UNIT 2 LOT 23	1.0	$ 27.62
150-250-065-000	449	ALDER CT	NORTHWOOD VIL #2 UNIT 2 LOT 24	1.0	$ 27.62
150-250-066-000	448	ALDER CT	NORTHWOOD VIL #2 UNIT 2 LOT 25	1.0	$ 27.62
150-250-067-000	428	ALDER CT	NORTHWOOD VIL #2 UNIT 2 LOT 26	1.0	$ 27.62
150-250-068-000	408	ALDER CT	NORTHWOOD VIL #2 UNIT 2 LOT 27	1.0	$ 27.62
150-250-069-000	390	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 28	1.0	$ 27.62
150-250-070-000	380	MANZANITA DR	NORTHWOOD VIL #2 UNIT 2 LOT 29	1.0	$ 27.62
150-250-071-000	331	MANZANITA DR	NORTHWOOD VIL #2 UNIT 1 LOT 67ETC	1.0	$ 27.62
150-250-072-000	3114	LARCH DR	NORTHWOOD VIL #2 UNIT 2 POR LOT44	1.0	$ 27.62
150-250-073-000	3183	BEECH DR	PARCEL H PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-074-000	3173	BEECH DR	PARCEL I PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-075-000	3153	BEECH DR	PARCEL J PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-076-000	3143	BEECH DR	PARCEL K PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-077-000	3133	BEECH DR	PARCEL L PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-078-000	3113	BEECH DR	PARCEL M PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-079-000	3093	BEECH DR	PARCEL N PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-080-000	3185	LARCH DR	PARCEL O PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-081-000	3175	LARCH DR	PARCEL P PM 59-50 SEC 36/6/12	1.0	$ 27.62
150-250-082-000	3155	LARCH DR	PARCEL Q PM 59-50 SEC 36/6/12	1.0	$ 27.62
Total				**168.0**	**$ 4,640.16**

City of Atwater
Orchard Park Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-220-001-000	3136	NONPAREIL DR	ORCH PK EST #1 LOT 12	1.0	$ 47.34
150-220-002-000	3126	NONPAREIL DR	ORCH PK EST #1 LOT 11	1.0	$ 47.34
150-220-003-000	3116	NONPAREIL DR	ORCH PK EST #1 LOT 10	1.0	$ 47.34
150-220-004-000	3106	NONPAREIL DR	ORCH PK EST #1 LOT 9	1.0	$ 47.34
150-220-005-000	2708	BIDWELL CT	ORCH PK EST #1 LOT 8	1.0	$ 47.34
150-220-006-000	2718	BIDWELL CT	ORCH PK EST #1 LOT 7	1.0	$ 47.34
150-220-007-000	2728	BIDWELL CT	ORCH PK EST #1 LOT 6	1.0	$ 47.34
150-220-008-000	2748	BIDWELL CT	ORCH PK EST #1 LOT 5	1.0	$ 47.34
150-220-009-000	2758	BIDWELL CT	ORCH PK EST #1 LOT 4	1.0	$ 47.34
150-220-010-000	2768	BIDWELL CT	ORCH PK EST #1 LOT 3	1.0	$ 47.34
150-220-011-000	2778	BIDWELL CT	ORCH PK EST #1 LOT 2	1.0	$ 47.34
150-220-012-000	2798	BIDWELL CT	ORCH PK EST #1 LOT 1	1.0	$ 47.34
150-220-013-000	2799	BIDWELL CT	ORCH PK EST #1 LOT 20	1.0	$ 47.34
150-220-014-000	2779	BIDWELL CT	ORCH PK EST #1 LOT 19	1.0	$ 47.34
150-220-015-000	2769	BIDWELL CT	ORCH PK EST #1 LOT 18	1.0	$ 47.34
150-220-016-000	2759	BIDWELL CT	ORCH PK EST #1 LOT 17	1.0	$ 47.34
150-220-017-000	2749	BIDWELL CT	ORCH PK EST #1 LOT 16	1.0	$ 47.34
150-220-018-000	2729	BIDWELL CT	ORCH PK EST #1 LOT 15	1.0	$ 47.34
150-220-019-000	2719	BIDWELL CT	ORCH PK EST #1 LOT 14	1.0	$ 47.34
150-220-020-000	2709	BIDWELL CT	ORCH PK EST #1 LOT 13	1.0	$ 47.34
150-220-021-000	2700	MONO WAY	ORCH PK EST UNIT 2 LOT 8	1.0	$ 47.34
150-220-022-000	2710	MONO WAY	ORCH PK EST UNIT 2 LOT 7	1.0	$ 47.34
150-220-023-000	2720	MONO WAY	ORCH PK EST UNIT 2 LOT 6	1.0	$ 47.34
150-220-024-000	2730	MONO WAY	ORCH PK EST UNIT 2 LOT 5	1.0	$ 47.34
150-220-025-000	2740	MONO WAY	ORCH PK EST UNIT 2 LOT 4	1.0	$ 47.34
150-220-026-000	2760	MONO WAY	ORCH PK EST UNIT 2 LOT 3	1.0	$ 47.34
150-220-027-000	2770	MONO WAY	ORCH PK EST UNIT 2 LOT 2	1.0	$ 47.34
150-220-028-000	2790	MONO WAY	ORCH PK EST UNIT 2 LOT 1	1.0	$ 47.34
150-220-029-000	2791	MONO WAY	ORCH PK EST UNIT 2 LOT 19	1.0	$ 47.34
150-220-030-000	2771	MONO WAY	ORCH PK EST UNIT 2 LOT 18	1.0	$ 47.34
150-220-031-000	2761	MONO WAY	ORCH PK EST UNIT 2 LOT 17	1.0	$ 47.34
150-220-032-000	2741	MONO WAY	ORCH PK EST UNIT 2 LOT 16	1.0	$ 47.34
150-220-033-000	2742	NEPLUS CT	ORCH PK EST UNIT 3 LOT 4	1.0	$ 47.34
150-220-034-000	2762	NEPLUS CT	ORCH PK EST UNIT 3 LOT 3	1.0	$ 47.34
150-220-035-000	2772	NEPLUS CT	ORCH PK EST UNIT 3 LOT 2	1.0	$ 47.34
150-220-036-000	2792	NEPLUS CT	ORCH PK EST UNIT 3 LOT 1	1.0	$ 47.34
150-220-037-000	2793	NEPLUS CT	ORCH PK EST UNIT 3 LOT 17	1.0	$ 47.34
150-220-038-000	2773	NEPLUS CT	ORCH PK EST UNIT 3 LOT 16	1.0	$ 47.34
150-220-039-000	2763	NEPLUS CT	ORCH PK EST UNIT 3 LOT 15	1.0	$ 47.34
150-220-040-000	2743	NEPLUS CT	ORCH PK EST UNIT 3 LOT 14	1.0	$ 47.34
150-220-041-000	3156	NONPAREIL DR	ORCH PK EST UNIT 2 LOT 9	1.0	$ 47.34
150-220-042-000	3176	NONPAREIL DR	ORCH PK EST UNIT 2 LOT 10	1.0	$ 47.34
150-220-043-000	3186	NONPAREIL DR	ORCH PK EST UNIT 2 LOT 11	1.0	$ 47.34
150-220-044-000	3196	NONPAREIL DR	ORCH PK EST UNIT 2 LOT 12	1.0	$ 47.34
150-220-045-000	2701	MONO WAY	ORCH PK EST UNIT 2 LOT 13	1.0	$ 47.34
150-220-046-000	2711	MONO WAY	ORCH PK EST UNIT 2 LOT 14	1.0	$ 47.34
150-220-047-000	2721	MONO WAY	ORCH PK EST UNIT 2 LOT 15	1.0	$ 47.34
150-220-048-000	2722	EMERALD CT	ORCH PK EST UNIT 3 LOT 5	1.0	$ 47.34
150-220-049-000	2712	EMERALD CT	ORCH PK EST UNIT 3 LOT 6	1.0	$ 47.34
150-220-050-000	2704	EMERALD CT	ORCH PK EST UNIT 3 LOT 7	1.0	$ 47.34
150-220-051-000	2702	EMERALD CT	ORCH PK EST UNIT 3 LOT 8	1.0	$ 47.34
150-220-052-000	2700	EMERALD CT	ORCH PK EST UNIT 3 LOT 9	1.0	$ 47.34
150-220-053-000	2703	EMERALD CT	ORCH PK EST UNIT 3 LOT 10	1.0	$ 47.34
150-220-054-000	2705	EMERALD CT	ORCH PK EST UNIT 3 LOT 11	1.0	$ 47.34
150-220-055-000	2713	EMERALD CT	ORCH PK EST UNIT 3 LOT 12	1.0	$ 47.34
150-220-056-000	2723	EMERALD CT	ORCH PK EST UNIT 3 LOT 13	1.0	$ 47.34
150-220-057-000	2724	MISSION WAY	ORCH PK EST UNIT 4 LOT 5	1.0	$ 47.34
150-220-058-000	2714	MISSION WAY	ORCH PK EST UNIT 4 LOT 6	1.0	$ 47.34
150-220-060-000	3318	NONPAREIL DR	ORCH PK EST UNIT 4 LOT 7	1.0	$ 47.34

City of Atwater
Orchard Park Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-220-061-000	2705	MISSION WAY	ORCH PK EST UNIT 4 LOT 8	1.0	$ 47.34
150-220-062-000	2715	MISSION WAY	ORCH PK EST UNIT 4 LOT 9	1.0	$ 47.34
150-220-063-000	2725	MISSION WAY	ORCH PK EST UNIT 4 LOT 10	1.0	$ 47.34
150-220-064-000	2735	MISSION WAY	ORCH PK EST UNIT 4 LOT 11	1.0	$ 47.34
150-220-065-000	2745	MISSION WAY	ORCH PK EST UNIT 4 LOT 12	1.0	$ 47.34
150-220-066-000	2765	MISSION WAY	ORCH PK EST UNIT 4 LOT 13	1.0	$ 47.34
150-220-067-000	2775	MISSION WAY	ORCH PK EST UNIT 4 LOT 14	1.0	$ 47.34
150-220-068-000	2795	MISSION WAY	ORCH PK EST UNIT 4 LOT 15	1.0	$ 47.34
150-220-069-000	2794	MISSION WAY	ORCH PK EST UNIT 4 LOT 1	1.0	$ 47.34
150-220-070-000	2774	MISSION WAY	ORCH PK EST UNIT 4 LOT 2	1.0	$ 47.34
150-220-071-000	2764	MISSION WAY	ORCH PK EST UNIT 4 LOT 3	1.0	$ 47.34
150-220-072-000	2744	MISSION WAY	ORCH PK EST UNIT 4 LOT 4	1.0	$ 47.34
150-260-001-000	3398	NONPAREIL DR	ORCH PK EST UNIT 5 LOT 13	1.0	$ 47.34
150-260-002-000	3378	NONPAREIL DR	ORCH PK EST UNIT 5 LOT 12	1.0	$ 47.34
150-260-003-000	3368	NONPAREIL DR	ORCH PK EST UNIT 5 LOT 11	1.0	$ 47.34
150-260-004-000	3348	NONPAREIL DR	ORCH PK EST UNIT 5 LOT 10	1.0	$ 47.34
150-260-005-000	3328	NONPAREIL DR	ORCH PK EST UNIT 5 LOT 9	1.0	$ 47.34
150-260-006-000	2706	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 8	1.0	$ 47.34
150-260-007-000	2716	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 7	1.0	$ 47.34
150-260-008-000	2726	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 6	1.0	$ 47.34
150-260-009-000	2736	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 5	1.0	$ 47.34
150-260-010-000	2746	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 4	1.0	$ 47.34
150-260-011-000	2766	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 3	1.0	$ 47.34
150-260-012-000	2776	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 2	1.0	$ 47.34
150-260-013-000	2796	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 1	1.0	$ 47.34
150-260-014-000	2787	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 20	1.0	$ 47.34
150-260-015-000	2767	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 19	1.0	$ 47.34
150-260-016-000	2747	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 18	1.0	$ 47.34
150-260-017-000	2737	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 17	1.0	$ 47.34
150-260-018-000	2727	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 16	1.0	$ 47.34
150-260-019-000	2717	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 15	1.0	$ 47.34
150-260-020-000	2707	PEERLESS AVE	ORCH PK EST UNIT 5 LOT 14	1.0	$ 47.34
150-260-022-000	2728	CARMEL CT	ORCH PK EST UNIT 6 LOT 7	1.0	$ 47.34
150-260-023-000	2738	CARMEL CT	ORCH PK EST UNIT 6 LOT 6	1.0	$ 47.34
150-260-024-000	2758	CARMEL CT	ORCH PK EST UNIT 6 LOT 5	1.0	$ 47.34
150-260-025-000	2768	CARMEL CT	ORCH PK EST UNIT 6 LOT 4	1.0	$ 47.34
150-260-026-000	2778	CARMEL CT	ORCH PK EST UNIT 6 LOT 3	1.0	$ 47.34
150-260-027-000	2788	CARMEL CT	ORCH PK EST UNIT 6 LOT 2	1.0	$ 47.34
150-260-028-000	2798	CARMEL CT	ORCH PK EST UNIT 6 LOT 1	1.0	$ 47.34
150-260-029-000	2700	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 8	1.0	$ 47.34
150-260-030-000	2709	CARMEL CT	ORCH PK EST UNIT 6 LOT 13	1.0	$ 47.34
150-260-031-000	2729	CARMEL CT	ORCH PK EST UNIT 6 LOT 14	1.0	$ 47.34
150-260-032-000	2739	CARMEL CT	ORCH PK EST UNIT 6 LOT 15	1.0	$ 47.34
150-260-033-000	2759	CARMEL CT	ORCH PK EST UNIT 6 LOT 16	1.0	$ 47.34
150-260-034-000	2769	CARMEL CT	ORCH PK EST UNIT 6 LOT 17	1.0	$ 47.34
150-260-035-000	2779	CARMEL CT	ORCH PK EST UNIT 6 LOT 18	1.0	$ 47.34
150-260-036-000	2789	CARMEL CT	ORCH PK EST UNIT 6 LOT 19	1.0	$ 47.34
150-260-037-000	2799	CARMEL CT	ORCH PK EST UNIT 6 LOT 20	1.0	$ 47.34
150-260-038-000	2790	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 1	1.0	$ 47.34
150-260-039-000	2780	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 2	1.0	$ 47.34
150-260-040-000	2770	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 3	1.0	$ 47.34
150-260-041-000	2760	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 4	1.0	$ 47.34
150-260-042-000	2750	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 5	1.0	$ 47.34
150-260-043-000	2730	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 6	1.0	$ 47.34
150-260-044-000	2720	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 7	1.0	$ 47.34
150-260-045-000	2702	DAVEY AVE	ORCH PK EST UNIT 7 LOT 30	1.0	$ 47.34
150-260-046-000	2701	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 16	1.0	$ 47.34
150-260-047-000	2721	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 17	1.0	$ 47.34
150-260-048-000	2731	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 18	1.0	$ 47.34

City of Atwater
Orchard Park Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-260-049-000	2751	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 19	1.0	$ 47.34
150-260-050-000	2761	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 20	1.0	$ 47.34
150-260-051-000	2771	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 21	1.0	$ 47.34
150-260-052-000	2781	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 22	1.0	$ 47.34
150-260-053-000	2791	YOSEMITE CT	ORCH PK EST UNIT 7 LOT 23	1.0	$ 47.34
150-260-054-000	2792	DAVEY AVE	ORCH PK EST UNIT 7 LOT 24	1.0	$ 47.34
150-260-055-000	2782	DAVEY AVE	ORCH PK EST UNIT 7 LOT 25	1.0	$ 47.34
150-260-056-000	2772	DAVEY AVE	ORCH PK EST UNIT 7 LOT 26	1.0	$ 47.34
150-260-057-000	2762	DAVEY AVE	ORCH PK EST UNIT 7 LOT 27	1.0	$ 47.34
150-260-058-000	2752	DAVEY AVE	ORCH PK EST UNIT 7 LOT 28	1.0	$ 47.34
150-260-059-000	2722	DAVEY AVE	ORCH PK EST UNIT 7 LOT 29	1.0	$ 47.34
150-260-060-000	3492	NONPAREIL DR	ORCH PK EST UNIT 7 LOT 15	1.0	$ 47.34
150-260-061-000	3490	NONPAREIL DR	ORCH PK EST UNIT 7 LOT 14	1.0	$ 47.34
150-260-062-000	3480	NONPAREIL DR	ORCH PK EST UNIT 7 LOT 13	1.0	$ 47.34
150-260-063-000	3470	NONPAREIL DR	ORCH PK EST UNIT 7 LOT 12	1.0	$ 47.34
150-260-064-000	3460	NONPAREIL DR	ORCH PK EST UNIT 7 LOT 11	1.0	$ 47.34
150-260-065-000	3450	NONPAREIL DR	ORCH PK EST UNIT 7 LOT 10	1.0	$ 47.34
150-260-066-000	3440	NONPAREIL DR	ORCH PK EST UNIT 7 LOT 9	1.0	$ 47.34
150-260-067-000	3430	NONPAREIL DR	ORCH PK EST UNIT 6 LOT 12	1.0	$ 47.34
150-260-068-000	3420	NONPAREIL DR	ORCH PK EST UNIT 6 LOT 11	1.0	$ 47.34
150-260-069-000	3410	NONPAREIL DR	ORCH PK EST UNIT 6 LOT 10	1.0	$ 47.34
150-260-070-000	3400	NONPAREIL DR	ORCH PK EST UNIT 6 LOT 9	1.0	$ 47.34
150-260-071-000	2708	CARMEL CT	ORCH PK EST UNIT 6 LOT 8	1.0	$ 47.34
Total				**141.0**	**$ 6,674.94**

City of Atwater
Price Annexation Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-010-033-000	699	GREEN SANDS AVE	PRICE SUB LOT 13	4.2	$ 115.58
004-170-055-000	1821	VALLEY ST	CASA DEL REY #1 LOT 111	1.0	$ 33.68
004-170-056-000	1841	VALLEY ST	CASA DEL REY #1 LOT 112	1.0	$ 33.68
004-170-057-000	1861	VALLEY ST	CASA DEL REY #1 LOT 113	1.0	$ 33.68
004-170-058-000	1881	VALLEY ST	CASA DEL REY #1 LOT 114	1.0	$ 33.68
004-170-061-000	1880	VALLEY ST	CASA DEL REY #1 LOT 1	1.0	$ 33.68
004-170-062-000	1870	VALLEY ST	CASA DEL REY #1 LOT 2	1.0	$ 33.68
004-170-063-000	1850	VALLEY ST	CASA DEL REY #1 LOT 3	1.0	$ 33.68
004-170-064-000	1800	VALLEY ST	CASA DEL REY #1 LOT 4	1.0	$ 33.68
004-170-065-000	731	SUMMERFIELD DR	CASA DEL REY #1 LOT 6	1.0	$ 33.68
004-170-066-000	711	SUMMERFIELD DR	CASA DEL REY #1 LOT 5	1.0	$ 33.68
004-191-001-000	1806	CATALINA CT	CASA DEL REY #1 LOT 30	1.0	$ 33.68
004-191-002-000	1836	CATALINA CT	CASA DEL REY #1 LOT 29	1.0	$ 33.68
004-191-003-000	1866	CATALINA CT	CASA DEL REY #1 LOT 28	1.0	$ 33.68
004-191-004-000	1896	CATALINA CT	CASA DEL REY #1 LOT 27	1.0	$ 33.68
004-191-005-000	1897	CATALINA CT	CASA DEL REY #1 LOT 26	1.0	$ 33.68
004-191-006-000	1867	CATALINA CT	CASA DEL REY #1 LOT 25	1.0	$ 33.68
004-191-007-000	1837	CATALINA CT	CASA DEL REY #1 LOT 24	1.0	$ 33.68
004-191-008-000	1807	CATALINA CT	CASA DEL REY #1 LOT 23	1.0	$ 33.68
004-191-009-000	1804	BRENTWOOD CT	CASA DEL REY #1 LOT 22	1.0	$ 33.68
004-191-010-000	1834	BRENTWOOD CT	CASA DEL REY #1 LOT 21	1.0	$ 33.68
004-191-011-000	1864	BRENTWOOD CT	CASA DEL REY #1 LOT 20	1.0	$ 33.68
004-191-012-000	1894	BRENTWOOD CT	CASA DEL REY #1 LOT 19	1.0	$ 33.68
004-191-013-000	1895	BRENTWOOD CT	CASA DEL REY #1 LOT 18	1.0	$ 33.68
004-191-014-000	1865	BRENTWOOD CT	CASA DEL REY #1 LOT 17	1.0	$ 33.68
004-191-015-000	1835	BRENTWOOD CT	CASA DEL REY #1 LOT 16	1.0	$ 33.68
004-191-016-000	1805	BRENTWOOD CT	CASA DEL REY #1 LOT 15	1.0	$ 33.68
004-191-017-000	1802	BRIGHTON CT	CASA DEL REY #1 LOT 14	1.0	$ 33.68
004-191-018-000	1832	BRIGHTON CT	CASA DEL REY #1 LOT 13	1.0	$ 33.68
004-191-019-000	1862	BRIGHTON CT	CASA DEL REY #1 LOT 12	1.0	$ 33.68
004-191-020-000	1892	BRIGHTON CT	CASA DEL REY #1 LOT 11	1.0	$ 33.68
004-191-021-000	1893	BRIGHTON CT	CASA DEL REY #1 LOT 10	1.0	$ 33.68
004-191-022-000	1863	BRIGHTON CT	CASA DEL REY #1 LOT 9	1.0	$ 33.68
004-191-023-000	1833	BRIGHTON CT	CASA DEL REY #1 LOT 8	1.0	$ 33.68
004-191-024-000	1803	BRIGHTON CT	CASA DEL REY #1 LOT 7	1.0	$ 33.68
004-191-025-000	1809	CHELSEA CT	CASA DEL REY #2 LOT 31	1.0	$ 33.68
004-191-028-000	1899	CHELSEA CT	CASA DEL REY #2 LOT 34	1.0	$ 33.68
004-191-029-000	1898	CHELSEA CT	CASA DEL REY #2 LOT 35	1.0	$ 33.68
004-191-030-000	1868	CHELSEA CT	CASA DEL REY #2 LOT 36	1.0	$ 33.68
004-191-031-000	1838	CHELSEA CT	CASA DEL REY #2 LOT 37	1.0	$ 33.68
004-191-032-000	1808	CHELSEA CT	CASA DEL REY #2 LOT 38	1.0	$ 33.68
004-191-033-000	1801	CYPRESS CT	CASA DEL REY #2 LOT 39	1.0	$ 33.68
004-191-034-000	1831	CYPRESS CT	CASA DEL REY #2 LOT 40	1.0	$ 33.68
004-191-035-000	1861	CYPRESS CT	CASA DEL REY #2 LOT 41	1.0	$ 33.68
004-191-036-000	1890	CYPRESS CT	CASA DEL REY #2 LOT 42	1.0	$ 33.68
004-191-037-000	1869	CHELSEA CT	CASA DEL REY #2 LOT 33 POR 32	1.0	$ 33.68
004-191-038-000	1839	CHELSEA CT	CASA DEL REY #2 POR LOT 32	1.0	$ 33.68
004-192-001-000	900	SUMMERFIELD DR	CASA DEL REY #1 LOT 103	1.0	$ 33.68
004-192-002-000	890	SUMMERFIELD DR	CASA DEL REY #1 LOT 104	1.0	$ 33.68
004-192-003-000	880	SUMMERFIELD DR	CASA DEL REY #1 LOT 105	1.0	$ 33.68
004-192-004-000	860	SUMMERFIELD DR	CASA DEL REY #1 LOT 106	1.0	$ 33.68
004-192-005-000	850	SUMMERFIELD DR	CASA DEL REY #1 LOT 107	1.0	$ 33.68
004-192-006-000	830	SUMMERFIELD DR	CASA DEL REY #1 LOT 108	1.0	$ 33.68
004-192-007-000	820	SUMMERFIELD DR	CASA DEL REY #1 LOT 109	1.0	$ 33.68
004-192-008-000	800	SUMMERFIELD DR	CASA DEL REY #1 LOT 110	1.0	$ 33.68
004-192-009-000	910	SUMMERFIELD DR	CASA DEL REY #2 LOT 102	1.0	$ 33.68
004-192-010-000	920	SUMMERFIELD DR	CASA DEL REY #2 LOT 101	1.0	$ 33.68
004-192-011-000	930	SUMMERFIELD DR	CASA DEL REY #2 LOT 100	1.0	$ 33.68
004-192-012-000	940	SUMMERFIELD DR	CASA DEL REY #2 LOT 99	1.0	$ 33.68

City of Atwater
Price Annexation Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-192-013-000	950	SUMMERFIELD DR	CASA DEL REY #2 LOT 98	1.0	$ 33.68
004-192-014-000	960	SUMMERFIELD DR	CASA DEL REY #2 LOT 97	1.0	$ 33.68
004-201-001-000	1860	CYPRESS CT	CASA DEL REY #2 LOT 43	1.0	$ 33.68
004-201-002-000	1830	CYPRESS CT	CASA DEL REY #2 LOT 44	1.0	$ 33.68
004-201-003-000	1800	CYPRESS CT	CASA DEL REY #2 LOT 45	1.0	$ 33.68
004-201-004-000	1803	EL DORADO CT	CASA DEL REY #2 LOT 46	1.0	$ 33.68
004-201-005-000	1833	EL DORADO CT	CASA DEL REY #2 LOT 47	1.0	$ 33.68
004-201-006-000	1863	EL DORADO CT	CASA DEL REY #2 LOT 48	1.0	$ 33.68
004-201-007-000	1893	EL DORADO CT	CASA DEL REY #2 LOT 49	1.0	$ 33.68
004-201-008-000	1892	EL DORADO CT	CASA DEL REY #2 LOT 50	1.0	$ 33.68
004-201-009-000	1862	EL DORADO CT	CASA DEL REY #2 LOT 51	1.0	$ 33.68
004-201-010-000	1842	EL DORADO CT	CASA DEL REY #2 LOT 52	1.0	$ 33.68
004-201-011-000	1822	EL DORADO CT	CASA DEL REY #2 LOT 53	1.0	$ 33.68
004-201-012-000	1802	EL DORADO CT	CASA DEL REY #2 LOT 54	1.0	$ 33.68
004-201-013-000	1833	FOXTAIL CT	CASA DEL REY #3 LOT 55	1.0	$ 33.68
004-201-014-000	1843	FOXTAIL CT	CASA DEL REY #3 LOT 56	1.0	$ 33.68
004-201-015-000	1853	FOXTAIL CT	CASA DEL REY #3 LOT 57	1.0	$ 33.68
004-201-016-000	1863	FOXTAIL CT	CASA DEL REY #3 LOT 58	1.0	$ 33.68
004-201-017-000	1883	FOXTAIL CT	CASA DEL REY #3 LOT 59	1.0	$ 33.68
004-201-018-000	1882	FOXTAIL CT	CASA DEL REY #3 LOT 60	1.0	$ 33.68
004-201-019-000	1862	FOXTAIL CT	CASA DEL REY #3 LOT 61	1.0	$ 33.68
004-201-020-000	1852	FOXTAIL CT	CASA DEL REY #3 LOT 62	1.0	$ 33.68
004-201-021-000	1842	FOXTAIL CT	CASA DEL REY #3 LOT 63	1.0	$ 33.68
004-201-022-000	1832	FOXTAIL CT	CASA DEL REY #3 LOT 64	1.0	$ 33.68
004-201-023-000	1822	FOXTAIL CT	CASA DEL REY #3 LOT 65	1.0	$ 33.68
004-201-024-000	1803	AUGUSTA LN	CASA DEL REY #3 LOT 66	1.0	$ 33.68
004-201-025-000	1823	AUGUSTA LN	CASA DEL REY #3 LOT 67	1.0	$ 33.68
004-201-026-000	1833	AUGUSTA LN	CASA DEL REY #3 LOT 68	1.0	$ 33.68
004-201-027-000	1843	AUGUSTA LN	CASA DEL REY #3 LOT 69	1.0	$ 33.68
004-201-028-000	1853	AUGUSTA LN	CASA DEL REY #3 LOT 70	1.0	$ 33.68
004-201-029-000	1863	AUGUSTA LN	CASA DEL REY #3 LOT 71	1.0	$ 33.68
004-202-001-000	970	SUMMERFIELD DR	CASA DEL REY #2 LOT 96	1.0	$ 33.68
004-202-002-000	980	SUMMERFIELD DR	CASA DEL REY #2 LOT 95	1.0	$ 33.68
004-202-003-000	990	SUMMERFIELD DR	CASA DEL REY #2 LOT 94	1.0	$ 33.68
004-202-004-000	1000	SUMMERFIELD DR	CASA DEL REY #2 LOT 93	1.0	$ 33.68
004-202-005-000	1010	SUMMERFIELD DR	CASA DEL REY #3 LOT 92	1.0	$ 33.68
004-202-006-000	1020	SUMMERFIELD DR	CASA DEL REY #3 LOT 91	1.0	$ 33.68
004-202-007-000	1030	SUMMERFIELD DR	CASA DEL REY #3 LOT 90	1.0	$ 33.68
004-202-008-000	1040	SUMMERFIELD DR	CASA DEL REY #3 LOT 89	1.0	$ 33.68
004-202-009-000	1050	SUMMERFIELD DR	CASA DEL REY #3 LOT 88	1.0	$ 33.68
004-202-010-000	1783	AUGUSTA LN	CASA DEL REY #3 LOT 87	1.0	$ 33.68
004-202-011-000	1763	AUGUSTA LN	CASA DEL REY #3 LOT 86	1.0	$ 33.68
004-202-012-000	1753	AUGUSTA LN	CASA DEL REY #3 LOT 85	1.0	$ 33.68
004-202-013-000	1743	AUGUSTA LN	CASA DEL REY #3 LOT 84	1.0	$ 33.68
004-203-001-000	1864	AUGUSTA LN	CASA DEL REY #3 LOT 72	1.0	$ 33.68
004-203-002-000	1854	AUGUSTA LN	CASA DEL REY #3 LOT 73	1.0	$ 33.68
004-203-003-000	1844	AUGUSTA LN	CASA DEL REY #3 LOT 74	1.0	$ 33.68
004-203-004-000	1834	AUGUSTA LN	CASA DEL REY #3 LOT 75	1.0	$ 33.68
004-203-005-000	1824	AUGUSTA LN	CASA DEL REY #3 LOT 76	1.0	$ 33.68
004-203-006-000	1814	AUGUSTA LN	CASA DEL REY #3 LOT 77	1.0	$ 33.68
004-203-009-000	1774	AUGUSTA LN	CASA DEL REY #3 LOT 80	1.0	$ 33.68
004-203-010-000	1764	AUGUSTA LN	CASA DEL REY #3 LOT 81	1.0	$ 33.68
004-203-011-000	1754	AUGUSTA LN	CASA DEL REY #3 LOT 82	1.0	$ 33.68
004-203-012-000	1744	AUGUSTA LN	CASA DEL REY #3 LOT 83	1.0	$ 33.68
004-203-013-000	1784	AUGUSTA LN	CASA DEL REY #3 LOT 79 POR 78	1.0	$ 33.68
004-203-014-000	1794	AUGUSTA LN	CASA DEL REY #3 POR LOT 78	1.0	$ 33.68
004-211-001-000	2006	BRIDGEWATER ST	VISTA DEL REY 1 LOT 35	1.0	$ 33.68
004-211-002-000	2005	GLENEAGLE ST	VISTA DEL REY 1 LOT 36	1.0	$ 33.68
004-212-001-000	806	ARROWWOOD LN	VISTA DEL REY 1 LOT 30	1.0	$ 33.68

City of Atwater
Price Annexation Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-212-002-000	856	ARROWWOOD LN	VISTA DEL REY 1 LOT 29	1.0	$ 33.68
004-212-003-000	896	ARROWWOOD LN	VISTA DEL REY 1 LOT 28	1.0	$ 33.68
004-212-004-000	1975	GLENEAGLE ST	VISTA DEL REY 1 LOT 27	1.0	$ 33.68
004-212-005-000	1976	BRIDGEWATER ST	VISTA DEL REY 1 LOT 31	1.0	$ 33.68
004-212-006-000	1966	BRIDGEWATER ST	VISTA DEL REY 1 LOT 32	1.0	$ 33.68
004-212-007-000	1965	GLENEAGLE ST	VISTA DEL REY 1 LOT 26	1.0	$ 33.68
004-212-008-000	1955	GLENEAGLE ST	VISTA DEL REY 1 LOT 25	1.0	$ 33.68
004-212-009-000	1956	BRIDGEWATER ST	VISTA DEL REY 1 LOT 33	1.0	$ 33.68
004-212-010-000	1946	BRIDGEWATER ST	VISTA DEL REY 1 LOT 34	1.0	$ 33.68
004-212-011-000	1945	GLENEAGLE ST	VISTA DEL REY 1 LOT 24	1.0	$ 33.68
004-212-012-000	893	HUNTINGDALE CT	VISTA DEL REY 1 LOT 23	1.0	$ 33.68
004-212-013-000	853	HUNTINGDALE CT	VISTA DEL REY 1 LOT 22	1.0	$ 33.68
004-212-014-000	803	HUNTINGDALE CT	VISTA DEL REY 1 LOT 21	1.0	$ 33.68
004-212-016-000	802	HUNTINGDALE CT	VISTA DEL REY 1 LOT 20	1.0	$ 33.68
004-212-017-000	852	HUNTINGDALE CT	VISTA DEL REY 1 LOT 19	1.0	$ 33.68
004-212-018-000	892	HUNTINGDALE CT	VISTA DEL REY 1 LOT 18	1.0	$ 33.68
004-212-019-000	902	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 17	1.0	$ 33.68
004-212-020-000	912	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 16	1.0	$ 33.68
004-212-021-000	932	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 15	1.0	$ 33.68
004-212-022-000	942	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 14	1.0	$ 33.68
004-212-023-000	962	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 13	1.0	$ 33.68
004-212-024-000	972	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 12	1.0	$ 33.68
004-212-025-000	982	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 11	1.0	$ 33.68
004-212-026-000	992	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 10	1.0	$ 33.68
004-212-027-000	1002	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 9	1.0	$ 33.68
004-212-028-000	1012	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 8	1.0	$ 33.68
004-212-029-000	1022	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 7	1.0	$ 33.68
004-213-001-000	917	ARROWWOOD LN	VISTA DEL REY 1 LOT 37	1.0	$ 33.68
004-213-002-000	937	ARROWWOOD LN	VISTA DEL REY 1 LOT 38	1.0	$ 33.68
004-213-003-000	947	ARROWWOOD LN	VISTA DEL REY 1 LOT 39	1.0	$ 33.68
004-213-004-000	967	ARROWWOOD LN	VISTA DEL REY 1 LOT 40	1.0	$ 33.68
004-213-005-000	977	ARROWWOOD LN	VISTA DEL REY 1 LOT 41	1.0	$ 33.68
004-213-006-000	987	ARROWWOOD LN	VISTA DEL REY 1 LOT 42	1.0	$ 33.68
004-213-007-000	997	ARROWWOOD LN	VISTA DEL REY 1 LOT 43	1.0	$ 33.68
004-213-008-000	1007	ARROWWOOD LN	VISTA DEL REY 1 LOT 44	1.0	$ 33.68
004-213-009-000	1017	ARROWWOOD LN	VISTA DEL REY 1 LOT 45	1.0	$ 33.68
004-213-010-000	1027	ARROWWOOD LN	VISTA DEL REY 1 LOT 46	1.0	$ 33.68
004-214-001-000	1994	GLENEAGLE ST	VISTA DEL REY 1 LOT 68	1.0	$ 33.68
004-214-002-000	946	ARROWWOOD LN	VISTA DEL REY 1 LOT 67	1.0	$ 33.68
004-214-003-000	966	ARROWWOOD LN	VISTA DEL REY 1 LOT 66	1.0	$ 33.68
004-214-004-000	976	ARROWWOOD LN	VISTA DEL REY 1 LOT 65	1.0	$ 33.68
004-214-005-000	986	ARROWWOOD LN	VISTA DEL REY 1 LOT 64	1.0	$ 33.68
004-214-006-000	996	ARROWWOOD LN	VISTA DEL REY 1 LOT 63	1.0	$ 33.68
004-214-007-000	1006	ARROWWOOD LN	VISTA DEL REY 1 LOT 62	1.0	$ 33.68
004-214-008-000	1016	ARROWWOOD LN	VISTA DEL REY 1 LOT 61	1.0	$ 33.68
004-214-009-000	1026	ARROWWOOD LN	VISTA DEL REY 1 LOT 60	1.0	$ 33.68
004-214-010-000	1025	POPPY HILLS DR	VISTA DEL REY 1 LOT 78	1.0	$ 33.68
004-214-011-000	1015	POPPY HILLS DR	VISTA DEL REY 1 LOT 77	1.0	$ 33.68
004-214-012-000	1005	POPPY HILLS DR	VISTA DEL REY 1 LOT 76	1.0	$ 33.68
004-214-013-000	995	POPPY HILLS DR	VISTA DEL REY 1 LOT 75	1.0	$ 33.68
004-214-014-000	985	POPPY HILLS DR	VISTA DEL REY 1 LOT 74	1.0	$ 33.68
004-214-015-000	975	POPPY HILLS DR	VISTA DEL REY 1 LOT 73	1.0	$ 33.68
004-214-016-000	965	POPPY HILLS DR	VISTA DEL REY 1 LOT 72	1.0	$ 33.68
004-214-017-000	945	POPPY HILLS DR	VISTA DEL REY 1 LOT 71	1.0	$ 33.68
004-214-018-000	1964	GLENEAGLE ST	VISTA DEL REY 1 LOT 70	1.0	$ 33.68
004-214-019-000	1974	GLENEAGLE ST	VISTA DEL REY 1 LOT 69	1.0	$ 33.68
004-215-001-000	914	POPPY HILLS DR	VISTA DEL REY 1 LOT 101	1.0	$ 33.68
004-215-002-000	934	POPPY HILLS DR	VISTA DEL REY 1 LOT 100	1.0	$ 33.68
004-215-003-000	944	POPPY HILLS DR	VISTA DEL REY 1 LOT 99	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-215-004-000	964	POPPY HILLS DR	VISTA DEL REY 1 LOT 98	1.0	$ 33.68
004-215-005-000	974	POPPY HILLS DR	VISTA DEL REY 1 LOT 97	1.0	$ 33.68
004-215-006-000	984	POPPY HILLS DR	VISTA DEL REY 1 LOT 96	1.0	$ 33.68
004-215-007-000	994	POPPY HILLS DR	VISTA DEL REY 1 LOT 95	1.0	$ 33.68
004-215-008-000	1004	POPPY HILLS DR	VISTA DEL REY 1 LOT 94	1.0	$ 33.68
004-215-009-000	1014	POPPY HILLS DR	VISTA DEL REY 1 LOT 93	1.0	$ 33.68
004-215-010-000	1024	POPPY HILLS DR	VISTA DEL REY 1 LOT 92	1.0	$ 33.68
004-215-011-000			VISTA DEL REY 1 LOT 111	1.0	$ 33.68
004-215-012-000	1013	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 110	1.0	$ 33.68
004-215-013-000	1003	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 109	1.0	$ 33.68
004-215-014-000	993	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 108	1.0	$ 33.68
004-215-015-000	983	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 107	1.0	$ 33.68
004-215-016-000	973	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 106	1.0	$ 33.68
004-215-017-000	963	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 105	1.0	$ 33.68
004-215-018-000	943	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 104	1.0	$ 33.68
004-215-019-000	933	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 103	1.0	$ 33.68
004-215-020-000	913	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 102	1.0	$ 33.68
004-231-001-000	1037	ARROWWOOD LN	VISTA DEL REY #2 LOT 47	1.0	$ 33.68
004-231-002-000	1047	ARROWWOOD LN	VISTA DEL REY #2 LOT 48	1.0	$ 33.68
004-231-003-000	1057	ARROWWOOD LN	VISTA DEL REY #2 LOT 49	1.0	$ 33.68
004-231-004-000	1067	ARROWWOOD LN	VISTA DEL REY #2 LOT 50	1.0	$ 33.68
004-231-005-000	1077	ARROWWOOD LN	VISTA DEL REY #2 LOT 51	1.0	$ 33.68
004-231-006-000	2003	GLEN ABBEY ST	VISTA DEL REY #2 LOT 52	1.0	$ 33.68
004-232-001-000	1036	ARROWWOOD LN	VISTA DEL REY #2 LOT 59	1.0	$ 33.68
004-232-002-000	1046	ARROWWOOD LN	VISTA DEL REY #2 LOT 58	1.0	$ 33.68
004-232-003-000	1056	ARROWWOOD LN	VISTA DEL REY #2 LOT 57	1.0	$ 33.68
004-232-004-000	1066	ARROWWOOD LN	VISTA DEL REY #2 LOT 56	1.0	$ 33.68
004-232-005-000	1076	ARROWWOOD LN	VISTA DEL REY #2 LOT 55	1.0	$ 33.68
004-232-006-000	1086	ARROWWOOD LN	VISTA DEL REY #2 LOT 54	1.0	$ 33.68
004-232-007-000	1096	ARROWWOOD LN	VISTA DEL REY #2 LOT 53	1.0	$ 33.68
004-232-008-000	1095	POPPY HILLS DR	VISTA DEL REY #2 LOT 85	1.0	$ 33.68
004-232-009-000	1085	POPPY HILLS DR	VISTA DEL REY #2 LOT 84	1.0	$ 33.68
004-232-010-000	1075	POPPY HILLS DR	VISTA DEL REY #2 LOT 83	1.0	$ 33.68
004-232-011-000	1065	POPPY HILLS DR	VISTA DEL REY #2 LOT 82	1.0	$ 33.68
004-232-012-000	1055	POPPY HILLS DR	VISTA DEL REY #2 LOT 81	1.0	$ 33.68
004-232-013-000	1045	POPPY HILLS DR	VISTA DEL REY #2 LOT 80	1.0	$ 33.68
004-232-014-000	1035	POPPY HILLS DR	VISTA DEL REY #2 LOT 79	1.0	$ 33.68
004-233-001-000	1034	POPPY HILLS DR	VISTA DEL REY #2 LOT 91	1.0	$ 33.68
004-233-002-000	1044	POPPY HILLS DR	VISTA DEL REY #2 LOT 90	1.0	$ 33.68
004-233-003-000	1054	POPPY HILLS DR	VISTA DEL REY #2 LOT 89	1.0	$ 33.68
004-233-004-000	1064	POPPY HILLS DR	VISTA DEL REY #2 LOT 88	1.0	$ 33.68
004-233-005-000	1074	POPPY HILLS DR	VISTA DEL REY #2 LOT 87	1.0	$ 33.68
004-233-006-000	1094	POPPY HILLS DR	VISTA DEL REY #2 LOT 86	1.0	$ 33.68
004-233-007-000	1093	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 117	1.0	$ 33.68
004-233-008-000	1083	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 116	1.0	$ 33.68
004-233-009-000	1073	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 115	1.0	$ 33.68
004-233-010-000	1063	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 114	1.0	$ 33.68
004-233-011-000	1053	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 113	1.0	$ 33.68
004-233-012-000	1043	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 112	1.0	$ 33.68
004-234-001-000	1042	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 6	1.0	$ 33.68
004-234-002-000	1052	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 5	1.0	$ 33.68
004-234-003-000	1062	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 4	1.0	$ 33.68
004-234-004-000	1072	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 3	1.0	$ 33.68
004-234-005-000	1082	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 2	1.0	$ 33.68
004-234-006-000	1092	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 1	1.0	$ 33.68
004-235-001-000	2002	GLEN ABBEY ST	VISTA DEL REY #2 LOT 153	1.0	$ 33.68
004-235-002-000	2001	CHATHAM PL	VISTA DEL REY #2 LOT 134	1.0	$ 33.68
004-235-003-000	1991	CHATHAM PL	VISTA DEL REY #2 LOT 135	1.0	$ 33.68
004-235-004-000	1981	CHATHAM PL	VISTA DEL REY #2 LOT 136	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-235-005-000	1971	CHATHAM PL	VISTA DEL REY #2 LOT 137	1.0	$ 33.68
004-235-006-000	1961	CHATHAM PL	VISTA DEL REY #2 LOT 138	1.0	$ 33.68
004-235-007-000	1951	CHATHAM PL	VISTA DEL REY #2 LOT 139	1.0	$ 33.68
004-235-008-000	1941	CHATHAM PL	VISTA DEL REY #2 LOT 140	1.0	$ 33.68
004-235-009-000	1921	CHATHAM PL	VISTA DEL REY #2 LOT 141	1.0	$ 33.68
004-235-010-000	1173	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 142	1.0	$ 33.68
004-235-011-000	1153	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 143	1.0	$ 33.68
004-235-012-000	1123	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 144	1.0	$ 33.68
004-235-013-000	1103	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 145	1.0	$ 33.68
004-235-014-000	1922	GLEN ABBEY ST	VISTA DEL REY #2 LOT 146	1.0	$ 33.68
004-235-015-000	1942	GLEN ABBEY ST	VISTA DEL REY #2 LOT 147	1.0	$ 33.68
004-235-016-000	1952	GLENN ABBEY ST	VISTA DEL REY #2 LOT 148	1.0	$ 33.68
004-235-017-000	1962	GLEN ABBEY ST	VISTA DEL REY #2 LOT 149	1.0	$ 33.68
004-235-018-000	1972	GLEN ABBEY ST	VISTA DEL REY #2 LOT 150	1.0	$ 33.68
004-235-019-000	1982	GLEN ABBEY ST	VISTA DEL REY #2 LOT 151	1.0	$ 33.68
004-235-020-000	1992	GLEN ABBEY ST	VISTA DEL REY #2 LOT 152	1.0	$ 33.68
004-236-001-000	2010	CHATHAM PL	VISTA DEL REY #2 LOT 133	1.0	$ 33.68
004-236-002-000	2000	CHATHAM PL	VISTA DEL REY #2 LOT 132	1.0	$ 33.68
004-236-003-000	1990	CHATHAM PL	VISTA DEL REY #2 LOT 131	1.0	$ 33.68
004-236-004-000	1980	CHATHAM PL	VISTA DEL REY #2 LOT 130	1.0	$ 33.68
004-236-005-000	1970	CHATHAM PL	VISTA DEL REY #2 LOT 129	1.0	$ 33.68
004-236-006-000	1960	CHATHAM PL	VISTA DEL REY #2 LOT 128	1.0	$ 33.68
004-236-007-000	1950	CHATHAM PL	VISTA DEL REY #2 LOT 127	1.0	$ 33.68
004-236-008-000	1940	CHATHAM PL	VISTA DEL REY #2 LOT 126	1.0	$ 33.68
004-236-009-000	1920	CHATHAM PL	VISTA DEL REY #2 LOT 125	1.0	$ 33.68
004-236-010-000	1910	CHATHAM PL	VISTA DEL REY #2 LOT 124	1.0	$ 33.68
004-236-011-000	1900	CHATHAM PL	VISTA DEL REY #2 LOT 123	1.0	$ 33.68
004-236-012-000	1192	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 122	1.0	$ 33.68
004-236-013-000	1172	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 121	1.0	$ 33.68
004-236-014-000	1152	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 120	1.0	$ 33.68
004-236-015-000	1122	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 119	1.0	$ 33.68
004-236-016-000	1102	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 118	1.0	$ 33.68
004-240-001-000	1704	FAIRWAY DR	PAR 5 SUB #4 LOT 59	1.0	$ 33.68
004-240-002-000	1700	FAIRWAY	PAR 5 SUB #4 LOT 58	1.0	$ 33.68
004-240-003-000	1632	FAIRWAY DR	PAR 5 SUB #4 LOT 57	1.0	$ 33.68
004-240-004-000	1628	FAIRWAY DR	PAR 5 SUB #4 LOT 56	1.0	$ 33.68
004-240-005-000	1624	FAIRWAY DR	PAR 5 SUB #4 LOT 55	1.0	$ 33.68
004-240-006-000	1620	FAIRWAY DR	PAR 5 SUB #4 LOT 54	1.0	$ 33.68
004-240-007-000	1616	FAIRWAY DR	PAR 5 SUB #4 LOT 53	1.0	$ 33.68
004-240-008-000	1612	FAIRWAY DR	PAR 5 SUB #4 LOT 52	1.0	$ 33.68
004-240-009-000	1608	FAIRWAY DR	PAR 5 SUB #4 LOT 51	1.0	$ 33.68
004-240-010-000	1604	FAIRWAY DR	PAR 5 SUB #4 LOT 50	1.0	$ 33.68
004-240-011-000	1600	FAIRWAY DR	PAR 5 SUB #4 LOT 49	1.0	$ 33.68
004-240-012-000	1516	FAIRWAY DR	PAR 5 SUB #4 LOT 48	1.0	$ 33.68
004-240-013-000	1512	FAIRWAY DR	PAR 5 SUB #4 LOT 47	1.0	$ 33.68
004-240-028-000	800	GATEWAY DR	PAR 5 SUB #4 LOT 15	1.0	$ 33.68
004-240-029-000	804	GATEWAY DR	PAR 5 SUB #4 LOT 16	1.0	$ 33.68
004-240-030-000	801	GATEWAY DR	PAR 5 SUB #4 LOT 14	1.0	$ 33.68
004-240-031-000	805	GATEWAY DR	PAR 5 SUB #4 LOT 13	1.0	$ 33.68
004-240-032-000	1609	FAIRWAY DR	PAR 5 SUB #4 LOT 12	1.0	$ 33.68
004-240-033-000	1613	FAIRWAY DR	PAR 5 SUB #4 LOT 11	1.0	$ 33.68
004-240-034-000	1617	FAIRWAY DR	PAR 5 SUB #4 LOT 10	1.0	$ 33.68
004-240-035-000	1621	FAIRWAY DR	PAR 5 SUB #4 LOT 9	1.0	$ 33.68
004-240-036-000	1625	FAIRWAY DR	PAR 5 SUB #4 LOT 8	1.0	$ 33.68
004-240-037-000	1629	FAIRWAY DR	PAR 5 SUB #4 LOT 7	1.0	$ 33.68
004-240-038-000	1701	FAIRWAY DR	PAR 5 SUB #4 LOT 6	1.0	$ 33.68
004-240-039-000	1705	FAIRWAY DR	PAR 5 SUB #4 LOT 5	1.0	$ 33.68
004-240-040-000	740	SUMMERFIELD DR	PAR 5 SUB #4 LOT 4	1.0	$ 33.68
004-240-041-000	730	SUMMERFIELD DR	PAR 5 SUB #4 LOT 3	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-240-042-000	720	SUMMERFIELD DR	PAR 5 SUB #4 LOT 2	1.0	$ 33.68
004-240-043-000	700	SUMMERFIELD DR	PAR 5 SUB #4 LOT 1	1.0	$ 33.68
004-250-001-000	1508	FAIRWAY DR	PAR 5 SUB #5 LOT 46	1.0	$ 33.68
004-250-002-000	1504	FAIRWAY DR	PAR 5 SUB #5 LOT 45	1.0	$ 33.68
004-250-003-000	1500	FAIRWAY DR	PAR 5 SUB #5 LOT 44	1.0	$ 33.68
004-250-004-000	1424	FAIRWAY DR	PAR 5 SUB #5 LOT 43	1.0	$ 33.68
004-250-005-000	1420	FAIRWAY DR	PAR 5 SUB #5 LOT 42	1.0	$ 33.68
004-250-006-000	1416	FAIRWAY DR	PAR 5 SUB #5 LOT 41	1.0	$ 33.68
004-250-007-000	1412	FAIRWAY DR	PAR 5 SUB #5 LOT 40	1.0	$ 33.68
004-250-008-000	1408	FAIRWAY DR	PAR 5 SUB #5 LOT 39	1.0	$ 33.68
004-250-009-000	1404	FAIRWAY DR	PAR 5 SUB #5 LOT 38	1.0	$ 33.68
004-250-010-000	1400	FAIRWAY DR	PAR 5 SUB #5 LOT 37	1.0	$ 33.68
004-250-011-000	1332	FAIRWAY DR	PAR 5 SUB #5 LOT 36	1.0	$ 33.68
004-250-012-000	1328	FAIRWAY DR	PAR 5 SUB #5 LOT 35	1.0	$ 33.68
004-250-013-000	1324	FAIRWAY DR	PAR 5 SUB #5 LOT 34	1.0	$ 33.68
004-250-014-000	1320	FAIRWAY DR	PAR 5 SUB #5 LOT 33	1.0	$ 33.68
004-250-015-000	1316	FAIRWAY DR	PAR 5 SUB #5 LOT 32	1.0	$ 33.68
004-250-016-000	1313	FAIRWAY DR	PAR 5 SUB #5 LOT 31	1.0	$ 33.68
004-250-017-000	1317	FAIRWAY DR	PAR 5 SUB #5 LOT 30	1.0	$ 33.68
004-250-018-000	1321	FAIRWAY DR	PAR 5 SUB #5 LOT 29	1.0	$ 33.68
004-250-019-000	804	E CLINTON AVE	PAR 5 SUB #5 LOT 28	1.0	$ 33.68
004-250-020-000	800	E CLINTON AVE	PAR 5 SUB #5 LOT 27	1.0	$ 33.68
004-250-021-000	801	E CLINTON AVE	PAR 5 SUB #5 LOT 26	1.0	$ 33.68
004-250-022-000	805	E CLINTON AVE	PAR 5 SUB #5 LOT 25	1.0	$ 33.68
004-250-023-000	1409	FAIRWAY DR	PAR 5 SUB #5 LOT 24	1.0	$ 33.68
004-250-024-000	1413	FAIRWAY DR	PAR 5 SUB #5 LOT 23	1.0	$ 33.68
004-250-025-000	1417	FAIRWAY DR	PAR 5 SUB #5 LOT 22	1.0	$ 33.68
004-250-026-000	1421	FAIRWAY DR	PAR 5 SUB #5 LOT 21	1.0	$ 33.68
004-250-027-000	1425	FAIRWAY DR	PAR 5 SUB #5 LOT 20	1.0	$ 33.68
004-250-028-000	1501	FAIRWAY	PAR 5 SUB #5 LOT 19	1.0	$ 33.68
004-250-029-000	1505	FAIRWAY DR	PAR 5 SUB #5 LOT 18	1.0	$ 33.68
004-250-030-000	1509	FAIRWAY DR	PAR 5 SUB #5 LOT 17	1.0	$ 33.68
004-250-031-000	1312	FAIRWAY DR	PAR 5 SUB #6 LOT 75	1.0	$ 33.68
004-250-032-000	1308	FAIRWAY DR	PAR 5 SUB #6 LOT 76	1.0	$ 33.68
004-250-033-000	1304	FAIRWAY DR	PAR 5 SUB #6 LOT 77	1.0	$ 33.68
004-250-034-000	1300	FAIRWAY DR	PAR 5 SUB #6 LOT 78	1.0	$ 33.68
004-250-035-000	1216	FAIRWAY DR	PAR 5 SUB #6 LOT 79	1.0	$ 33.68
004-250-036-000	1212	FAIRWAY DR	PAR 5 SUB #6 LOT 80	1.0	$ 33.68
004-250-037-000	1208	FAIRWAY DR	PAR 5 SUB #6 LOT 81	1.0	$ 33.68
004-250-038-000	1204	FAIRWAY DR	PAR 5 SUB #6 LOT 82	1.0	$ 33.68
004-250-039-000	1201	FAIRWAY DR	PAR 5 SUB #6 LOT 67	1.0	$ 33.68
004-250-040-000	1205	FAIRWAY DR	PAR 5 SUB #6 LOT 66	1.0	$ 33.68
004-250-041-000	1209	FAIRWAY DR	PAR 5 SUB #6 LOT 65	1.0	$ 33.68
004-250-042-000	1213	FAIRWAY DR	PAR 5 SUB #6 LOT 64	1.0	$ 33.68
004-250-043-000	1217	FAIRWAY DR	PAR 5 SUB #6 LOT 63	1.0	$ 33.68
004-250-044-000	1301	FAIRWAY DR	PAR 5 SUB #6 LOT 62	1.0	$ 33.68
004-250-045-000	1305	FAIRWAY DR	PAR 5 SUB #6 LOT 61	1.0	$ 33.68
004-250-046-000	1309	FAIRWAY DR	PAR 5 SUB #6 LOT 60	1.0	$ 33.68
004-261-001-000	2108	GLENEAGLE ST	VISTA DEL REY #3 LOT 233	1.0	$ 33.68
004-261-002-000	2104	GLENEAGLE ST	VISTA DEL REY #3 LOT 232	1.0	$ 33.68
004-261-003-000	2100	GLENEAGLE ST	VISTA DEL REY #3 LOT 231	1.0	$ 33.68
004-261-004-000	2036	GLENEAGLE ST	VISTA DEL REY #3 LOT 230	1.0	$ 33.68
004-261-005-000	2032	GLENEAGLE ST	VISTA DEL REY #3 LOT 229	1.0	$ 33.68
004-261-006-000	2028	GLENEAGLE ST	VISTA DEL REY #3 LOT 228	1.0	$ 33.68
004-261-007-000	2024	GLENEAGLE ST	VISTA DEL REY #3 LOT 227	1.0	$ 33.68
004-261-008-000	2020	GLENEAGLE ST	VISTA DEL REY #3 LOT 226	1.0	$ 33.68
004-261-009-000	2021	FINCH CT	VISTA DEL REY #3 LOT 274	1.0	$ 33.68
004-261-010-000	2025	FINCH CT	VISTA DEL REY #3 LOT 273	1.0	$ 33.68
004-261-011-000	2029	FINCH CT	VISTA DEL REY #3 LOT 272	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-261-012-000	2033	FINCH CT	VISTA DEL REY #3 LOT 271	1.0	$ 33.68
004-261-013-000	2037	FINCH CT	VISTA DEL REY #3 LOT 270	1.0	$ 33.68
004-261-014-000	2101	FINCH CT	VISTA DEL REY #3 LOT 269	1.0	$ 33.68
004-261-015-000	2105	FINCH CT	VISTA DEL REY #3 LOT 268	1.0	$ 33.68
004-261-016-000	2109	FINCH CT	VISTA DEL REY #3 LOT 267	1.0	$ 33.68
004-261-017-000	2104	FINCH CT	VISTA DEL REY #3 LOT 266	1.0	$ 33.68
004-261-018-000	2100	FINCH CT	VISTA DEL REY #3 LOT 265	1.0	$ 33.68
004-261-019-000	2036	FINCH CT	VISTA DEL REY #3 LOT 264	1.0	$ 33.68
004-261-020-000	2032	FINCH CT	VISTA DEL REY #3 LOT 263	1.0	$ 33.68
004-261-021-000	2028	FINCH CT	VISTA DEL REY #3 LOT 262	1.0	$ 33.68
004-261-022-000	2024	FINCH CT	VISTA DEL REY #3 LOT 261	1.0	$ 33.68
004-261-023-000	2020	FINCH CT	VISTA DEL REY #3 LOT 260	1.0	$ 33.68
004-261-024-000	2021	MAGPIE CT	VISTA DEL REY #3 LOT 259	1.0	$ 33.68
004-261-025-000	2025	MAGPIE CT	VISTA DEL REY #3 LOT 258	1.0	$ 33.68
004-261-026-000	2029	MAGPIE CT	VISTA DEL REY #3 LOT 257	1.0	$ 33.68
004-261-027-000	2033	MAGPIE CT	VISTA DEL REY #3 LOT 256	1.0	$ 33.68
004-261-028-000	2037	MAGPIE CT	VISTA DEL REY #3 LOT 255	1.0	$ 33.68
004-261-029-000	2036	MAGPIE CT	VISTA DEL REY #3 LOT 254	1.0	$ 33.68
004-261-030-000	2032	MAGPIE CT	VISTA DEL REY #3 LOT 253	1.0	$ 33.68
004-261-031-000	2028	MAGPIE CT	VISTA DEL REY #3 LOT 252	1.0	$ 33.68
004-261-032-000	1009	SPARROW DR	VISTA DEL REY #3 LOT 251	1.0	$ 33.68
004-261-033-000	1013	SPARROW DR	VISTA DEL REY #3 LOT 250	1.0	$ 33.68
004-261-034-000	1017	SPARROW DR	VISTA DEL REY #3 LOT 249	1.0	$ 33.68
004-261-035-000	2025	BLUEJAY ST	VISTA DEL REY #3 LOT 248	1.0	$ 33.68
004-261-036-000	2029	BLUEJAY ST	VISTA DEL REY #3 LOT 247	1.0	$ 33.68
004-261-037-000	1020	SANDPIPER WAY	VISTA DEL REY #3 LOT 246	1.0	$ 33.68
004-261-038-000	1016	SANDPIPER WAY	VISTA DEL REY #3 LOT 245	1.0	$ 33.68
004-261-039-000	1012	SANDPIPER WAY	VISTA DEL REY #3 LOT 244	1.0	$ 33.68
004-261-040-000	1008	SANDPIPER WAY	VISTA DEL REY #3 LOT 243	1.0	$ 33.68
004-261-041-000	1004	SANDPIPER WAY	VISTA DEL REY #3 LOT 242	1.0	$ 33.68
004-261-042-000	926	SANDPIPER WAY	VISTA DEL REY #3 LOT 241	1.0	$ 33.68
004-261-043-000	924	SANDPIPER WAY	VISTA DEL REY #3 LOT 240	1.0	$ 33.68
004-262-001-000	900	SPARROW DR	VISTA DEL REY #3 LOT 225	1.0	$ 33.68
004-262-002-000	904	SPARROW DR	VISTA DEL REY #3 LOT 224	1.0	$ 33.68
004-262-003-000	908	SPARROW DR	VISTA DEL REY #3 LOT 223	1.0	$ 33.68
004-262-004-000	912	SPARROW DR	VISTA DEL REY #3 LOT 222	1.0	$ 33.68
004-262-005-000	916	SPARROW DR	VISTA DEL REY #3 LOT 221	1.0	$ 33.68
004-262-006-000	920	SPARROW DR	VISTA DEL REY #3 LOT 220	1.0	$ 33.68
004-262-007-000	924	SPARROW DR	VISTA DEL REY #3 LOT 219	1.0	$ 33.68
004-262-008-000	1000	SPARROW DR	VISTA DEL REY #3 LOT 218	1.0	$ 33.68
004-262-009-000	1004	SPARROW DR	VISTA DEL REY #3 LOT 217	1.0	$ 33.68
004-262-010-000	1008	SPARROW DR	VISTA DEL REY #3 LOT 216	1.0	$ 33.68
004-262-011-000	1012	SPARROW DR	VISTA DEL REY #3 LOT 215	1.0	$ 33.68
004-262-012-000	1016	SPARROW DR	VISTA DEL REY #3 LOT 214	1.0	$ 33.68
004-262-013-000	1020	SPARROW DR	VISTA DEL REY #3 LOT 213	1.0	$ 33.68
004-262-014-000	2016	BLUEJAY ST	VISTA DEL REY #3 LOT 212	1.0	$ 33.68
004-262-015-000	2020	BLUEJAY ST	VISTA DEL REY #3 LOT 211	1.0	$ 33.68
004-262-016-000	2024	BLUEJAY ST	VISTA DEL REY #3 LOT 210	1.0	$ 33.68
004-262-017-000	2028	BLUEJAY ST	VISTA DEL REY #3 LOT 209	1.0	$ 33.68
004-262-018-000	2032	BLUEJAY ST	VISTA DEL REY #3 LOT 208	1.0	$ 33.68
004-262-019-000	2025	GLEN ABBEY ST	VISTA DEL REY #3 LOT 207	1.0	$ 33.68
004-262-020-000	2021	GLEN ABBEY ST	VISTA DEL REY #3 LOT 206	1.0	$ 33.68
004-262-021-000	2017	GLEN ABBEY ST	VISTA DEL REY #3 LOT 205	1.0	$ 33.68
004-262-022-000	2013	GLEN ABBEY ST	VISTA DEL REY #3 LOT 204	1.0	$ 33.68
004-262-023-000	2009	GLEN ABBEY ST	VISTA DEL REY #3 LOT 203	1.0	$ 33.68
004-262-024-000	2005	GLEN ABBEY ST	VISTA DEL REY #3 LOT 202	1.0	$ 33.68
004-263-001-000	925	SANDPIPER WAY	VISTA DEL REY #3 LOT 175	1.0	$ 33.68
004-263-002-000	1001	SANDPIPER WAY	VISTA DEL REY #3 LOT 176	1.0	$ 33.68
004-263-003-000	1005	SANDPIPER WAY	VISTA DEL REY #3 LOT 177	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-263-004-000	1009	SANDPIPER WAY	VISTA DEL REY #3 LOT 178	1.0	$ 33.68
004-263-005-000	1013	SANDPIPER WAY	VISTA DEL REY #3 LOT 179	1.0	$ 33.68
004-263-006-000	1017	SANDPIPER WAY	VISTA DEL REY #3 LOT 180	1.0	$ 33.68
004-263-007-000	1021	SANDPIPER WAY	VISTA DEL REY #3 LOT 181	1.0	$ 33.68
004-263-008-000	1025	SANDPIPER WAY	VISTA DEL REY #3 LOT 182	1.0	$ 33.68
004-263-009-000	1029	SANDPIPER WAY	VISTA DEL REY #3 LOT 183	1.0	$ 33.68
004-263-010-000	1033	SANDPIPER WAY	VISTA DEL REY #3 LOT 184	1.0	$ 33.68
004-263-011-000	1037	SANDPIPER WAY	VISTA DEL REY #3 LOT 185	1.0	$ 33.68
004-263-012-000	1101	SANDPIPER WAY	VISTA DEL REY #3 LOT 186	1.0	$ 33.68
004-263-013-000	1105	SANDPIPER WAY	VISTA DEL REY #3 LOT 187	1.0	$ 33.68
004-263-014-000	1109	SANDPIPER WAY	VISTA DEL REY #3 LOT 188	1.0	$ 33.68
004-263-015-000	1113	SANDPIPER WAY	VISTA DEL REY #3 LOT 189	1.0	$ 33.68
004-263-016-000	1117	SANDPIPER WAY	VISTA DEL REY #3 LOT 190	1.0	$ 33.68
004-263-017-000	2024	CHATHAM PL	VISTA DEL REY #3 LOT 191	1.0	$ 33.68
004-263-018-000	2020	CHATHAM PL	VISTA DEL REY #3 LOT 192	1.0	$ 33.68
004-263-019-000	2016	CHATHAM PL	VISTA DEL REY #3 LOT 193	1.0	$ 33.68
004-263-020-000	2012	CHATHAM PL	VISTA DEL REY #3 LOT 194	1.0	$ 33.68
004-264-001-000	2020	GLEN ABBEY ST	VISTA DEL REY #3 LOT 198	1.0	$ 33.68
004-264-002-000	2017	CHATHAM PL	VISTA DEL REY #3 LOT 197	1.0	$ 33.68
004-264-003-000	2013	CHATHAM PL	VISTA DEL REY #3 LOT 196	1.0	$ 33.68
004-264-004-000	2009	CHATHAM PL	VISTA DEL REY #3 LOT 195	1.0	$ 33.68
004-264-005-000	2008	GLEN ABBEY ST	VISTA DEL REY #3 LOT 201	1.0	$ 33.68
004-264-006-000	2012	GLEN ABBEY ST	VISTA DEL REY #3 LOT 200	1.0	$ 33.68
004-264-007-000	2016	GLEN ABBEY ST	VISTA DEL REY #3 LOT 199	1.0	$ 33.68
004-271-001-000	808	ORIOLE WAY	VISTA DEL REY #3 LOT 164	1.0	$ 33.68
004-271-002-000	2105	GLENEAGLE ST	VISTA DEL REY #3 LOT 163	1.0	$ 33.68
004-271-003-000	2101	GLENEAGLE ST	VISTA DEL REY #3 LOT 162	1.0	$ 33.68
004-271-004-000	2037	GLENEAGLE ST	VISTA DEL REY #3 LOT 161	1.0	$ 33.68
004-271-005-000	2033	GLENEAGLE ST	VISTA DEL REY #3 LOT 160	1.0	$ 33.68
004-271-006-000	2029	GLENEAGLE ST	VISTA DEL REY #3 LOT 159	1.0	$ 33.68
004-271-007-000	2025	GLEN EAGLE ST	VISTA DEL REY #3 LOT 158	1.0	$ 33.68
004-271-008-000	2021	GLENEAGLE ST	VISTA DEL REY #3 LOT 157	1.0	$ 33.68
004-271-009-000	2017	GLEN EAGLE ST	VISTA DEL REY #3 LOT 156	1.0	$ 33.68
004-271-010-000	2013	GLENEAGLE ST	VISTA DEL REY #3 LOT 155	1.0	$ 33.68
004-271-011-000	2009	GLENEAGLE ST	VISTA DEL REY #3 LOT 154	1.0	$ 33.68
004-271-012-000	2010	BRIDGEWATER ST	VISTA DEL REY #4 LOT 275	1.0	$ 33.68
004-271-013-000	2014	BRIDGEWATER ST	VISTA DEL REY #4 LOT 276	1.0	$ 33.68
004-271-014-000	2018	BRIDGEWATER ST	VISTA DEL REY #4 LOT 277	1.0	$ 33.68
004-271-015-000	2022	BRIDGEWATER ST	VISTA DEL REY #4 LOT 278	1.0	$ 33.68
004-271-016-000	2026	BRIDGEWATER ST	VISTA DEL REY #4 LOT 279	1.0	$ 33.68
004-271-017-000	2030	BRIDGEWATER ST	VISTA DEL REY #4 LOT 280	1.0	$ 33.68
004-271-018-000	2034	BRIDGEWATER ST	VISTA DEL REY #4 LOT 281	1.0	$ 33.68
004-271-019-000	2038	BRIDGEWATER ST	VISTA DEL REY #4 LOT 282	1.0	$ 33.68
004-271-020-000	2100	BRIDGEWATER ST	VISTA DEL REY #4 LOT 283	1.0	$ 33.68
004-271-021-000	2104	BRIDGEWATER ST	VISTA DEL REY #4 LOT 284	1.0	$ 33.68
004-271-022-000	2108	BRIDGEWATER ST	VISTA DEL REY #4 LOT 285	1.0	$ 33.68
004-272-001-000	650	WOODSIDE LN	VISTA DEL REY #4 LOT 355	1.0	$ 33.68
004-272-002-000	2105	WOODSIDE CT	VISTA DEL REY #4 LOT 356	1.0	$ 33.68
004-272-003-000	2101	WOODSIDE CT	VISTA DEL REY #4 LOT 357	1.0	$ 33.68
004-272-004-000	2037	WOODSIDE CT	VISTA DEL REY #4 LOT 358	1.0	$ 33.68
004-272-005-000	2033	WOODSIDE CT	VISTA DEL REY #4 LOT 359	1.0	$ 33.68
004-272-006-000	2029	WOODSIDE CT	VISTA DEL REY #4 LOT 360	1.0	$ 33.68
004-272-007-000	2025	WOODSIDE CT	VISTA DEL REY #4 LOT 361	1.0	$ 33.68
004-272-009-000	2026	WOODSIDE CT	VISTA DEL REY #4 LOT 362	1.0	$ 33.68
004-272-010-000	2030	WOODSIDE CT	VISTA DEL REY #4 LOT 363	1.0	$ 33.68
004-272-011-000	2034	WOODSIDE CT	VISTA DEL REY #4 LOT 364	1.0	$ 33.68
004-272-012-000	2038	WOODSIDE CT	VISTA DEL REY #4 LOT 365	1.0	$ 33.68
004-272-013-000	2100	WOODSIDE CT	VISTA DEL REY #4 LOT 366	1.0	$ 33.68
004-272-014-000	742	WOODSIDE LN	VISTA DEL REY #4 LOT 367	1.0	$ 33.68

City of Atwater
Price Annexation Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-272-015-000	746	WOODSIDE LN	VISTA DEL REY #4 LOT 368	1.0	$ 33.68
004-272-016-000	750	WOODSIDE LN	VISTA DEL REY #4 LOT 369	1.0	$ 33.68
004-272-017-000	2037	BRIDGEWATER ST	VISTA DEL REY #4 LOT 370	1.0	$ 33.68
004-272-018-000	2033	BRIDGEWATER ST	VISTA DEL REY #4 LOT 371	1.0	$ 33.68
004-272-019-000			VISTA DEL REY #4 LOT 372	1.0	$ 33.68
004-272-020-000	2025	BRIDGEWATER ST	VISTA DEL REY #4 LOT 373	1.0	$ 33.68
004-281-001-000	921	SANDPIPER WAY	VISTA DEL REY #3 LOT 174	1.0	$ 33.68
004-281-002-000	917	SANDPIPER WAY	VISTA DEL REY #3 LOT 173	1.0	$ 33.68
004-281-003-000	913	SANDPIPER WAY	VISTA DEL REY #3 LOT 172	1.0	$ 33.68
004-281-004-000	909	SANDPIPER WAY	VISTA DEL REY #3 LOT 171	1.0	$ 33.68
004-281-005-000	905	SANDPIPER WAY	VISTA DEL REY #3 LOT 170	1.0	$ 33.68
004-281-006-000	901	SANDPIPER WAY	VISTA DEL REY #3 LOT 169	1.0	$ 33.68
004-281-007-000	2125	GLENEAGLE ST	VISTA DEL REY #3 LOT 168	1.0	$ 33.68
004-281-008-000	2121	GLENEAGLE WAY	VISTA DEL REY #3 LOT 167	1.0	$ 33.68
004-281-009-000	2117	GLENEAGLE ST	VISTA DEL REY #3 LOT 166	1.0	$ 33.68
004-281-010-000	2113	GLENEAGLE ST	VISTA DEL REY #3 LOT 165	1.0	$ 33.68
004-281-012-000	2200	BRIDGEWATER ST	VISTA DEL REY #4 LOT 325	1.0	$ 33.68
004-281-013-000	2204	BRIDGEWATER ST	VISTA DEL REY #5 LOT 326	1.0	$ 33.68
004-281-014-000	2208	BRIDGEWATER ST	VISTA DEL REY #5 LOT 327	1.0	$ 33.68
004-281-015-000	2212	BRIDGEWATER ST	VISTA DEL REY #5 LOT 328	1.0	$ 33.68
004-281-016-000	753	WEDGEWOOD LN	VISTA DEL REY #5 LOT 329	1.0	$ 33.68
004-281-017-000	749	WEDGEWOOD LN	VISTA DEL REY #5 LOT 330	1.0	$ 33.68
004-281-018-000	745	WEDGEWOOD LN	VISTA DEL REY #5 LOT 331	1.0	$ 33.68
004-281-019-000	741	WEDGEWOOD LN	VISTA DEL REY #5 LOT 332	1.0	$ 33.68
004-281-020-000	737	WEDGEWOOD LN	VISTA DEL REY #5 LOT 333	1.0	$ 33.68
004-281-021-000	733	WEDGEWOOD LN	VISTA DEL REY #5 LOT 334	1.0	$ 33.68
004-281-022-000	729	WEDGEWOOD LN	VISTA DEL REY #5 LOT 335	1.0	$ 33.68
004-281-023-000	725	WEDGEWOOD LN	VISTA DEL REY #5 LOT 336	1.0	$ 33.68
004-281-024-000	721	WEDGEWOOD LN	VISTA DEL REY #5 LOT 337	1.0	$ 33.68
004-281-025-000	717	WEDGEWOOD LN	VISTA DEL REY #5 LOT 338	1.0	$ 33.68
004-281-027-000	713	WEDGEWOOD LN	VISTA DEL REY #5 LOT 339	1.0	$ 33.68
004-281-028-000	2157	GREYSTONE LN	VISTA DEL REY #5 LOT 340	1.0	$ 33.68
004-281-029-000	2153	GREYSTONE LN	VISTA DEL REY #5 LOT 341	1.0	$ 33.68
004-281-030-000	2149	GREYSTONE LN	VISTA DEL REY #5 LOT 342	1.0	$ 33.68
004-281-031-000	2145	GREYSTONE LN	VISTA DEL REY #5 LOT 343	1.0	$ 33.68
004-281-032-000	2141	GREYSTONE LN	VISTA DEL REY #5 LOT 344	1.0	$ 33.68
004-281-033-000	2137	GREYSTONE LN	VISTA DEL REY #5 LOT 345	1.0	$ 33.68
004-281-034-000	2133	WEXFORD LN	VISTA DEL REY #5 LOT 346	1.0	$ 33.68
004-281-035-000	2129	WEXFORD LN	VISTA DEL REY #5 LOT 347	1.0	$ 33.68
004-281-036-000	2125	WEXFORD LN	VISTA DEL REY #5 LOT 348	1.0	$ 33.68
004-281-037-000	2121	WEXFORD LN	VISTA DEL REY #5 LOT 349	1.0	$ 33.68
004-281-038-000	2117	WEXFORD LN	VISTA DEL REY #5 LOT 350	1.0	$ 33.68
004-281-039-000	2113	WEXFORD LN	VISTA DEL REY #5 LOT 351	1.0	$ 33.68
004-281-040-000	2109	WEXFORD LN	VISTA DEL REY #5 LOT 352	1.0	$ 33.68
004-281-041-000	642	WOODSIDE LN	VISTA DEL REY #5 LOT 353	1.0	$ 33.68
004-281-043-000	646	WOODSIDE LN	VISTA DEL REY #5 LOT 354	1.0	$ 33.68
004-282-001-000	2112	GLENEAGLE ST	VISTA DEL REY #3 LOT 234	1.0	$ 33.68
004-282-002-000	2116	GLENEAGLE ST	VISTA DEL REY #3 LOT 235	1.0	$ 33.68
004-282-003-000	908	SANDPIPER WAY	VISTA DEL REY #3 LOT 236	1.0	$ 33.68
004-282-004-000	912	SANDPIPER WAY	VISTA DEL REY #3 LOT 237	1.0	$ 33.68
004-282-005-000	916	SANDPIPER WAY	VISTA DEL REY #3 LOT 238	1.0	$ 33.68
004-282-006-000	920	SANDPIPER WAY	VISTA DEL REY #3 LOT 239	1.0	$ 33.68
004-283-001-000	729	ORIOLE WAY	VISTA DEL REY #4 LOT 312	1.0	$ 33.68
004-283-002-000	733	ORIOLE WAY	VISTA DEL REY #4 LOT 311	1.0	$ 33.68
004-283-003-000	737	ORIOLE WAY	VISTA DEL REY #4 LOT 310	1.0	$ 33.68
004-283-004-000	741	ORIOLE WAY	VISTA DEL REY #4 LOT 309	1.0	$ 33.68
004-283-005-000	745	ORIOLE WAY	VISTA DEL REY #4 LOT 308	1.0	$ 33.68
004-283-006-000	749	ORIOLE WAY	VISTA DEL REY #4 LOT 307	1.0	$ 33.68
004-283-007-000	750	WEDGEWOOD LN	VISTA DEL REY #5 LOT 324	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-283-008-000	746	WEDGEWOOD LN	VISTA DEL REY #5 LOT 323	1.0	$ 33.68
004-283-009-000	742	WEDGEWOOD LN	VISTA DEL REY #5 LOT 322	1.0	$ 33.68
004-283-010-000	738	WEDGEWOOD LN	VISTA DEL REY #5 LOT 321	1.0	$ 33.68
004-283-011-000	734	WEDGEWOOD LN	VISTA DEL REY #5 LOT 320	1.0	$ 33.68
004-283-012-000	730	WEDGEWOOD LN	VISTA DEL REY #5 LOT 319	1.0	$ 33.68
004-283-013-000	726	WEDGEWOOD LN	VISTA DEL REY #5 LOT 318	1.0	$ 33.68
004-283-014-000	722	WEDGEWOOD LN	VISTA DEL REY #5 LOT 317	1.0	$ 33.68
004-283-015-000	718	WEDGEWOOD LN	VISTA DEL REY #5 LOT 316	1.0	$ 33.68
004-283-016-000	717	ORIOLE WAY	VISTA DEL REY #5 LOT 315	1.0	$ 33.68
004-283-017-000	721	ORIOLE WAY	VISTA DEL REY #5 LOT 314	1.0	$ 33.68
004-283-018-000	725	ORIOLE WAY	VISTA DEL REY #5 LOT 313	1.0	$ 33.68
004-284-001-000	730	ORIOLE WAY	VISTA DEL REY #4 LOT 301	1.0	$ 33.68
004-284-002-000	734	ORIOLE WAY	VISTA DEL REY #4 LOT 302	1.0	$ 33.68
004-284-003-000	738	ORIOLE WAY	VISTA DEL REY #4 LOT 303	1.0	$ 33.68
004-284-004-000	742	ORIOLE WAY	VISTA DEL REY #4 LOT 304	1.0	$ 33.68
004-284-005-000	746	ORIOLE WAY	VISTA DEL REY #4 LOT 305	1.0	$ 33.68
004-284-006-000	750	ORIOLE WAY	VISTA DEL REY #4 LOT 306	1.0	$ 33.68
004-284-007-000	749	WOODSIDE LN	VISTA DEL REY #4 LOT 288	1.0	$ 33.68
004-284-008-000			VISTA DEL REY #4 LOT 289	1.0	$ 33.68
004-284-009-000	741	WOODSIDE LN	VISTA DEL REY #4 LOT 290	1.0	$ 33.68
004-284-010-000	737	WOODSIDE LN	VISTA DEL REY #4 LOT 291	1.0	$ 33.68
004-284-011-000	733	WOODSIDE LN	VISTA DEL REY #4 LOT 292	1.0	$ 33.68
004-284-012-000	729	WOODSIDE LN	VISTA DEL REY #5 LOT 293	1.0	$ 33.68
004-284-013-000	726	ORIOLE WAY	VISTA DEL REY #5 LOT 300	1.0	$ 33.68
004-284-014-000	722	ORIOLE WAY	VISTA DEL REY #5 LOT 299	1.0	$ 33.68
004-284-015-000	2128	GREYSTONE LN	VISTA DEL REY #5 LOT 298	1.0	$ 33.68
004-284-016-000	2124	WEXFORD LN	VISTA DEL REY #5 LOT 297	1.0	$ 33.68
004-284-017-000	2120	WEXFORD LN	VISTA DEL REY #5 LOT 296	1.0	$ 33.68
004-284-018-000	2116	WEXFORD LN	VISTA DEL REY #5 LOT 295	1.0	$ 33.68
004-284-019-000	2112	WEXFORD LN	VISTA DEL REY #5 LOT 294	1.0	$ 33.68
004-285-001-000	800	ORIOLE WAY	VISTA DEL REY #4 LOT 286	1.0	$ 33.68
004-285-002-000	804	ORIOLE WAY	VISTA DEL REY #4 LOT 287	1.0	$ 33.68
004-290-001-000	1200	FAIRWAY DR	PAR 5 SUB #6 LOT 83	1.0	$ 33.68
004-290-002-000	1124	FAIRWAY DR	PAR 5 SUB #6 LOT 84	1.0	$ 33.68
004-290-003-000	1120	FAIRWAY DR	PAR 5 SUB #6 LOT 85	1.0	$ 33.68
004-290-004-000	1116	FAIRWAY DR	PAR 5 SUB #6 LOT 86	1.0	$ 33.68
004-290-005-000	1112	FAIRWAY DR	PAR 5 SUB #6 LOT 87	1.0	$ 33.68
004-290-006-000	1108	FAIRWAY DR	PAR 5 SUB #6 LOT 88	1.0	$ 33.68
004-290-007-000	1105	FAIRWAY DR	PAR 5 SUB #6 LOT 74	1.0	$ 33.68
004-290-008-000	1109	FAIRWAY DR	PAR 5 SUB #6 LOT 73	1.0	$ 33.68
004-290-009-000	1113	FAIRWAY DR	PAR 5 SUB #6 LOT 72	1.0	$ 33.68
004-290-010-000	1117	FAIRWAY DR	PAR 5 SUB #6 LOT 71	1.0	$ 33.68
004-290-011-000	1121	FAIRWAY DR	PAR 5 SUB #6 LOT 70	1.0	$ 33.68
004-290-012-000	1125	FAIRWAY DR	PAR 5 SUB #6 LOT 69	1.0	$ 33.68
004-290-013-000	1129	FAIRWAY DR	PAR 5 SUB #6 LOT 68	1.0	$ 33.68
004-301-001-000	1020	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 80	1.0	$ 33.68
004-301-002-000	1016	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 81	1.0	$ 33.68
004-301-003-000	1012	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 82	1.0	$ 33.68
004-301-004-000	1008	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 83	1.0	$ 33.68
004-301-005-000	1004	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 84	1.0	$ 33.68
004-301-006-000	1000	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 85	1.0	$ 33.68
004-301-007-000	1024	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 79	1.0	$ 33.68
004-301-008-000	1028	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 78	1.0	$ 33.68
004-301-009-000	1032	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 77	1.0	$ 33.68
004-301-010-000	1036	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 76	1.0	$ 33.68
004-301-011-000	1040	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 75	1.0	$ 33.68
004-301-012-000	1044	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 74	1.0	$ 33.68
004-301-013-000	1048	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 73	1.0	$ 33.68
004-301-014-000	1052	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 72	1.0	$ 33.68

City of Atwater
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APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-301-015-000	1056	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 71	1.0	$ 33.68
004-301-016-000	1060	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 70	1.0	$ 33.68
004-301-017-000	1100	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 69	1.0	$ 33.68
004-301-018-000	1104	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 68	1.0	$ 33.68
004-302-001-000	729	PALMER PL	FAIRWAY EST UNIT #2 LOT 24	1.0	$ 33.68
004-302-002-000	725	PALMER PL	FAIRWAY EST UNIT #2 LOT 23	1.0	$ 33.68
004-302-003-000	721	PALMER PL	FAIRWAY EST UNIT #2 LOT 22	1.0	$ 33.68
004-302-004-000	717	PALMER PL	FAIRWAY EST UNIT #2 LOT 21	1.0	$ 33.68
004-302-005-000	713	PALMER PL	FAIRWAY EST UNIT #2 LOT 20	1.0	$ 33.68
004-302-006-000	709	PALMER PL	FAIRWAY EST UNIT #2 LOT 19	1.0	$ 33.68
004-302-007-000	705	PALMER PL	FAIRWAY EST UNIT #2 LOT 18	1.0	$ 33.68
004-302-008-000	701	PALMER PL	FAIRWAY EST UNIT #2 LOT 17	1.0	$ 33.68
004-302-009-000	700	PALMER PL	FAIRWAY EST UNIT #2 LOT 16	1.0	$ 33.68
004-302-010-000	704	PALMER PL	FAIRWAY EST UNIT #2 LOT 15	1.0	$ 33.68
004-302-011-000	708	PALMER PL	FAIRWAY EST UNIT #2 LOT 14	1.0	$ 33.68
004-302-012-000	712	PALMER PL	FAIRWAY EST UNIT #2 LOT 13	1.0	$ 33.68
004-302-013-000	716	PALMER PL	FAIRWAY EST UNIT #2 LOT 12	1.0	$ 33.68
004-302-014-000	720	PALMER PL	FAIRWAY EST UNIT #2 LOT 11	1.0	$ 33.68
004-302-015-000	724	PALMER PL	FAIRWAY EST UNIT #2 LOT 10	1.0	$ 33.68
004-302-016-000	728	PALMER PL	FAIRWAY EST UNIT #2 LOT 9	1.0	$ 33.68
004-302-017-000	729	GREEN SANDS AVE	FAIRWAY EST UNIT #2 LOT 8	1.0	$ 33.68
004-302-018-000	725	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 7	1.0	$ 33.68
004-302-019-000	721	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 6	1.0	$ 33.68
004-302-020-000	717	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 5	1.0	$ 33.68
004-302-021-000	713	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 4	1.0	$ 33.68
004-302-022-000	709	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 3	1.0	$ 33.68
004-302-023-000	705	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 2	1.0	$ 33.68
004-302-024-000	701	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 1	1.0	$ 33.68
004-302-025-000	728	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 25	1.0	$ 33.68
004-302-026-000	724	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 26	1.0	$ 33.68
004-302-027-000	720	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 27	1.0	$ 33.68
004-302-028-000	716	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 28	1.0	$ 33.68
004-302-029-000	712	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 29	1.0	$ 33.68
004-302-030-000	708	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 30	1.0	$ 33.68
004-302-031-000	704	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 31	1.0	$ 33.68
004-302-032-000	700	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 32	1.0	$ 33.68
004-302-033-000	701	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 33	1.0	$ 33.68
004-302-034-000	705	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 34	1.0	$ 33.68
004-302-035-000	709	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 35	1.0	$ 33.68
004-302-036-000	713	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 36	1.0	$ 33.68
004-302-037-000	717	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 37	1.0	$ 33.68
004-302-038-000	721	NICKLAUS ST	FAIRWAY EST UNIT #3 LOT 38	1.0	$ 33.68
004-302-039-000	725	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 39	1.0	$ 33.68
004-302-040-000	729	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 40	1.0	$ 33.68
004-302-041-000	728	HOGAN CT	FAIRWAY EST UNIT #3 LOT 41	1.0	$ 33.68
004-302-042-000	724	HOGAN CT	FAIRWAY EST UNIT #3 LOT 42	1.0	$ 33.68
004-302-043-000	720	HOGAN CT	FAIRWAY EST UNIT #3 LOT 43	1.0	$ 33.68
004-302-044-000	716	HOGAN CT	FAIRWAY EST UNIT #3 LOT 44	1.0	$ 33.68
004-302-045-000	712	HOGAN CT	FAIRWAY EST UNIT #3 LOT 45	1.0	$ 33.68
004-302-046-000	708	HOGAN CT	FAIRWAY EST UNIT #3 LOT 46	1.0	$ 33.68
004-302-047-000	704	HOGAN CT	FAIRWAY EST UNIT #3 LOT 47	1.0	$ 33.68
004-302-048-000	700	HOGAN CT	FAIRWAY EST UNIT #3 LOT 48	1.0	$ 33.68
004-302-049-000	701	HOGAN CT	FAIRWAY EST UNIT #3 LOT 49	1.0	$ 33.68
004-302-050-000	705	HOGAN CT	FAIRWAY EST UNIT #3 LOT 50	1.0	$ 33.68
004-302-051-000	709	HOGAN CT	FAIRWAY EST UNIT #3 LOT 51	1.0	$ 33.68
004-302-052-000	713	HOGAN CT	FAIRWAY EST UNIT #3 LOT 52	1.0	$ 33.68
004-302-053-000	717	HOGAN CT	FAIRWAY EST UNIT #3 LOT 53	1.0	$ 33.68
004-302-054-000	721	HOGAN CT	FAIRWAY EST UNIT #3 LOT 54	1.0	$ 33.68
004-302-055-000	1053	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 55	1.0	$ 33.68

City of Atwater
Price Annexation Lighting and Drainage District
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APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-302-056-000	1057	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 56	1.0	$ 33.68
004-302-057-000	1061	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 57	1.0	$ 33.68
004-302-058-000	724	SNEAD CT	FAIRWAY EST UNIT #3 LOT 58	1.0	$ 33.68
004-302-059-000	720	SNEAD CT	FAIRWAY EST UNIT #3 LOT 59	1.0	$ 33.68
004-302-060-000	716	SNEAD CT	FAIRWAY EST UNIT #3 LOT 60	1.0	$ 33.68
004-302-061-000	712	SNEAD CT	FAIRWAY EST UNIT #3 LOT 61	1.0	$ 33.68
004-302-062-000	708	SNEAD CT	FAIRWAY EST UNIT #3 LOT 62	1.0	$ 33.68
004-302-063-000	713	SNEAD CT	FAIRWAY EST UNIT #3 LOT 63	1.0	$ 33.68
004-302-064-000	717	SNEAD CT	FAIRWAY EST UNIT #3 LOT 64	1.0	$ 33.68
004-302-065-000	721	SNEAD CT	FAIRWAY EST UNIT #3 LOT 65	1.0	$ 33.68
004-302-066-000	725	SNEAD CT	FAIRWAY EST UNIT #3 LOT 66	1.0	$ 33.68
004-302-067-000	729	SNEAD CT	FAIRWAY EST UNIT #3 LOT 67	1.0	$ 33.68
004-320-001-000	805	VISTA DEL REY	COTT VENT DEL REY #1 LOT 1	1.0	$ 4.50
004-320-002-000	801	VISTA DEL REY	COTT VENT DEL REY #1 LOT 2	1.0	$ 4.50
004-320-003-000	736	VISTA DEL REY	COTT VENT DEL REY #1 LOT 3	1.0	$ 4.50
004-320-004-000	732	VISTA DEL REY	COTT VENT DEL REY #1 LOT 4	1.0	$ 4.50
004-320-005-000	728	VISTA DEL REY	COTT VENT DEL REY #1 LOT 5	1.0	$ 4.50
004-320-008-000	716	VISTA DEL REY	COTT VENT DEL REY #1 LOT 8	1.0	$ 4.50
004-320-010-000	733	VISTA DEL REY	COTT VENT DEL REY #1 LOT 17	1.0	$ 4.50
004-320-011-000	729	VISTA DEL REY	COTT VENT DEL REY #1 LOT 16	1.0	$ 4.50
004-320-012-000	725	VISTA DEL REY	COTT VENT DEL REY #1 LOT 15	1.0	$ 4.50
004-320-013-000	721	VISTA DEL REY	COTT VENT DEL REY #1 LOT 14	1.0	$ 4.50
004-320-014-000	717	VISTA DEL REY	COTT VENT DEL REY #1 LOT 13	1.0	$ 4.50
004-320-015-000	713	VISTA DEL REY	COTT VENT DEL REY #1 LOT 12	1.0	$ 4.50
004-320-016-000	709	VISTA DEL REY	COTT VENT DEL REY #1 LOT 11	1.0	$ 4.50
004-320-017-000	705	VISTA DEL REY	COTT VENT DEL REY #1 LOT 10	1.0	$ 4.50
004-320-018-000	701	VISTA DEL REY	COTT VENT DEL REY #1 LOT 9	1.0	$ 4.50
004-320-019-000	700	RANCHO VISTA	COTT VENT DEL REY #1 LOT 26	1.0	$ 4.50
004-320-020-000	704	RANCHO VISTA	COTT VENT DEL REY #1 LOT 25	1.0	$ 4.50
004-320-021-000	708	RANCHO VISTA	COTT VENT DEL REY #1 LOT 24	1.0	$ 4.50
004-320-022-000	712	RANCHO VISTA	COTT VENT DEL REY #1 LOT 23	1.0	$ 4.50
004-320-023-000	716	RANCHO VISTA	COTT VENT DEL REY #1 LOT 22	1.0	$ 4.50
004-320-024-000	720	RANCHO VISTA	COTT VENT DEL REY #1 LOT 21	1.0	$ 4.50
004-320-025-000	724	RANCHO VISTA	COTT VENT DEL REY #1 LOT 20	1.0	$ 4.50
004-320-027-000	913	RANCHO VISTA	COTT VENT DEL REY #1 LOT 37	1.0	$ 4.50
004-320-028-000	909	RANCHO VISTA	COTT VENT DEL REY #1 LOT 36	1.0	$ 4.50
004-320-029-000	905	RANCHO VISTA	COTT VENT DEL REY #1 LOT 35	1.0	$ 4.50
004-320-030-000	901	RANCHO VISTA	COTT VENT DEL REY #1 LOT 34	1.0	$ 4.50
004-320-031-000	735	RANCHO VISTA	COTT VENT DEL REY #1 LOT 33	1.0	$ 4.50
004-320-032-000	731	RANCHO VISTA	COTT VENT DEL REY #1 LOT 32	1.0	$ 4.50
004-320-033-000	729	RANCHO VISTA	COTT VENT DEL REY #1 LOT 31	1.0	$ 4.50
004-320-034-000	725	RANCHO VISTA	COTT VENT DEL REY #1 LOT 30	1.0	$ 4.50
004-320-035-000	721	RANCHO VISTA	COTT VENT DEL REY #1 LOT 29	1.0	$ 4.50
004-320-036-000	717	RANCHO VISTA	COTT VENT DEL REY #1 LOT 28	1.0	$ 4.50
004-320-037-000	713	RANCHO VISTA DR	COTT VENT DEL REY #1 LOT 27	1.0	$ 4.50
004-320-040-000	724	VISTA DEL REY	COTT VENT DEL REY #1 LOT 6 POR 7	1.0	$ 4.50
004-320-041-000	720	VISTA DEL REY	COTT VENT DEL REY #1 POR LOT 7	1.0	$ 4.50
004-320-042-000	737	VISTA DEL REY	COTT VENT DEL REY #1 LOT 18 & POR LC	1.0	$ 4.50
004-320-043-000	728	RANCHO VISTA	COTT VENT DEL REY #1 POR LOT 19	1.0	$ 4.50
004-331-001-000	1821	PINEHURST DR	VINTAGE #1 LOT 14	1.0	$ 6.24
004-331-002-000	1817	PINEHURST DR	VINTAGE #1 LOT 13	1.0	$ 6.24
004-331-003-000	1813	PINEHURST DR	VINTAGE #1 LOT 12	1.0	$ 6.24
004-331-004-000	1809	PINEHURST DR	VINTAGE #1 LOT 11	1.0	$ 6.24
004-331-005-000	1805	PINEHURST DR	VINTAGE #1 LOT 10	1.0	$ 6.24
004-331-006-000	1801	PINEHURST DR	VINTAGE #1 LOT 9	1.0	$ 6.24
004-331-007-000	1802	WOODLAND HILLS DR	VINTAGE #2 LOT 88	1.0	$ 6.24
004-331-008-000	1806	WOODLAND HILLS DR	VINTAGE #2 LOT 87	1.0	$ 6.24
004-331-009-000	1810	WOODLAND HILLS DR	VINTAGE #2 LOT 86	1.0	$ 6.24
004-331-010-000	1814	WOODLAND HILLS DR	VINTAGE #2 LOT 85	1.0	$ 6.24

APN	SITE ADDRESS	LEGAL DESCRIPTION	EBU	CHARGE
004-331-011-000	1818 WOODLAND HILLS DR	VINTAGE #2 LOT 84	1.0	$ 6.24
004-331-012-000	1822 WOODLAND HILLS DR	VINTAGE #2 LOT 83	1.0	$ 6.24
004-332-001-000	1350 EDGEWOOD DR	VINTAGE #1 LOT 45	1.0	$ 6.24
004-332-002-000	1346 EDGEWOOD CT	VINTAGE #1 LOT 44	1.0	$ 6.24
004-332-003-000	1342 EDGEWOOD CT	VINTAGE #1 LOT 43	1.0	$ 6.24
004-332-004-000	1338 EDGEWOOD CT	VINTAGE #1 LOT 42	1.0	$ 6.24
004-332-005-000	1334 EDGEWOOD CT	VINTAGE #1 LOT 41	1.0	$ 6.24
004-332-006-000	1330 EDGEWOOD CT	VINTAGE #1 LOT 40	1.0	$ 6.24
004-332-007-000	1326 EDGEWOOD CT	VINTAGE #1 LOT 39	1.0	$ 6.24
004-332-008-000	1322 EDGEWOOD CT	VINTAGE #1 LOT 38	1.0	$ 6.24
004-332-009-000	1318 EDGEWOOD CT	VINTAGE #1 LOT 37	1.0	$ 6.24
004-332-010-000	1323 EDGEWOOD CT	VINTAGE #1 LOT 36	1.0	$ 6.24
004-332-011-000	1327 EDGEWOOD CT	VINTAGE #1 LOT 35	1.0	$ 6.24
004-332-012-000	1331 EDGEWOOD CT	VINTAGE #1 LOT 34	1.0	$ 6.24
004-332-013-000	1336 EDGEWOOD CT	VINTAGE #1 LOT 33	1.0	$ 6.24
004-332-014-000	1339 EDGEWOOD CT	VINTAGE #1 LOT 32	1.0	$ 6.24
004-332-015-000	1343 EDGEWOOD CT	VINTAGE #1 LOT 31	1.0	$ 6.24
004-332-016-000	1342 TORREY PINES CT	VINTAGE #1 LOT 30	1.0	$ 6.24
004-332-017-000	1338 TORREY PINES CT	VINTAGE #1 LOT 29	1.0	$ 6.24
004-332-018-000	1334 TORREY PINES CT	VINTAGE #1 LOT 28	1.0	$ 6.24
004-332-019-000	1330 TORREY PINES CT	VINTAGE #1 LOT 27	1.0	$ 6.24
004-332-020-000	1326 TORREY PINES CT	VINTAGE #1 LOT 26	1.0	$ 6.24
004-332-021-000	1322 TORREY PINES CT	VINTAGE #1 LOT 25	1.0	$ 6.24
004-332-022-000	1327 TORREY PINES CT	VINTAGE #1 LOT 24	1.0	$ 6.24
004-332-023-000	1331 TORREY PINES CT	VINTAGE #1 LOT 23	1.0	$ 6.24
004-332-024-000	1335 TORREY PINES CT	VINTAGE #1 LOT 22	1.0	$ 6.24
004-332-025-000	1339 TORREY PINES CT	VINTAGE #1 LOT 21	1.0	$ 6.24
004-332-026-000	1343 TORREY PINES CT	VINTAGE #1 LOT 20	1.0	$ 6.24
004-332-027-000	1342 AUGUSTA LN	VINTAGE #1 LOT 19	1.0	$ 6.24
004-332-028-000	1332 AUGUSTA LN	VINTAGE #1 LOT 18	1.0	$ 6.24
004-332-029-000	1322 AUGUSTA LN	VINTAGE #1 LOT 17	1.0	$ 6.24
004-332-030-000	1312 AUGUSTA LN	VINTAGE #1 LOT 16	1.0	$ 6.24
004-332-031-000	1302 AUGUSTA LN	VINTAGE #1 LOT 15	1.0	$ 6.24
004-332-032-000	1354 EDGEWOOD DR	VINTAGE #2 LOT 46	1.0	$ 6.24
004-332-033-000	1358 EDGEWOOD DR	VINTAGE #2 LOT 47	1.0	$ 6.24
004-332-034-000	1362 EDGEWOOD DR	VINTAGE #2 LOT 48	1.0	$ 6.24
004-332-035-000	1821 WOODLAND HILLS DR	VINTAGE #2 LOT 49	1.0	$ 6.24
004-332-036-000	1817 WOODLAND HILLS DR	VINTAGE #2 LOT 50	1.0	$ 6.24
004-332-037-000	1813 WOODLAND HILLS DR	VINTAGE #2 LOT 51	1.0	$ 6.24
004-332-038-000	1809 WOODLAND HILLS DR	VINTAGE #2 LOT 52	1.0	$ 6.24
004-332-039-000	1805 WOODLAND HILLS DR	VINTAGE #2 LOT 53	1.0	$ 6.24
004-332-040-000	1801 WOODLAND HILLS DR	VINTAGE #2 LOT 54	1.0	$ 6.24
004-332-041-000	1802 WHITE PINES CT	VINTAGE #2 LOT 55	1.0	$ 6.24
004-332-042-000	1806 WHITE PINES CT	VINTAGE #2 LOT 56	1.0	$ 6.24
004-332-043-000	1810 WHITE PINES CT	VINTAGE #2 LOT 57	1.0	$ 6.24
004-332-044-000	1814 WHITE PINES CT	VINTAGE #2 LOT 58	1.0	$ 6.24
004-332-045-000	1818 WHITE PINES CT	VINTAGE #2 LOT 59	1.0	$ 6.24
004-332-046-000	1822 WHITE PINES CT	VINTAGE #2 LOT 60	1.0	$ 6.24
004-332-047-000	1826 WHITE PINES CT	VINTAGE #2 LOT 61	1.0	$ 6.24
004-332-048-000	1825 WHITE PINES CT	VINTAGE #2 LOT 62	1.0	$ 6.24
004-332-049-000	1821 WHITE PINES CT	VINTAGE #2 LOT 63	1.0	$ 6.24
004-332-050-000	1817 WHITE PINES CT	VINTAGE #2 LOT 64	1.0	$ 6.24
004-332-051-000	1813 WHITE PINES CT	VINTAGE #2 LOT 65	1.0	$ 6.24
004-332-052-000	1809 WHITE PINES CT	VINTAGE #2 LOT 66	1.0	$ 6.24
004-332-053-000	1805 WHITE PINES CT	VINTAGE #2 LOT 67	1.0	$ 6.24
004-332-054-000	1801 WHITE PINES CT	VINTAGE #2 LOT 68	1.0	$ 6.24
004-332-055-000	1802 LAKE RIDGE ST	VINTAGE #2 LOT 69	1.0	$ 6.24
004-332-056-000	1806 LAKE RIDGE ST	VINTAGE #2 LOT 70	1.0	$ 6.24
004-332-057-000	1810 LAKE RIDGE ST	VINTAGE #2 LOT 71	1.0	$ 6.24

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-332-058-000	1814	LAKE RIDGE ST	VINTAGE #2 LOT 72	1.0	$ 6.24
004-332-059-000	1818	LAKE RIDGE ST	VINTAGE #2 LOT 73	1.0	$ 6.24
004-332-060-000	1822	LAKE RIDGE ST	VINTAGE #2 LOT 74	1.0	$ 6.24
004-332-061-000	1826	LAKE RIDGE ST	VINTAGE #2 LOT 75	1.0	$ 6.24
004-333-001-000			VINTAGE #1 LOT 8	1.0	$ 6.24
004-333-002-000	1363	AUGUSTA LN	VINTAGE #1 LOT 7	1.0	$ 6.24
004-333-003-000	1353	AUGUSTA LN	VINTAGE #1 LOT 6	1.0	$ 6.24
004-333-004-000	1343	AUGUSTA LN	VINTAGE #1 LOT 5	1.0	$ 6.24
004-333-005-000	1333	AUGUSTA LN	VINTAGE #1 LOT 4	1.0	$ 6.24
004-333-006-000	1323	AUGUSTA LN	VINTAGE #1 LOT 3	1.0	$ 6.24
004-333-007-000	1313	AUGUSTA LN	VINTAGE #1 LOT 2	1.0	$ 6.24
004-333-008-000	1303	AUGUSTA LN	VINTAGE #1 LOT 1	1.0	$ 6.24
004-333-009-000	1383	AUGUSTA LN	VINTAGE #2 LOT 89	1.0	$ 6.24
004-333-010-000	1393	AUGUSTA LN	VINTAGE #2 LOT 90	1.0	$ 6.24
004-333-011-000	1403	AUGUSTA LN	VINTAGE #2 LOT 91	1.0	$ 6.24
004-333-012-000	1413	AUGUSTA LN	VINTAGE #2 LOT 92	1.0	$ 6.24
004-333-013-000	1423	AUGUSTA LN	VINTAGE #2 LOT 93	1.0	$ 6.24
004-333-014-000	1433	AUGUSTA LN	VINTAGE #2 LOT 94	1.0	$ 6.24
004-333-015-000	1443	AUGUSTA LN	VINTAGE #2 LOT 95	1.0	$ 6.24
004-333-016-000	1453	AUGUSTA LN	VINTAGE #2 LOT 96	1.0	$ 6.24
004-333-017-000	1463	AUGUSTA LN	VINTAGE #2 LOT 97	1.0	$ 6.24
004-341-001-000	1801	BRIGHTON CREST CT	VINTAGE #2 LOT 115	1.0	$ 6.24
004-341-002-000	1805	BRIGHTON CREST CT	VINTAGE #2 LOT 114	1.0	$ 6.24
004-341-003-000	1809	BRIGHTON CREST CT	VINTAGE #2 LOT 113	1.0	$ 6.24
004-341-004-000	1813	BRIGHTON CREST CT	VINTAGE #2 LOT 112	1.0	$ 6.24
004-341-005-000	1817	BRIGHTON CREST CT	VINTAGE #2 LOT 111	1.0	$ 6.24
004-341-006-000	1821	BRIGHTON CREST CT	VINTAGE #2 LOT 110	1.0	$ 6.24
004-341-007-000	1825	BRIGHTON CREST CT	VINTAGE #2 LOT 109	1.0	$ 6.24
004-341-008-000	1822	BRIGHTON CREST CT	VINTAGE #2 LOT 108	1.0	$ 6.24
004-341-009-000	1818	BRIGHTON CREST CT	VINTAGE #2 LOT 107	1.0	$ 6.24
004-341-010-000	1814	BRIGHTON CREST CT	VINTAGE #2 LOT 106	1.0	$ 6.24
004-341-011-000	1810	BRIGHTON CREST CT	VINTAGE #2 LOT 105	1.0	$ 6.24
004-341-012-000	1806	BRIGHTON CREST CT	VINTAGE #2 LOT 104	1.0	$ 6.24
004-341-013-000	1802	BRIGHTON CREST CT	VINTAGE #2 LOT 103	1.0	$ 6.24
004-341-014-000	1801	LAKE RIDGE ST	VINTAGE #2 LOT 82	1.0	$ 6.24
004-341-015-000	1805	LAKE RIDGE ST	VINTAGE #2 LOT 81	1.0	$ 6.24
004-341-016-000	1809	LAKE RIDGE ST	VINTAGE #2 LOT 80	1.0	$ 6.24
004-341-017-000	1813	LAKE RIDGE ST	VINTAGE #2 LOT 79	1.0	$ 6.24
004-341-018-000	1817	LAKE RIDGE ST	VINTAGE #2 LOT 78	1.0	$ 6.24
004-341-019-000	1821	LAKE RIDGE ST	VINTAGE #2 LOT 77	1.0	$ 6.24
004-341-020-000	1825	LAKE RIDGE ST	VINTAGE #2 LOT 76	1.0	$ 6.24
004-341-021-000	1801	CEDAR LAKE CT	VINTAGE #3 LOT 154	1.0	$ 33.68
004-341-022-000	1805	CEDAR LAKE CT	VINTAGE #3 LOT 153	1.0	$ 33.68
004-341-023-000	1809	CEDAR LAKE CT	VINTAGE #3 LOT 152	1.0	$ 33.68
004-341-024-000	1813	CEDAR LAKE CT	VINTAGE #3 LOT 151	1.0	$ 33.68
004-341-025-000	1817	CEDAR LAKE CT	VINTAGE #3 LOT 150	1.0	$ 33.68
004-341-026-000	1821	CEDAR LAKE CT	VINTAGE #3 LOT 149	1.0	$ 33.68
004-341-027-000	1826	CEDAR LAKE CT	VINTAGE #3 LOT 148	1.0	$ 33.68
004-341-028-000			VINTAGE #3 LOT 147	1.0	$ 33.68
004-341-029-000	1818	CEDAR LAKE CT	VINTAGE #3 LOT 146	1.0	$ 33.68
004-341-030-000	1814	CEDAR LAKE CT	VINTAGE #3 LOT 145	1.0	$ 33.68
004-341-031-000			VINTAGE #3 LOT 144	1.0	$ 33.68
004-341-032-000	1806	CEDAR LAKE CT	VINTAGE #3 LOT 143	1.0	$ 33.68
004-341-033-000	1802	CEDAR LAKE CT	VINTAGE #3 LOT 142	1.0	$ 33.68
004-341-034-000	1801	FOREST CREEK CT	VINTAGE #3 LOT 141	1.0	$ 33.68
004-341-035-000	1805	FOREST CREEK CT	VINTAGE #3 LOT 140	1.0	$ 33.68
004-341-036-000	1809	FOREST CREEK CT	VINTAGE #3 LOT 139	1.0	$ 33.68
004-341-037-000	1813	FOREST CREEK CT	VINTAGE #3 LOT 138	1.0	$ 33.68
004-341-038-000	1817	FOREST CREEK CT	VINTAGE #3 LOT 137	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-341-039-000	1821	FOREST CREEK CT	VINTAGE #3 LOT 136	1.0	$ 33.68
004-341-040-000	1826	FOREST CREEK CT	VINTAGE #3 LOT 135	1.0	$ 33.68
004-341-041-000	1822	FOREST CREEK CT	VINTAGE #3 LOT 134	1.0	$ 33.68
004-341-042-000	1818	FOREST CREEK CT	VINTAGE #3 LOT 133	1.0	$ 33.68
004-341-043-000	1814	FOREST CREEK CT	VINTAGE #3 LOT 132	1.0	$ 33.68
004-341-044-000	1810	FOREST CREEK CT	VINTAGE #3 LOT 131	1.0	$ 33.68
004-341-045-000	1806	FOREST CREEK CT	VINTAGE #3 LOT 130	1.0	$ 33.68
004-341-046-000	1802	FOREST CREEK CT	VINTAGE #3 LOT 129	1.0	$ 33.68
004-341-047-000	1801	STONEY CREEK CT	VINTAGE #3 LOT 128	1.0	$ 33.68
004-341-048-000	1805	STONEY CREEK CT	VINTAGE #3 LOT 127	1.0	$ 33.68
004-341-049-000	1809	STONEY CREEK CT	VINTAGE #3 LOT 126	1.0	$ 33.68
004-341-050-000	1813	STONEY CREEK CT	VINTAGE #3 LOT 125	1.0	$ 33.68
004-341-051-000	1817	STONEY CREEK CT	VINTAGE #3 LOT 124	1.0	$ 33.68
004-341-052-000	1821	STONEY CREEK CT	VINTAGE #3 LOT 123	1.0	$ 33.68
004-341-053-000	1826	STONEY CREEK CT	VINTAGE #3 LOT 122	1.0	$ 33.68
004-341-054-000	1822	STONEY CREEK CT	VINTAGE #3 LOT 121	1.0	$ 33.68
004-341-055-000	1818	STONEY CREEK CT	VINTAGE #3 LOT 120	1.0	$ 33.68
004-341-056-000	1814	STONEY CREEK CT	VINTAGE #3 LOT 119	1.0	$ 33.68
004-341-057-000	1810	STONEY CREEK CT	VINTAGE #3 LOT 118	1.0	$ 33.68
004-341-058-000	1806	STONEY CREEK CT	VINTAGE #3 LOT 117	1.0	$ 33.68
004-341-059-000	1802	STONEY CREEK CT	VINTAGE #3 LOT 116	1.0	$ 33.68
004-342-001-000	1523	AUGUSTA LN	VINTAGE #2 LOT 102	1.0	$ 6.24
004-342-002-000	1513	AUGUSTA LN	VINTAGE #2 LOT 101	1.0	$ 6.24
004-342-003-000	1503	AUGUSTA LN	VINTAGE #2 LOT 100	1.0	$ 6.24
004-342-004-000	1493	AUGUSTA LN	VINTAGE #2 LOT 99	1.0	$ 6.24
004-342-005-000	1483	AUGUSTA LN	VINTAGE #2 LOT 98	1.0	$ 6.24
004-342-007-000			VINTAGE #3 LOT 189	1.0	$ 33.68
004-342-008-000	1643	AUGUSTA LN	VINTAGE #3 LOT 190	1.0	$ 33.68
004-342-009-000	1633	AUGUSTA LN	VINTAGE #3 LOT 191	1.0	$ 33.68
004-342-010-000	1623	AUGUSTA LN	VINTAGE #3 LOT 192	1.0	$ 33.68
004-342-011-000	1613	AUGUSTA LN	VINTAGE #3 LOT 193	1.0	$ 33.68
004-342-012-000	1603	AUGUSTA LN	VINTAGE #3 LOT 194	1.0	$ 33.68
004-342-013-000	1593	AUGUSTA LN	VINTAGE #3 LOT 195	1.0	$ 33.68
004-342-014-000	1583	AUGUSTA LN	VINTAGE #3 LOT 196	1.0	$ 33.68
004-342-015-000	1573	AUGUSTA LN	VINTAGE #3 LOT 197	1.0	$ 33.68
004-342-016-000	1563	AUGUSTA LN	VINTAGE #3 LOT 198	1.0	$ 33.68
004-342-017-000	1553	AUGUSTA LN	VINTAGE #3 LOT 199	1.0	$ 33.68
004-342-018-000	1543	AUGUSTA LN	VINTAGE #3 LOT 200	1.0	$ 33.68
004-342-019-000	1533	AUGUSTA LN	VINTAGE #3 LOT 201	1.0	$ 33.68
004-351-001-000	1801	ELK RIDGE CT	VINTAGE #3 LOT 180	1.0	$ 33.68
004-351-002-000	1805	ELK RIDGE CT	VINTAGE #3 LOT 179	1.0	$ 33.68
004-351-003-000	1809	ELK RIDGE CT	VINTAGE #3 LOT 178	1.0	$ 33.68
004-351-004-000	1813	ELK RIDGE CT	VINTAGE #3 LOT 177	1.0	$ 33.68
004-351-005-000			VINTAGE #3 LOT 176	1.0	$ 33.68
004-351-006-000	1821	ELK RIDGE CT	VINTAGE #3 LOT 175	1.0	$ 33.68
004-351-007-000	1826	ELK RIDGE CT	VINTAGE #3 LOT 174	1.0	$ 33.68
004-351-008-000	1822	ELK RIDGE CT	VINTAGE #3 LOT 173	1.0	$ 33.68
004-351-009-000	1818	ELK RIDGE CT	VINTAGE #3 LOT 172	1.0	$ 33.68
004-351-010-000			VINTAGE #3 LOT 171	1.0	$ 33.68
004-351-011-000	1810	ELK RIDGE CT	VINTAGE #3 LOT 170	1.0	$ 33.68
004-351-012-000	1806	ELK RIDGE CT	VINTAGE #3 LOT 169	1.0	$ 33.68
004-351-013-000	1802	ELK RIDGE CT	VINTAGE #3 LOT 168	1.0	$ 33.68
004-351-014-000	1801	BRIAR BROOK CT	VINTAGE #3 LOT 167	1.0	$ 33.68
004-351-015-000	1805	BRIAR BROOK CT	VINTAGE #3 LOT 166	1.0	$ 33.68
004-351-016-000	1809	BRIAR BROOK CT	VINTAGE #3 LOT 165	1.0	$ 33.68
004-351-017-000	1813	BRIAR BROOK CT	VINTAGE #3 LOT 164	1.0	$ 33.68
004-351-018-000	1817	BRIAR BROOK CT	VINTAGE #3 LOT 163	1.0	$ 33.68
004-351-019-000	1821	BRIAR BROOK CT	VINTAGE #3 LOT 162	1.0	$ 33.68
004-351-020-000	1826	BRIAR BROOK CT	VINTAGE #3 LOT 161	1.0	$ 33.68

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-351-021-000	1822	BRIAR BROOK CT	VINTAGE #3 LOT 160	1.0	$ 33.68
004-351-022-000	1818	BRIAR BROOK CT	VINTAGE #3 LOT 159	1.0	$ 33.68
004-351-023-000	1814	BRIAR BROOK CT	VINTAGE #3 LOT 158	1.0	$ 33.68
004-351-024-000	1810	BRIAR BROOK CT	VINTAGE #3 LOT 157	1.0	$ 33.68
004-351-025-000	1806	BRIAR BROOK CT	VINTAGE #3 LOT 156	1.0	$ 33.68
004-351-026-000	1802	BRIAR BROOK CT	VINTAGE #3 LOT 155	1.0	$ 33.68
004-352-001-000	1733	AUGUSTA LN	VINTAGE #3 LOT 181	1.0	$ 33.68
004-352-002-000	1723	AUGUSTA LN	VINTAGE #3 LOT 182	1.0	$ 33.68
004-352-003-000	1713	AUGUSTA LN	VINTAGE #3 LOT 183	1.0	$ 33.68
004-352-004-000	1703	AUGUSTA LN	VINTAGE #3 LOT 184	1.0	$ 33.68
004-352-005-000	1693	AUGUSTA LN	VINTAGE #3 LOT 185	1.0	$ 33.68
004-352-006-000	1683	AUGUSTA LN	VINTAGE #3 LOT 186	1.0	$ 33.68
004-352-007-000	1673	AUGUSTA LN	VINTAGE #3 LOT 187	1.0	$ 33.68
004-352-008-000	1663	AUGUSTA LN	VINTAGE #3 LOT 188	1.0	$ 33.68
004-360-001-000	693	RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 41	1.0	$ 6.24
004-360-002-000	689	RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 40	1.0	$ 6.24
004-360-003-000	685	N RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 39	1.0	$ 6.24
004-360-004-000	681	RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 38	1.0	$ 6.24
004-360-005-000	702	HACIENDA DR	COTT VENT DEL REY #2 LOT 37	1.0	$ 6.24
004-360-006-000	706	HACIENDA DR	COTT VENT DEL REY #2 LOT 36	1.0	$ 6.24
004-360-007-000	710	HACIENDA DR	COTT VENT DEL REY #2 LOT 35	1.0	$ 6.24
004-360-008-000	714	HACIENDA DR	COTT VENT DEL REY #2 LOT 34	1.0	$ 6.24
004-360-009-000	718	HACIENDA DR	COTT VENT DEL REY #2 LOT 33	1.0	$ 6.24
004-360-010-000	711	HACIENDA DR	COTT VENT DEL REY #2 LOT 43	1.0	$ 6.24
004-360-011-000	808	VALLE GRANDE DR	COTT VENT DEL REY #2 LOT 42	1.0	$ 6.24
004-360-012-000	693	MURIETA DR	COTT VENT DEL REY #2 LOT 47	1.0	$ 6.24
004-360-013-000	689	MURIETA DR	COTT VENT DEL REY #2 LOT 46	1.0	$ 6.24
004-360-014-000	685	MURIETA DR	COTT VENT DEL REY #2 LOT 45	1.0	$ 6.24
004-360-015-000	681	MURIETA DR	COTT VENT DEL REY #2 LOT 44	1.0	$ 6.24
004-360-017-000	668	MURIETA DR	COTT VENT DEL REY #2 LOT 32	1.0	$ 6.24
004-360-018-000	672	MURIETA DR	COTT VENT DEL REY #2 LOT 31	1.0	$ 6.24
004-360-019-000	676	MURIETA DR	COTT VENT DEL REY #2 LOT 30	1.0	$ 6.24
004-360-020-000	680	MURIETA DR	COTT VENT DEL REY #2 LOT 29	1.0	$ 6.24
004-360-021-000	684	MURIETA DR	COTT VENT DEL REY #2 LOT 28	1.0	$ 6.24
004-360-022-000	688	MURIETA DR	COTT VENT DEL REY #2 LOT 27	1.0	$ 6.24
004-360-023-000	692	MURIETTA DR	COTT VENT DEL REY #2 LOT 26	1.0	$ 6.24
004-360-024-000	824	VALLE GRANDE DR	COTT VENT DEL REY #2 LOT 25	1.0	$ 6.24
004-360-025-000	828	VALLE GRANDE DR	COTT VENT DEL REY #2 LOT 24	1.0	$ 6.24
004-360-026-000	692	VISTA DEL REY DR	COTT VENT DEL REY #2 LOT 23	1.0	$ 6.24
004-360-027-000	696	VISTA DEL REY DR	COTT VENT DEL REY #2 LOT 22	1.0	$ 6.24
004-360-028-000	700	VISTA DEL REY AVE	COTT VENT DEL REY #2 LOT 21	1.0	$ 6.24
004-360-029-000	704	VISTA DEL REY AVE	COTT VENT DEL REY #2 LOT 20	1.0	$ 6.24
004-360-030-000	708	VISTA DEL REY DR	COTT VENT DEL REY #2 LOT 19	1.0	$ 6.24
004-360-031-000	717	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 1	1.0	$ 6.24
004-360-033-000	709	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 18	1.0	$ 6.24
004-360-034-000	705	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 17	1.0	$ 6.24
004-360-035-000	701	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 16	1.0	$ 6.24
004-360-036-000	697	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 15	1.0	$ 6.24
004-360-037-000	693	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 14	1.0	$ 6.24
004-360-038-000	689	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 13	1.0	$ 6.24
004-360-039-000	685	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 12	1.0	$ 6.24
004-360-040-000	680	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 11	1.0	$ 6.24
004-360-041-000	684	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 10	1.0	$ 6.24
004-360-042-000	688	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 9	1.0	$ 6.24
004-360-043-000	692	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 8	1.0	$ 6.24
004-360-044-000	696	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 7	1.0	$ 6.24
004-360-045-000	700	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 6	1.0	$ 6.24
004-360-046-000	704	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 5	1.0	$ 6.24
004-360-047-000	708	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 4	1.0	$ 6.24

City of Atwater
Price Annexation Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-360-048-000	712	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 3	1.0	$ 6.24
004-360-049-000	716	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 2	1.0	$ 6.24
004-390-001-000	1811	GREEN SANDS AVE	VILLA ITALIA LOT 01	1.0	$ 76.06
004-390-002-000	1801	GREEN SANDS AVE	VILLA ITALIA LOT 02	1.0	$ 76.06
004-390-003-000	1800	GREEN SANDS AVE	VILLA ITALIA LOT 03	1.0	$ 76.06
004-390-004-000	1810	GREEN SANDS AVE	VILLA ITALIA LOT 04	1.0	$ 76.06
004-390-005-000	1820	GREEN SANDS AVE	VILLA ITALIA LOT 05	1.0	$ 76.06
004-390-006-000	1830	GREEN SANDS AVE	VILLA ITALIA LOT 06	1.0	$ 76.06
004-390-007-000	1831	GREEN SANDS AVE	VILLA ITALIA LOT 07	1.0	$ 76.06
004-390-008-000	1821	GREEN SANDS AVE	VILLA ITALIA LOT 08	1.0	$ 76.06
004-390-009-000	1851	GREEN SANDS AVE	VILLA ITALIA LOT 09	1.0	$ 76.06
004-390-010-000	1841	GREEN SANDS AVE	VILLA ITALIA LOT 10	1.0	$ 76.06
004-390-011-000	1840	GREEN SANDS AVE	VILLA ITALIA LOT 11	1.0	$ 76.06
004-390-012-000	1850	GREEN SANDS AVE	VILLA ITALIA LOT 12	1.0	$ 76.06
004-390-013-000	1860	GREEN SANDS AVE	VILLA ITALIA LOT 13	1.0	$ 76.06
004-390-014-000	1870	GREEN SANDS AVE	VILLA ITALIA LOT 14	1.0	$ 76.06
004-390-015-000	1871	GREEN SANDS AVE	VILLA ITALIA LOT 15	1.0	$ 76.06
004-390-016-000	1861	GREEN SANDS AVE	VILLA ITALIA LOT 16	1.0	$ 76.06
004-390-017-000	1891	GREEN SANDS AVE	VILLA ITALIA LOT 17	1.0	$ 76.06
004-390-018-000	1881	GREEN SANDS AVE	VILLA ITALIA LOT 18	1.0	$ 76.06
004-390-019-000	1880	GREEN SANDS AVE	VILLA ITALIA LOT 19	1.0	$ 76.06
004-390-020-000	1890	GREEN SANDS AVE	VILLA ITALIA LOT 20	1.0	$ 76.06
004-390-021-000	1900	GREEN SANDS AVE	VILLA ITALIA LOT 21	1.0	$ 76.06
004-390-022-000	1910	GREEN SANDS AVE	VILLA ITALIA LOT 22	1.0	$ 76.06
004-390-023-000	1911	GREEN SANDS AVE	VILLA ITALIA LOT 23	1.0	$ 76.06
004-390-024-000	1901	GREEN SANDS AVE	VILLA ITALIA LOT 24	1.0	$ 76.06
004-390-025-000	1931	GREEN SANDS AVE	VILLA ITALIA LOT 25	1.0	$ 76.06
004-390-026-000	1921	GREEN SANDS AVE	VILLA ITALIA LOT 26	1.0	$ 76.06
004-390-027-000	1920	GREEN SANDS AVE	VILLA ITALIA LOT 27	1.0	$ 76.06
004-390-028-000	1930	GREEN SANDS AVE	VILLA ITALIA LOT 28	1.0	$ 76.06
004-390-029-000	1940	GREEN SANDS AVE	VILLA ITALIA LOT 29	1.0	$ 76.06
004-390-030-000	1950	GREEN SANDS AVE	VILLA ITALIA LOT 30	1.0	$ 76.06
004-390-031-000	1941	GREEN SANDS AVE	VILLA ITALIA LOT 31	1.0	$ 76.06
004-430-001-000			PARCEL 14 PM 115-12	0.59	$ 16.90
004-430-002-000			PARCEL 13 PM 115-12	1.05	$ 30.10
004-430-003-000			PARCEL 12 PM 115-12	1.04	$ 29.80
004-430-004-000			PARCEL 9 PM 115-12	1.07	$ 30.66
004-430-005-000			PARCEL 8 PM 115-12	0.77	$ 22.06
004-430-006-000			PARCEL 5 PM 115-12	0.88	$ 25.22
004-430-007-000			PARCEL 4 PM 115-12	1.01	$ 28.94
004-430-008-000			PARCEL 1 PM 115-12	1.26	$ 36.12
004-430-009-000			PARCEL 2 PM 115-12	1.15	$ 32.96
004-430-010-000			PARCEL 3 PM 115-12	3.14	$ 90.02
004-430-011-000			PARCEL 6 PM 115-12	1.96	$ 56.18
004-430-012-000			PARCEL 7 PM 115-12	2.4	$ 68.80
004-430-013-000			PARCEL 10 PM 115-12	1.58	$ 45.28
004-430-014-000			PARCEL 11 PM 115-12	2.64	$ 75.68
004-440-001-000			PARCEL 1 PM 115-17	1.45	$ 39.70
004-440-002-000			PARCEL 2 PM 115-17	0.63	$ 17.24
004-440-003-000			PARCEL 3 PM 115-17	3.35	$ 91.72
004-440-004-000			PARCEL 4 PM 115-17	1.22	$ 33.40
004-440-005-000			PARCEL 5 PM 115-17	0.81	$ 22.16
004-440-006-000			PARCEL 6 PM 115-17	1.04	$ 28.46
Total				**1,009.24**	**$ 29,597.50**

City of Atwater
Redwood Estates Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU LIGHT	EBU DRAIN	CHARGE
150-190-013-000	101	BELLEVUE RD	GERT COL POR LOT 1 36/6/12	0.0	0.85	$ 54.18
150-190-018-000	351	BELLEVUE RD	PARCEL 2 PM 31-32 SEC 36/6/12	0.0	11.0	$ 704.62
150-190-022-000	735	BELLEVUE RD	PARCEL 1 PM 45-21 SEC 36/6/12	0.0	0.91	$ 57.96
150-190-024-000	2811	SHAFFER RD	PARCEL 1 PM 75-36 SEC 36/6/12	0.0	1.0	$ 13.96
150-190-027-000	785	BELLEVUE RD	POR PARCEL 2 PM 3-10 SEC 36/6/1	0.0	1.5	$ 96.08
150-190-029-000	801	BELLEVUE RD	PARCEL 1 PM 82-5 SEC 36/6/12	0.0	0.73	$ 10.18
150-190-031-000	701	BELLEVUE RD	PARCEL 1 PM 82-49 SEC 36/6/12	0.0	0.82	$ 11.48
150-190-033-000	851	BELLEVUE RD	PARCEL 1 PM 87-20 SEC 36/6/12	0.0	0.73	$ 10.20
150-190-037-000			PARCEL 1 PM 90-26 SEC 36/6/12	0.0	2.44	$ 34.08
150-190-038-000			REMAINDER C PM 90-26 SEC 36/6/1	0.0	6.21	$ 86.74
150-291-001-000	566	FRUITLAND AVE	REDWOOD EST #5 LOT 48	1.0	1.0	$ 14.46
150-291-002-000	3004	CAPITOLA AVE	REDWOOD EST #5 LOT 49	1.0	1.0	$ 14.46
150-291-003-000	3000	CAPITOLA AVE	REDWOOD EST #5 LOT 50	1.0	1.0	$ 14.46
150-291-004-000	2912	CAPITOLA AVE	REDWOOD EST #5 LOT 51	1.0	1.0	$ 14.46
150-291-005-000	2908	CAPITOLA AVE	REDWOOD EST #5 LOT 52	1.0	1.0	$ 14.46
150-291-006-000	2904	CAPITOLA AVE	REDWOOD EST #5 LOT 53	1.0	1.0	$ 14.46
150-291-007-000	2900	CAPITOLA AVE	REDWOOD EST #5 LOT 54	1.0	1.0	$ 14.46
150-291-008-000	2901	TORI CT	REDWOOD EST #5 LOT 28	1.0	1.0	$ 14.46
150-291-009-000	2905	TORI CT	REDWOOD EST #5 LOT 29	1.0	1.0	$ 14.46
150-291-010-000	2909	TORI CT	REDWOOD EST #5 LOT 30	1.0	1.0	$ 14.46
150-291-011-000	2908	TORI CT	REDWOOD EST #5 LOT 31	1.0	1.0	$ 14.46
150-291-012-000	2904	TORI CT	REDWOOD EST #5 LOT 32	1.0	1.0	$ 14.46
150-291-013-000	2900	TORI CT	REDWOOD EST #5 LOT 33	1.0	1.0	$ 14.46
150-291-014-000	2901	APTOS CT	REDWOOD EST #5 LOT 34	1.0	1.0	$ 14.46
150-291-015-000	2905	APTOS CT	REDWOOD EST #5 LOT 35	1.0	1.0	$ 14.46
150-291-016-000	2909	APTOS CT	REDWOOD EST #5 LOT 36	1.0	1.0	$ 14.46
150-291-017-000	2912	APTOS CT	REDWOOD EST #5 LOT 37	1.0	1.0	$ 14.46
150-291-018-000	2908	APTOS CT	REDWOOD EST #5 LOT 38	1.0	1.0	$ 14.46
150-291-019-000	2904	APTOS CT	REDWOOD EST #5 LOT 39	1.0	1.0	$ 14.46
150-291-020-000	413	LOS ALTOS DR	REDWOOD EST #5 LOT 40	1.0	1.0	$ 14.46
150-291-021-000	409	LOS ALTOS DR	REDWOOD EST #5 LOT 41	1.0	1.0	$ 14.46
150-291-022-000	2901	SOQUEL AVE	REDWOOD EST #5 LOT 42	1.0	1.0	$ 14.46
150-291-023-000	2905	SOQUEL AVE	REDWOOD EST #5 LOT 43	1.0	1.0	$ 14.46
150-291-024-000	2909	SOQUEL AVE	REDWOOD EST #5 LOT 44	1.0	1.0	$ 14.46
150-291-025-000	2913	SOQUEL AVE	REDWOOD EST #5 LOT 45	1.0	1.0	$ 14.46
150-291-026-000	400	FRUITLAND AVE	REDWOOD EST #5 LOT 46	1.0	1.0	$ 14.46
150-291-027-000	404	FRUITLAND AVE	REDWOOD EST #5 LOT 47	1.0	1.0	$ 14.46
150-292-001-000	700	LOS ALTOS DR	REDWOOD EST #5 LOT 57	1.0	1.0	$ 14.46
150-292-002-000	612	LOS ALTOS DR	REDWOOD EST #5 LOT 56	1.0	1.0	$ 14.46
150-292-003-000	608	LOS ALTOS DR	REDWOOD EST #5 LOT 55	1.0	1.0	$ 14.46
150-292-004-000	604	LOS ALTOS DR	REDWOOD EST #5 LOT 27	1.0	1.0	$ 14.46
150-292-005-000	600	LOS ALTOS DR	REDWOOD EST #5 LOT 26	1.0	1.0	$ 14.46
150-292-006-000	512	LOS ALTOS DR	REDWOOD EST #5 LOT 25	1.0	1.0	$ 14.46
150-292-007-000	508	LOS ALTOS DR	REDWOOD EST #5 LOT 24	1.0	1.0	$ 14.46
150-292-008-000	504	LOS ALTOS DR	REDWOOD EST #5 LOT 23	1.0	1.0	$ 14.46
150-292-009-000	500	LOS ALTOS DR	REDWOOD EST #5 LOT 22	1.0	1.0	$ 14.46
150-292-010-000	420	LOS ALTOS DR	REDWOOD EST #5 LOT 21	1.0	1.0	$ 14.46
150-292-011-000	416	LOS ALTOS DR	REDWOOD EST #5 LOT 20	1.0	1.0	$ 14.46
150-292-012-000	412	LOS ALTOS DR	REDWOOD EST #5 LOT 19	1.0	1.0	$ 14.46
150-292-013-000	408	LOS ALTOS DR	REDWOOD EST #5 LOT 18	1.0	1.0	$ 14.46
150-292-014-000	404	LOS ALTOS DR	REDWOOD EST #5 LOT 17	1.0	1.0	$ 14.46
150-292-016-000	320	LOS ALTOS CT	REDWOOD EST #5 LOT 16	1.0	1.0	$ 14.46
150-292-017-000	316	LOS ALTOS CT	REDWOOD EST #5 LOT 15	1.0	1.0	$ 14.46
150-292-018-000	312	LOS ALTOS CT	REDWOOD EST #5 LOT 14	1.0	1.0	$ 14.46
150-292-019-000	308	LOS ALTOS CT	REDWOOD EST #5 LOT 13	1.0	1.0	$ 14.46
150-292-020-000	304	LOS ALTOS CT	REDWOOD EST #5 LOT 12	1.0	1.0	$ 14.46
150-292-021-000	300	LOS ALTOS CT	REDWOOD EST #5 LOT 11	1.0	1.0	$ 14.46

City of Atwater
Redwood Estates Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS	LEGAL DESCRIPTION	EBU LIGHT	EBU DRAIN	CHARGE
150-292-022-000	2900 LOS ALTOS CT	REDWOOD EST #5 LOT 10	1.0	1.0	$ 14.46
150-292-023-000	2904 LOS ALTOS CT	REDWOOD EST #5 LOT 9	1.0	1.0	$ 14.46
150-292-024-000	2908 LOS ALTOS CT	REDWOOD EST #5 LOT 8	1.0	1.0	$ 14.46
150-292-025-000	2909 LOS ALTOS CT	REDWOOD EST #5 LOT 7	1.0	1.0	$ 14.46
150-292-026-000	2905 LOS ALTOS CT	REDWOOD EST #5 LOT 6	1.0	1.0	$ 14.46
150-292-027-000	2901 LOS ALTOS CT	REDWOOD EST #5 LOT 5	1.0	1.0	$ 14.46
150-292-028-000	2900 SOQUEL AVE	REDWOOD EST #5 LOT 4	1.0	1.0	$ 14.46
150-292-029-000	2904 SOQUEL AVE	REDWOOD EST #5 LOT 3	1.0	1.0	$ 14.46
150-292-030-000	2908 SOQUEL AVE	REDWOOD EST #5 LOT 2	1.0	1.0	$ 14.46
150-292-031-000	2912 SOQUEL AVE	REDWOOD EST #5 LOT 1	1.0	1.0	$ 14.46
150-302-001-000	812 MAGNOLIA ST	REDWOOD EST #5 LOT 75	1.0	1.0	$ 14.46
150-302-002-000	808 MAGNOLIA ST	REDWOOD EST #5 LOT 74	1.0	1.0	$ 14.46
150-302-003-000	804 MAGNOLIA ST	REDWOOD EST #5 LOT 73	1.0	1.0	$ 14.46
150-302-004-000	800 MAGNOLIA ST	REDWOOD EST #5 LOT 72	1.0	1.0	$ 14.46
150-302-005-000	712 MAGNOLIA ST	REDWOOD EST #5 LOT 71	1.0	1.0	$ 14.46
150-302-006-000	708 MAGNOLIA ST	REDWOOD EST #5 LOT 70	1.0	1.0	$ 14.46
150-302-007-000	704 MAGNOLIA ST	REDWOOD EST #5 LOT 69	1.0	1.0	$ 14.46
150-302-008-000	700 MAGNOLIA ST	REDWOOD EST #5 LOT 68	1.0	1.0	$ 14.46
150-302-009-000	701 LOS ALTOS DR	REDWOOD EST #5 LOT 67	1.0	1.0	$ 14.46
150-302-010-000	705 LOS ALTOS DR	REDWOOD EST #5 LOT 66	1.0	1.0	$ 14.46
150-302-011-000	709 LOS ALTOS DR	REDWOOD EST #5 LOT 65	1.0	1.0	$ 14.46
150-302-012-000	713 LOS ALTOS DR	REDWOOD EST #5 LOT 64	1.0	1.0	$ 14.46
150-302-013-000	2817 REDWOOD DR	REDWOOD EST #5 LOT 63	1.0	1.0	$ 14.46
150-302-014-000	2813 REDWOOD AVE	REDWOOD EST #5 LOT 62	1.0	1.0	$ 14.46
150-302-015-000	2809 REDWOOD AVE	REDWOOD EST #5 LOT 61	1.0	1.0	$ 14.46
150-302-019-000	1004 MAGNOLIA ST	LINGENFELTER ESTATES LOT 11	1.0	1.0	$ 14.46
150-302-020-000	1008 MAGNOLIA ST	LINGENFELTER ESTATES LOT 10	1.0	1.0	$ 14.46
150-302-021-000	1012 MAGNOLIA ST	LINGENFELTER ESTATES LOT 9	1.0	1.0	$ 14.46
150-302-022-000	1100 MAGNOLIA CT	LINGENFELTER ESTATES LOT 8	1.0	1.0	$ 14.46
150-302-023-000	1104 MAGNOLIA CT	LINGENFELTER ESTATES LOT 7	1.0	1.0	$ 14.46
150-302-024-000	1108 MAGNOLIA CT	LINGENFELTER ESTATES LOT 6	1.0	1.0	$ 14.46
150-302-025-000	1112 MAGNOLIA CT	LINGENFELTER ESTATES LOT 5	1.0	1.0	$ 14.46
150-302-026-000	1113 MAGNOLIA CT	LINGENFELTER ESTATES LOT 4	1.0	1.0	$ 14.46
150-302-027-000	1109 MAGNOLIA CT	LINGENFELTER ESTATES LOT 3	1.0	1.0	$ 14.46
150-302-028-000	3001 LAURA LN	LINGENFELTER ESTATES LOT 2	1.0	1.0	$ 14.46
150-302-029-000	3005 LAURA LN	LINGENFELTER ESTATES LOT 1	1.0	1.0	$ 14.46
150-302-030-000	1000 MAGNOLIA ST	LINGENFELTER EST #2 LOT 1	1.0	1.0	$ 14.46
150-302-031-000	908 MAGNOLIA ST	LINGENFELTER EST #2 LOT 2	1.0	1.0	$ 14.46
150-302-032-000	904 MAGNOLIA ST	LINGENFELTER EST #2 LOT 3	1.0	1.0	$ 14.46
150-302-033-000	900 MAGNOLIA ST	LINGENFELTER EST #2 LOT 4	1.0	1.0	$ 14.46
150-303-001-000	712 LOS ALTOS DR	REDWOOD EST #5 LOT 60	1.0	1.0	$ 14.46
150-303-002-000	708 LOS ALTOS DR	REDWOOD EST #5 LOT 59	1.0	1.0	$ 14.46
150-303-003-000	704 LOS ALTOS DR	REDWOOD EST #5 LOT 58	1.0	1.0	$ 14.46
150-304-001-000	3008 LAURA LN	LINGENFELTER ESTATES LOT 16	1.0	1.0	$ 14.46
150-304-002-000	1009 MAGNOLIA ST	LINGENFELTER ESTATES LOT 15	1.0	1.0	$ 14.46
150-304-003-000	1005 MAGNOLIA ST	LINGENFELTER ESTATES LOT 14	1.0	1.0	$ 14.46
150-304-004-000	1001 MAGNOLIA ST	LINGENFELTER ESTATES LOT 13	1.0	1.0	$ 14.46
150-304-006-000	909 MAGNOLIA ST	LINGENFELTER EST #2 LOT 7	1.0	1.0	$ 14.46
150-304-007-000	905 MAGNOLIA ST	LINGENFELTER EST #2 LOT 6	1.0	1.0	$ 14.46
150-304-008-000	901 MAGNOLIA ST	LINGENFELTER EST #2 LOT 5	1.0	1.0	$ 14.46
150-304-009-000	813 MAGNOLIA ST	REDWOOD EST #5 LOT 76	1.0	1.0	$ 14.46
150-304-010-000	809 MAGNOLIA ST	REDWOOD EST #5 LOT 77	1.0	1.0	$ 14.46
150-304-011-000	805 MAGNOLIA ST	REDWOOD EST #5 LOT 78	1.0	1.0	$ 14.46
150-304-012-000	801 MAGNOLIA ST	REDWOOD EST #5 LOT 79	1.0	1.0	$ 14.46
150-304-013-000	713 MAGNOLIA ST	REDWOOD EST #5 LOT 80	1.0	1.0	$ 14.46
150-304-014-000	709 MAGNOLIA ST	REDWOOD EST #5 LOT 81	1.0	1.0	$ 14.46
150-304-015-000	705 MAGNOLIA ST	REDWOOD EST #5 LOT 82	1.0	1.0	$ 14.46

City of Atwater
Redwood Estates Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU LIGHT	EBU DRAIN		CHARGE
150-304-016-000	701	MAGNOLIA ST	REDWOOD EST #5 LOT 83	1.0	1.0	$	14.46
150-304-017-000	600	FRUITLAND AVE	REDWOOD EST #5 LOT 84	1.0	1.0	$	14.46
150-304-018-000	612	FRUITLAND AVE	REDWOOD EST #5 LOT 85	1.0	1.0	$	14.46
Total				**107.0**	**133.19**	**$**	**2,626.70**

City of Atwater
Sandlewood Square Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
002-014-002-000	2611	SEVENTH ST	SANDLEWD SQUARE #1 LOT 1	1.0	$ 27.54
002-014-003-000	2601	SEVENTH ST	SANDLEWD SQUARE #1 LOT 2	1.0	$ 27.54
002-014-004-000	2591	SEVENTH ST	SANDLEWD SQUARE #1 LOT 3	1.0	$ 27.54
002-014-005-000	2571	SEVENTH ST	SANDLEWD SQUARE #1 LOT 4	1.0	$ 27.54
002-014-006-000	2604	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 13	1.0	$ 27.54
002-014-007-000	2608	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 14	1.0	$ 27.54
002-014-008-000	2612	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 15	1.0	$ 27.54
002-014-009-000	2613	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 16	1.0	$ 27.54
002-014-010-000	2609	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 17	1.0	$ 27.54
002-014-011-000	2605	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 18	1.0	$ 27.54
002-035-001-000	2551	SEVENTH ST	SANDLEWD SQUARE #1 LOT 5	1.0	$ 27.54
002-035-002-000	2521	SEVENTH ST	SANDLEWD SQUARE #1 LOT 6	1.0	$ 27.54
002-035-003-000	2501	SEVENTH ST	SANDLEWD SQUARE #1 LOT 7	1.0	$ 27.54
002-035-004-000	2491	SEVENTH ST	SANDLEWD SQUARE #1 LOT 8	1.0	$ 27.54
002-035-005-000	2471	SEVENTH ST	SANDLEWD SQUARE #1 LOT 9	1.0	$ 27.54
002-035-006-000	2441	SEVENTH ST	SANDLEWD SQUARE #1 LOT 10	1.0	$ 27.54
002-035-007-000	2401	SEVENTH ST	SANDLEWD SQUARE #1 LOT 11	1.0	$ 27.54
002-035-008-000	2400	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 2	1.0	$ 27.54
002-035-009-000	2404	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 3	1.0	$ 27.54
002-035-010-000	2408	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 4	1.0	$ 27.54
002-035-011-000	2412	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 5	1.0	$ 27.54
002-035-012-000	2416	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 6	1.0	$ 27.54
002-035-013-000	2500	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 7	1.0	$ 27.54
002-035-014-000	2504	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 8	1.0	$ 27.54
002-035-015-000	2508	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 9	1.0	$ 27.54
002-035-016-000	2512	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 10	1.0	$ 27.54
002-035-017-000	2516	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 11	1.0	$ 27.54
002-035-018-000	2600	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 12	1.0	$ 27.54
002-054-001-000	2391	SEVENTH ST	SANDLEWD SQUARE #1 LOT 12	1.0	$ 27.54
002-054-002-000	2371	SEVENTH ST	SANDLEWD SQUARE #1 LOT 13	1.0	$ 27.54
002-054-003-000	2341	SEVENTH ST	SANDLEWD SQUARE #1 LOT 14	1.0	$ 27.54
002-054-004-000	2321	SEVENTH ST	SANDLEWD SQUARE #1 LOT 15	1.0	$ 27.54
002-054-005-000	2301	SEVENTH ST	SANDLEWD SQUARE #1 LOT 16	1.0	$ 27.54
002-054-006-000	2316	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 1	1.0	$ 27.54
002-072-008-000	2231	SEVENTH ST	SANDLEWD SQUARE #1 LOT 19	1.0	$ 27.54
002-072-009-000	2261	7TH ST	SANDLEWD SQUARE #1 LOT 18	1.0	$ 27.54
002-072-010-000	2291	SEVENTH ST	SANDLEWD SQUARE #1 LOT 17	1.0	$ 27.54
002-301-001-000	2413	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 38	1.0	$ 27.54
002-301-002-000			SANDLEWD SQUARE #2 LOT 37	1.0	$ 27.54
002-301-003-000	2405	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 36	1.0	$ 27.54
002-301-004-000	2401	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 35	1.0	$ 27.54
002-301-005-000	1814	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 29	1.0	$ 27.54
002-301-006-000	1818	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 28	1.0	$ 27.54
002-301-007-000	1822	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 27	1.0	$ 27.54
002-302-001-000	1809	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 34	1.0	$ 27.54
002-302-002-000	1805	REDWOOD	SANDLEWD SQUARE #2 LOT 33	1.0	$ 27.54
002-302-003-000	1801	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 32	1.0	$ 27.54
002-302-004-000	1713	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 31	1.0	$ 27.54
002-302-005-000	1709	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 30	1.0	$ 27.54
002-302-006-000	1705	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 29	1.0	$ 27.54
002-302-007-000	2313	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 28	1.0	$ 27.54
002-302-008-000	1829	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 34	1.0	$ 27.54
002-302-009-000	1825	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 33	1.0	$ 27.54
002-302-010-000	1821	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 32	1.0	$ 27.54
002-302-011-000	1817	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 31	1.0	$ 27.54
002-302-012-000	1813	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 30	1.0	$ 27.54
002-303-001-000	2601	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 19	1.0	$ 27.54
002-304-001-000	1796	CARTER WAY	SANDLEWD SQUARE #2 LOT 45	1.0	$ 27.54
002-304-002-000	2509	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 20	1.0	$ 27.54

City of Atwater
Sandlewood Square Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
002-304-003-000	2505	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 21	1.0	$ 27.54
002-304-004-000	2501	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 22	1.0	$ 27.54
002-304-005-000	2417	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 23	1.0	$ 27.54
002-304-006-000	2413	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 24	1.0	$ 27.54
002-304-007-000	2409	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 25	1.0	$ 27.54
002-304-008-000	2405	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 26	1.0	$ 27.54
002-304-009-000	2401	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 27	1.0	$ 27.54
002-304-010-000	2400	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 39	1.0	$ 27.54
002-304-011-000	2404	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 40	1.0	$ 27.54
002-304-012-000	2408	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 41	1.0	$ 27.54
002-304-013-000	2412	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 42	1.0	$ 27.54
002-304-014-000	2416	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 43	1.0	$ 27.54
002-304-015-000	2500	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 44	1.0	$ 27.54
002-305-001-000	2313	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 26	1.0	$ 27.54
002-305-002-000	2309	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 25	1.0	$ 27.54
002-305-003-000	2305	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 24	1.0	$ 27.54
002-311-001-000	2301	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 23	1.0	$ 27.54
002-311-002-000	2297	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 22	1.0	$ 27.54
002-311-003-000	2293	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 21	1.0	$ 27.54
002-311-004-000	1834	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 20	1.0	$ 27.54
002-311-005-000	1830	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 19	1.0	$ 27.54
002-311-006-000	1826	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 18	1.0	$ 27.54
002-312-001-000	1829	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 35	1.0	$ 27.54
002-312-002-000	1825	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 36	1.0	$ 27.54
002-312-003-000	1821	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 37	1.0	$ 27.54
002-312-004-000	1817	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 38	1.0	$ 27.54
002-312-005-000	1813	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 39	1.0	$ 27.54
002-312-006-000	1809	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 40	1.0	$ 27.54
002-312-007-000			SANDLEWD SQUARE #3 LOT 41	1.0	$ 27.54
002-312-008-000	1801	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 42	1.0	$ 27.54
002-312-009-000	1797	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 43	1.0	$ 27.54
002-312-010-000	1793	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 44	1.0	$ 27.54
002-312-011-000	1789	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 45	1.0	$ 27.54
002-312-012-000	2309	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 48	1.0	$ 27.54
002-312-013-000	2305	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 47	1.0	$ 27.54
002-312-014-000	2301	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 46	1.0	$ 27.54
002-313-001-000	1818	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 17	1.0	$ 27.54
002-313-002-000	1814	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 16	1.0	$ 27.54
002-313-003-000	1810	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 15	1.0	$ 27.54
002-313-004-000	1806	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 14	1.0	$ 27.54
002-313-005-000	1802	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 13	1.0	$ 27.54
002-313-006-000	1798	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 12	1.0	$ 27.54
002-313-007-000	1794	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 11	1.0	$ 27.54
002-313-008-000	1790	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 10	1.0	$ 27.54
002-313-009-000	2297	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 9	1.0	$ 27.54
002-313-010-000	2293	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 8	1.0	$ 27.54
002-314-001-000	2312	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 1	1.0	$ 27.54
002-314-002-000	2308	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 2	1.0	$ 27.54
002-314-003-000	2304	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 3	1.0	$ 27.54
002-314-004-000	2300	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 4	1.0	$ 27.54
002-314-005-000	2296	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 5	1.0	$ 27.54
002-314-006-000	2292	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 6	1.0	$ 27.54
002-314-007-000	2288	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 7	1.0	$ 27.54
Total				**112.0**	**$ 3,084.48**

City of Atwater
Shaffer Lakes East Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
156-020-003-000	3393	SEXTANT DR	SHAFFER LKS EAST #1 LOT 1	1.0	$ 48.20
156-020-004-000	3383	SEXTANT DR	SHAFFER LKS EAST #1 LOT 2	1.0	$ 48.20
156-020-005-000	3382	SEXTANT DR	SHAFFER LKS EAST #1 LOT 31	1.0	$ 48.20
156-020-006-000	3392	SEXTANT DR	SHAFFER LKS EAST #1 LOT 32	1.0	$ 48.20
156-020-007-000	3395	FATHOM CT	SHAFFER LKS EAST #1 LOT 33	1.0	$ 48.20
156-020-008-000	3385	FATHOM CT	SHAFFER LKS EAST #1 LOT 34	1.0	$ 48.20
156-020-009-000	3384	FATHOM CT	SHAFFER LKS EAST #1 LOT 47	1.0	$ 48.20
156-020-010-000	3394	FATHOM CT	SHAFFER LKS EAST #1 LOT 48	1.0	$ 48.20
156-020-011-000	3397	LAGOON AVE	SHAFFER LKS EAST #1 LOT 49	1.0	$ 48.20
156-020-012-000	3387	LAGOON AVE	SHAFFER LKS EAST #1 LOT 50	1.0	$ 48.20
156-020-013-000	3386	LAGOON AVE	SHAFFER LKS EAST #1 LOT 69	1.0	$ 48.20
156-020-014-000	3396	LAGOON AVE	SHAFFER LKS EAST #1 LOT 70	1.0	$ 48.20
156-020-015-000	3399	NAUTICAL CT	SHAF LKS E #2 LOT 71	1.0	$ 48.20
156-020-016-000	3389	NAUTICAL CT	SHAF LKS E #2 LOT 72	1.0	$ 48.20
156-020-017-000	3388	NAUTICAL CT	SHAF LKS E #2 LOT 85	1.0	$ 48.20
156-020-018-000	3398	NAUTICAL CT	SHAF LKS E #2 LOT 86	1.0	$ 48.20
156-020-019-000	3391	SHORE LINE DR	SHAF LKS E #2 LOT 87	1.0	$ 48.20
156-020-020-000	3381	SHORELINE DR	SHAF LKS #2 LOT 88	1.0	$ 48.20
156-020-021-000	3370	SHORE LINE DR	SHAF LKS E #2 LOT 118	1.0	$ 48.20
156-020-022-000	3380	SHORE LINE DR	SHAF LKS E #2 LOT 119	1.0	$ 48.20
156-020-023-000	3390	SHORE LINE DR	SHAF LKS E #2 LOT 120	1.0	$ 48.20
156-031-001-000	3373	SEXTANT DR	SHAFFER LKS EAST #1 LOT 3	1.0	$ 48.20
156-031-002-000	3363	SEXTANT DR	SHAFFER LKS EAST #1 LOT 4	1.0	$ 48.20
156-031-003-000	3353	SEXTANT DR	SHAFFER LKS EAST #1 LOT 5	1.0	$ 48.20
156-031-004-000	3343	SEXTANT DR	SHAFFER LAKES EAST #1 LOT 6	1.0	$ 48.20
156-031-005-000	3333	SEXTANT DR	SHAFFER LAKES EAST #1 LOT 7	1.0	$ 48.20
156-031-006-000	3323	SEXTANT DR	SHAFFER LAKES EAST #1 LOT 8	1.0	$ 48.20
156-031-007-000	3313	SEXTANT DR	SHAFFER LAKES EAST #1 LOT 9	1.0	$ 48.20
156-031-008-000	3303	SEXTANT DR	SHAFFER LAKES EAST #1 LOT 10	1.0	$ 48.20
156-031-009-000	3301	SEXTANT DR	SHAFFER LAKES EAST #1 LOT 11	1.0	$ 48.20
156-031-010-000	100	PENINSULA DR	SHAFFER LAKES EAST #1 LOT 12	1.0	$ 48.20
156-031-011-000	110	PENINSULA DR	SHAFFER LAKES EAST #1 LOT 13	1.0	$ 48.20
156-031-012-000	130	PENINSULA DR	SHAFFER LKS EAST #1 LOT 14	1.0	$ 48.20
156-031-013-000	140	PENINSULA DR	SHAFFER LKS EAST #1 LOT 15	1.0	$ 48.20
156-031-014-000	160	PENINSULA DR	SHAFFER LKS EAST #1 LOT 16	1.0	$ 48.20
156-031-015-000	170	PENINSULA DR	SHAFFER LKS EAST #1 LOT 17	1.0	$ 48.20
156-031-016-000	180	PENINSULA DR	SHAFFER LKS EAST #1 LOT 18	1.0	$ 48.20
156-031-017-000	190	PENINSULA DR	SHAFFER LKS EAST #1 LOT 59	1.0	$ 48.20
156-032-001-000	3302	SEXTANT DR	SHAFFER LKS EAST #1 LOT 23	1.0	$ 48.20
156-032-002-000	3312	SEXTANT DR	SHAFFER LKS EAST #1 LOT 24	1.0	$ 48.20
156-032-003-000	3322	SEXTANT DR	SHAFFER LKS EAST #1 LOT 25	1.0	$ 48.20
156-032-004-000	3332	SEXTANT DR	SHAFFER LKS EAST #1 LOT 26	1.0	$ 48.20
156-032-005-000	3342	SEXTANT DR	SHAFFER LKS EAST #1 LOT 27	1.0	$ 48.20
156-032-006-000	3352	SEXTANT DR	SHAFFER LKS EAST #1 LOT 28	1.0	$ 48.20
156-032-007-000	3362	SEXTANT DR	SHAFFER LKS EAST #1 LOT 29	1.0	$ 48.20
156-032-008-000	3372	SEXTANT DR	SHAFFER LKS EAST #1 LOT 30	1.0	$ 48.20
156-032-009-000	3375	FATHOM CT	SHAFFER LKS EAST #1 LOT 35	1.0	$ 48.20
156-032-010-000	3365	FATHOM CT	SHAFFER LKS EAST #1 LOT 36	1.0	$ 48.20
156-032-011-000	3355	FATHOM CT	SHAFFER LKS EAST #1 LOT 37	1.0	$ 48.20
156-032-012-000	3345	FATHOM CT	SHAFFER LKS EAST #1 LOT 38	1.0	$ 48.20
156-032-013-000	3325	FATHOM CT	SHAFFER LKS EAST #1 LOT 39	1.0	$ 48.20
156-032-014-000	3305	FATHOM CT	SHAFFER LKS EAST #1 LOT 40	1.0	$ 48.20
156-032-015-000	135	PENINSULA DR	SHAFFER LKS EAST #1 LOT 22	1.0	$ 48.20
156-032-016-000	145	PENINSULA DR	SHAFFER LKS EAST #1 LOT 21	1.0	$ 48.20
156-032-017-000	165	PENINSULA DR	SHAFFER LKS EAST #1 LOT 20	1.0	$ 48.20
156-032-018-000	175	PENINSULA DR	SHAFFER LKS EAST #1 LOT 19	1.0	$ 48.20
156-032-019-000	3304	FATHOM CT	SHAFFER LKS EAST #1 LOT 41	1.0	$ 48.20
156-032-020-000	3324	FATHOM CT	SHAFFER LKS EAST #1 LOT 42	1.0	$ 48.20
156-032-021-000	3344	FATHOM CT	SHAFFER LKS EAST #1 LOT 43	1.0	$ 48.20

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
156-032-022-000	3354	FATHOM CT	SHAFFER LKS EAST #1 LOT 44	1.0	$ 48.20
156-032-023-000	3364	FATHOM CT	SHAFFER LKS EAST #1 LOT 45	1.0	$ 48.20
156-032-024-000	3374	FATHOM CT	SHAFFER LKS EAST #1 LOT 46	1.0	$ 48.20
156-032-025-000	3377	LAGOON AVE	SHAFFER LKS EAST #1 LOT 51	1.0	$ 48.20
156-032-026-000	3367	LAGOON AVE	SHAFFER LKS EAST #1 LOT 52	1.0	$ 48.20
156-032-027-000	3357	LAGOON AVE	SHAFFER LKS EAST #1 LOT 53	1.0	$ 48.20
156-032-028-000	3347	LAGOON AVE	SHAFFER LKS EAST #1 LOT 54	1.0	$ 48.20
156-032-029-000	3337	LAGOON AVE	SHAFFER LKS EAST #1 LOT 55	1.0	$ 48.20
156-032-030-000	3327	LAGOON AVE	SHAFFER LKS EAST #1 LOT 56	1.0	$ 48.20
156-032-031-000	3317	LAGOON AVE	SHAFFER LKS EAST #1 LOT 57	1.0	$ 48.20
156-032-032-000	3307	LAGOON AVE	SHAFFER LKS EAST #1 LOT 58	1.0	$ 48.20
156-033-001-000	3376	LAGOON AVE	SHAFFER LKS EAST #1 LOT 68	1.0	$ 48.20
156-033-002-000	3366	LAGOON AVE	SHAFFER LKS EAST #1 LOT 67	1.0	$ 48.20
156-033-003-000	3356	LAGOON AVE	SHAFFER LKS EAST #1 LOT 66	1.0	$ 48.20
156-033-004-000	3346	LAGOON AVE	SHAFFER LKS EAST #1 LOT 65	1.0	$ 48.20
156-033-005-000	3336	LAGOON AVE	SHAFFER LKS EAST #1 LOT 64	1.0	$ 48.20
156-033-006-000	3326	LAGOON AVE	SHAFFER LKS EAST #1 LOT 63	1.0	$ 48.20
156-033-007-000	3316	LAGOON AVE	SHAFFER LKS EAST #1 LOT 62	1.0	$ 48.20
156-033-008-000	3306	LAGOON AVE	SHAFFER LKS EAST #1 LOT 61	1.0	$ 48.20
156-033-009-000	3379	NAUTICAL CT	SHAF LKS E #2 LOT 73	1.0	$ 48.20
156-033-010-000	3369	NAUTICAL CT	SHAF LKS E #2 LOT 74	1.0	$ 48.20
156-033-011-000	3359	NAUTICAL CT	SHAF LKS E #2 LOT 75	1.0	$ 48.20
156-033-012-000	3349	NAUTICAL CT	SHAF LKS E #2 LOT 76	1.0	$ 48.20
156-033-013-000	3329	NAUTICAL CT	SHAF LKS E #2 LOT 77	1.0	$ 48.20
156-033-014-000	3309	NAUTICAL CT	SHAF LKS E #2 LOT 78	1.0	$ 48.20
156-033-015-000	217	PENINSULA DR	SHAF LKS E #2 LOT 100	1.0	$ 48.20
156-033-016-000	227	PENINSULA DR	SHAF LKS E #2 LOT 99	1.0	$ 48.20
156-033-017-000	237	PENINSULA DR	SHAF LKS E #2 LOT 98	1.0	$ 48.20
156-033-018-000	247	PENISULA DR	SHAF LKS E #2 LOT 97	1.0	$ 48.20
156-033-019-000	3308	NAUTICAL CT	SHAF LKS E #2 LOT 79	1.0	$ 48.20
156-033-020-000	3328	NAUTICAL CT	SHAF LKS E #2 LOT 80	1.0	$ 48.20
156-033-021-000	3348	NAUTICAL CT	SHAF LKS E #2 LOT 81	1.0	$ 48.20
156-033-022-000	3358	NAUTICAL CT	SHAF LKS E #2 LOT 82	1.0	$ 48.20
156-033-023-000	3368	NAUTICAL CT	SHAF LKS E #2 LOT 83	1.0	$ 48.20
156-033-024-000	3378	NAUTICAL CT	SHAF LKS E #2 LOT 84	1.0	$ 48.20
156-033-025-000	3371	SHORELINE DR	SHAF LKS E #2 LOT 89	1.0	$ 48.20
156-033-026-000	3361	SHORELINE DR	SHAF LKS E #2 LOT 90	1.0	$ 48.20
156-033-027-000	3351	SHORE LINE DR	SHAF LKS E #2 LOT 91	1.0	$ 48.20
156-033-028-000	3341	SHORE LINE DR	SHAF LKS E #2 LOT 92	1.0	$ 48.20
156-033-029-000	3331	SHORE LINE DR	SHAF LKS E #2 LOT 93	1.0	$ 48.20
156-033-030-000	3321	SHORE LINE DR	SHAF LKS E #2 LOT 94	1.0	$ 48.20
156-033-031-000	3311	SHORE LINE DR	SHAF LKS E #2 LOT 95	1.0	$ 48.20
156-033-032-000	3301	SHORE LINE DR	SHAF LKS E #2 LOT 96	1.0	$ 48.20
156-034-001-000	200	PENINSULA DR	SHAFFER LKS EAST #1 LOT 60	1.0	$ 48.20
156-034-002-000	210	PENINSULA DR	SHAF LKS E #2 LOT 101	1.0	$ 48.20
156-034-003-000	220	PENINSULA DR	SHAF LKS E #2 LOT 102	1.0	$ 48.20
156-034-004-000	230	PENINSULA DR	SHAF LKS E #2 LOT 103	1.0	$ 48.20
156-034-005-000	240	PENINSULA DR	SHAF LKS E #2 LOT 104	1.0	$ 48.20
156-034-006-000	250	PENINSULA DR	SHAF LKS E #2 LOT 105	1.0	$ 48.20
156-034-007-000	260	PENINSULA DR	SHAF LKS E #2 LOT 106	1.0	$ 48.20
156-034-008-000	270	PENINSULA DR	SHAF LKS E #2 LOT 107	1.0	$ 48.20
156-034-009-000	280	PENINSULA DR	SHAF LKS E #2 LOT 108	1.0	$ 48.20
156-034-010-000	3300	SHORE LINE DR	SHAF LKS E #2 LOT 109	1.0	$ 48.20
156-034-011-000	3304	SHORE LINE DR	SHAF LKS E #2 LOT 110	1.0	$ 48.20
156-034-012-000	3306	SHORE LINE DR	SHAF LKS E #2 LOT 111	1.0	$ 48.20
156-034-013-000	3310	SHORE LINE DR	SHAF LKS E #2 LOT 112	1.0	$ 48.20
156-034-014-000	3320	SHORE LINE DR	SHAF LKS E #2 LOT 113	1.0	$ 48.20
156-034-015-000	3330	SHORE LINE DR	SHAF LKS E #2 LOT 114	1.0	$ 48.20
156-034-016-000	3340	SHORE LINE DR	SHAF LKS E #2 LOT 115	1.0	$ 48.20

City of Atwater
Shaffer Lakes East Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
156-034-017-000	3350	SHORE LINE DR	SHAF LKS E #2 LOT 116	1.0	$ 48.20
156-034-018-000	3360	SHORE LINE DR	SHAF LKS E #2 LOT 117	1.0	$ 48.20
156-050-001-000	100	E MANZANITA DR	SHAF LKS E #3 LOT 163	1.0	$ 564.00
156-050-002-000	164	E MANZANITA DR	SHAF LKS E #3 LOT 162	1.0	$ 48.20
156-050-003-000	174	E MANZANITA DR	SHAF LKS E #3 LOT 161	1.0	$ 48.20
156-050-004-000	184	E MANZANITA DR	SHAF LKS E #3 LOT 160	1.0	$ 48.20
156-050-005-000	194	MANZANITA DR	SHAF LKS E #3 LOT 159	1.0	$ 48.20
156-050-006-000	2953	MARITIME CT	SHAF LKS E #3 LOT 158	1.0	$ 48.20
156-050-007-000	2933	MARITIME CT	SHAF LKS E #3 LOT 157	1.0	$ 48.20
156-050-008-000	2923	MARITIME CT	SHAF LKS E #3 LOT 156	1.0	$ 48.20
156-050-010-000	2903	MARITIME CT	SHAF LKS E #3 LOT 155	1.0	$ 48.20
156-050-011-000	2902	MARITIME CT	SHAF LKS E #3 LOT 154	1.0	$ 48.20
156-050-012-000	2922	MARITIME CT	SHAF LKS E #3 LOT 153	1.0	$ 48.20
156-050-013-000	2932	MARITIME CT	SHAF LKS E #3 LOT 152	1.0	$ 48.20
156-050-014-000	2942	MARITIME CT	SHAF LKS E #3 LOT 151	1.0	$ 48.20
156-050-015-000	2962	MARITIME CT	SHAF LKS E #3 LOT 150	1.0	$ 48.20
156-050-016-000	2972	MARITIME CT	SHAF LKS E #3 LOT 149	1.0	$ 48.20
156-050-017-000	2982	MARITIME CT	SHAF LKS E #3 LOT 148	1.0	$ 48.20
156-050-018-000	2992	MARITIME CT	SHAF LKS E #3 LOT 147	1.0	$ 48.20
156-050-019-000	214	E MANZANITA DR	SHAF LKS E #3 LOT 146	1.0	$ 48.20
156-050-020-000	224	E MANZANITA DR	SHAF LKS E #3 LOT 145	1.0	$ 48.20
156-050-021-000	234	E MANZANITA DR	SHAF LKS E #3 LOT 144	1.0	$ 48.20
156-050-022-000	254	E MANZANITA DR	SHAF LKS E #3 LOT 143	1.0	$ 48.20
156-050-024-000	304	MANZANITA DR	SHAF LKS E #6 LOT 142	1.0	$ 48.30
156-050-025-000	324	E MANZANITA DR	SHAF LKS E #6 LOT 141	1.0	$ 48.30
156-050-026-000	344	MANZANITA DR	SHAF LKS E #6 LOT 140	1.0	$ 48.30
156-050-027-000	354	MANZANITA DR	SHAF LKS E #6 LOT 139	1.0	$ 48.30
156-050-028-000	364	E MANZANITA DR	SHAF LKS E #7 LOT 138	1.0	$ 48.30
156-050-029-000	374	E MANZANITA DR	SHAF LKS E #7 LOT 137	1.0	$ 48.30
156-050-030-000	384	E MANZANITA DR	SHAF LKS E #7 LOT 136	1.0	$ 48.30
156-050-031-000	3000	MERMAID DR	SHAF LKS E #7 LOT 135	1.0	$ 48.30
156-050-032-000	3004	MERMAID DR	SHAF LKS E #7 LOT 134	1.0	$ 48.30
156-050-033-000	3005	MERMAID DR	SHAF LKS E #7 LOT 87	1.0	$ 48.30
156-131-001-000	297	WATERFRONT CT	SHAF LKS E #4 LOT 31	1.0	$ 48.30
156-131-002-000	257	WATERFRONT CT	SHAF LKS E #4 LOT 32	1.0	$ 48.30
156-131-003-000	237	WATERFRONT CT	SHAF LKS E #4 LOT 33	1.0	$ 48.30
156-131-004-000	207	WATERFRONT CT	SHAF LKS E #4 LOT 34	1.0	$ 48.30
156-131-005-000	197	WATERFRONT CT	SHAF LKS E #4 LOT 35	1.0	$ 48.30
156-131-006-000	177	WATERFRONT CT	SHAF LKS E #4 LOT 36	1.0	$ 48.30
156-131-007-000	157	WATERFRONT CT	SHAF LKS E #4 LOT 37	1.0	$ 48.30
156-131-008-000	137	WATERFRONT CT	SHAF LKS E #4 LOT 38	1.0	$ 48.30
156-131-009-000	107	WATERFRONT CT	SHAF LKS E #4 LOT 39	1.0	$ 48.30
156-131-010-000	106	WATERFRONT CT	SHAF LKS E #4 LOT 40	1.0	$ 48.30
156-131-011-000	136	WATERFRONT CT	SHAF LKS E #4 LOT 41	1.0	$ 48.30
156-131-012-000	156	WATERFRONT CT	SHAF LKS E #4 LOT 42	1.0	$ 48.30
156-131-013-000	176	WATERFRONT CT	SHAF LKS E #4 LOT 43	1.0	$ 48.30
156-131-014-000	196	WATERFRONT CT	SHAF LKS E #4 LOT 44	1.0	$ 48.30
156-131-015-000	206	WATERFRONT CT	SHAF LKS E #4 LOT 45	1.0	$ 48.30
156-131-016-000	236	WATERFRONT CT	SHAF LKS E #4 LOT 46	1.0	$ 48.30
156-131-017-000	256	WATERFRONT CT	SHAF LKS E #4 LOT 47	1.0	$ 48.30
156-131-018-000	276	WATERFRONT CT	SHAF LKS 3 #4 LOT 48	1.0	$ 48.30
156-131-019-000	296	WATERFRONT CT	SHAF LKS E #4 LOT 49	1.0	$ 48.30
156-131-021-000	241	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 1	1.0	$ 10.36
156-131-022-000	231	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 2	1.0	$ 10.36
156-131-023-000	221	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 3	1.0	$ 10.36
156-131-024-000	211	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 4	1.0	$ 10.36
156-131-025-000	201	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 5	1.0	$ 10.36
156-131-026-000	161	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 6	1.0	$ 10.36
156-131-027-000	151	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 7	1.0	$ 10.36

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
156-131-028-000	141	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 8	1.0	$ 10.36
156-131-029-000	131	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 9	1.0	$ 10.36
156-131-030-000	121	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 10	1.0	$ 10.36
156-131-035-000	130	OCEAN CT #ATW	VILLAS AT SHAFFER LAKES 8 LOT 15	1.0	$ 10.36
156-131-036-000	140	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 16	1.0	$ 10.36
156-131-037-000	150	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 17	1.0	$ 10.36
156-131-038-000	160	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 18	1.0	$ 10.36
156-131-039-000	170	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 19	1.0	$ 10.36
156-131-040-000	210	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 20	1.0	$ 10.36
156-131-041-000	220	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 21	1.0	$ 10.36
156-131-042-000	230	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 22	1.0	$ 10.36
156-131-043-000	240	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 23	1.0	$ 10.36
156-131-044-000	250	OCEAN CT	VILLAS AT SHAFFER LAKES 8 LOT 24	1.0	$ 10.36
156-131-045-000	255	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 25	1.0	$ 10.36
156-131-046-000	245	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 26	1.0	$ 10.36
156-131-047-000	235	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 27	1.0	$ 10.36
156-131-048-000	225	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 28	1.0	$ 10.36
156-131-049-000	215	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 29	1.0	$ 10.36
156-131-050-000	175	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 30	1.0	$ 10.36
156-131-051-000	165	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 31	1.0	$ 10.36
156-131-052-000	155	E MANZANITA DR	VILLAS AT SHAFFER LAKES 8 LOT 32	1.0	$ 10.36
156-131-054-000	120	OCEAN CT	VILLAS AT SHAFFER LAKES 8 ADJ LOT	1.0	$ 10.36
156-131-055-000	100	OCEAN CT	VILLAS AT SHAFFER LAKES 8 ADJ LOT	1.0	$ 10.36
156-131-056-000	101	OCEAN CT	VILLAS AT SHAFFER LAKES 8 ADJ LOT	1.0	$ 10.36
156-131-057-000	111	OCEAN CT	VILLAS AT SHAFFER LAKES 8 ADJ LOT	1.0	$ 10.36
156-132-001-000	3162	LAGOON AVE	SHAF LKS E #4 LOT 50	1.0	$ 48.30
156-132-002-000	3142	LAGOON AVE	SHAF LKS E #4 LOT 51	1.0	$ 48.30
156-132-003-000	3122	LAGOON AVE	SHAF LKS E #4 LOT 52	1.0	$ 48.30
156-132-004-000	3102	LAGOON AVE	SHAF LKS E #4 LOT 53	1.0	$ 48.30
156-132-005-000	3090	LAGOON AVE	SHAF LKS E #4 LOT 54	1.0	$ 48.30
156-132-006-000	3080	LAGOON AVE	SHAF LKS E #4 LOT 55	1.0	$ 48.30
156-132-007-000	3060	LAGOON AVE	SHAF LKS E #4 LOT 56	1.0	$ 48.30
156-132-008-000	3050	LAGOON AVE	SHAF LKS E #4 LOT 57	1.0	$ 48.30
156-132-009-000	3040	LAGOON AVE	SHAF LKS E #4 LOT 58	1.0	$ 48.30
156-132-010-000	3020	LAGOON AVE	SHAF LKS E #4 LOT 59	1.0	$ 48.30
156-132-011-000	3000	LAGOON AVE	SHAF LKS E #4 LOT 60	1.0	$ 48.30
156-132-012-000	3003	WATERFALL DR	SHAF LKS E #6 LOT 61	1.0	$ 48.30
156-132-013-000	3023	WATERFALL DR	SHAF LKS E #6 LOT 62	1.0	$ 48.30
156-132-014-000	3033	WATERFALL DR	SHAF LKS E #6 LOT 63	1.0	$ 48.30
156-132-015-000	3053	WATERFALL DR	SHAF LKS E #6 LOT 64	1.0	$ 48.30
156-132-016-000	3063	WATERFALL DR	SHAF LKS E #6 LOT 65	1.0	$ 48.30
156-132-017-000	3073	WATERFALL DR	SHAF LKS E #6 LOT 66	1.0	$ 48.30
156-132-018-000	3093	WATERFALL DR	SHAF LKS E #6 LOT 67	1.0	$ 48.30
156-132-019-000	3103	WATERFALL DR	SHAF LKS E #6 LOT 68	1.0	$ 48.30
156-132-020-000	3123	WATERFALL DR	SHAF LKS E #6 LOT 69	1.0	$ 48.30
156-132-021-000	3133	WATERFALL DR	SHAF LKS E #6 LOT 70	1.0	$ 48.30
156-132-022-000	3153	WATERFALL DR	SHAF LKS E #6 LOT 71	1.0	$ 48.30
156-133-001-000	3154	WATERFALL DR	SHAF LKS E #6 LOT 76	1.0	$ 48.30
156-133-002-000	3134	WATERFALL DR	SHAF LKS E #6 LOT 77	1.0	$ 48.30
156-133-003-000	3124	WATERFALL DR	SHAF LKS E #6 LOT 78	1.0	$ 48.30
156-133-004-000	3104	WATERFALL DR	SHAF LKS E #6 LOT 79	1.0	$ 48.30
156-133-005-000	3094	WATERFALL DR	SHAF LKS E #6 LOT 80	1.0	$ 48.30
156-133-006-000	3074	WATERFALL DR	SHAF LKS E #6 LOT 81	1.0	$ 48.30
156-133-007-000	3064	WATERFALL DR	SHAF LKS E #6 LOT 82	1.0	$ 48.30
156-133-008-000	3054	WATERFALL DR	SHAF LKS E #6 LOT 83	1.0	$ 48.30
156-133-009-000	3034	WATERFALL DR	SHAF LKS E #6 LOT 84	1.0	$ 48.30
156-133-010-000	3024	WATERFALL DR	SHAF LKS E #6 LOT 85	1.0	$ 48.30
156-133-011-000	3004	WATERFALL DR	SHAF LKS E #6 LOT 86	1.0	$ 48.30
156-140-002-000	102	CHANNEL AVE	SHAF LKS E #5 LOT 3	1.0	$ 48.30

City of Atwater
Shaffer Lakes East Lighting and Drainage District
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APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
156-140-003-000	132	CHANNEL AVE	SHAF LKS E #5 LOT 4	1.0	$ 48.30
156-140-004-000	152	CHANNEL AVE	SHAF LKS E #5 LOT 5	1.0	$ 48.30
156-140-005-000	172	CHANNEL AVE	SHAF LKS E #5 LOT 6	1.0	$ 48.30
156-140-006-000	192	CHANNEL AVE	SHAF LKS E #5 LOT 7	1.0	$ 48.30
156-140-007-000	202	CHANNEL AVE	SHAF LKS E #5 LOT 8	1.0	$ 48.30
156-140-008-000	232	CHANNEL AVE	SHAF LKS E #5 LOT 9	1.0	$ 48.30
156-140-009-000	262	CHANNEL AVE	SHAF LKS E #5 LOT 10	1.0	$ 48.30
156-140-010-000	292	CHANNEL AVE	SHAF LKS E #5 LOT 11	1.0	$ 48.30
156-140-011-000	295	CLIPPER CT	SHAF LKS E #5 LOT 12	1.0	$ 48.30
156-140-012-000	265	CLIPPER CT	SHAF LKS E #5 LOT 13	1.0	$ 48.30
156-140-013-000	245	CLIPPER CT	SHAF LKS E #5 LOT 14	1.0	$ 48.30
156-140-014-000	225	CLIPPER CT	SHAF LKS E #5 LOT 15	1.0	$ 48.30
156-140-015-000	205	CLIPPER CT	SHAF LKS E #5 LOT 16	1.0	$ 48.30
156-140-016-000	195	CLIPPER CT	SHAF LKS E #5 LOT 17	1.0	$ 48.30
156-140-017-000	175	CLIPPER CT	SHAF LKS E #5 LOT 18	1.0	$ 48.30
156-140-018-000	155	CLIPPER CT	SHAF LKS E #5 LOT 19	1.0	$ 48.30
156-140-019-000	135	CLIPPER CT	SHAF LKS E #5 LOT 20	1.0	$ 48.30
156-140-021-000	104	CLIPPER CT	SHAF LKS E #5 LOT 22	1.0	$ 48.30
156-140-022-000	134	CLIPPER CT	SHAF LKS E #5 LOT 23	1.0	$ 48.30
156-140-023-000	154	CLIPPER CT	SHAF LKS E #5 LOT 24	1.0	$ 48.30
156-140-024-000	174	CLIPPER CT	SHAF LKS E #5 LOT 25	1.0	$ 48.30
156-140-025-000	194	CLIPPER CT	SHAF LKS E #5 LOT 26	1.0	$ 48.30
156-140-026-000	204	CLIPPER CT	SHAF LKS E #5 LOT 27	1.0	$ 48.30
156-140-027-000	234	CLIPPER CT	SHAF LKS E #5 LOT 28	1.0	$ 48.30
156-140-028-000	254	CLIPPER CT	SHAF LKS E #5 LOT 29	1.0	$ 48.30
156-140-029-000	294	CLIPPER CT	SHAF LKS E #5 LOT 30	1.0	$ 48.30
156-140-030-000	304	CLIPPER DR	SHAF LKS E #5 LOT 75	1.0	$ 48.30
156-140-031-000	314	CLIPPER DR	SHAF LKS E #5 LOT 74	1.0	$ 48.30
156-140-032-000	305	CLIPPER DR	SHAF LKS E #5 LOT 112	1.0	$ 48.30
156-140-033-000	302	CHANNEL AVE	SHAF LKS E #5 LOT 111	1.0	$ 48.30
156-140-035-000	398	CHANNEL AVE	SHAF LKS E #6 LOT 101	1.0	$ 48.30
156-140-038-000	372	CHANNEL AVE	SHAF LKS E #6 LOT 104	1.0	$ 48.30
156-140-039-000	362	CHANNEL AVE	SHAF LKS E #6 LOT 105	1.0	$ 48.30
156-140-040-000	352	CHANNEL AVE	SHAF LKS E #6 LOT 106	1.0	$ 48.30
156-140-041-000	342	CHANNEL AVE	SHAF LKS E #6 LOT 107	1.0	$ 48.30
156-140-042-000	332	CHANNEL AVE	SHAF LKS E #6 LOT 108	1.0	$ 48.30
156-140-043-000	322	CHANNEL AVE	SHAF LKS E #6 LOT 109	1.0	$ 48.30
156-140-044-000	312	CHANNEL AVE	SHAF LKS E #6 LOT 110	1.0	$ 48.30
156-140-045-000	315	CLIPPER DR	SHAF LKS E #6 LOT 113	1.0	$ 48.30
156-140-046-000	325	CLIPPER DR	SHAF LKS E #6 LOT 114	1.0	$ 48.30
156-140-047-000	335	CLIPPER DR	SHAF LKS E #6 LOT 115	1.0	$ 48.30
156-140-048-000	345	CLIPPER DR	SHAF LKS E #6 LOT 116	1.0	$ 48.30
156-140-049-000	355	CLIPPER DR	SHAF LKS E #6 LOT 117	1.0	$ 48.30
156-140-050-000	354	CLIPPER DR	SHAF LKS E #6 LOT 100	1.0	$ 48.30
156-140-051-000	334	CLIPPER DR	SHAF LKS E #6 LOT 72	1.0	$ 48.30
156-140-052-000	324	CLIPPER DR	SHAF LKS E #6 LOT 73	1.0	$ 48.30
156-140-053-000	382	CHANNEL AVE	SHAF LKS E #6 LOT 103 & W 5' LOT102	1.0	$ 48.30
156-140-054-000	392	CHANNEL AVE	SHAF LAKES E #6 E 50' LOT 102	1.0	$ 48.30
156-140-055-000	385	CLIPPER DR	SHAF LKS E #7 LOT 120	1.0	$ 48.30
156-140-056-000	3124	MERMAID DR	SHAF LKS E #7 LOT 121	1.0	$ 48.30
156-140-057-000	3120	MERMAID	SHAF LKS E #7 LOT 122	1.0	$ 48.30
156-140-058-000	3116	MERMAID DR	SHAF LKS E #7 LOT 123	1.0	$ 48.30
156-140-059-000	3112	MERMAID DR	SHAF LKS E #7 LOT 124	1.0	$ 48.30
156-140-060-000	3108	MERMAID DR	SHAF LKS E #7 LOT 125	1.0	$ 48.30
156-140-061-000	3109	MERMAID DR	SHAF LKS E #7 LOT 96	1.0	$ 48.30
156-140-062-000	3113	MERMAID	SHAF LKS E #7 LOT 97	1.0	$ 48.30
156-140-063-000	374	CLIPPER LN	SHAF LKS E #7 LOT 98	1.0	$ 48.30
156-140-064-000	364	CLIPPER DR	SHAF LKS E #7 LOT 99	1.0	$ 48.30
156-140-065-000	365	CLIPPER DR	SHAF LKS E #7 LOT 118	1.0	$ 48.30

City of Atwater
Shaffer Lakes East Lighting and Drainage District
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APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
156-140-066-000	375	CLIPPER DR	SHAF LKS E #7 LOT 119	1.0	$ 48.30
156-151-001-000	3105	MERMAID DR	SHAF LKS E #7 LOT 95	1.0	$ 48.30
156-151-002-000	3101	MERMAID DR	SHAF LKS E #7 LOT 94	1.0	$ 48.30
156-151-003-000	3029	MERMAID DR	SHAF LKS E #7 LOT 93	1.0	$ 48.30
156-151-004-000	3025	MERMAID DR	SHAF LKS E #7 LOT 92	1.0	$ 48.30
156-151-005-000	3021	MERMAID DR	SHAF LKS E #7 LOT 91	1.0	$ 48.30
156-151-006-000	3017	MERMAID DR	SHAF LKS E #7 LOT 90	1.0	$ 48.30
156-151-007-000	3013	MERMAID DR	SHAF LKS E #7 LOT 89	1.0	$ 48.30
156-151-008-000	3009	MERMAID DR	SHAF LKS E #7 LOT 88	1.0	$ 48.30
156-152-001-000	3104	MERMAID DR	SHAF LKS E #7 LOT 126	1.0	$ 48.30
156-152-002-000	3100	MERMAID DR	SHAF LKS E #7 LOT 127	1.0	$ 48.30
156-152-003-000	3028	MERMAID DR	SHAF LKS E #7 LOT 128	1.0	$ 48.30
156-152-004-000	3024	MERMAID DR	SHAF LKS E #7 LOT 129	1.0	$ 48.30
156-152-005-000	3020	MERMAID	SHAF LKS E #7 LOT 130	1.0	$ 48.30
156-152-006-000	3016	MERMAID	SHAF LKS E #7 LOT 131	1.0	$ 48.30
156-152-007-000	3012	MERMAID DR	SHAF LKS E #7 LOT 132	1.0	$ 48.30
156-152-008-000	3008	MERMAID DR	SHAF LKS E #7 LOT 133	1.0	$ 48.30
Total				**312.0**	**$ 14,357.22**

City of Atwater
Shaffer Lakes West Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-270-001-000	3381	HARBOR DR	SHAF LKS W #1 LOT 25	1.0	$ 31.44
150-270-002-000	3371	HARBOR DR	SHAF LKS W #1 LOT 26	1.0	$ 31.44
150-270-003-000	3361	HARBOR DR	SHAF LKS W #1 LOT 27	1.0	$ 31.44
150-270-004-000	3341	HARBOR DR	SHAF LKS W #1 LOT 28	1.0	$ 31.44
150-270-005-000	3331	HARBOR DR	SHAF LKS W #1 LOT 29	1.0	$ 31.44
150-270-006-000	3321	HARBOR DR	SHAF LKS W #1 LOT 30	1.0	$ 31.44
150-270-007-000	3311	HARBOR DR	SHAF LKS W #1 LOT 31	1.0	$ 31.44
150-270-008-000	3291	SPYGLASS CT	SHAF LKS W #1 LOT 32	1.0	$ 31.44
150-270-009-000	3271	SPYGLASS CT	SHAF LKS W #1 LOT 33	1.0	$ 31.44
150-270-010-000	3251	SPYGLASS CT	SHAF LKS W #1 LOT 34	1.0	$ 31.44
150-270-011-000	3250	SPYGLASS CT	SHAF LKS W #1 LOT 35	1.0	$ 31.44
150-270-012-000	3270	SPYGLASS CT	SHAF LKS W #1 LOT 36	1.0	$ 31.44
150-270-013-000	3290	SPYGLASS CT	SHAF LKS W #1 LOT 37	1.0	$ 31.44
150-270-014-000	368	HARBOR DR	SHAF LKS W #1 LOT 38	1.0	$ 31.44
150-270-015-000	338	HARBOR DR	SHAF LKS W #1 LOT 39	1.0	$ 31.44
150-270-016-000	318	HARBOR DR	SHAF LKS W #1 LOT 40	1.0	$ 31.44
150-270-017-000	308	HARBOR DR	SHAF LKS W #1 LOT 41	1.0	$ 31.44
150-270-018-000	298	HARBOR DR	SHAF LKS W #1 LOT 42	1.0	$ 31.44
150-270-019-000	278	HARBOR DR	SHAF LKS W #1 LOT 43	1.0	$ 31.44
150-270-020-000	268	HARBOR DR	SHAF LKS W #1 LOT 44	1.0	$ 31.44
150-270-022-000	3380	HARBOR DR	SHAF LKS W #1 LOT 7	1.0	$ 31.44
150-270-023-000	3370	HARBOR DR	SHAF LKS W #1 LOT 6	1.0	$ 31.44
150-270-024-000	3350	HARBOR DR	SHAF LKS W #1 LOT 5	1.0	$ 31.44
150-270-025-000	3340	HARBOR DR	SHAF LKS W #1 LOT 4	1.0	$ 31.44
150-270-026-000	3320	HARBOR DR	SHAF LKS W #1 LOT 3	1.0	$ 31.44
150-270-027-000	3310	HARBOR DR	SHAF LKS W #1 LOT 2	1.0	$ 31.44
150-270-028-000	3300	HARBOR DR	SHAF LKS W #1 LOT 1	1.0	$ 31.44
150-270-029-000	3309	LIGHTHOUSE CT	SHAF LKS W #1 LOT 75	1.0	$ 31.44
150-270-030-000	3329	LIGHTHOUSE CT	SHAF LKS W #1 LOT 74	1.0	$ 31.44
150-270-031-000			SHAF LKS W #1 LOT 73	1.0	$ 31.44
150-270-032-000	3359	LIGHTHOUSE CT	SHAF LKS W #1 LOT 72	1.0	$ 31.44
150-270-033-000	3369	LIGHTHOUSE CT	SHAF LKS W #1 LOT 71	1.0	$ 31.44
150-270-034-000			SHAF LKS W #1 LOT 70	1.0	$ 31.44
150-270-035-000	3389	LIGHTHOUSE CT	SHAF LKS W #1 LOT 69	1.0	$ 31.44
150-270-036-000	3398	LIGHTHOUSE CT	SHAF LKS W #1 LOT 68	1.0	$ 31.44
150-270-037-000	3388	LIGHTHOUSE CT	SHAF LKS W #1 LOT 67	1.0	$ 31.44
150-270-038-000	3378	LIGHTHOUSE CT	SHAF LKS W #1 LOT 66	1.0	$ 31.44
150-270-039-000	3368	LIGHTHOUSE CT	SHAF LKS W #1 LOT 65	1.0	$ 31.44
150-270-040-000	3358	LIGHTHOUSE CT	SHAF LKS W #1 LOT 64	1.0	$ 31.44
150-270-041-000	3338	LIGHTHOUSE CT	SHAF LKS W #1 LOT 63	1.0	$ 31.44
150-270-042-000	3328	LIGHTHOUSE CT	SHAF LKS W #1 LOT 62	1.0	$ 31.44
150-270-043-000	3308	LIGHTHOUSE CT	SHAF LKS W #1 LOT 61	1.0	$ 31.44
150-270-045-000	239	HARBOR DR	SHAF LKS W #2 LOT 60	1.0	$ 31.44
150-270-046-000	229	HARBOR DR	SHAF LKS W #2 LOT 59	1.0	$ 31.44
150-270-047-000	209	HARBOR DR	SHAF LKS W #2 LOT 58	1.0	$ 31.44
150-270-048-000	199	HARBOR CT	SHAF LKS W #2 LOT 57	1.0	$ 31.44
150-270-049-000	169	HARBOR DR	SHAF LKS W #2 LOT 56	1.0	$ 31.44
150-270-050-000	149	HARBOR DR	SHAF LKS W #2 LOT 55	1.0	$ 31.44
150-270-051-000	129	HARBOR DR	SHAF LKS W #2 LOT 54	1.0	$ 31.44
150-270-052-000	3292	MARINER CT	SHAF LKS W #2 LOT 53	1.0	$ 31.44
150-270-053-000	3252	MARINER CT	SHAF LKS W #2 LOT 52	1.0	$ 31.44
150-270-054-000	3202	MARINER CT	SHAF LKS W #2 LOT 51	1.0	$ 31.44
150-270-055-000	3253	MARINER CT	SHAF LKS W #2 LOT 50	1.0	$ 31.44
150-270-056-000	3293	MARINER CT	SHAF LKS W #2 LOT 49	1.0	$ 31.44
150-270-057-000	208	HARBOR DR	SHAF LKS W #2 LOT 48	1.0	$ 31.44
150-270-058-000	228	HARBOR DR	SHAF LKS W #2 LOT 47	1.0	$ 31.44
150-270-059-000	238	HARBOR DR	SHAF LKS W #2 LOT 46	1.0	$ 31.44
150-270-060-000	248	HARBOR DR	SHAF LKS W #2 LOT 45	1.0	$ 31.44
150-280-001-000	3491	HARBOR DR	SHAF LKS W #1 LOT 16	1.0	$ 31.44

City of Atwater
Shaffer Lakes West Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-280-002-000	3471	HARBOR DR	SHAF LKS W #1 LOT 17	1.0	$ 31.44
150-280-003-000	3461	HARBOR DR	SHAF LKS W #1 LOT 18	1.0	$ 31.44
150-280-004-000	3451	HARBOR DR	SHAF LKS W #1 LOT 19	1.0	$ 31.44
150-280-005-000	3441	HARBOR DR	SHAF LKS W #1 LOT 20	1.0	$ 31.44
150-280-006-000	3431	HARBOR DR	SHAF LKS W #1 LOT 21	1.0	$ 31.44
150-280-007-000	3421	HARBOR DR	SHAF LKS W #1 LOT 22	1.0	$ 31.44
150-280-008-000	3401	HARBOR DR	SHAF LKS W #1 LOT 23	1.0	$ 31.44
150-280-009-000	3391	HARBOR DR	SHAF LKS W #1 LOT 24	1.0	$ 31.44
150-280-010-000	3480	HARBOR DR	SHAF LKS W #1 LOT 15	1.0	$ 31.44
150-280-011-000	3470	HARBOR DR	SHAF LKS W #1 LOT 14	1.0	$ 31.44
150-280-012-000	3460	HARBOR DR	SHAF LKS W #1 LOT 13	1.0	$ 31.44
150-280-013-000	3450	HARBOR DR	SHAF LKS W #1 LOT 12	1.0	$ 31.44
150-280-014-000	3430	HARBOR DR	SHAF LKS W #1 LOT 11	1.0	$ 31.44
150-280-015-000	3420	HARBOR DR	SHAF LKS W #1 LOT 10	1.0	$ 31.44
150-280-016-000	3400	HARBOR DR	SHAF LKS W #1 LOT 9	1.0	$ 31.44
150-280-017-000	3390	HARBOR DR	SHAF LKS W #1 LOT 8	1.0	$ 31.44
Total				**75.0**	**$ 2,358.00**

City of Atwater
Sierra Park 2 Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU LIGHT	EBU DRAIN	CHARGE
004-180-001-000	625	CENTENNIAL WAY	SIERRA PK 2 LOT 33	1.0	1.0	$ 42.12
004-180-002-000	645	CENTENNIAL WAY	SIERRA PK 2 LOT 32	1.0	1.0	$ 42.12
004-180-003-000	665	CENTENNIAL WAY	SIERRA PK 2 LOT 31	1.0	1.0	$ 42.12
004-180-004-000	685	CENTENNIAL WAY	SIERRA PK 2 LOT 30	1.0	1.0	$ 42.12
004-180-005-000	684	CENTENNIAL WAY	SIERRA PK 2 LOT 29	1.0	1.0	$ 42.12
004-180-007-000	664	CENTENNIAL WAY	SIERRA PK 2 LOT 28	1.0	1.0	$ 42.12
004-180-008-000	644	CENTENNIAL WAY	SIERRA PK 2 LOT 27	1.0	1.0	$ 42.12
004-180-009-000	624	CENTENNIAL WAY	SIERRA PK 2 LOT 26	1.0	1.0	$ 42.12
004-180-010-000	604	CENTENNIAL WAY	SIERRA PK 2 LOT 25	1.0	1.0	$ 42.12
004-180-011-000	592	CENTENNIAL WAY	SIERRA PK 2 LOT 24	1.0	1.0	$ 42.12
004-180-012-000	572	CENTENNIAL WAY	SIERRA PK 2 LOT 23	1.0	1.0	$ 42.12
004-180-013-000	542	CENTENNIAL WAY	SIERRA PK 2 LOT 22	1.0	1.0	$ 42.12
004-180-014-000	522	CENTENNIAL WAY	SIERRA PK 2 LOT 21	1.0	1.0	$ 42.12
004-180-016-000	503	CENTENNIAL WAY	SIERRA PK 2 LOT 20	1.0	1.0	$ 42.12
004-180-017-000	513	CENTENNIAL WAY	SIERRA PK 2 LOT 19	1.0	1.0	$ 42.12
004-180-018-000	523	CENTENNIAL WAY	SIERRA PK 2 LOT 18	1.0	1.0	$ 42.12
004-180-019-000	543	CENTENNIAL WAY	SIERRA PK 2 LOT 17	1.0	1.0	$ 42.12
004-180-020-000	563	CENTENNIAL WAY	SIERRA PK 2 LOT 16	1.0	1.0	$ 42.12
004-180-021-000	583	CENTENNIAL WAY	SIERRA PK 2 LOT 15	1.0	1.0	$ 42.12
004-180-022-000	593	CENTENNIAL WAY	SIERRA PK 2 LOT 14	1.0	1.0	$ 42.12
004-180-023-000	598	INDEPENDENCE CT	SIERRA PK 2 LOT 13	1.0	1.0	$ 42.12
004-180-024-000	588	INDEPENDENCE CT	SIERRA PK 2 LOT 12	1.0	1.0	$ 42.12
004-180-025-000	568	INDEPENDENCE CT	SIERRA PK 2 LOT 11	1.0	1.0	$ 42.12
004-180-026-000	548	INDEPENDENCE CT	SIERRA PK 2 LOT 10	1.0	1.0	$ 42.12
004-180-027-000	528	INDEPENDENCE CT	SIERRA PK 2 LOT 9	1.0	1.0	$ 42.12
004-180-028-000	508	INDEPENDENCE CT	SIERRA PK 2 LOT 8	1.0	1.0	$ 42.12
004-180-029-000	500	INDEPENDENCE CT	SIERRA PK 2 LOT 7	1.0	1.0	$ 42.12
004-180-030-000	509	INDEPENDENCE CT	SIERRA PK 2 LOT 6	1.0	1.0	$ 42.12
004-180-031-000	529	INDEPENDENCE CT	SIERRA PK 2 LOT 5	1.0	1.0	$ 42.12
004-180-032-000	549	INDEPENDENCE CT	SIERRA PK 2 LOT 4	1.0	1.0	$ 42.12
004-180-033-000	569	INDEPENDENCE CT	SIERRA PK 2 LOT 3	1.0	1.0	$ 42.12
004-180-034-000	589	INDEPENDENCE CT	SIERRA PK 2 LOT 2	1.0	1.0	$ 42.12
004-180-035-000	599	INDEPENDENCE CT	SIERRA PK 2 LOT 1	1.0	1.0	$ 42.12
004-180-037-000	500	E BELLEVUE RD	PARCEL A PM99-29 SEC.6/7/13	1.0	1.0	$ 345.88
004-180-038-000	528	E BELLEVUE RD #SUITE A	PARCEL B PM99-29 SEC.6/7/13	1.0	1.0	$ 345.88
Total				**35.0**	**35.0**	**$ 2,081.72**

City of Atwater
Stone Creek Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-401-002-000	2691	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 24	1.0	$ 44.76
004-401-003-000	2681	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 25	1.0	$ 44.76
004-401-004-000	2671	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 26	1.0	$ 44.76
004-401-005-000	2661	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 27	1.0	$ 44.76
004-401-006-000	2651	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 28	1.0	$ 44.76
004-401-007-000	2641	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 29	1.0	$ 44.76
004-401-008-000	2631	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 30	1.0	$ 44.76
004-401-009-000	2621	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 31	1.0	$ 44.76
004-401-010-000	2611	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 32	1.0	$ 44.76
004-401-011-000	2601	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 33	1.0	$ 44.76
004-401-012-000	2591	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 34	1.0	$ 44.76
004-401-013-000	2581	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 35	1.0	$ 44.76
004-401-014-000	2571	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 36	1.0	$ 44.76
004-401-015-000	2561	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 37	1.0	$ 44.76
004-402-002-000	811	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 23	1.0	$ 44.76
004-402-003-000	2651	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 22	1.0	$ 44.76
004-402-004-000	2661	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 21	1.0	$ 44.76
004-402-005-000	2671	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 20	1.0	$ 44.76
004-402-006-000	2681	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 19	1.0	$ 44.76
004-402-007-000	2680	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 18	1.0	$ 44.76
004-402-008-000	2670	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 17	1.0	$ 44.76
004-402-009-000	2660	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 16	1.0	$ 44.76
004-402-010-000	2650	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 15	1.0	$ 44.76
004-402-011-000	871	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 14	1.0	$ 44.76
004-402-012-000	881	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 13	1.0	$ 44.76
004-402-013-000	2661	MARBLE CT	STONE CREEK UNIT NO 1 LOT 12	1.0	$ 44.76
004-402-014-000	2671	MARBLE CT	STONE CREEK UNIT NO 1 LOT 11	1.0	$ 44.76
004-402-015-000	2681	MARBLE CT	STONE CREEK UNIT NO 1 LOT 10	1.0	$ 44.76
004-402-016-000	2680	MARBLE CT	STONE CREEK UNIT NO 1 LOT 9	1.0	$ 44.76
004-402-017-000	2670	MARBLE CT	STONE CREEK UNIT NO 1 LOT 8	1.0	$ 44.76
004-402-018-000	2660	MARBLE CT	STONE CREEK UNIT NO 1 LOT 7	1.0	$ 44.76
004-402-019-000	2650	MARBLE CT	STONE CREEK UNIT NO 1 LOT 6	1.0	$ 44.76
004-402-020-000	2651	GRANITE DR	STONE CREEK UNIT NO 1 LOT 5	1.0	$ 44.76
004-402-021-000	2661	GRANITE DR	STONE CREEK UNIT NO 1 LOT 4	1.0	$ 44.76
004-402-022-000	2671	GRANITE DR	STONE CREEK UNIT NO 1 LOT 3	1.0	$ 44.76
004-402-023-000	2681	GRANITE DR	STONE CREEK UNIT NO 1 LOT 2	1.0	$ 44.76
004-402-024-000	2691	GRANITE DR	STONE CREEK UNIT NO 1 LOT 1	1.0	$ 44.76
004-403-001-000	2560	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 63	1.0	$ 44.76
004-403-002-000	2570	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 64	1.0	$ 44.76
004-403-003-000	2580	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 65	1.0	$ 44.76
004-403-004-000	2590	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 66	1.0	$ 44.76
004-403-005-000	2600	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 67	1.0	$ 44.76
004-403-006-000	2610	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 68	1.0	$ 44.76
004-403-007-000	800	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 69	1.0	$ 44.76
004-403-008-000	810	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 70	1.0	$ 44.76
004-403-009-000	820	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 71	1.0	$ 44.76
004-403-010-000	830	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 72	1.0	$ 44.76
004-403-011-000	840	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 73	1.0	$ 44.76
004-403-012-000	850	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 74	1.0	$ 44.76
004-403-013-000	860	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 75	1.0	$ 44.76
004-403-014-000	870	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 76	1.0	$ 44.76
004-403-015-000	880	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 77	1.0	$ 44.76
004-403-016-000	881	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 78	1.0	$ 44.76
004-403-017-000	871	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 79	1.0	$ 44.76
004-403-018-000	861	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 80	1.0	$ 44.76
004-403-019-000	851	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 81	1.0	$ 44.76
004-403-020-000	841	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 82	1.0	$ 44.76
004-403-021-000	831	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 83	1.0	$ 44.76
004-403-022-000	821	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 84	1.0	$ 44.76

City of Atwater
Stone Creek Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-403-023-000	820	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 85	1.0	$ 44.76
004-403-024-000	830	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 86	1.0	$ 44.76
004-403-025-000	840	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 87	1.0	$ 44.76
004-403-026-000	850	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 88	1.0	$ 44.76
004-403-027-000	860	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 89	1.0	$ 44.76
004-403-028-000	870	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 90	1.0	$ 44.76
004-403-029-000	880	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 91	1.0	$ 44.76
004-404-001-000	2540	BOULDER DR	STONE CREEK UNIT NO 1 LOT 117	1.0	$ 44.76
004-404-002-000	2550	BOULDER DR	STONE CREEK UNIT NO 1 LOT 118	1.0	$ 44.76
004-404-003-000	2560	BOULDER DR	STONE CREEK UNIT NO 1 LOT 119	1.0	$ 44.76
004-404-004-000	2570	BOULDER DR	STONE CREEK UNIT NO 1 LOT 120	1.0	$ 44.76
004-404-005-000	2580	BOULDER DR	STONE CREEK UNIT NO 1 LOT 121	1.0	$ 44.76
004-404-006-000	2590	BOULDER DR	STONE CREEK UNIT NO 1 LOT 122	1.0	$ 44.76
004-404-007-000	2591	GRANITE DR	STONE CREEK UNIT NO 1 LOT 123	1.0	$ 44.76
004-404-008-000	2581	GRANITE DR	STONE CREEK UNIT NO 2 LOT 124	1.0	$ 44.76
004-404-009-000	2571	GRANITE DR	STONE CREEK UNIT NO 2 LOT 125	1.0	$ 44.76
004-404-010-000	2561	GRANITE DR	STONE CREEK UNIT NO 2 LOT 126	1.0	$ 44.76
004-404-011-000	2551	GRANITE DR	STONE CREEK UNIT NO 2 LOT 127	1.0	$ 44.76
004-404-012-000	2541	GRANITE DR	STONE CREEK UNIT NO 2 LOT 128	1.0	$ 44.76
004-411-001-000	2551	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 38	1.0	$ 44.76
004-411-002-000	2541	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 39	1.0	$ 44.76
004-411-003-000			STONE CREEK UNIT NO 1 LOT 40	1.0	$ 44.76
004-411-004-000	2521	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 41	1.0	$ 44.76
004-411-005-000	2511	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 42	1.0	$ 44.76
004-411-006-000	2501	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 43	1.0	$ 44.76
004-411-007-000	2491	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 44	1.0	$ 44.76
004-411-008-000	2481	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 45	1.0	$ 44.76
004-411-009-000	2471	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 46	1.0	$ 44.76
004-411-010-000	2461	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 47	1.0	$ 44.76
004-411-011-000	2451	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 48	1.0	$ 44.76
004-411-012-000	2441	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 49	1.0	$ 44.76
004-411-013-000	2431	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 50	1.0	$ 44.76
004-411-015-000	820	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 143	1.0	$ 44.76
004-411-016-000	830	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 144	1.0	$ 44.76
004-411-017-000	840	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 145	1.0	$ 44.76
004-411-018-000	850	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 146	1.0	$ 44.76
004-411-019-000	860	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 147	1.0	$ 44.76
004-411-020-000	870	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 148	1.0	$ 44.76
004-411-021-000	880	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 149	1.0	$ 44.76
004-411-022-000	890	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 150	1.0	$ 44.76
004-411-023-000	900	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 151	1.0	$ 44.76
004-412-001-000	811	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 62	1.0	$ 44.76
004-412-002-000	821	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 61	1.0	$ 44.76
004-412-003-000	831	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 60	1.0	$ 44.76
004-412-004-000	841	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 59	1.0	$ 44.76
004-412-005-000	851	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 58	1.0	$ 44.76
004-412-006-000	861	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 57	1.0	$ 44.76
004-412-007-000	860	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 56	1.0	$ 44.76
004-412-008-000	850	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 55	1.0	$ 44.76
004-412-009-000	840	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 54	1.0	$ 44.76
004-412-010-000	830	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 53	1.0	$ 44.76
004-412-011-000	820	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 52	1.0	$ 44.76
004-412-012-000	810	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 51	1.0	$ 44.76
004-412-013-000	2480	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 101	1.0	$ 44.76
004-412-014-000	2470	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 102	1.0	$ 44.76
004-412-015-000	821	BOULDER DR	STONE CREEK UNIT NO 1 LOT 100	1.0	$ 44.76
004-412-016-000	831	BOULDER DR	STONE CREEK UNIT NO 1 LOT 99	1.0	$ 44.76
004-412-017-000	841	BOULDER DR	STONE CREEK UNIT NO 1 LOT 98	1.0	$ 44.76
004-412-018-000	851	BOULDER DR	STONE CREEK UNIT NO 1 LOT 97	1.0	$ 44.76

City of Atwater
Stone Creek Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-412-019-000	2491	BOULDER DR	STONE CREEK UNIT NO 1 LOT 96	1.0	$ 44.76
004-412-020-000	2501	BOULDER DR	STONE CREEK UNIT NO 1 LOT 95	1.0	$ 44.76
004-412-021-000	2511	BOULDER DR	STONE CREEK UNIT NO 1 LOT 94	1.0	$ 44.76
004-412-022-000	2521	BOULDER DR	STONE CREEK UNIT NO 1 LOT 93	1.0	$ 44.76
004-412-023-000	2531	BOULDER DR	STONE CREEK UNIT NO 1 LOT 92	1.0	$ 44.76
004-413-001-000	2530	BOULDER DR	STONE CREEK UNIT NO 1 LOT 116	1.0	$ 44.76
004-413-002-000	2520	BOULDER DR	STONE CREEK UNIT NO 1 LOT 115	1.0	$ 44.76
004-413-003-000	2510	BOULDER DR	STONE CREEK UNIT NO 1 LOT 114	1.0	$ 44.76
004-413-004-000	2500	BOULDER DR	STONE CREEK UNIT NO 1 LOT 113	1.0	$ 44.76
004-413-005-000	2490	BOULDER DR	STONE CREEK UNIT NO 1 LOT 112	1.0	$ 44.76
004-413-006-000	2480	BOULDER DR	STONE CREEK UNIT NO 1 LOT 111	1.0	$ 44.76
004-413-007-000	870	BOULDER DR	STONE CREEK UNIT NO 1 LOT 110	1.0	$ 44.76
004-413-008-000	860	BOULDER DR	STONE CREEK UNIT NO 1 LOT 109	1.0	$ 44.76
004-413-009-000	850	BOULDER DR	STONE CREEK UNIT NO 1 LOT 108	1.0	$ 44.76
004-413-010-000	840	BOULDER DR	STONE CREEK UNIT NO 1 LOT 107	1.0	$ 44.76
004-413-011-000	830	BOULDER DR	STONE CREEK UNIT NO 1 LOT 106	1.0	$ 44.76
004-413-012-000	820	BOULDER DR	STONE CREEK UNIT NO 1 LOT 105	1.0	$ 44.76
004-413-013-000	810	BOULDER DR	STONE CREEK UNIT NO 1 LOT 104	1.0	$ 44.76
004-413-014-000	2430	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 103	1.0	$ 44.76
004-413-015-000	2420	STONE CREEK DR	STONE CREEK UNIT NO 2 LOT 142	1.0	$ 44.76
004-413-016-000	831	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 141	1.0	$ 44.76
004-413-017-000	841	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 140	1.0	$ 44.76
004-413-018-000	851	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 139	1.0	$ 44.76
004-413-019-000	861	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 138	1.0	$ 44.76
004-413-020-000	871	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 137	1.0	$ 44.76
004-413-021-000	881	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 136	1.0	$ 44.76
004-413-022-000	2471	GRANITE DR	STONE CREEK UNIT NO 2 LOT 135	1.0	$ 44.76
004-413-023-000	2481	GRANITE DR	STONE CREEK UNIT NO 2 LOT 134	1.0	$ 44.76
004-413-024-000	2491	GRANITE DR	STONE CREEK UNIT NO 2 LOT 133	1.0	$ 44.76
004-413-025-000	2501	GRANITE DR	STONE CREEK UNIT NO 2 LOT 132	1.0	$ 44.76
004-413-026-000	2511	GRANITE DR	STONE CREEK UNIT NO 2 LOT 131	1.0	$ 44.76
004-413-027-000	2521	GRANITE DR	STONE CREEK UNIT NO 2 LOT 130	1.0	$ 44.76
004-413-028-000	2531	GRANITE DR	STONE CREEK UNIT NO 2 LOT 129	1.0	$ 44.76
004-414-001-000	901	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 175	1.0	$ 44.76
004-414-002-000	911	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 174	1.0	$ 44.76
004-414-003-000	921	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 173	1.0	$ 44.76
004-415-001-000	900	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 176	1.0	$ 44.76
004-415-002-000	910	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 177	1.0	$ 44.76
004-415-003-000	920	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 178	1.0	$ 44.76
004-421-001-000	930	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 179	1.0	$ 44.76
004-421-002-000	940	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 180	1.0	$ 44.76
004-421-003-000	950	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 181	1.0	$ 44.76
004-421-004-000	2471	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 182	1.0	$ 44.76
004-421-005-000	2461	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 183	1.0	$ 44.76
004-421-006-000	2451	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 184	1.0	$ 44.76
004-421-007-000	2441	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 185	1.0	$ 44.76
004-421-008-000	941	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 186	1.0	$ 44.76
004-421-009-000	931	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 187	1.0	$ 44.76
004-422-001-000	931	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 172	1.0	$ 44.76
004-422-002-000	941	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 171	1.0	$ 44.76
004-422-003-000	951	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 170	1.0	$ 44.76
004-422-004-000	961	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 169	1.0	$ 44.76
004-422-005-000	971	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 168	1.0	$ 44.76
004-422-006-000	981	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 167	1.0	$ 44.76
004-422-007-000	2490	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 166	1.0	$ 44.76
004-422-008-000	2480	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 165	1.0	$ 44.76
004-422-009-000	2470	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 164	1.0	$ 44.76
004-422-010-000	2460	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 163	1.0	$ 44.76
004-422-011-000	2450	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 162	1.0	$ 44.76

City of Atwater
Stone Creek Lighting & Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-422-012-000	2440	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 161	1.0	$ 44.76
004-422-013-000	2430	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 160	1.0	$ 44.76
004-422-014-000	980	TRAVERTINE CT	STONE CREEK UNIT NO 2 LOT 159	1.0	$ 44.76
004-422-015-000	970	TRAVERTINE CT	STONE CREEK UNIT NO 2 LOT 158	1.0	$ 44.76
004-422-016-000	960	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 157	1.0	$ 44.76
004-422-017-000	950	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 156	1.0	$ 44.76
004-422-018-000	940	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 155	1.0	$ 44.76
004-422-019-000	930	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 154	1.0	$ 44.76
004-422-020-000	920	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 153	1.0	$ 44.76
004-422-021-000	910	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 152	1.0	$ 44.76
Total				**187.0**	**$ 8,370.12**

City of Atwater
Wildwood Estates Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-170-001-000	1705	CHALET CT	WILDWOOD EST #1 LOT 1	1.0	$ 67.14
004-170-002-000	1693	CHAPARRAL CT	WILDWOOD EST #1 LOT 2	1.0	$ 67.14
004-170-003-000	1673	CHAPARRAL CT	WILDWOOD EST #1 LOT 3	1.0	$ 67.14
004-170-004-000	1653	CHAPARRAL CT	WILDWOOD EST #1 LOT 4	1.0	$ 67.14
004-170-005-000	1643	CHAPARRAL CT	WILDWOOD EST #1 LOT 5	1.0	$ 67.14
004-170-006-000	1633	CHAPARRAL CT	WILDWOOD EST #1 LOT 6	1.0	$ 67.14
004-170-007-000	1623	CHAPARRAL CT	WILDWOOD EST #1 LOT 7	1.0	$ 67.14
004-170-009-000	1622	CHAPARRAL CT	WILDWOOD EST #1 LOT 8	1.0	$ 67.14
004-170-010-000	1632	CHAPARRAL CT	WILDWOOD EST #1 LOT 9	1.0	$ 67.14
004-170-011-000	1642	CHAPARRAL CT	WILDWOOD EST #1 LOT 10	1.0	$ 67.14
004-170-012-000	1652	CHAPARRAL CT	WILDWOOD EST #1 LOT 11	1.0	$ 67.14
004-170-013-000	1672	CHAPARRAL CT	WILDWOOD EST #1 LOT 12	1.0	$ 67.14
004-170-014-000	1692	CHAPARRAL CT	WILDWOOD EST #1 LOT 13	1.0	$ 67.14
004-170-015-000	1704	CHALET CT	WILDWOOD EST #1 LOT 14	1.0	$ 67.14
004-170-017-000	1744	CHALET CT	WILDWOOD EST #2 LOT 10	1.0	$ 67.14
004-170-018-000	1764	CHALET CT	WILDWOOD EST #2 LOT 9	1.0	$ 67.14
004-170-019-000	1784	CHALET CT	WILDWOOD EST #2 LOT 8	1.0	$ 67.14
004-170-020-000	1794	CHALET CT	WILDWOOD EST #2 LOT 7	1.0	$ 67.14
004-170-022-000	1795	CHALET CT	WILDWOOD EST #2 LOT 5	1.0	$ 67.14
004-170-023-000	1785	CHALET CT	WILDWOOD EST #2 LOT 4	1.0	$ 67.14
004-170-024-000	1765	CHALET CT	WILDWOOD EST #2 LOT 3	1.0	$ 67.14
004-170-025-000	1745	CHALET CT	WILDWOOD EST #2 LOT 2	1.0	$ 67.14
004-170-026-000	1725	CHALET CT	WILDWOOD EST #2 LOT 1	1.0	$ 67.14
004-170-027-000	1724	CHALET CT	WILDWOOD EST #2 LOT 11	1.0	$ 67.14
004-170-029-000	1759	VALLEY ST	WILDWOOD EST #3 LOT 1	1.0	$ 67.14
004-170-030-000	1729	VALLEY ST	WILDWOOD EST #3 LOT 2	1.0	$ 67.14
004-170-031-000	1709	VALLEY ST	WILDWOOD EST #3 LOT 3	1.0	$ 67.14
004-170-032-000	1697	VALLEY ST	WILDWOOD EST #3 LOT 4	1.0	$ 67.14
004-170-033-000	1677	VALLEY ST	WILDWOOD EST #3 LOT 5	1.0	$ 67.14
004-170-034-000	1657	VALLEY ST	WILDWOOD EST #3 LOT 6	1.0	$ 67.14
004-170-035-000	1647	VALLEY ST	WILDWOOD EST #3 LOT 7	1.0	$ 67.14
004-170-036-000	1637	VALLEY ST	WILDWOOD EST #3 LOT 8	1.0	$ 67.14
004-170-037-000	1627	VALLEY ST	WILDWOOD EST #3 LOT 9	1.0	$ 67.14
004-170-038-000	775	GATEWAY CT	WILDWOOD EST #3 LOT 10	1.0	$ 67.14
004-170-039-000	755	GATEWAY CT	WILDWOOD EST #3 LOT 11	1.0	$ 67.14
004-170-040-000	735	GATEWAY CT	WILDWOOD EST #3 LOT 12	1.0	$ 67.14
004-170-041-000	736	GATEWAY CT	WILDWOOD EST #3 LOT 13	1.0	$ 67.14
004-170-042-000	756	GATEWAY CT	WILDWOOD EST #3 LOT 14	1.0	$ 67.14
004-170-043-000	776	GATEWAY CT	WILDWOOD EST #3 LOT 15	1.0	$ 67.14
004-170-044-000	1556	VALLEY ST	WILDWOOD EST #3 LOT 16	1.0	$ 67.14
004-170-045-000	1586	VALLEY ST	WILDWOOD EST #3 LOT 17	1.0	$ 67.14
004-170-046-000	1608	VALLEY ST	WILDWOOD EST #3 LOT 18	1.0	$ 67.14
004-170-047-000	1618	VALLEY ST	WILDWOOD EST #3 LOT 19	1.0	$ 67.14
004-170-048-000	1628	VALLEY ST	WILDWOOD EST #3 LOT 20	1.0	$ 67.14
004-170-049-000	1638	VALLEY ST	WILDWOOD EST #3 LOT 21	1.0	$ 67.14
004-170-050-000	1658	VALLEY ST	WILDWOOD EST #3 LOT 22	1.0	$ 67.14
004-170-051-000	1668	VALLEY ST	WILDWOOD EST #3 LOT 23	1.0	$ 67.14
004-170-052-000	1678	VALLEY ST	WILDWOOD EST #3 LOT 24	1.0	$ 67.14
004-170-053-000	1698	VALLEY ST	WILDWOOD EST #3 LOT 25	1.0	$ 67.14
004-170-054-000	1708	VALLEY ST	WILDWOOD EST #3 LOT 26	1.0	$ 67.14
004-170-075-000			PM 116-35 PARCEL 3	1.0	$ 67.14
004-170-076-000			PM 116-35 PARCEL 2	1.0	$ 67.14
004-170-077-000	620	E JUNIPER AVE	PM 116-35 PARCEL 1	1.0	$ 67.14
Total				**53.0**	**$ 3,558.42**

City of Atwater
Woodhaven Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-220-001-000	1305	VINE ST	WDHVN LOT 1	1.0	$ 30.04
001-220-002-000	1315	VINE ST	WDHVN LOT 2	1.0	$ 30.04
001-220-003-000	1325	VINE ST	WDHVN LOT 3	1.0	$ 30.04
001-220-004-000	1335	VINE ST	WDHVN LOT 4	1.0	$ 30.04
001-220-005-000	1345	VINE ST	WDHVN LOT 5	1.0	$ 30.04
001-220-006-000	1355	VINE ST	WDHVN LOT 6	1.0	$ 30.04
001-220-007-000	1365	VINE ST	WDHVN LOT 7	1.0	$ 30.04
001-220-008-000	1375	VINE ST	WDHVN LOT 8	1.0	$ 30.04
001-220-009-000	1385	VINE ST	WDHVN LOT 9	1.0	$ 30.04
001-220-010-000	1395	VINE ST	WDHVN LOT 10	1.0	$ 30.04
001-220-011-000	1607	MITCHELL	WDHVN LOT 11	1.0	$ 30.04
001-220-012-000	1627	MITCHELL LN	WDHVN LOT 12	1.0	$ 30.04
001-220-013-000	1647	MITCHELL LN	WDHVN LOT 13	1.0	$ 30.04
001-220-014-000	1667	MITCHELL LN	WDHVN LOT 14	1.0	$ 30.04
001-220-018-000	1600	MITCHELL LN	WDHVN LOT 15	1.0	$ 30.04
001-220-019-000	1419	VINE CIR	WDHVN LOT 16	1.0	$ 30.04
001-220-020-000	1429	VINE CIR	WDHVN LOT 17	1.0	$ 30.04
001-220-021-000	1439	VINE CIR	WDHVN LOT 18	1.0	$ 30.04
001-220-022-000	1449	VINE CIR	WDHVN LOT 19	1.0	$ 30.04
001-220-023-000	1459	VINE CIR	WDHVN LOT 20	1.0	$ 30.04
001-220-024-000	1469	VINE CIR	WDHVN LOT 21	1.0	$ 30.04
001-220-026-000	1479	VINE CIR	WDHVN LOT 22	1.0	$ 30.04
001-220-027-000	1489	VINE CIR	WDHVN LOT 23	1.0	$ 30.04
001-220-028-000	1499	VINE CIR	WDHVN LOT 24	1.0	$ 30.04
001-220-029-000	1501	VINE CIR	WDHVN LOT 25	1.0	$ 30.04
001-220-030-000	1511	VINE CIR	WDHVN LOT 26	1.0	$ 30.04
001-220-031-000	1521	VINE CIR	WDHVN LOT 27	1.0	$ 30.04
001-220-032-000	1531	VINE CIR	WDHVN LOT 28	1.0	$ 30.04
001-220-033-000	1541	VINE CIR	WDHVN LOT 29	1.0	$ 30.04
001-220-034-000	1551	VINE CIR	WDHVN LOT 30	1.0	$ 30.04
001-220-035-000	1561	VINE CIR	WDHVN LOT 31	1.0	$ 30.04
001-220-036-000	1571	VINE CIR	WDHVN LOT 32	1.0	$ 30.04
001-220-037-000	1581	VINE CIR	WDHVN LOT 33	1.0	$ 30.04
001-220-038-000	1591	VINE CIR	WDHVN LOT 34	1.0	$ 30.04
001-220-039-000	1599	VINE CIR	WDHVN LOT 35	1.0	$ 30.04
001-220-040-000	1376	VINE ST	WDHVN LOT 51	1.0	$ 30.04
001-220-041-000	1386	VINE CIR	WDHVN LOT 50	1.0	$ 30.04
001-220-042-000	1396	VINE ST	WDHVN LOT 49	1.0	$ 30.04
001-220-043-000	1408	VINE CIR	WDHVN LOT 48	1.0	$ 30.04
001-220-044-000	1418	VINE CIR	WDHVN LOT 47	1.0	$ 30.04
001-220-045-000	1428	VINE CIR	WDHVN LOT 46	1.0	$ 30.04
001-220-046-000	1438	VINE CIR	WDHVN LOT 45	1.0	$ 30.04
001-220-047-000				1.0	$ 30.04
001-220-048-000	1512	VINE CIR	WDHVN LOT 43	1.0	$ 30.04
001-220-049-000	1522	VINE CIR	WDHVN LOT 42	1.0	$ 30.04
001-220-050-000	1532	VINE CIR	WDHVN LOT 41	1.0	$ 30.04
001-220-051-000	1542	VINE CIR	WDHVN LOT 40	1.0	$ 30.04
001-220-052-000	1552	VINE CIR	WDHVN LOT 39	1.0	$ 30.04
001-220-053-000	1562	VINE CIR	WDHVN LOT 38	1.0	$ 30.04
001-220-054-000	1572	VINE CIR	WDHVN LOT 37	1.0	$ 30.04
001-220-056-000	1582	VINE CIR	WDHVN LOT 36 ETC	1.0	$ 30.04
Total				**51.0**	**$ 1,532.04**

City of Atwater
Woodview Garland Lighting and Drainage District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-020-012-000	1891	CANAL DR	WOODVIEW LOT 1	1.0	$ 14.56
001-020-013-000	1851	CANAL DR	WOODVIEW LOT 2	1.0	$ 14.56
001-020-014-000	1801	CANAL DR	WOODVIEW LOT 3	1.0	$ 14.56
001-020-015-000	1892	CANAL DR	WOODVIEW LOT 7	1.0	$ 14.56
001-020-016-000	1862	CANAL DR	WOODVIEW LOT 6	1.0	$ 14.56
001-020-017-000	1832	CANAL DR	WOODVIEW LOT 5	1.0	$ 14.56
001-020-018-000	1802	CANAL DR	WOODVIEW LOT 4	1.0	$ 14.56
001-020-019-000	1803	NORVELL ST	WOODVIEW LOT 11	1.0	$ 14.56
001-020-020-000	1833	NORVELL ST	WOODVIEW LOT 10	1.0	$ 14.56
001-020-021-000	1863	NORVEL ST	WOODVIEW LOT 9	1.0	$ 14.56
001-020-022-000	1893	NORVEL ST	WOODVIEW LOT 8	1.0	$ 14.56
001-020-024-000	2090	NORVELL ST	PARCEL 2 PM 66-21 SEC 2/7/12	1.0	$ 14.56
001-020-025-000	1950	NORVELL ST	PARCEL 1 PM 66-21 SEC 2/7/12	1.0	$ 14.56
001-020-026-000	2311	ANDREWS PL	GARLAND EST LOT 1	1.0	$ 14.56
001-020-027-000	2321	ANDREWS PL	GARLAND EST LOT 2	1.0	$ 14.56
001-020-028-000	2341	ANDREWS PL	GARLAND EST LOT 3	1.0	$ 14.56
001-020-029-000	2361	ANDREWS PL	GARLAND EST LOT 4	1.0	$ 14.56
001-020-030-000	2391	ANDREWS PL	GARLAND EST LOT 5	1.0	$ 14.56
001-020-031-000	2025	CANAL DR	GARLAND EST LOT 6	1.0	$ 14.56
001-020-032-000	2005	CANAL DR	GARLAND EST LOT 7	1.0	$ 14.56
001-020-033-000	1993	CANAL DR	GARLAND EST LOT 8	1.0	$ 14.56
001-020-034-000	1963	CANAL DR	GARLAND EST LOT 9	1.0	$ 14.56
001-020-035-000	1933	CANAL DR	GARLAND EST LOT 10	1.0	$ 14.56
001-020-036-000	1903	CANAL DR	GARLAND EST LOT 11	1.0	$ 14.56
001-020-037-000	1964	CANAL DR	GARLAND EST LOT 14	1.0	$ 14.56
001-020-038-000	2340	ANDREWS PL	GARLAND EST LOT 15	1.0	$ 14.56
001-020-039-000	2320	ANDREWS PL	GARLAND EST LOT 16	1.0	$ 14.56
001-020-040-000	1935	NORVEL ST	GARLAND EST LOT 17	1.0	$ 14.56
001-020-041-000	1905	NORVEL ST	GARLAND EST LOT 18	1.0	$ 14.56
001-020-042-000	1904	CANAL DR	GARLAND EST LOT 12	1.0	$ 14.56
001-020-043-000	1934	CANAL DR	GARLAND EST LOT 13	1.0	$ 14.56
Total				**31.0**	**$ 451.36**

City of Atwater

Landscape Maintenance Districts

CONSOLIDATED ENGINEER'S REPORT
FISCAL YEAR 2025/26

Intent Meeting: June 23, 2025
Public Hearing: July 14, 2025

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CONSOLIDATED ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

Landscape Maintenance Districts

City of Atwater

Merced County, State of California

This Report identifies the parcels within the Districts as they existed at the time of the passage of the Resolution of Intention and includes the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026. Reference is hereby made to the Merced 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 Atwater

By: _____

Mickey Ashley
Project Manager
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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Introduction

The City of Atwater ("City") annually levies and collects special assessments in order to fund the maintenance and servicing of landscaping improvements within nineteen (19) Landscape Maintenance Districts ("Districts") located within the City. The Districts were formed between 1994 and 2013 and are levied annually pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act").

The City formed and maintains the following 19 individual Landscape Maintenance Districts:

Landscape Maintenance Districts	
Cottage Gardens	Juniper Meadows
Price Annexation	Stone Creek
Sandlewood Square	American West Business Park
Pajaro Dunes	Bell Crossing
Redwood Estates	Atwater South
Silva Ranch	Meadow View Estates
Camellia Meadows	Aspenwood
Mello Ranch 1	Applegate Ranch
Mello Ranch 2	The Reserve
Simon	

(hereafter referred to collectively as "Districts" or "Consolidated District") to fund in whole or in part the maintenance and operation of local landscaping improvements and trees that provide special benefits to properties within those Districts.

A. Report Content and Annual Proceedings

This Consolidated Engineer's Annual 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 2025/26. This Report outlines the district structure, boundaries, improvements, and proposed assessments to be levied on parcels within the Consolidated District in connection with the special benefits the properties will receive from the maintenance and servicing of the improvements therein for Fiscal Year 2025/26. The annual assessments to be levied on properties within the Districts provide a source of funding to fund in whole or in part, the continued operation and maintenance of the trees, landscaping improvements and related services and expenses to be provided by the City for the properties within each specified District for which properties in those respective District receive special benefits.

Each fiscal year, the City establishes the assessments for each District based on an estimate of the costs to maintain, operate and service the authorized District improvements and based upon 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 the Consolidated 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; 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 and/or benefit zones that may be established (referred to hereafter as "Zones") are allocated to the benefiting properties within those Districts and/or Zones using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the improvements and services in each District and/or Zone. Thus, each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.

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

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 2025/26 pursuant to the 1972 Act. The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained, and serviced by the Districts, an estimate of the budgeted expenses for the fiscal year, and the assessments to be levied upon each assessable lot or parcel within the Districts for fiscal year 2025/26.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section contains a general description of the Districts, zones of benefit ("Zones") that may be applicable, and the improvements and services that provide special benefits to the parcels within the 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 not limited to local landscaping, trees, and related amenities as well as associated operational and incidental expenses, and the collection of fund balances authorized by the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions, a visual depiction of the improvements is provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with the improvements in each District and/or Zones 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 legislative requirements for assessments, the general and special benefits associated with the improvements to be provided within the Districts (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 has been apportioned to each parcel of land therein 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 the Districts.

Part III

Estimate of Costs: Identifies the estimated annual funding costs (Budgets) required for the maintenance and operation of the improvements in each District and/or Zones, 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. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution.

This section also identifies and outlines an Assessment Range Formula (inflationary adjustment) that has been previously approved and adopted for fourteen (14) of the nineteen (19) Districts. The Assessment Range Formula provides for an annual adjustment to the maximum assessment rates, which establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

Part IV

District Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the Districts and/or Zones for Fiscal Year 2025/26 which incorporate the parcels determined to receive special benefits from the provided improvements. These diagrams also provide a visual depiction of the location of the improvements being maintained. The lines and dimensions of each lot, parcel, and subdivision of land contained in the Zone diagrams are inclusive of the parcels listed 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 Merced County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the Districts and/or Zones therein.

Part V

Assessment Roll: The assessment amounts to be levied and collected in Fiscal Year 2025/26 for each parcel is provided in the Assessment Roll, and these assessments are based on the 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.

B. Compliance with Current Legislation

On November 5, 1996, California voters approved Proposition 218. The provisions of Proposition 218 are set forth in Articles XIIIC and XIIID of the California Constitution.

All assessments approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIIID ("Article XIIID").

Pursuant to Article XIIID, Section 5, certain existing assessments (those that existed on or before November 6, 1996) are exempt from the substantive and procedural requirements of Article XIIID, Section 4, and property owner balloting for the existing assessments is not required until such time that such assessments are increased. Specifically, the improvements and the annual assessments for maintaining local improvements within each of the Districts were part of the original conditions of development and approved by all of the property owners of record at the time the existing assessments were originally imposed. Therefore, pursuant to Article XIIID, Section 5(b), the existing assessment amounts are exempt from the substantive and procedural requirements of Article XIIID, Section 4.

Although the assessments existing on the effective date of November 6, 1996 are exempt from the provisions of Article XIIID, Section 4, any new or increased assessments are subject to the substantive and procedural requirements of Article XIIID, Section 4, including a mailed property owner notice and protest ballot proceeding.

I. Plans and Specifications

A. Improvements Authorized by the 1972 Act

As applicable or may be applicable to the Districts, 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 22662.5.
- 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.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

B. General Improvements within the Districts

The purpose of each District is to provide in part through annual assessments, funding for the installation and ongoing operation, maintenance, and servicing of street trees, local landscaping, neighborhood parks, and related appurtenant facilities and services within the public right of ways, designated easements or specified public areas of the City. The territory within each District consists of all lots or parcels of land within the City of Atwater that receive special benefits from the maintenance, operation and servicing of the specified local improvements and amenities which are provided through each District and generally described in this Report.

As authorized by the 1972 Act, the improvements provided and associated with each District and/or Zone incorporate various local improvements 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 Districts/and/or Zones.

The improvements for the Districts may be generally described as follows:

- The operation, maintenance, servicing, repair, replacement, upgrades, and restoration of the landscaping improvements. Operation, maintenance, servicing, and repair mean work and materials necessary for the daily maintenance required to maintain said improvements. Replacements, restorations, and upgrades mean the replacement, restoration, or upgrade of the above improvements, as needed, or that are intended to achieve increased or emergency water conservation measures.
- Improvements consisting of trees, turf, shrubbery, ground cover, irrigation devices, water meters, electrical equipment, appurtenant structures, and ornamental structures existing at the present time or those that may be required or installed in the future for replacements, restorations, and upgrades. Replacements, restorations, and upgrades mean the replacement, restoration, or upgrade of the above improvements, as needed, or that are intended to achieve increased or emergency water conservation measures.
- The maintenance of the improvements may also include various appurtenances including, but not limited to block walls, retaining walls or other fencing, trail and path surfaces, stamped concrete, pavers, mulch or other hardscapes, irrigation and related electrical equipment and drainage systems, benches, play structures, picnic or other recreational facilities, monuments, signage, ornamental lighting, street lighting, and related equipment.

The projected costs associated with the District's improvements, as discussed above, are provided in the Estimated Cost Section of this Report which may include, but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the Districts and provide the improvements and services.

C. Properties within the DISTRICTS

In accordance with the 1972 Act, Districts and/or Zones are established and utilized to address variations in the nature, location, and extent of the improvements that provide special benefits to different parcels. Each District and/or Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that respective District or Zone. The boundaries of each District are made part of this report under Part IV - District Diagrams.

For Fiscal Year 2025/26 the Districts and/or Zones are comprised of the following developments and properties:

Cottage Gardens: is comprised of 14 single family residential lots. The boundaries of the Cottage Garden Street Landscape Assessment District are the west, north, east, and south exterior boundary lines of the subdivision on the map entitled "Map of Cottage Gardens," which is recorded in Volume 44 of Official Maps, pages 45-47, inclusive, in the office of the Recorder of the County of Merced, together with the north five feet of Atwater Boulevard, 60' wide, and adjacent to Cottage Garden Subdivision.

Price Annexation: comprises 976 residential lots, 29.04 acres of undeveloped residential use property and one 4.2-acre non-residential parcel. This development is located in the southeastern portion of the City, north of Highway 99, south of the Livingston Canal and west of Buhach Road. The District includes but is not limited to the following developments or future development areas:

- Vista Del Rey
- Parcel Map 115-12
- Casa Del Rey
- Parcel 5 Subdivision
- Parcel Map 115-17
- Vintage
- Villa Italia
- Cottages at Ventana Del Rey
- Storage Facility

Sandlewood Square: is a residential development comprised of 105 single family lots. This development is located in the western portion of the City, generally east of Winton Way, south of Bellevue Way, north of Juniper Way and west of 7th Street.

Pajaro Dunes: is comprised of 58 single family residential lots and is located in the southern portion of the City. This development is generally located north of Broadway Avenue, south of the Silva Ranch development, west of the Price Annexation development and east of Shaffer Road.

Redwood Estates: is comprised 107 single family residential lots. This development is located in the northern portion of the City and is generally located south of Fruitland Avenue, west of Shaffer Avenue and north of Bellevue Road. Only the residential portions of this development are located within a Landscape Maintenance District.

Silva Ranch: is comprised of 150 single family residential lots and is located in the southern portion of the City. This development is generally located north of the Pajaro Dunes development, east of Shaffer Road, and west of the Price Annexation development.

Camellia Meadows: is comprised of 31 residential lots. This development is generally located south of Gertrude Avenue, north of Camellia Avenue and west of the Camellia Estates development in the northern portion of the City.

Mello Ranch 1: is comprised of 151 single family residential lots and is located in the eastern portion of the City. This development is generally located south of Juniper Avenue and the Mello Ranch 2 development, east of Buhach Road, and north of the Atwater South development.

Mello Ranch 2: is comprised of 130 single family residential lots and is located in the eastern portion of the City. This development is generally located south of Avenue Two, east of Buhach Road, and north of the Mello Ranch 1 development.

Juniper Meadows: is comprised of 17 single family residential lots. Five lots from Juniper Meadows Phase I and 12 lots from Juniper Meadows Phase II. Juniper Meadows Phase II was annexed into the Juniper Meadows district on June 27, 2016. These developments are generally located north of Juniper Avenue, west of Rancho Del Rey Drive, and east of Shaffer Road in the central portion of the City.

Stone Creek: is comprised of 187 single family residential lots. This development is generally located south of Bellevue Road and northeast of the Livingston Canal in the central portion of the City.

America West Business Park: is comprised of 17 commercial parcels on 11.6 acres. This development is generally located south of Bell Drive and west of Applegate Road in the western portion of the City.

Bell Crossing: is comprised of 188 single family residential lots within a gated community. This development is generally located northeast of Bell Drive and southwest of Highway 99 in the western portion of the City.

Atwater South: is comprised of 151 single family residential lots. This development is generally located north of Clover Avenue, south of the Mello Ranch 1 development and east of Buhach Road in the eastern portion of the City.

Meadow View Estates: is comprised of 129 single family residential lots. This development is generally located south of Castle Park, east of Buhach Road and north of the Livingston Canal in the eastern portion of the City.

Aspenwood: is comprised of 38 residential lots and is located in the northern portion of the City. This development is generally located north of Camellia Drive and east of Shaffer Road.

Applegate Ranch: is comprised of 14 commercial parcels totaling 41.74 acres and is located in the southwestern portion of the City. This development is generally located south of Highway 99 and east of Applegate Road.

The Reserve: is a development currently comprised of 20 residential lots and one city-owned drainage basin. This development is located in the northern portion of the City, generally south of Gertrude Avenue, north of Camellia Drive, west of Shaffer Road and east of the Camellia Meadows and Camellia Estates developments.

Simon Development: is a planned non-residential development of approximately three acres (3.25 acres). This development includes two (2) commercial properties identified as "Parcel 2" which is 2.12 acres and "Parcel 3" which is 1.13 acres according to the approved Parcel Map No. 08-3. This planned development was annexed to the City prior to Fiscal Year 2015/16 and is situated in the south-western portion of the City and is on the North side of Sunset Drive, generally south of Highway 99 and Bell Drive; west of Applegate Road and Dorothy Drive; and, east of Hull Road and the Bloss Lateral.

D. Description of Improvements

As authorized by the 1972 Act, the improvements provided by and associated with each District described in this Report may incorporate various landscaping, local parks and trees that are maintained and serviced for the benefit of real property within the District. The various District and/or Zone improvements were either installed in direct connection with the development of properties within each District and/or Zone or were installed for the benefit of those properties resulting from property development or potential development of those properties and are considered necessary elements for the development of such properties to their full and best use. In connection with these improvements, the maintenance and servicing of the improvements within each District and/or Zone may also include various related appurtenances including, but not limited to block walls, retaining walls or other fencing; trail and path surfaces; stamped concrete, pavers, mulch or other hardscapes; irrigation and related electrical equipment and drainage systems; playground equipment, tables, trash receptacles, benches or other recreational facilities; monuments; signage; ornamental lighting; and related equipment. The work to be performed within each respective District and/or Zone may include, but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

This Report addresses the maintenance and servicing of the landscape improvements within the City's nineteen (19) Landscape Maintenance Districts for Fiscal Year 2025/26. The boundaries of each District and/or Zone were established based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements. The following is a summary of the existing and/or planned improvements associated within each District and for which parcels receive or will receive special benefits. A visual depiction of the location of the landscape improvement areas and District boundaries are provided on the District Diagrams provided in Part IV of this Report.

Cottage Gardens

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 3,823 square feet of future perimeter parkway side panel landscaping improvements between curb and property lines on the north side of Atwater Boulevard between the two Wilbur Way access points off Atwater Boulevard, a distance of approximately 120 feet.

Price Annexation

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

Improvements proportionately shared by all properties within the Price Annexation District includes:

- 975 square feet of perimeter median island on Juniper Avenue between Valley Street and the western boundary of the Casa Del Rey Unit #1 subdivision (being the western lot line of Casa Del Rey Unit #1 Lot 114), which incorporates 903 square feet of landscaping improvements and 72 square feet of hardscape area;
- 892 square feet of perimeter median island on Juniper Avenue between Valley Street and Bridgewater Street all of which is hardscape area;
- 13,000 square feet of perimeter median island on Juniper Avenue between Bridgewater Street and Glen Abbey Street, which incorporates 12,492 square feet of landscaping improvements and 508 square feet of hardscape area;
- 5,698 square feet of perimeter median island on Juniper Avenue between Glen Abbey Street and Augusta Lane, which incorporates 5,559 square feet of landscaping improvements and 139 square feet of hardscape area;
- 3,660 square feet of perimeter median island on Juniper Avenue between Augusta Lane and N. Buhach Road, which incorporates 2,428 square feet of landscaping improvements and 1,232 square feet of hardscape area;
- 3,857 square feet of perimeter median island improvements (two islands) on N. Buhach Road between the Livingston Canal access road (northern boundary line of the Price Annexation and Parcel Map 115-12), and Juniper Avenue, which incorporates 775 square feet of landscaping improvements and 3,082 square feet of hardscape area;
- 27,178 square feet of perimeter median island improvements (three islands) on N. Buhach Road between Juniper Avenue and Lake Ridge Street/Avenue One, which incorporates 23,710 square feet of landscaping improvements and 3,468 square feet of hardscape area;
- 12,611 square feet of perimeter median island (One island) on N. Buhach Road between Lake Ridge Street/Avenue One and Green Sands Avenue, which incorporates 11,979 square feet of landscaping improvements and 632 square feet of hardscape area.

Improvements specifically shared by and allocated to the properties in the Vista Del Rey development of the Price Annexation District includes:

- 2,409 square feet of entryway/internal median island on Bridgewater Street between Juniper Avenue and Arrowwood Lane, which incorporates 2,337 square feet of landscaping improvements and 72 square feet of hardscape area;
- 1,180 square feet of entryway/internal parkway side panel landscaping improvements between the sidewalk and property lines on the east side of Bridgewater Street from Juniper Avenue, north approximately 250 feet up to Vista Del Rey Unit #1 Lot 34 which is also the northern lot line of Vista Del Rey Unit #1 Lot 21 as well as approximately 223 linear feet of block wall;

- 133 square feet of perimeter parkway side panel/corner return landscaping at the northeast corner of Juniper Avenue and Bridgewater Street (adjacent to Vista Del Rey Unit #1 Lot 20) as well as approximately 18 linear feet of block wall/development monument wall;
- 17,813 square feet of perimeter parkway side panel landscaping improvements on the north side of Juniper Avenue between Bridgewater Street and Glen Abbey Street, which incorporates 9,475 square feet of landscaping improvements, 8,338 square feet of trail surface area, and 1,190 linear feet of block wall;
- 6,194 square feet of perimeter parkway side panel landscaping improvements on the north side of Juniper Avenue from Glen Abbey Street, east to the eastern boundary line of Vista Del Rey Unit #2 (being the eastern lot line of Vista Del Rey Unit #2 Lot 122), which incorporates 3,374 square feet of landscaping improvements, 2,820 square feet of trail surface area, and 384 linear feet of block wall.

Improvements specifically shared by and allocated to the properties in the Parcel Map 115-12 development area of the Price Annexation District includes:

- 11,105 square feet of perimeter parkway side panel weed abatement area (Future Landscape Improvement Area) between sidewalk and property lines on the north side of Juniper Avenue from the eastern boundary line of Vista Del Rey Unit #2 (being the eastern lot line of Vista Del Rey Unit #2 Lot 122) which is also the western boundary line of Parcel Map 115-12 (being the western lot line of Parcel Map 115-12 Parcel 3), east to the corner of N. Buhach Road as well as approximately 730 linear feet of future block wall;
- 19,270 square feet of perimeter parkway side panel weed abatement area (Future Landscape Improvement Area) between existing bicycle path and property lines which are both situated behind sidewalk on the west side of N. Buhach Road from Juniper Avenue, north to the Livingston Canal access road which is the northern boundary line of Parcel Map 115-12 (being the northern lot line of Parcel Map 115-12 Parcel 14) This area is separated into three segments separated by future streets, and incorporates an estimated 10,497 square feet of landscaping improvement area, 8,773 square feet of existing trail surface area, and 1,195 linear feet of future development block wall;
- 37 square feet of perimeter parkway side panel weed abatement area (Future Landscape Area) Monument Landscaping Area at the northwest corner of Juniper Avenue and N. Buhach Road.

Improvements specifically shared by and allocated to the properties in the Casa Del Rey and Parcel 5 Subdivision developments of the Price Annexation District includes:

- 4,606 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and adjacent property line on the south side of Juniper Avenue between Valley Street and Augusta Lane as well as approximately 2,111 linear feet of block wall;
- 312 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and adjacent property line on the south side of Juniper Avenue from Augusta Lane, east approximately 77 feet to the end of the Casa Del Rey Unit #3 subdivision (being the eastern lot line of Casa Del Rey Unit #3 Lot 77) as well as approximately 78 linear feet of block wall.

Improvements specifically shared by and allocated to the properties in the Parcel Map 115-17 development area of the Price Annexation District includes:

- 966 square feet of perimeter parkway side panel weed abatement area (Future Landscape Improvement Area) between sidewalk and property lines on the south side of Juniper Avenue from the eastern boundary line of Casa Del Rey Unit #3 (being the eastern lot line of Casa Del Rey Unit #3 Lot 77) which is also the western boundary line of Parcel Map 115-17 (being the western lot line of Parcel Map 115-17 Parcel 6), east to the corner of Juniper Avenue and N. Buhach Road as well as approximately 460 linear feet of future development block wall;
- 9,742 square feet of perimeter parkway side panel weed abatement area (Future Landscape Improvement Area) between existing bicycle path and property lines which are both situated behind sidewalk on the west side of N. Buhach Road from the southwest corner of Juniper Avenue and N. Buhach Road, south approximately 850 feet to the southern boundary line of Parcel Map 115-17 (being the southern lot line of Parcel Map 115-17 Parcel 3) , which incorporates 3,823 square feet of landscape area, 5,919 square feet of trail surface area, and 850 linear feet of future adjacent development block wall.

Improvements specifically shared by and allocated to the properties in the Vintage development of the Price Annexation District includes:

- 16,545 square feet of perimeter parkway side panel landscaping improvements between bicycle path and property lines on the west side of N. Buhach Road from a point approximately 850 feet south of Juniper Avenue, which is also the southern boundary line of Parcel Map 115-17 (the southern lot line of Parcel Map 115-17 Parcel 3) and also the northern boundary line of the Vintage Unit #3 subdivision (the northern lot line of Vintage Unit #3 Lot 175), extending south approximately 1,680 feet to the corner of Lake Ridge Street , which incorporates 4,713 square feet of landscaping improvements, 11,832 square feet of trail surface area, and 1,682 linear feet of block wall;
- 9,825 square feet of perimeter parkway side panel landscaping improvements between bicycle path and property lines on the west side of N. Buhach Road from Lake Ridge Street to the corner return at Green Sands Avenue (approximately 1,250 feet), which incorporates 2,046 square feet of landscaping improvements, 7,779 square feet of trail surface area, and 1,273 linear feet of block wall;
- 2,096 square feet of perimeter parkway side panel landscaping improvements at the northwest corner of N. Buhach Road and Green Sands Avenue (at the entry monument) as well as approximately 39 linear feet of block wall/development monument wall.
- 3,205 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property lines on the north side of Green Sand Avenue between the entry monument at the northwest corner of Green Sands Avenue and N. Buhach Road to Augusta Lane, including the adjacent corner return ending at the east side of Augusta Lane as well as approximately 645 linear feet of block wall.
- 535 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property line on the north side of Green Sand Avenue between the westerly boundary of Vintage Unit No. 1 Lot 1 and Augusta Lane, including the adjacent corner return ending at the west side of Augusta Lane as well as approximately 111 linear feet of block wall.

Improvements specifically shared by and allocated to the properties in the Villa Italia development of the Price Annexation District includes:

- 983 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property line on the west side of N. Buhach Road from the corner of Green Sands Avenue (including the corner return) to the southern boundary line of the Villa Italia Tract (being the southern lot line of Villa Italia Lot 30 which is approximately 160 feet south of Green Sands Avenue) as well as approximately 231 linear feet of block wall.
- 460 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property line on the east side of Station Avenue from the corner of Green Sands Avenue (including the corner return) to the southern boundary line of the Villa Italia Tract (being the southern lot line of Villa Italia Lot 3 which is approximately 130 feet south of Green Sands Avenue), 460 square feet of weed abatement area along the east side of Station Avenue as well as approximately 141 linear feet of block wall.
- 1,930 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property lines on the south side of Green Sand Avenue between the corner return at the southeast corner of Green Sands Avenue and Buhach Road and the corner return at the southwest corner of Green Sands Avenue and Station Avenue as well as approximately 340 linear feet of block wall.

Improvements specifically shared by and allocated to the properties in the Cottages at Ventana Del Rey development of the Price Annexation District includes:

- 449 square feet of perimeter parkway side panel/corner return landscaping at the northeast corner of E Broadway Avenue and Green Sands Avenue (adjacent to The Cottages at Ventana Del Rey Unit #2 Lot 37) as well as approximately 33 linear feet of block wall;
- 6,885 square feet of perimeter parkway side panel landscaping improvements on the northeast side of E Broadway Avenue (adjacent to The Cottages at Ventana Del Rey Unit No. 2), from Green Sands Avenue southeast to a point parallel to the eastern lot line of Lot #32 of The Cottages at Ventana Del Rey Unit No. 2, which incorporates 3,162 square feet of landscaping improvements, 3,723 square feet of trail surface area, and 443 linear feet of block wall.
- 1,025 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property lines on the southeast/south side of Green Sand Avenue starting at Broadway Avenue and continuing generally north for approximately 1,025 feet, excluding the two entrances of the Cottages at Ventana Del Rey development, to a point parallel to the eastern lot line of the northeast corner of Cottages at Ventana Del Rey Unit #1 Lot 1, includes 989 linear feet of block wall.

Improvements specifically shared by and allocated to the properties in the Storage Facility within the Price Annexation District includes:

- 337 square feet of perimeter parkway side panel/corner return landscaping at the northwest corner of E Broadway Avenue and Green Sands Avenue (adjacent to the Storage Facility);
- 12,799 square feet of perimeter parkway side panel landscaping improvements on the northeast side of E Broadway Avenue (adjacent to the Storage Facility) between Green Sands Avenue and the storage facility access driveway, which incorporates 6,411 square feet of landscaping improvements, 6,388 square feet of trail surface area, and 807 linear feet of block wall.

Sandlewood Square

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 2,434 square feet of perimeter parkway side panel landscaping between the sidewalk and property line on the east side of Winton Way, that portion adjacent to the drainage basin (Parcel 002-290-006-000);
- 6,659 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property lines on the east side of Winton Way, that portion extending from the drainage basin (Parcel 002-290-006-000) south to the northeast corner return at Winton Way and Juniper Avenue as well as approximately 566 linear feet of block wall;
- 1,059 square feet of perimeter parkway side panel/corner return landscaping at the northeast corner of Winton Way and Juniper Avenue, which is adjacent to Lot #22 of Sandlewood Square Unit #3;
- 321 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property lines on the north side of Juniper Avenue from the corner return at the northeast corner of Juniper Avenue and Winton Way, east to the corner return at the northwest corner of Juniper Avenue and Birchwood Way as well as approximately 272 linear feet of block wall;
- 97 square feet of perimeter parkway side panel/corner return landscaping at the northwest corner of Juniper Avenue and Birchwood Way, which is adjacent to Lot #18 of Sandlewood Square Unit #3;
- 1,223 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property lines on the north side of Juniper Avenue from and including the corner return at the northeast corner of Juniper Avenue and Birchwood Way, east to approximately 20 feet beyond Lot #11 of Sandlewood Square Unit #3 (the end of the block wall) as well as approximately 431 linear feet of block wall;
- 944 square feet of entryway/internal parkway side panel landscaping on the north side of Redwood Avenue adjacent to the drainage basin (Parcel 002-290-006-000) and between Lot #26 and Lot #27 of Sandlewood Square Unit #3.

Pajaro Dunes

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 2,234 square feet of entryway/internal parkway side panel area between the sidewalk and drainage basin on the west side of Malibu Lane from E Broadway Avenue north to the end of the drainage basin which is also the southern property line of Lot 31 within the Pajaro Dunes subdivision;
- 1,525 square feet of perimeter parkway side panel landscaping improvements on the north side of E. Broadway Avenue from Malibu Lane to the eastern boundary of the Pajaro Dunes Subdivision, which incorporates 728 square feet of landscaping improvements, 797 square feet of trail surface area, and 86 linear feet of block wall;

- 8,957 square feet of perimeter parkway side panel landscaping improvements on the north side of E. Broadway Avenue between Almador Terrace and Malibu Lane, which incorporates 4,487 square feet of landscaping improvements, 4,470 square feet of trail surface area, and 557 linear feet of adjacent block wall. (These Improvements are proportionately shared by properties in Silva Ranch and Pajaro Dunes);
- 1,444 square feet of perimeter parkway side panel landscaping improvements on the north side of E. Broadway Avenue from Almador Terrace to the western boundary of the Pajaro Dunes Subdivision, which incorporates 694 square feet of landscaping improvements, 750 square feet of trail surface area, and 87 linear feet of adjacent block wall. (These Improvements are proportionately shared by properties in Silva Ranch and Pajaro Dunes).

Redwood Estates

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 6,639 square feet of perimeter parkway side panel landscaping improvements on the southwest side of Fruitland Avenue between Soquel Avenue and the eastern boundary of the Redwood Estates subdivision which is also an extension of the eastern lot line of Redwood Estates Unit #5 Lot 8, which incorporates 3,980 square feet of landscaping improvements, 2,659 square feet of trail surface area, and 373 linear feet of block wall;
- 309 square feet of perimeter parkway side panel/corner return landscaping at the southeast corner of Fruitland Avenue and Soquel Avenue (adjacent to Redwood Estates Unit #5 Lot 1) as well as approximately 21 linear feet of block wall.

Silva Ranch

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 2,527 square feet of entryway/internal median island (palm trees and decomposed granite) on Mogliotti Avenue between E Broadway Avenue and Branco Avenue;
- 3,857 square feet of entryway/internal parkway side panel landscaping on the west side of Mogliotti Avenue from and including the corner return/monument area at E Broadway Avenue north to the property line of Lot 144 of the Silva Ranch Unit #3 located at Mogliotti Avenue and Branco Avenue as well as approximately 278 linear feet of block wall;
- 2,340 square feet of entryway/internal parkway side panel landscaping on the east side of Mogliotti Avenue from E Broadway Avenue up to Lot 145 of Silva Ranch Unit #3 which is at the southeast corner of Mogliotti Avenue and Branco Avenue as well as approximately 374 linear feet of adjacent block wall; (Note: the parkway side panel landscaping improvements on Mogliotti Avenue adjacent to lot 145 of Silva Ranch Unit #3 is not a part of the improvements and is maintained by the property owner);
- 8,957 square feet of perimeter parkway side panel landscaping improvements on the north side of E. Broadway Avenue between Almador Terrace and Malibu Lane, which incorporates 4,487 square feet of landscaping improvements, 4,470 square feet of trail surface area, and 557 linear feet of adjacent block wall. (These Improvements are proportionately shared by properties in Silva Ranch and Pajaro Dunes);

- 1,444 square feet of perimeter parkway side panel landscaping improvements on the north side of E. Broadway Avenue from Almador Terrace to the western boundary of the Pajaro Dunes Subdivision, which incorporates 694 square feet of landscaping improvements, 750 square feet of trail surface area, and 87 linear feet of adjacent block wall. (These Improvements are proportionately shared by properties in Silva Ranch and Pajaro Dunes).

Camellia Meadows

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 1,839 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property line on the south side of Gertrude Avenue between Leah Way and the western boundary of the Camellia Meadows subdivision (western boundary being the western lot line of Lot 31) as well as approximately 80 linear feet of block wall;
- 2,290 square feet of perimeter parkway side panel landscaping improvements between the sidewalk and property line on the south side of Gertrude Avenue between Leah Way and the eastern boundary of the Camellia Meadows subdivision (eastern boundary being the eastern lot line of Lot A) as well as approximately 128 linear feet of block wall;
- 1,842 square feet of entryway/internal parkway side panel landscaping improvements between the sidewalk and the fence surrounding the drainage basin on the east side of Leah Way between Gertrude Avenue and the southern lot line of the drainage basin Lot A.

Mello Ranch 1

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 3,155 square feet of entryway/internal median island (landscaped) on Grandview Drive between Avenue One and Summerglen Drive;
- 2,587 square feet of entryway/internal median traffic circle landscaping located at Grandview Drive and Summerglen Drive;
- 7,472 square feet of perimeter parkway side panel landscaping improvements areas on the north side of Avenue One from Grandview Drive to the western boundary of the Mello Ranch 1 Subdivision, which incorporates 4,250 square feet of landscaping improvements, 3,222 square feet of trail surface area, and 496 linear feet of block wall;
- 1,450 square feet of perimeter parkway side panel/corner return landscaping and development monument area at the northwest corner of Avenue One and Grandview Drive as well as approximately 66 linear feet of block wall;
- 6,551 square feet of perimeter parkway side panel landscaping improvements on the north side of Avenue One from Grandview Drive to the dirt trail along the channel way at the eastern boundary of the Mello Ranch 1 Subdivision, which incorporates 3,658 square feet of landscaping improvements, 2,893 square feet of trail surface area, and 443 linear feet of block wall;
- 1,886 square feet of perimeter parkway side panel/corner return landscaping and development monument area at the northeast corner of Avenue One and Grandview Drive as well as approximately 70 linear feet of block wall;

- 2,029 square feet of entryway/internal parkway side panel landscaping on the west side of Grandview Drive between the corner return (entryway monument area) at Avenue One and Summerglen Drive as well as approximately 360 linear feet of block wall;
- 3,840 square feet of entryway/internal parkway side panel landscaping on the east side of Grandview Drive between the corner return (entryway monument area) at Avenue One and Summerglen Drive as well as approximately 354 linear feet of block wall.

Mello Ranch 2

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 2,044 square feet of entryway/internal median islands (landscaped) on El Rodebaugh Court between Avenue Two and De La Vina Court;
- 2,684 square feet of entryway/internal median traffic circle landscaping located at El Rodebaugh Court and De La Vina Court;
- 2,217 square feet of entryway/internal parkway side panel landscaping improvements on the east side of El Rodebaugh Court from the return at Avenue Two and El Rodebaugh Court to De La Vina Court as well as approximately 238 linear feet of block wall;
- 1,022 square feet of entryway/internal parkway side panel landscaping improvements on the west side of El Rodebaugh Court from the return at Avenue Two and El Rodebaugh Court to De La Vina Court as well as approximately 245 linear feet of block wall;
- 9,616 square feet of perimeter parkway side panel landscaping improvements on the south side of Avenue Two from the eastern boundary of the Mello Ranch 2 Subdivision to El Rodebaugh Court including the side panel/corner return landscaping and development monument area at the southeast corner of Avenue Two and El Rodebaugh Court, which incorporates 5,311 square feet of landscaping improvements, 4,305 square feet of trail surface area, and 548 linear feet of block wall;
- 5,408 square feet of perimeter parkway side panel landscaping improvements on the south side of Avenue Two from the western boundary of the Mello Ranch 2 Subdivision and Fire Station to El Rodebaugh Court including the side panel/corner return landscaping and development monument area at the southwest corner of Avenue Two and El Rodebaugh Court, which incorporates 3,176 square feet of landscaping improvements, 2,232 square feet of trail surface area, and 283 linear feet of block wall.

Juniper Meadows

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 999 square feet of perimeter parkway side panel landscaping improvements on the north side of East Juniper Avenue between Rancho Del Rey Drive and Pollitt Court, which incorporates 287 square feet of landscaping improvements, 712 square feet of trail surface area, and 88 linear feet of block wall;

- 879 square feet of perimeter parkway side panel landscaping improvements on the north side of East Juniper Avenue from the Eastern boundary of Juniper Meadows Phase 2 (also the West boundary of Juniper Meadows Phase 1) to Pollit Court, which incorporates 184 square feet of landscaping improvements, 695 square feet of trail surface area, and 87 linear feet of block wall;
- 791 square feet of perimeter parkway side panel landscaping improvements on the north side of East Juniper Avenue from Pollitt Court west to the western boundary of Juniper Meadows Phase II (Southwest corner of Lot 12), which incorporates 170 square feet of landscaping improvements, 621 square feet of trail surface area, and 85 linear feet of block wall.

Stone Creek

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 4,798 square feet of entryway/internal parkway side panel landscaping improvements on the east side of Stone Creek Drive from the corner return at Bellevue Road and Stone Creek Drive south to Sandstone Way;
- 832 square feet of entryway/internal parkway side panel landscaping improvements (Area between curb and sidewalk) located in front of the drainage basin where Stone Creek Drive turns into Travertine Way.

America West Business Park

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 9,031 square feet of within two perimeter median islands on Bell Drive located east of Shasta Drive between Freedom Lane and the eastern boundaries of the American West Business Park and Bell Crossing developments (a point which is approximately 300 feet east of Truckee Drive & Patriotic Drive), which incorporates 8,597 square feet of landscaping improvements and 434 square feet of hardscape area.

The above improvements are proportionately shared and provide special benefit to properties in both the American West Business Park and Bell Crossing developments.

Bell Crossing

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 9,031 square feet of within two perimeter median islands on Bell Drive located east of Shasta Drive between Freedom Lane and the eastern boundaries of the American West Business Park and Bell Crossing developments (a point which is approximately 300 feet east of Truckee Drive & Patriotic Drive), which incorporates 8,597 square feet of landscaping improvements and 434 square feet of hardscape area.

The above improvements are proportionately shared and provide special benefit to properties in both the American West Business Park and Bell Crossing developments.

Improvements specifically shared by and allocated to only properties in the Bell Crossing District includes:

- 1,872 square feet of landscaping improvement area within three (3) entryway/internal median islands on Truckee Drive from Bell Drive leading up to the privately-owned residential gateway area improvements. (The monument entryway island and the landscaping adjacent to the block wall at the entry gate are owned and maintained by the Bell Crossing HOA and would only be maintained by the District if the HOA is dissolved and/or property owners approve an increased assessment);
- 6,475 square feet of perimeter parkway side panel landscaping in the public right of way on the east/northeast side of Truckee Drive from Bell Drive leading up to the privately-owned residential gateway area improvements which are owned and maintained by the Bell Crossing HOA (This District maintained side panel landscaping includes the corner return at the northeast corner of Bell Drive and Truckee Drive);
- 5,938 square feet of perimeter parkway side panel landscaping in the public right of way on the west/southwest side of Truckee Drive from Bell Drive leading up to the privately-owned residential gateway area improvements which are owned and maintained by the Bell Crossing HOA (This District maintained side panel landscaping includes the corner return at the northwest corner of Bell Drive and Truckee Drive).

The above improvements include landscaping and landscape irrigation systems and services in the public right of way along Truckee Drive leading up to one of the privately-owned gateway areas. All of the landscape areas on both sides of Shasta Drive from Bell Avenue to the privately-owned gate are owned and maintained by the Bell Crossing HOA.

Atwater South

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 573 square feet of entryway/internal median landscaping and entry monument on Miramonte Drive between Avenue One and Cordelia Court, which incorporates 556 square feet of landscaping improvements and 17 square feet of hardscape area;
- 1,097 square feet of entryway/internal median island landscaping on Miramonte Drive between Cordelia Court and Vistana Drive;
- 1,965 square feet of entryway/internal median traffic circle landscaping located at Miramonte Drive and Vistana Drive;
- 573 square feet of entryway/internal median island landscaping and entry monument on Camrose Street between Avenue One and Cordelia Court, which incorporates 556 square feet of landscaping improvements and 17 square feet of hardscape area;
- 1,097 square feet of entryway/internal median island landscaping on Camrose Street between Cordelia Court and Vistana Drive;
- 1,965 square feet of entryway/internal median traffic circle landscaping located at Camrose Street and Vistana Drive;

- 5,404 square feet of perimeter parkway side panel landscaping improvements on the south side of Avenue One from the trail on the eastern side of the District, west to Miramonte Drive including the return at Avenue One and Miramonte Drive, which incorporates 2,683 square feet of landscaping improvements, 2,721 square feet of trail surface area, and 398 linear feet of block wall;
- 6,500 square feet of perimeter parkway side panel landscaping improvements on the south side of Avenue One from Miramonte Drive to Camrose Street including the returns at Avenue One and Miramonte Drive and Avenue One and Camrose Street, which incorporates 3,555 square feet of landscaping improvements, 2,945 square feet of trail surface area, and 449 linear feet of block wall;
- 8,919 square feet of perimeter parkway side panel landscaping improvements on the south side of Avenue One from Camrose Street to N. Buhach Road including the returns at Avenue One and Camrose Street and Avenue One and N. Buhach Road, which incorporates 4,723 square feet of landscaping improvements, 4,196 square feet of trail surface area, and 626 linear feet of block wall;
- 21,465 square feet of perimeter parkway side panel landscaping improvements on the east side of N. Buhach Road from Avenue One to the southern boundary of the Atwater South District (Green Sands Avenue) including the area adjacent to the Drainage Basin, which incorporates 13,318 square feet of landscaping improvements, 8,147 square feet of trail surface area, and 1,176 linear feet of block wall;
- 1,048 square feet of perimeter parkway side panel corner landscaping improvements at the northeast corner of N. Buhach Road and Green Sands Avenue (adjacent to the Drainage Basin);
- 3,998 square feet of perimeter parkway side panel landscaping improvements on the north side of Green Sands Avenue east of N. Buhach Road along the Drainage Basin which is located at the northeast corner of N. Buhach Road and Green Sands Avenue (approximately 250 feet in length);
- 4,145 square feet of perimeter parkway side panel landscaping improvements on the north side of Green Sands Avenue from Camrose Street east to the eastern boundary of the Atwater South District as well as approximately 307 linear feet of block wall;
- 27 linear feet of block wall on the east side of Camrose Street, from the corner of Greensands Avenue and Camrose St, north approximately 25 feet;
- 429 square feet of entryway/internal parkway side panel landscaping improvements on the west side of Camrose Street from the return at Avenue One and Camrose Street toward Cordelia Court (approximately 60 feet to end of the block wall) as well as approximately 64 linear feet of block wall;
- 699 square feet of entryway/internal parkway side panel landscaping improvements on the east side of Camrose Street from the return at Avenue One and Camrose Street south toward Cordelia Court (approximately 60 feet to end of the block wall) as well as approximately 61 linear feet of block wall;
- 386 square feet of entryway/internal parkway side panel landscaping improvements on the west side of Miramonde Drive from the return at Avenue One and Miramonde Drive south toward Cordelia Court (approximately 60 feet to end of the block wall) as well as approximately 60 linear feet of block wall;

- 730 square feet of entryway/internal parkway side panel landscaping improvements on the east side of Miramonte Drive from the return at Avenue One and Miramonde Drive south toward Cordelia Court (approximately 60 feet to end of the block wall) as well as approximately 69 linear feet of block wall;
- 11,610 square feet of Trail Landscaping (landscaping on either side of the trail/bicycle path) on the eastern boundary of Atwater South extending south along Canal Creek from Avenue One to the southern boundary of the District (Green Sands Avenue). The overall area (trail area and neighborhood park) is Identified as Lot B that comprises parcels 005-553-016 and 005-500-013;
- 53,583 square feet of Neighborhood Park on the eastern boundary of Atwater South extending south along Canal Creek from Avenue One to the southern boundary of the District (Green Sands Avenue). The overall area (trail area and neighborhood park) is Identified as Lot B that comprises parcels 005-553-016 and 005-500-013;
- 20,862 square feet of Trail/Bicycle Path on the eastern boundary of Atwater South extending south along Canal Creek from Avenue One to the southern boundary of the District (Green Sands Avenue). The overall area (trail area and neighborhood park) is Identified as Lot B that comprises parcels 005-553-016 and 005-500-013;
- 1,525 linear feet of block wall along the eastern boundary of Atwater South adjacent to the trail area and neighborhood park, extending south along Canal Creek from Avenue One to the southern boundary of the District (Green Sands Avenue). The overall area (trail area and neighborhood park) is Identified as Lot B that comprises parcels 005-553-016 and 005-500-013.

Meadow View Estates

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 1,300 square feet of entryway/internal parkway side panel landscaping improvements on the north side of Nebela Drive located 120 feet west of the northwest corner of Nebela Drive and Rondel Road and continuing 203 feet west (adjacent to the Open Space area identified as Lot A of the Meadow View Estates);
- 2,537 square feet of Open Space on the north side of Nebela Drive generally located 120 feet west of the northwest corner of Nebela Drive and Rondel Road (Identified as Lot A).

Aspenwood

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 3,944 square feet of perimeter parkway landscaping on the east side of Shaffer Road between the southern boundary of the Aspenwood District (being the southern lot line of Lot 1 of the Aspenwood Subdivision) and Kelly Drive, which incorporates 2,600 square feet of landscaping improvements, 1,344 square feet of trail surface area, and 142 linear feet of block wall;

- 7,252 square feet of perimeter parkway landscaping improvements on the east side of Shaffer Road between Kelly Drive and Jeanna Drive, which incorporates 4,827 square feet of landscaping improvements, 2,425 square feet of trail surface area, and 267 linear feet of block wall;
- 3,934 square feet of perimeter parkway landscaping improvements on the east side of Shaffer Road between Jeanna Drive and the northern boundary of the Aspenwood District (being the northern lot line of Lot 39 of the Aspenwood Subdivision), which incorporates 2,638 square feet of landscaping improvements, 1,296 square feet of trail surface area, and 141 linear feet of block wall;
- 1,254 linear feet of block wall along the property lines on the southern boundary of the Aspenwood District (along the property lines of Lots 1 through 15 of the Aspenwood Subdivision);
- 1,161 linear feet of block wall along the property lines on the eastern boundary of the Aspenwood District (along the property lines of Lots 15, 16, 33, 34, and 35 of the Aspenwood Subdivision);
- 328 linear feet of block wall along the property lines on the northern boundary of the Aspenwood District (along the property lines of Lots 35 through 39 of the Aspenwood Subdivision).

Applegate Ranch

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 12,050 square feet of landscaping within four (4) perimeter median islands on Commerce Avenue between Applegate Road and the Atwater Drain Channel (minimal hardscape).

The Reserve

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 1,893 square feet of perimeter parkway side panel landscaping improvements on the south and southwest side of Gertrude Avenue from the western boundary of the District (being the western lot line of Lot 13 of The Reserve Subdivision), southeast to Reserve Court;
- 329 square feet of perimeter parkway side panel landscaping improvements on the southwest side of Gertrude Avenue from Reserve Court southeast to the eastern boundary of the District (being the eastern lot line of Lot 1 of The Reserve Subdivision);
- 2,201 square feet of paseo/trail/access path between Gertrude Avenue and the cul-de-sac of Cecchi Court identified as Lot B of The Reserve Subdivision (APN 150-360-015-000).

Simon Development

The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of landscaping and related improvements that may include but is not limited to the following:

- 3,050 square feet of entryway/internal parkway side panel improvements on the northeast corner of Sunset Drive and Everett Street (Designated as Lot A on Parcel Map 08-3). The City has an easement to maintain improvements within Lot A consisting of approximately 3,050 square feet of decorative rock and trees.

The detailed plans and specifications for the improvements for the Districts are voluminous and are not included in this Report but are on file in the office of the City Engineer and are by reference made a part of this Report.

Excluded Improvements

Not included as District improvements are improvements on private property. Such improvements and facilities including street trees shall be provided and maintained by the individual property owners.

II. Method of Apportionment

A. Legislative Requirements for Assessments

The estimated costs to provide the proposed improvements for Fiscal Year 2025/26 have been identified and allocated to properties within each District 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 in these Districts and for which properties are assessed are identified as local public landscaping, parks and related improvements specifically associated with the development of the properties within the District boundaries. The formulas used for calculating assessments for each have been designed to fairly apportion the cost of providing the improvements based on a determination of the proportional special benefits to each parcel.

Based on the provisions of the 1972 Act and the California Constitution, this section of the Report summarizes an analysis of the benefits, the improvements, and services to be provided by the Districts (both general and special). This report will include the formulas used to calculate each parcel's proportional special benefit and assessment obligation based on the entirety of the cost to provide the improvements (method of assessment) and the establishment of an inflationary formula for such assessments to address anticipated cost increases due to inflation (assessment range formula), as applicable.

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."

Section 22574 provides for zones as follows:

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

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."

B. Benefit Analysis

The improvements resulted from conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City required the original developer to install, and guarantee the maintenance of, landscaping, ornamental structures, and appurtenant facilities to benefit the parcels. Therefore, each parcel within the Districts would not have been developed without the installation and maintenance of the respective facilities.

Special Benefit

The landscape improvements identified in the Districts are clearly a special benefit to the properties within each respective District because these improvements provide public amenities not found in all areas of the City and the properties to be assessed were part of the overall development or planned development that created the need for the improvements and such improvements would otherwise not be necessary or required without the development of those properties. The ongoing maintenance of landscaped areas within the Districts as addressed in this Report, provide 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 facilitated by the development or potential development of properties within each respective District and/or Zone. 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 the Districts, collectively if the improvements in each respective District are not properly maintained, it is the parcels within each of those specific Districts and/or Zones (as may be applicable), that would be aesthetically burdened. Additionally, the street landscaping in these Districts may serve as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the Districts and serve as a pleasant aesthetic amenity that enhances the approach to the parcels. In some Districts, such as Atwater South, the landscaped areas may also include green space areas (neighborhood parks, greenbelts, open space and/or trails) that may provide a physical buffer between properties, overall open space within a development, and/or recreational areas and that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards. Therefore, it is evident that the ongoing operation and maintenance of the improvements and the level of service provided in each District has a direct and particular impact on those properties, including but not limited to enhanced aesthetics, and serve as a shared extension and representation of the individual properties into the public areas in close proximity

to those properties that are not provided or shared by other properties outside the specific Districts.

General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by the assessments in each District and the proximity and relationship to properties to be assessed, it is evident the improvements being funded in part by the assessments were primarily installed in connection with the development of properties therein or are improvements that would otherwise be shared by and/or required for development of properties in each respective District. It is also evident that the maintenance 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 and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or properties outside each respective District.

In the absence of special funding Districts, the City would typically provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas that are being funded and maintained through the Districts. 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 flat/moderately-sloped street landscaped areas is approximately $545 per acre (approximately $0.0125 per square foot) including medians, parkway and streetscape side panels; less than $445 per acre (approximately $0.0102 per square foot) for non-street public areas such as parks, greenbelts, and trail areas; and less than $218 per acre (approximately $0.005 per square foot) for natural open space areas or other limited access 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 Districts or specific benefit zones. The cost of providing this baseline service along with a reasonable percentage cost factor for City overhead and administration reasonably reflects and represents the cost of general benefits from landscape maintenance services. In an analysis of the various local landscaped parkways and medians to be maintained throughout it is estimated that on average, this baseline service level cost represents approximately 4% to 5% of the typical annual landscape maintenance expenses. Therefore, to ensure that no parcel is assessed for more than its proportional special benefit for local landscaping, the City will contribute for general benefit an amount equal to five percent (5%) of the estimated annual maintenance expenditures budgeted for each District.

Other Landscaping General Benefits

In addition to the general benefit identified above, it is recognized that there are indirect or incidental general benefits to properties within the Districts as well as the City and general public that are associated with regular landscape maintenance services, including:

- Minimization of dust and debris; and
- Decreased potential water runoff from both properties and the landscaped areas.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the Districts, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. We estimate that the costs associated with these indirect benefits do not exceed one percent of the annual maintenance expenditures for each District. Therefore, the costs associated with these indirect or incidental general benefits has been calculated based on 1.0% of the estimated annual maintenance expenditures budgeted for each District. Together with the baseline general benefit costs previously identified (5% of the estimated annual maintenance expenditures budgeted for each District), these indirect/incidental general benefit costs (an additional 1%) for a total of 6% of the estimated annual maintenance expenditures budgeted for each District shall be excluded from the assessment funding as outlined in the budgets (Part III of this Report) as the “General Benefit - City Funded”.

C. Assessment Methodology/Assessment Rates

In accordance with the provisions of the California Constitution Article XIIID, the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the maintenance and operation expenses of a public improvement and each parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the proportional assessment obligation for each parcel in each District is therefore based upon the entirety of the estimated annual expenses to operate and maintain the improvements that provide special benefits to the parcels therein and those costs are allocated to the parcels based on a method of apportionment that reflects the proportional special benefit conferred to each parcel.

Equivalent Benefit Unit Application:

To proportionally allocate special benefit to each parcel, it is necessary to correlate each property’s proportional benefit to other properties that benefit from the improvements and services being funded. In order to do this, the assessment methodology assigns each parcel a number of EBUs (Equivalent Benefit Units) based on its land use as of March 1st, preceding the fiscal year addressed herein. One EBU is defined as the special benefit allocable to a single-family home lot (basic EBU unit). In each case, a parcel is only allocated EBUs if the landscaping serving the particular District has been accepted by the City or will be accepted by the City during the upcoming fiscal year.

D. Calculation of Assessments

The benefit formula applied to parcels within each District is based on the preceding information concerning Equivalent Benefit Units (EBU). Residential lots in each specific District are assigned (one) 1 EBU per parcel; the number of EBUs assigned to all other assessable parcels shall be equal to the respective parcel's acreage. A parcel shall be considered a residential lot if a single-family residential building permit can be issued on such parcel without further subdivision. The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Acres = Parcel EBU

or

1 Lot = 1 EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of all parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Assessment per EBU

Assessment per EBU x Parcel EBU = Parcel Levy Amount

Exceptions to methodology above are parcels within America West Business Park, Applegate Ranch and Simon:

- America West Business Park is a Commercial Subdivision assessed on a per parcel basis.
- Applegate Ranch and Simon are assessed on a per acre basis, where the total balance to levy, divided by number of acres will provide the assessment per EBU.

E. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that 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 and conditions were later confirmed through Senate Bill 919 (the Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to a District's costs and assessments. As part of the formation of the Districts listed below, balloting of property owners is required pursuant to the Article XIIID Section 4 in order to provide for annual assessment rate increases. The property owner ballots include an Assessment to be approved, as well as the approval of an assessment range formula.

As part of the assessment approval process, property owners for the following Districts authorized an annual increase in the assessments to enable the Districts to keep current with increases in the cost of labor, materials, and utilities.

The Districts and their approved annual increases are listed in the following table:

District	Annual Increase
Silva Ranch	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Mello Ranch Unit 1	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Mello Ranch Unit 2 (Las Casas)	Greater of 4% or CPI, All Urban Consumers, US City Average for Y/E Dec 31
Juniper Meadows	4%
Camellia Meadows	4%
Stone Creek	Greater of 4% or CPI, All Urban Consumers, US City Average for Y/E Dec 31
America West Business Park	4%
Bell Crossing	4%
Atwater South	4%
Meadow View Estates	4%
Aspenwood	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Applegate Ranch	CPI, All Urban Consumers, US City Average for Y/E Dec 31
The Reserve	CPI, All Urban Consumers, US City Average for Y/E Dec 31
Simon	CPI, All Urban Consumers, US City Average for Y/E Dec 31

There is no allowable annual increase in the maximum assessment rates for the following Districts: Price Annexation, Sandlewood Square, Pajaro Dunes, Redwood Estates, and Cottage Gardens.

The annual percentage increase for fiscal year 2025/26 for each District allowed a Consumer Price Index (CPI) based rate increase is 2.88% based on the CPI for All Urban Consumers, US City Average calculated from December to December. Should the Bureau of Labor Statistics (BLS) revise such index or discontinue the preparation of such index, the Engineer shall use the revised index, or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

III. Estimate of Costs

A. Budget and Assessment Methodology

The assessments in this Report are based on estimated annual costs to maintain and service each District's improvements and provide for applicable incidental expenses.

B. Maximum Rates - Inflationary Districts

The following table shows each District subject to annual escalation of its maximum assessment rates, together annual inflator: information and comparative maximum assessment rates for FY 2024/25 and 2025/26 of each:

District	Annual Increase	FY 2024/25 Maximum Rate[1]	FY 2025/26 Maximum Rate[1]
Silva Ranch	CPI (Dec-Dec)	$300.5115	$309.1662
Mello Ranch Unit 1	CPI (Dec-Dec)	$288.9938	$297.3168
Juniper Meadows	4%	$1,097.9212	$1,141.8380
Camellia Meadows	4%	$714.8749	$743.4699
Stone Creek	Greater of 4% or CPI (Dec-Dec)	$614.8068	$639.3990
America West Business Park	4%	$926.1627	$963.2093
Bell Crossing	4%	$177.4388	$184.5363
Atwater South	4%	$780.2634	$811.4740
Mello Ranch Unit 2 (Las Casas)	Greater of 4% or CPI (Dec-Dec)	$872.3439	$907.2376
Meadow View Estates	4%	$166.8766	$173.5517
Aspenwood	CPI (Dec-Dec)	$308.2828	$317.1613
Applegate Ranch	CPI (Dec-Dec)	$535.6858	$551.1135
The Reserve	CPI (Dec-Dec)	$300.4058	$309.0575
Simon	CPI (Dec-Dec)	$854.4098	$879.0168

[1] Rates have been rounded for presentation purposes.

C. FY 2025/26 Estimated Costs

Fund	District	Bike Path / Pavement Maint Costs	Landscape Maint Costs	Utility Costs	Admin Costs	Prof. Services Costs	Total Costs	General Benefit Contribution [1]	Total Budget
5010	Price Annexation LMA	$8,538	$60,031	$1,400	$3,878	$5,354	$79,201	($3,332)	$75,869
5012	Sandlewood Square LMA	0	5,469	0	408	564	6,441	(260)	$6,181
5014	Parjaro Dunes LMA	924	3,357	0	226	311	4,818	(204)	$4,614
5016	Redwood Estates LMA	409	3,376	0	416	575	4,776	(180)	$4,596
5018	Cottage Gardens ST & LMA	0	2,250	0	54	75	2,379	(107)	$2,272
5022	Silva Ranch LNDSCP	799	7,433	0	583	805	9,620	(392)	$9,228
5024	Mello Ranch LNDSCP	939	5,547	704	587	811	8,588	(342)	$8,246
5027	Juniper Meadows LNDSCP	262	2,014	0	66	91	2,433	(108)	$2,325
5029	Camellia Meadows LNDSCP	0	4,198	0	121	166	4,485	(200)	$4,285
5031	Stone Creek LNDSCP	0	12,019	234	727	1,004	13,984	(583)	$13,401
5033	America West LNDSCP	0	4,276	0	66	91	4,433	(204)	$4,229
5035	Bell Crossing LNDSCP	0	3,380	234	731	1,010	5,355	(172)	$5,183
5037	Atwater South LNDSCP	5,972	15,742	0	587	811	23,112	(1,034)	$22,078
5040	Mello Ranch 2 LNDSCP	1,004	8,610	0	506	698	10,818	(458)	$10,360
5042	Meadow View LNDSCP	0	5,171	0	502	693	6,366	(246)	$6,120
5044	Aspenwood LNDSCP	778	5,737	0	148	204	6,867	(310)	$6,557
5046	Applegate Ranch LNDSCP	0	6,255	234	58	81	6,628	(309)	$6,319
5048	The Reserve LNDSCP	0	550	0	78	107	735	(26)	$709
5054	Simon LNDSCP	0	758	0	8	11	777	(36)	$741
	Totals	**$19,625**	**$156,173**	**$2,806**	**$9,750**	**$13,462**	**$201,816**	**($8,503)**	**$193,313**

[1] This amount represents the General Benefit portion of the costs to maintain the improvements. This General Benefit portion of the costs is deducted so that it is not charged to the property owners.

D. FY 2025/26 Estimated Budgets, Rates, and Fund Balances

Fund	District	Total Budget	Replenish/ (Use) of Reserves [1]	Balance to Levy	Total Max Asmt	No. of EBUs [2]	Unfunded Cost per EBU [3]	Max Rate per Lot /Acre [2]	Applied Rate per Lot/Acre [2]	Prior Year GF Advance / (Repayment) [5]	Beginning Reserve Bal. (est.)	Replenish/ (Use) of Reserves [1]	Current Year GF Advance / (Repayment) [6]	Ending Reserve Bal. (est.)
5010	Price Annexation LMA [4]	$75,869	($49,112)	**$26,757**	$26,758	1,009.40	($48.66)	Varies [4]	Varies [4]	$52,053	$0	($49,112)	$49,112	$0
5012	Sandlewood Square LMA	6,181	(2,021)	**4,160**	4,160	105.00	(19.25)	39.62	39.62	3,073	0	(2,021)	2,021	0
5014	Parjaro Dunes LMA	4,614	(1,106)	**3,508**	3,508	58.00	(19.07)	60.48	60.48	737	0	(1,106)	1,106	0
5016	Redwood Estates LMA	4,596	(881)	**3,715**	3,715	107.00	(8.23)	34.72	34.72	1,882	0	(881)	881	0
5018	Cottage Gardens ST & LMA	2,272	(2,272)	**0**	4,885	14.00	0.00	348.94	0.00	0	22,463	(2,272)	0	20,191
5022	Silva Ranch LNDSCP	9,228	3,951	**13,179**	46,374	150.00	0.00	309.16	87.86	0	165	3,951	0	4,116
5024	Mello Ranch LNDSCP	8,246	(3,770)	**4,476**	44,894	151.00	0.00	297.31	29.64	0	7,364	(3,770)	0	3,594
5027	Juniper Meadows LNDSCP	2,325	(1,186)	**1,139**	19,411	17.00	0.00	1,141.83	67.00	0	2,324	(1,186)	0	1,138
5029	Camellia Meadows LNDSCP	4,285	(2,360)	**1,925**	23,047	31.00	0.00	743.46	62.10	0	4,459	(2,360)	0	2,099
5031	Stone Creek LNDSCP	13,401	(8,883)	**4,518**	119,566	187.00	0.00	639.39	24.16	0	15,009	(8,883)	0	6,126
5033	America West LNDSCP	4,229	(4,229)	**0**	16,374	17.00	0.00	963.20	0.00	0	28,499	(4,229)	0	24,270
5035	Bell Crossing LNDSCP	5,183	3,420	**8,603**	34,692	188.00	0.00	184.53	45.76	1,616	0	3,420	(1,616)	1,804
5037	Atwater South LNDSCP	22,078	(4,607)	**17,471**	122,532	151.00	0.00	811.47	115.70	0	13,113	(4,607)	0	8,506
5040	Mello Ranch 2 LNDSCP	10,360	(10,360)	**0**	117,940	130.00	0.00	907.23	0.00	0	102,854	(10,360)	0	92,494
5042	Meadow View LNDSCP	6,120	(503)	**5,617**	22,388	129.00	0.00	173.55	43.54	0	3,087	(503)	0	2,584
5044	Aspenwood LNDSCP	6,557	(6,557)	**0**	12,052	38.00	0.00	317.16	0.00	0	84,047	(6,557)	0	77,490
5046	Applegate Ranch LNDSCP [2]	6,319	1,025	**7,344**	23,003	41.74	0.00	551.11	175.94	0	2,220	1,025	0	3,245
5048	The Reserve LNDSCP	709	(709)	**0**	6,181	20.00	0.00	309.05	0.00	0	3,149	(709)	0	2,440
5054	Simon LNDSCP [2]	741	(741)	**0**	2,857	3.25	0.00	879.01	0.00	0	6,541	(741)	0	5,800
	Total:	**$193,313**	**($90,901)**	**$102,412**	**$654,337**	**2,547.39**				**$59,361**	**$295,294**	**($90,901)**	**$51,504**	**$255,897**

[1] A "Replenishment" of the Reserve increases the levy to replenish the Reserve. A "(Use)" of the Reserve decreases the levy by drawing funds from the Reserve to pay current year expenditures after considering the amount shown in the Prior Year General Fund (Advance) / Repayment column, if any.

[2] Applegate Ranch LNDSCP and Simon LNDSCP contain 41.74 and 3.25 acres, respectively, which are applied at one EBU per acre.

[3] Represents the projected shortfall per EBU expected to be advanced from the General Fund due to costs exceeding maximum assessment revenues of certain Districts.

[4] Price Annexation consists of 1009.24 EBUs comprised of 976 residential lots and 11 parcels containing 33.24 acres. See the following "Price Annexation" table for individual rates by subdivision.

[5] Represents funds transferred to/(from) the City's General Fund during the 12 months prior to FY 2025/26 in connection with prior year unfunded costs. A positive amount represents an advance to a District while a negative amount represents the repayment of a previous advance from the General Fund.

[6] Represents unfunded costs in excess of revenues expected to be advanced from the City's General Fund after applying maximum assessment revenues. If negative, represents funds expected to be available for repayment of a prior year General Fund advance.

Price Annexation

The following table provides information for areas within Price Annexation which are not detailed in the preceding table.

Price Annexation Subdivision	Assessable Acres	FY 2025/26 Applied Rate per EBU	FY 2025/26 Maximum Rate per EBU
Casa Del Rey #1, 2 & 3	n/a	$33.80	$33.80
Cott Vent Del Rey #1 & 2	n/a	$15.65	$15.65
Fairway #1, 2 & 3	n/a	$22.04	$22.04
Par 5 Sub #4, 5 & 6	n/a	$24.98	$24.98
Vintage #1, 2 & 3	n/a	$22.62	$22.62
Villa Italia	n/a	$8.20	$8.20
Vista Del Rey #1, 2, 3, 4 & 5	n/a	$24.98	$24.98
Price Sub Lot 7	8.50	$99.45	$99.45
Price Sub Lot 12	20.54	$103.87	$103.87
Price Sub Lot 13	4.2	$100.45	$100.45

Rates have been rounded for presentation purposes and/or County rounding requirements.

E. Rate Increases and Decreases from Prior Year

The following table lists the proposed assessments rates for FY 2025/26 together the rates assessed in FY 2024/25 and the amount of increase/(decrease) of each:

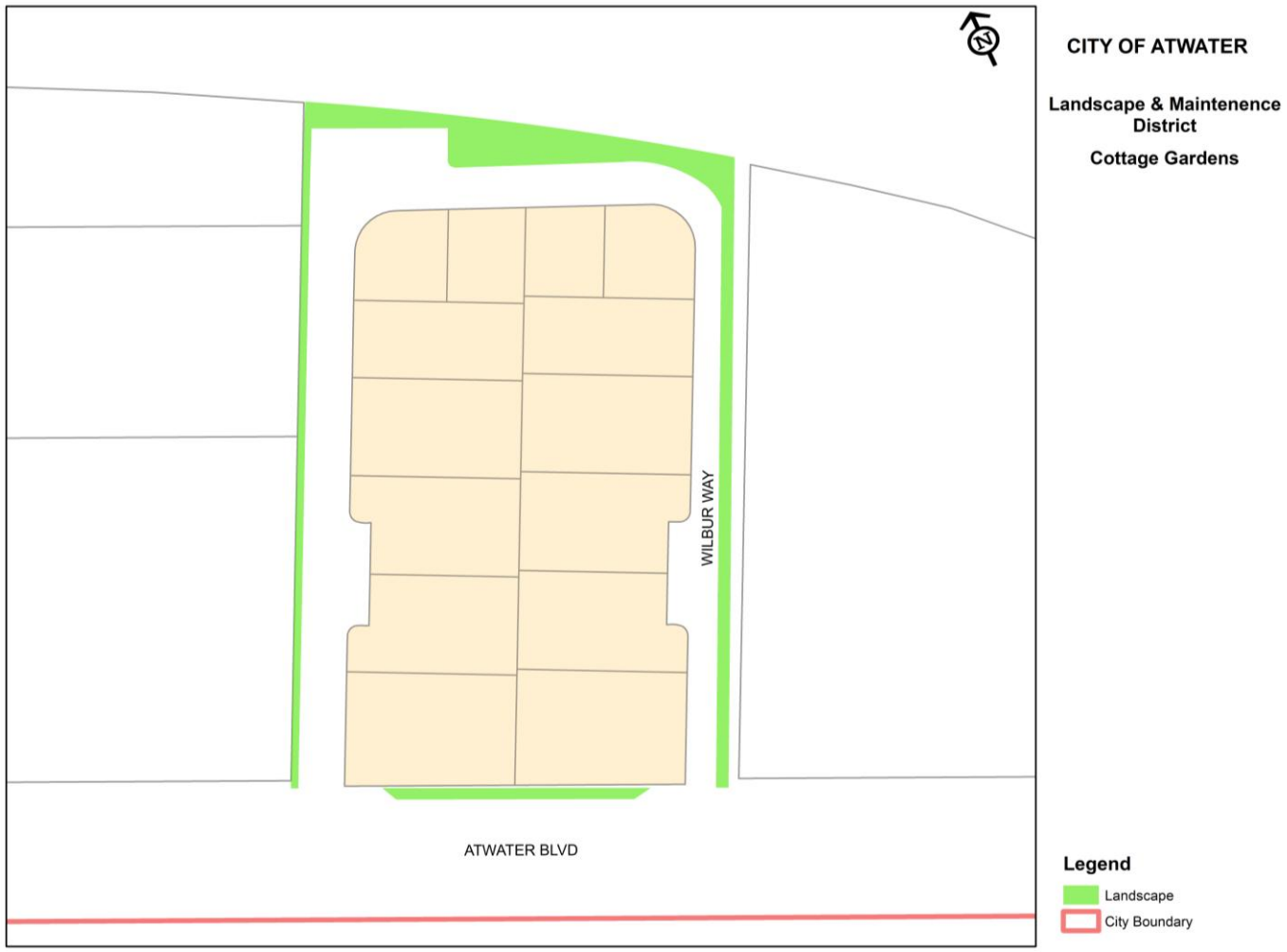
Fund	District	FY 2024/25 Applied Rate per EBU	FY 2025/26 Proposed Rate per EBU	$ Increase / (Decrease)	
5010	Price Annexation LMA Subdivisions				
	Casa Del Rey #1, 2 & 3	$33.80	$33.80	$0.00	
	Cott Vent Del Rey #1 & 2	$15.65	$15.65	$0.00	
	Fairway #1, 2 & 3	$22.04	$22.04	$0.00	
	Par 5 Sub #4, 5 & 6	$24.98	$24.98	$0.00	
	Vintage #1, 2 & 3	$22.62	$22.62	$0.00	
	Villa Italia	$8.20	$8.20	$0.00	
	Vista Del Rey #1, 2, 3, 4 & 5	$24.98	$24.98	$0.00	
	Price Sub Lot 7	$99.45	$99.45	$0.00	
	Price Sub Lot 12	$103.87	$103.87	$0.00	
	Price Sub Lot 13	$100.45	$100.45	$0.00	
5012	Sandlewood Square LMA	$39.62	$39.62	$0.00	
5014	Pajaro Dunes LMA	$60.48	$60.48	$0.00	
5016	Redwood Estates LMA	$34.72	$34.72	$0.00	
5018	Cottage Gardens ST & LMA	$0.00	$0.00	$0.00	
5022	Silva Ranch LNDSCP	$59.98	$87.86	$27.88	[1]
5024	Mello Ranch LNDSCP	$0.00	$0.00	$0.00	
5027	Juniper Meadows LNDSCP	$178.72	$67.00	($111.72)	
5029	Camellia Meadows LNDSCP	$191.40	$62.10	($129.30)	
5031	Stone Creek LNDSCP	$0.00	$0.00	$0.00	
5033	America West LNDSCP	$0.00	$0.00	$0.00	
5035	Bell Crossing LNDSCP	$33.44	$45.76	$12.32	[2]
5037	Atwater South LNDSCP	$115.70	$115.70	$0.00	
5040	Mello Ranch 2 LNDSCP	$0.00	$0.00	$0.00	
5042	Meadow View LNDSCP	$69.08	$43.54	($25.54)	
5044	Aspenwood LNDSCP	$0.00	$0.00	$0.00	
5046	Applegate Ranch LNDSCP	$99.05	$175.94	$76.89	[1]
5048	Reserve LNDSCP	$0.00	$0.00	$0.00	
5054	Simon LNDSCP	$0.00	$0.00	$0.00	

[1] Indicates a proposed rate increase to generate sufficient revenues to fund district costs until the collection of next year's assessments and to replenish reserves. If charged at a lesser rate, it is expected that supplemental funds will need to be advanced from the General Fund. These proposed rates are less than 32% of the maximum assessment rates that can be charged.
[2] This proposed rate increase allows for repayment of the previous year's General Fund advance and is less than 32% of the maximum assessment rate that can be charged.

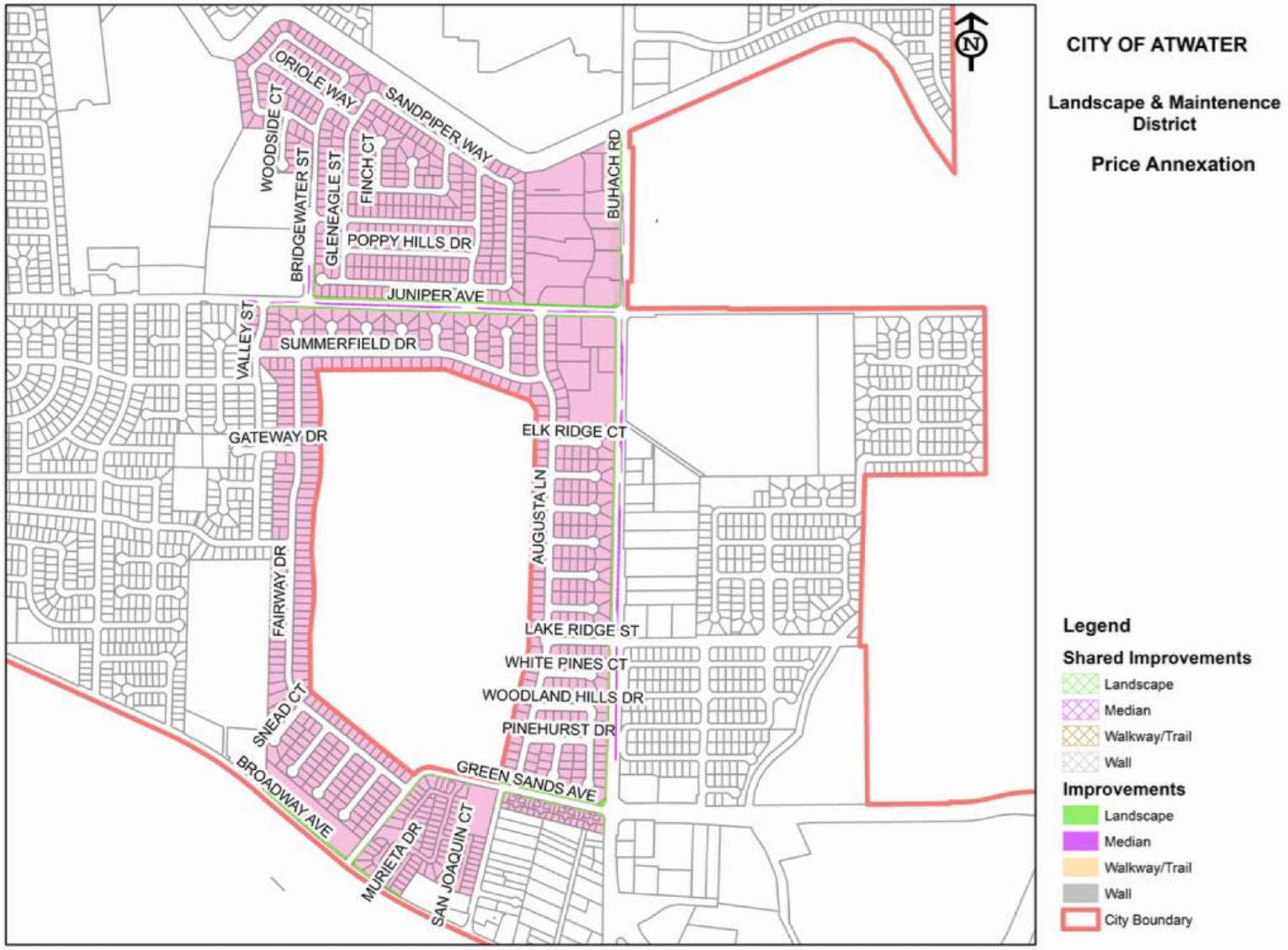
IV. District Diagrams

For general reference purposes, renderings of the Districts' boundaries, showing the extent of the assessable parcels, are presented herein. More detailed District Diagrams are on file with the City Clerk and made part of this report by reference. The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions shown on the maps of the Assessor of the County of Merced, for the year when this Report was prepared, and are also incorporated by reference herein and made part of this Report.

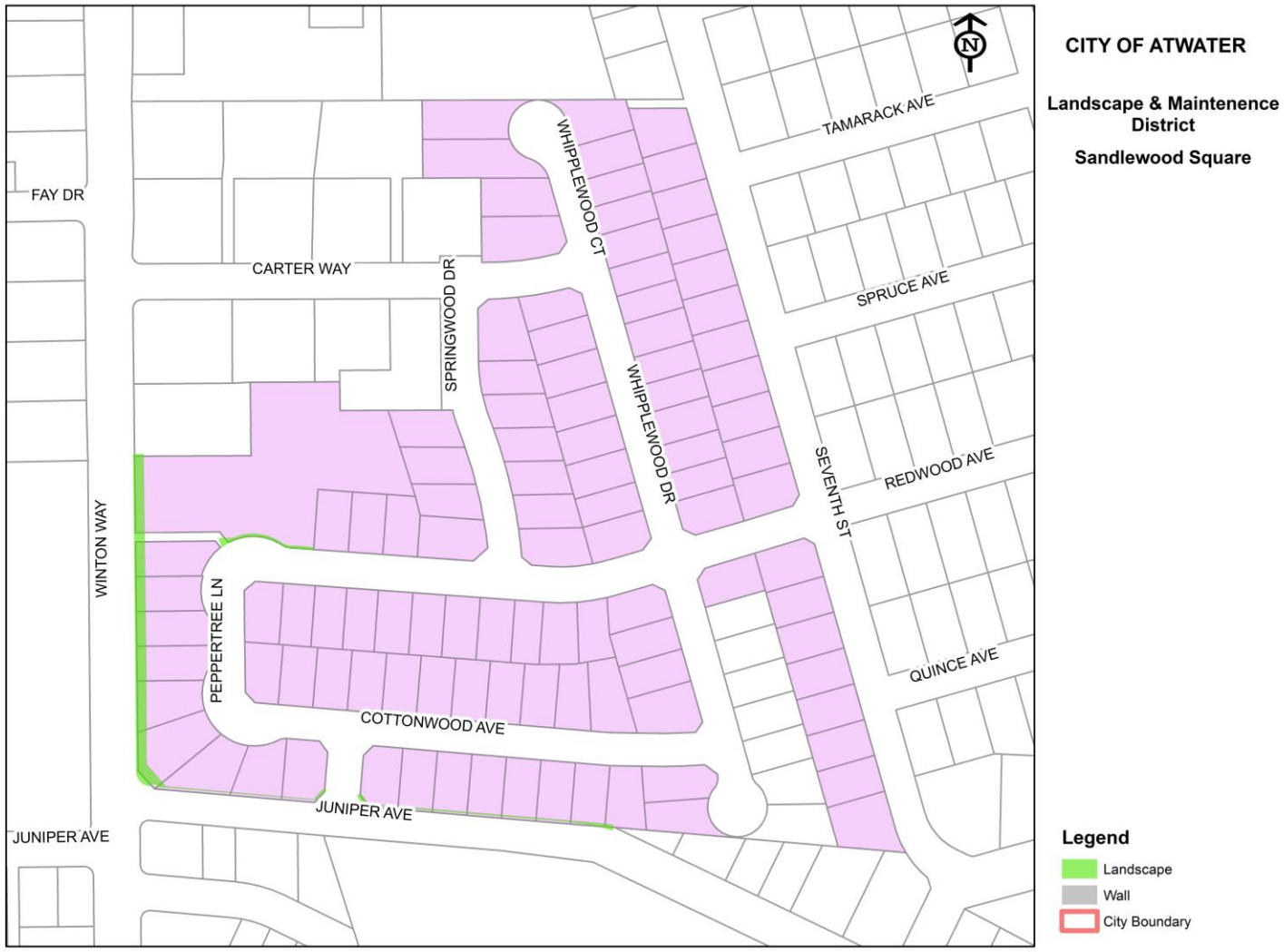
Cottage Gardens



Price Annexation



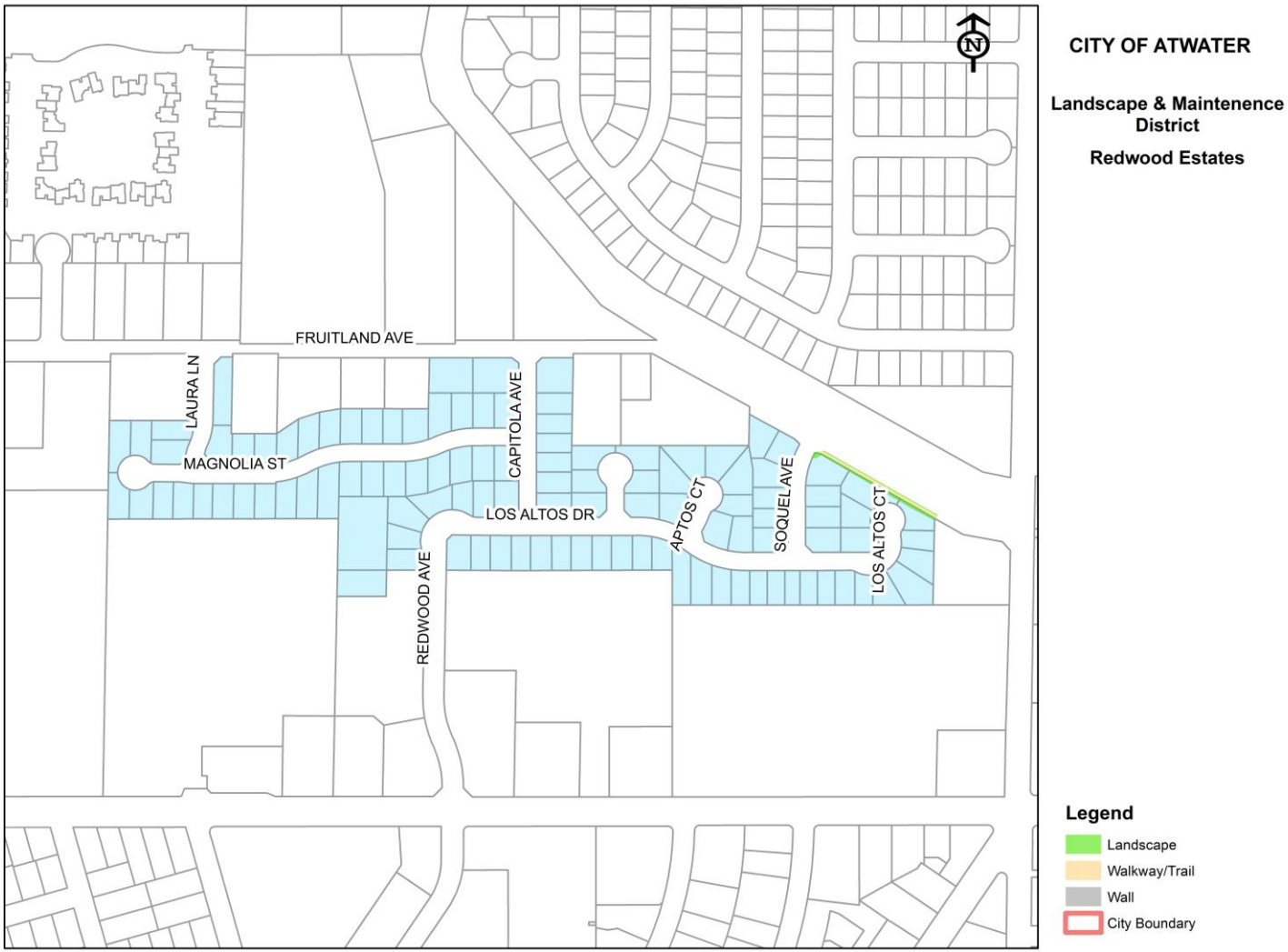
Sandlewood Square



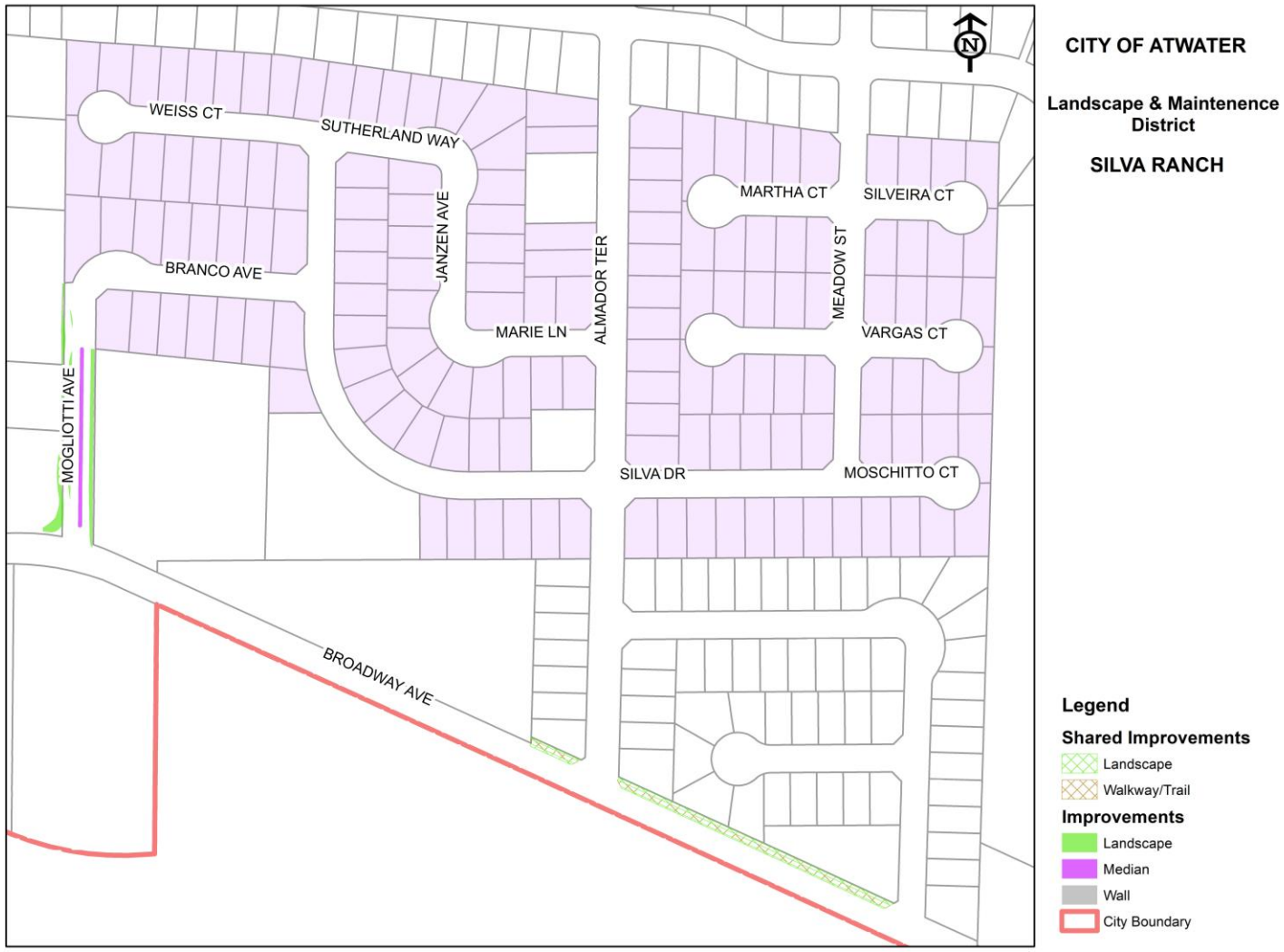
Pajaro Dunes



Redwood Estates



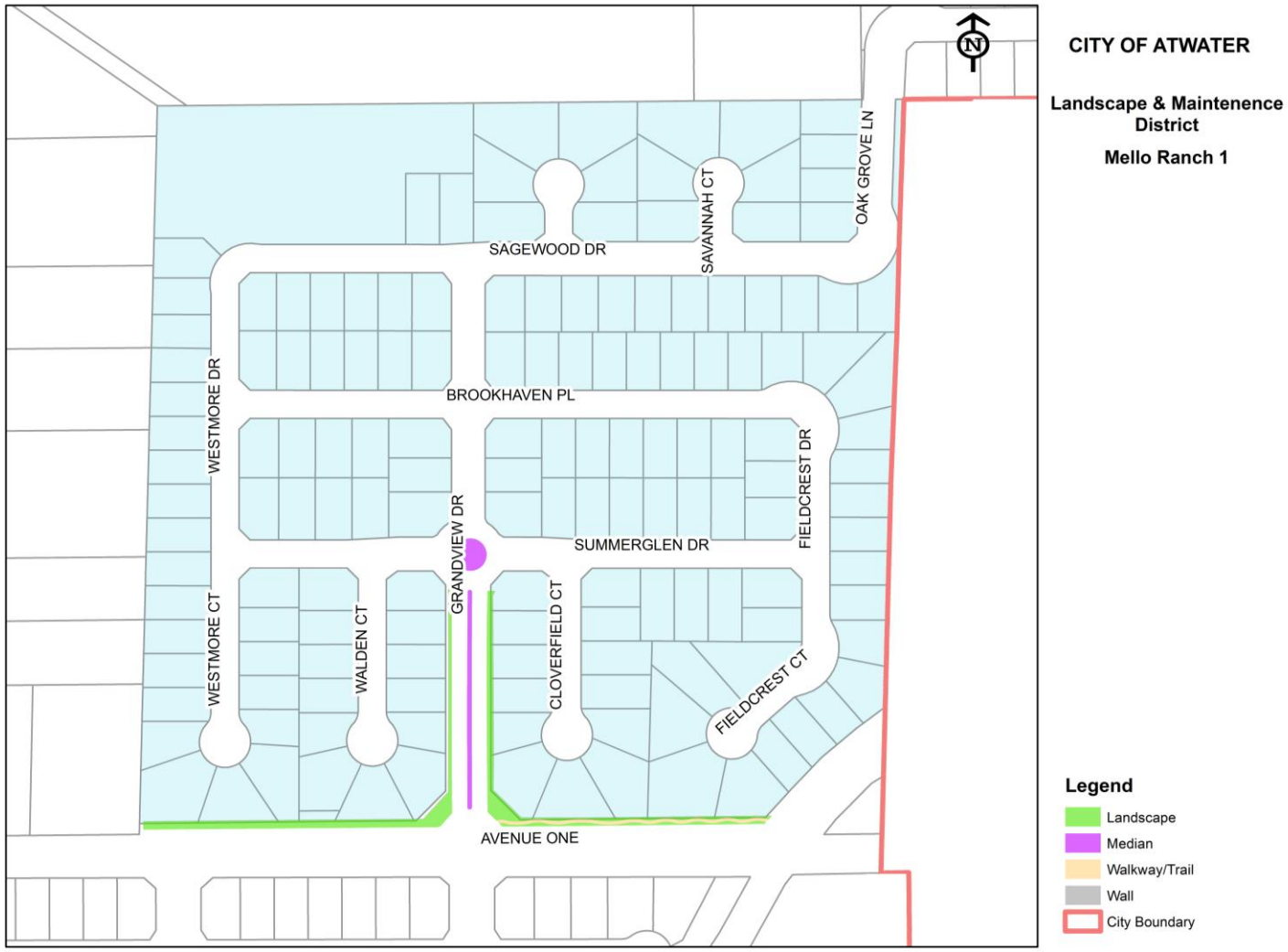
Silva Ranch


CITY OF ATWATER
Landscape & Maintenence District
SILVA RANCH
WEISS CT
SUTHERLAND WAY
JANZEN AVE
ALMADOR TER
MARTHA CT
SILVEIRA CT
MEADOW ST
BRANCO AVE
MARIE LN
VARGAS CT
MOGLIOTTI AVE
SILVA DR
MOSCHITTO CT
BROADWAY AVE
Legend
Shared Improvements
Landscape
Walkway/Trail
Improvements
Landscape
Median
Wall
City Boundary

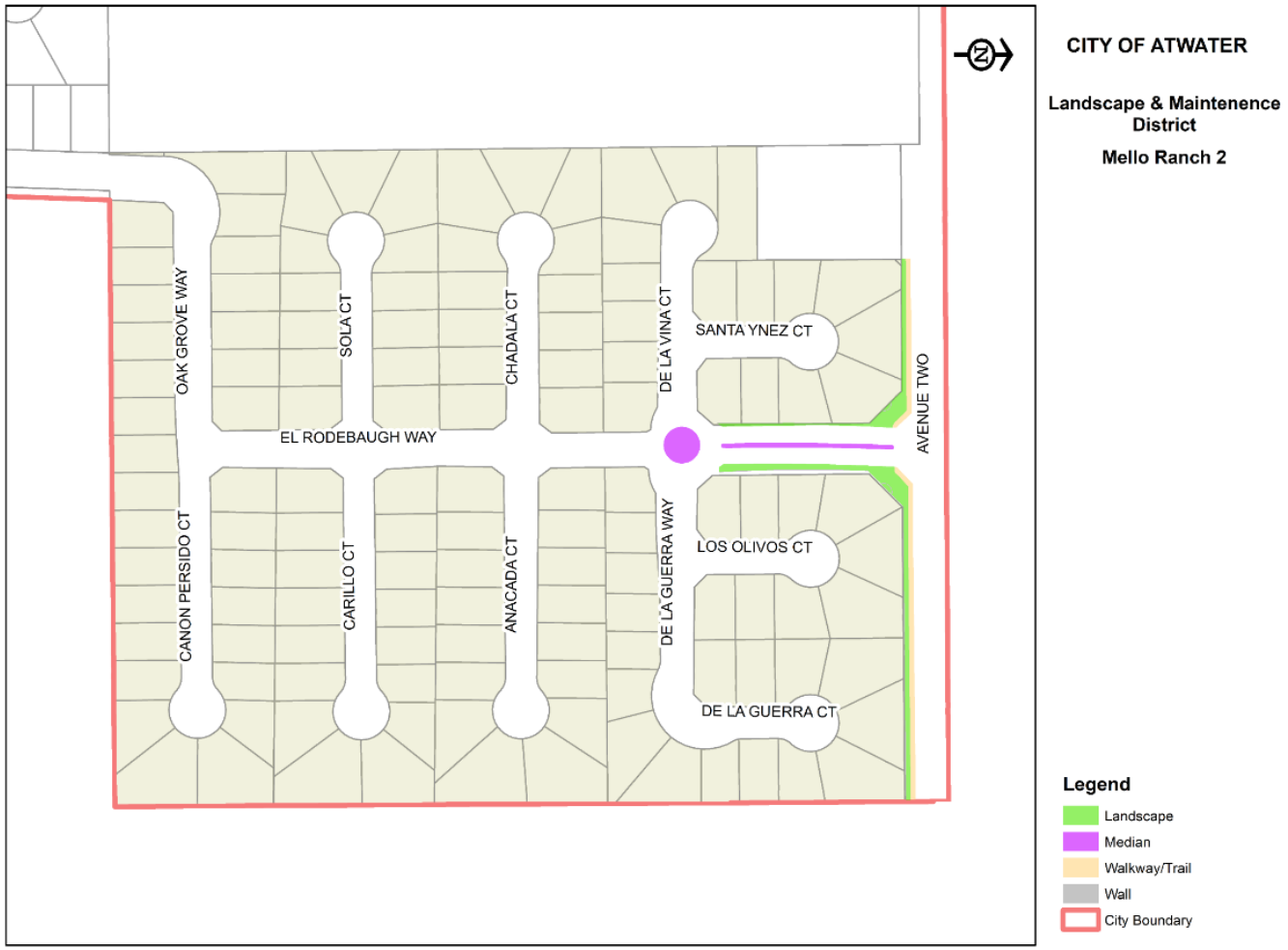
Camellia Meadows



Mello Ranch 1



Mello Ranch 2



CITY OF ATWATER

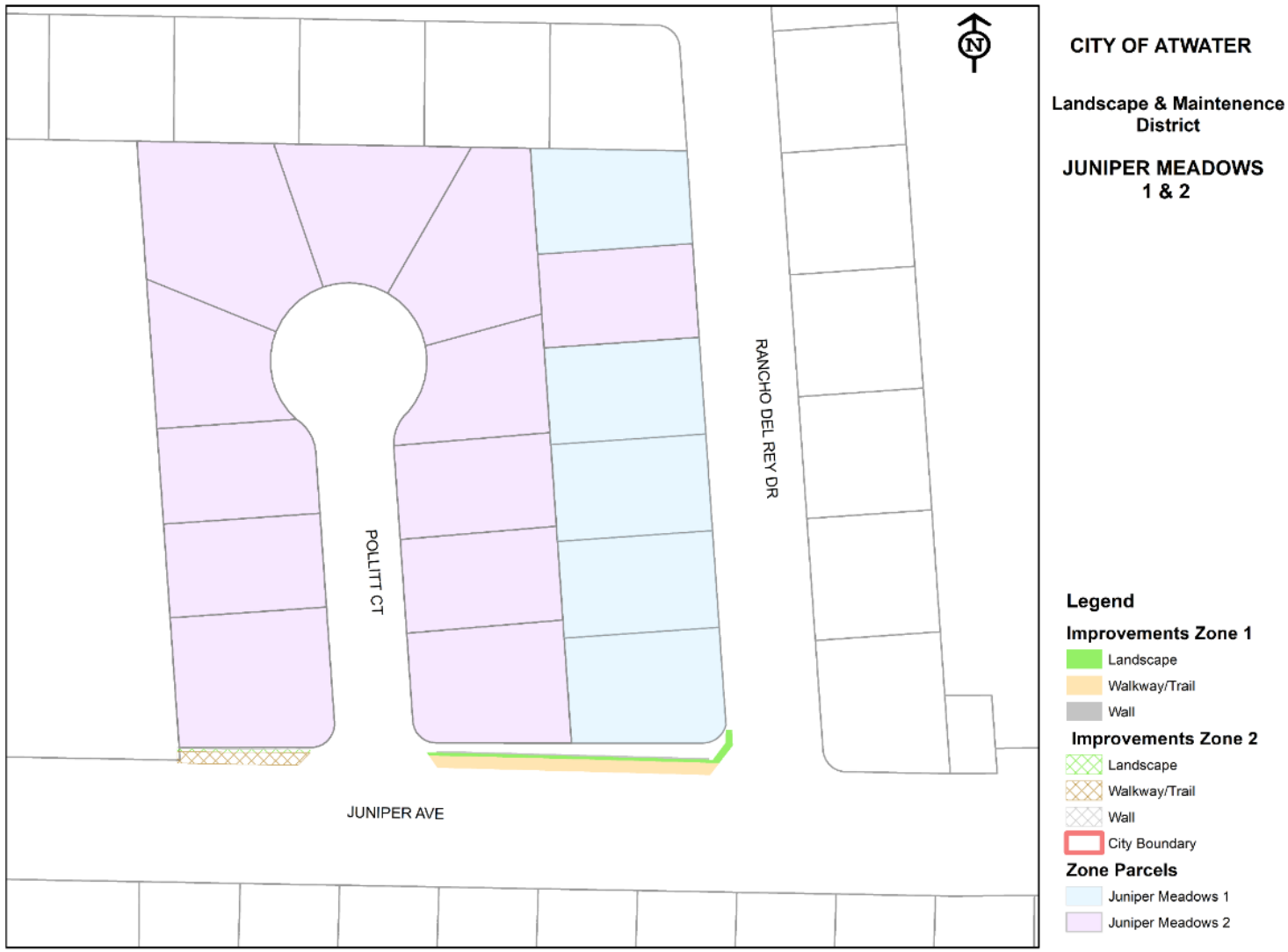
Landscape & Maintenence District

Mello Ranch 2

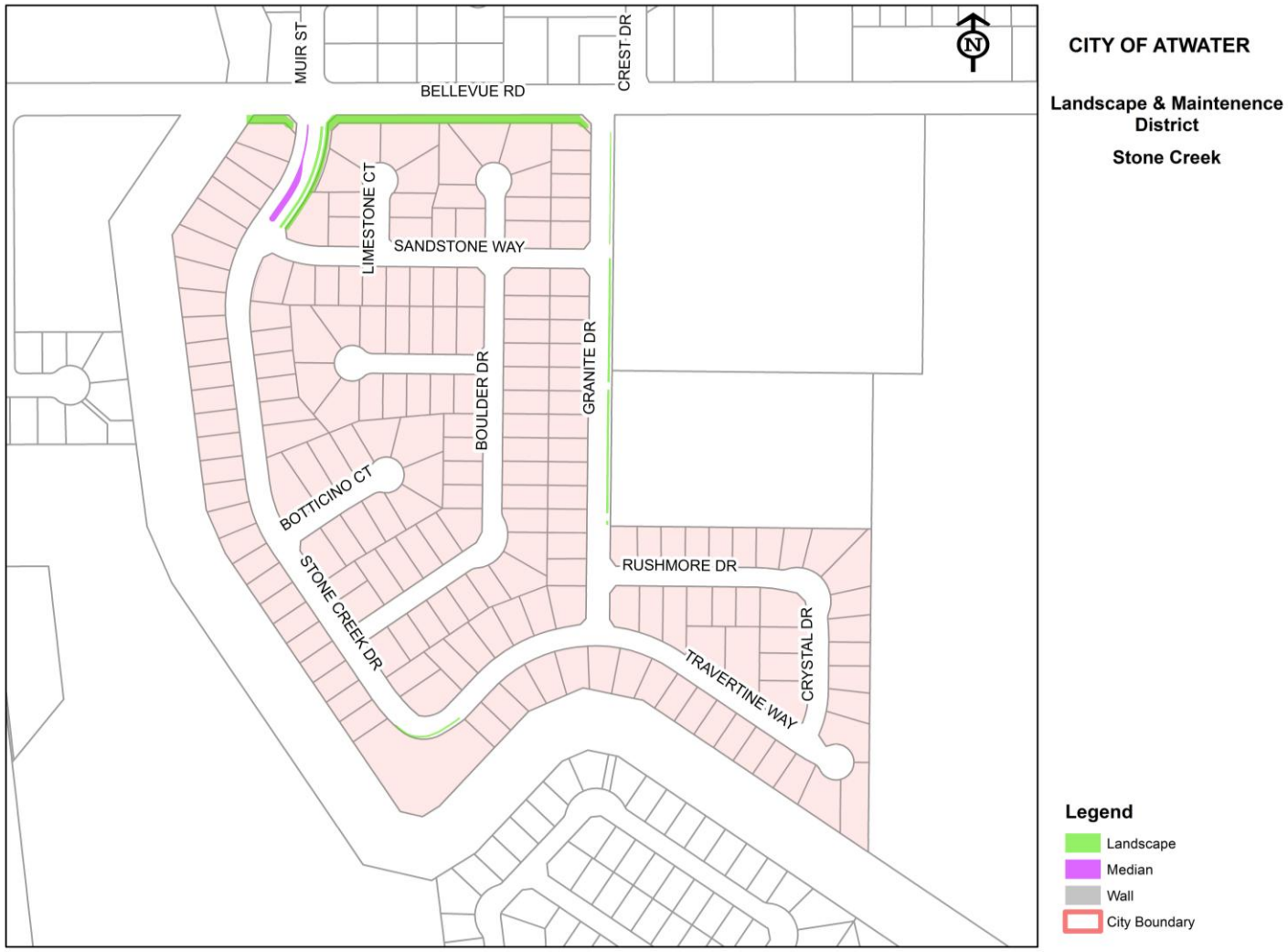
Legend

- Landscape
- Median
- Walkway/Trail
- Wall
- City Boundary

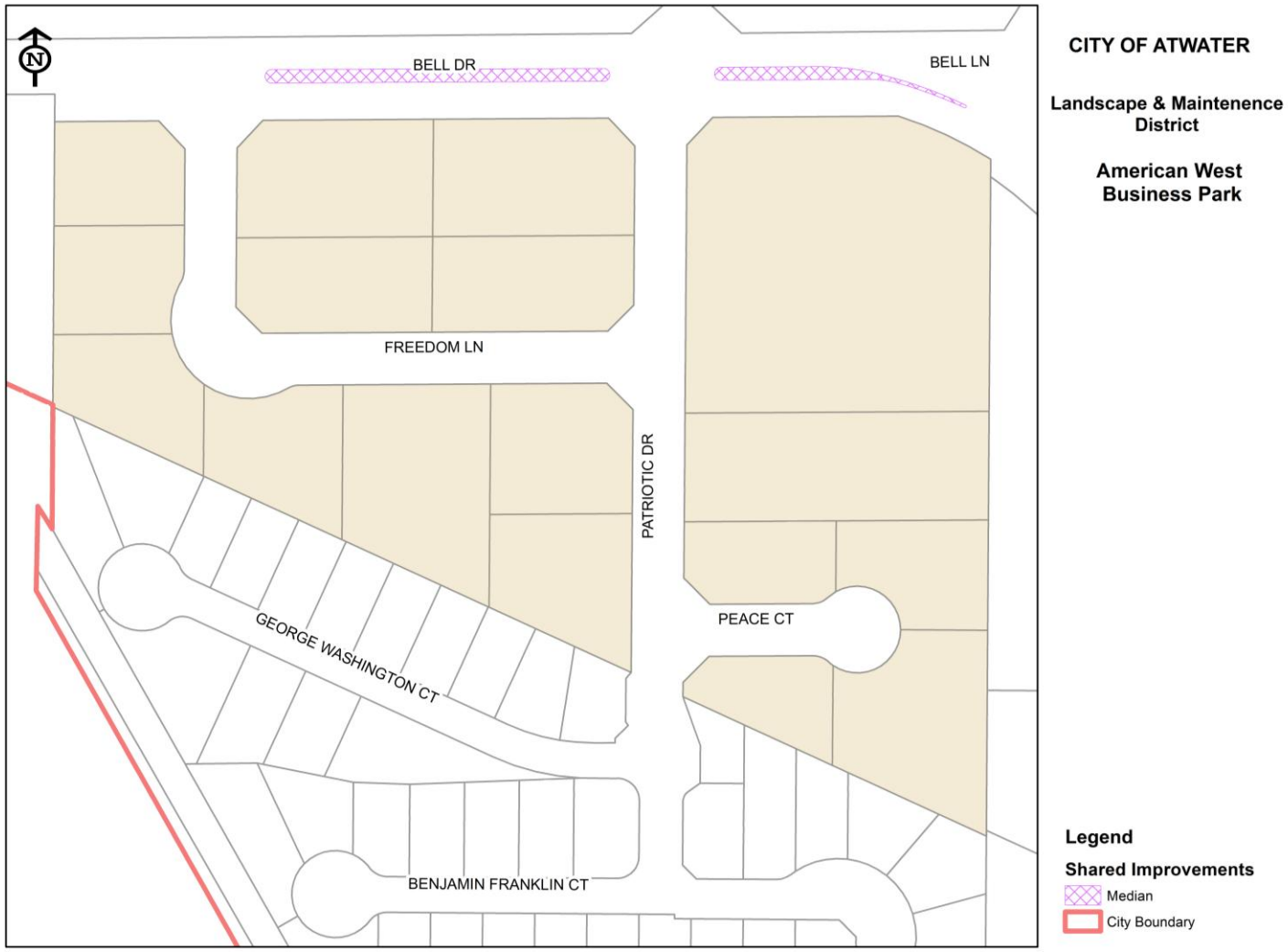
Juniper Meadows



Stone Creek


MUIR ST
BELLEVUE RD
CREST DR
N
CITY OF ATWATER
Landscape & Maintenence District
Stone Creek
LIMESTONE CT
SANDSTONE WAY
BOULDER DR
GRANITE DR
BOTTICINO CT
STONE CREEK DR
RUSHMORE DR
CRYSTAL DR
TRAVERTINE WAY
Legend
Landscape
Median
Wall
City Boundary

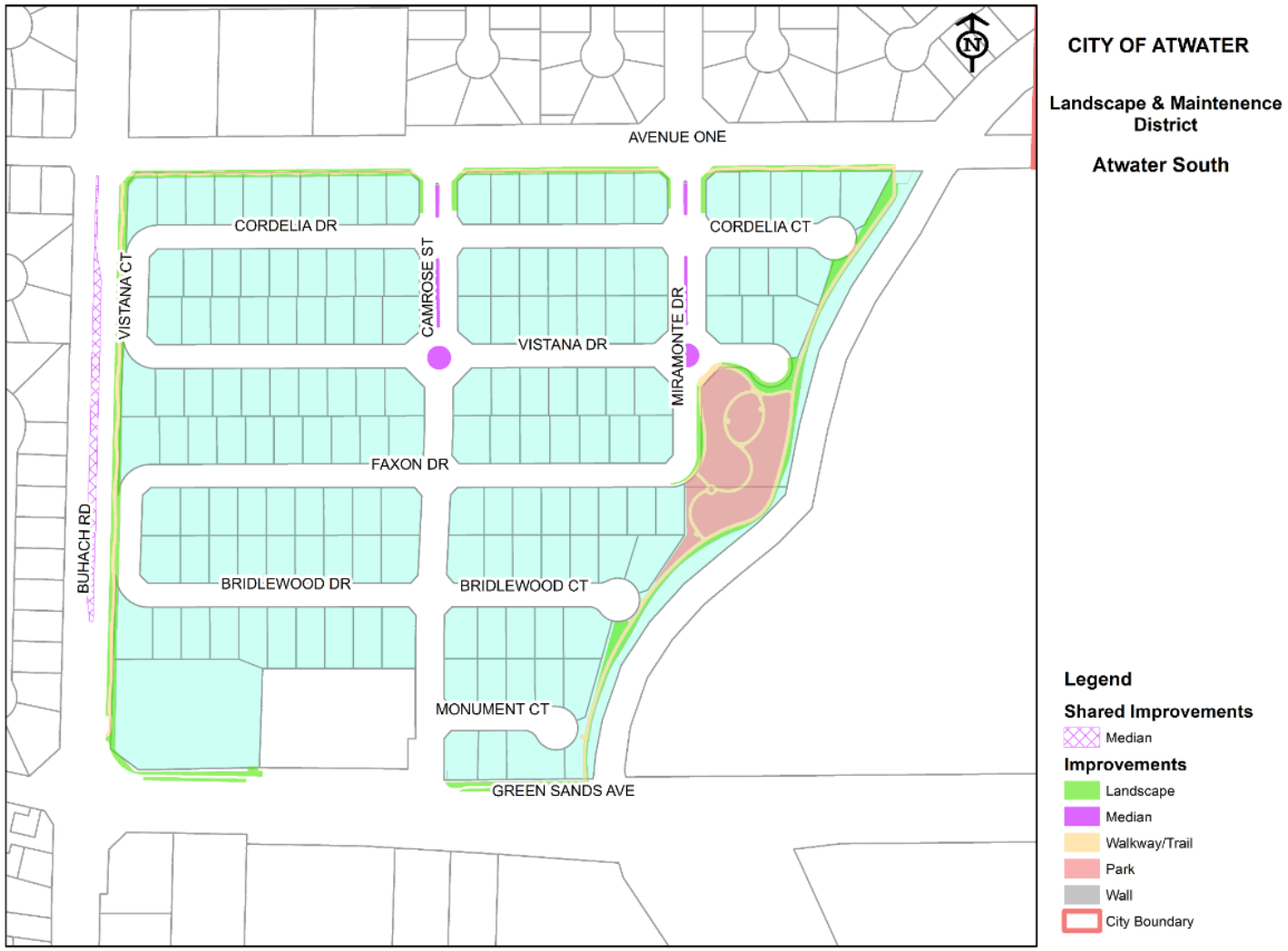
America West Business Park



Bell Crossing



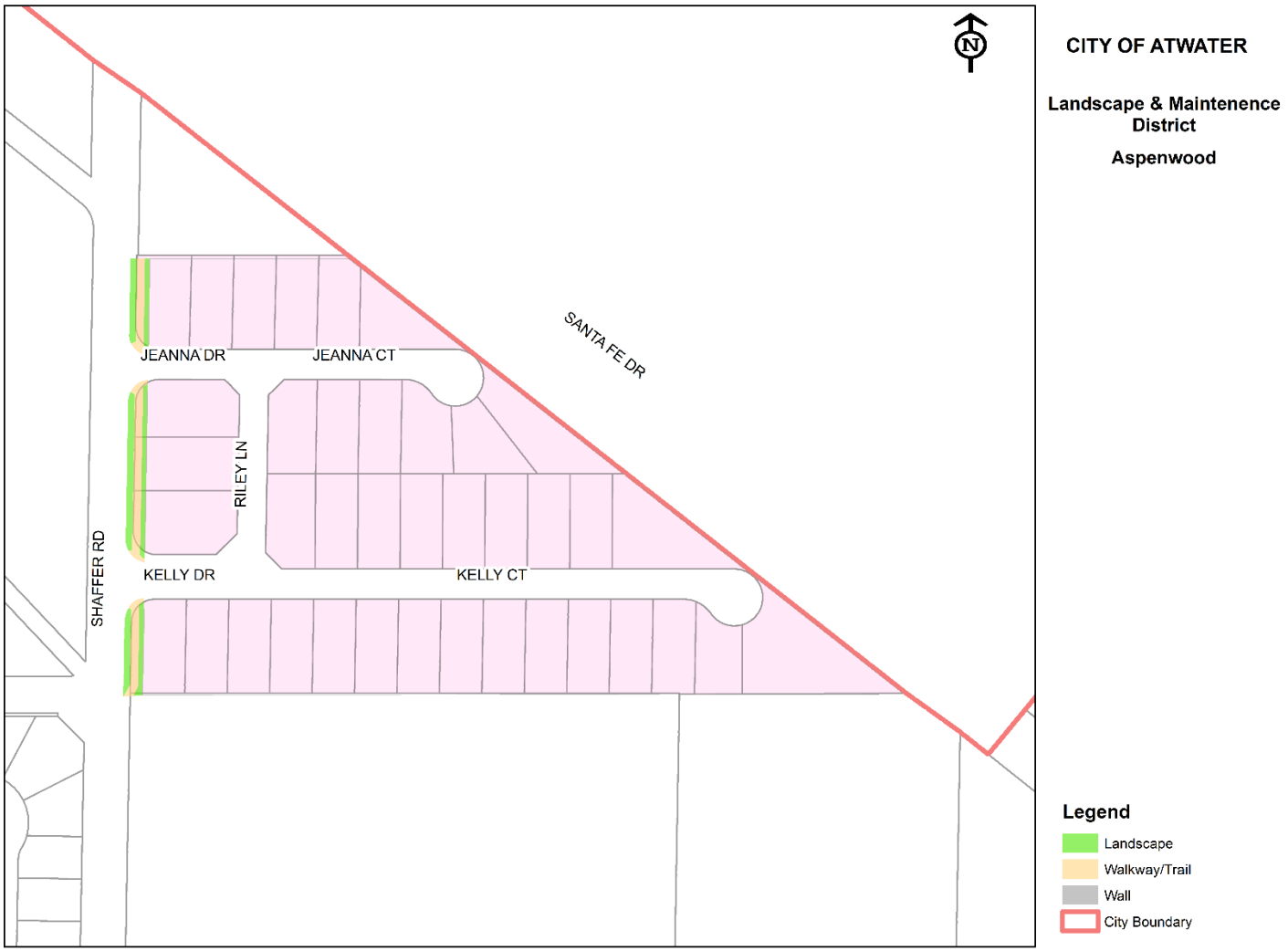
Atwater South



Meadow View Estates



Aspenwood



CITY OF ATWATER

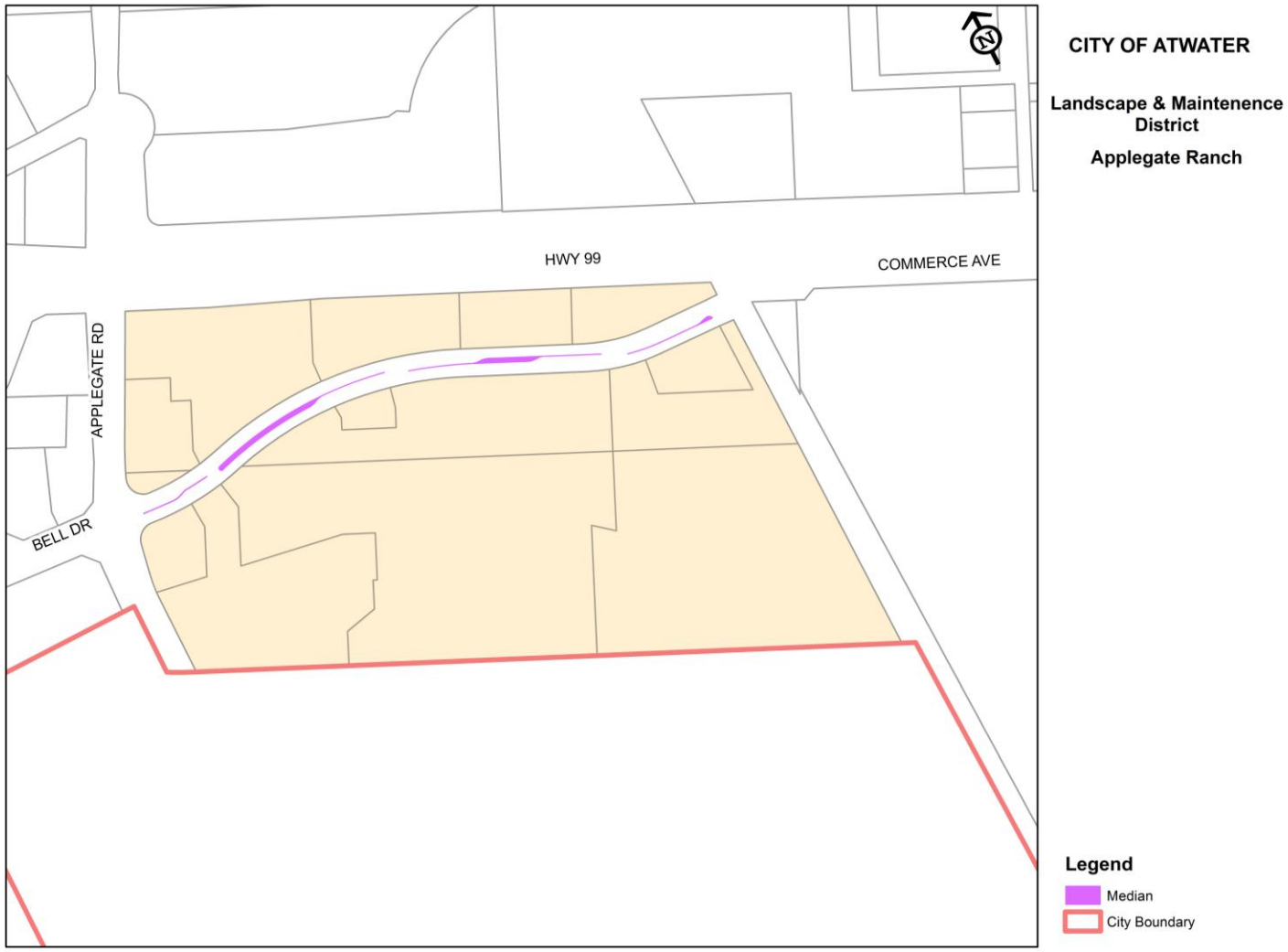
Landscape & Maintenence District

Aspenwood

Legend

- Landscape
- Walkway/Trail
- Wall
- City Boundary

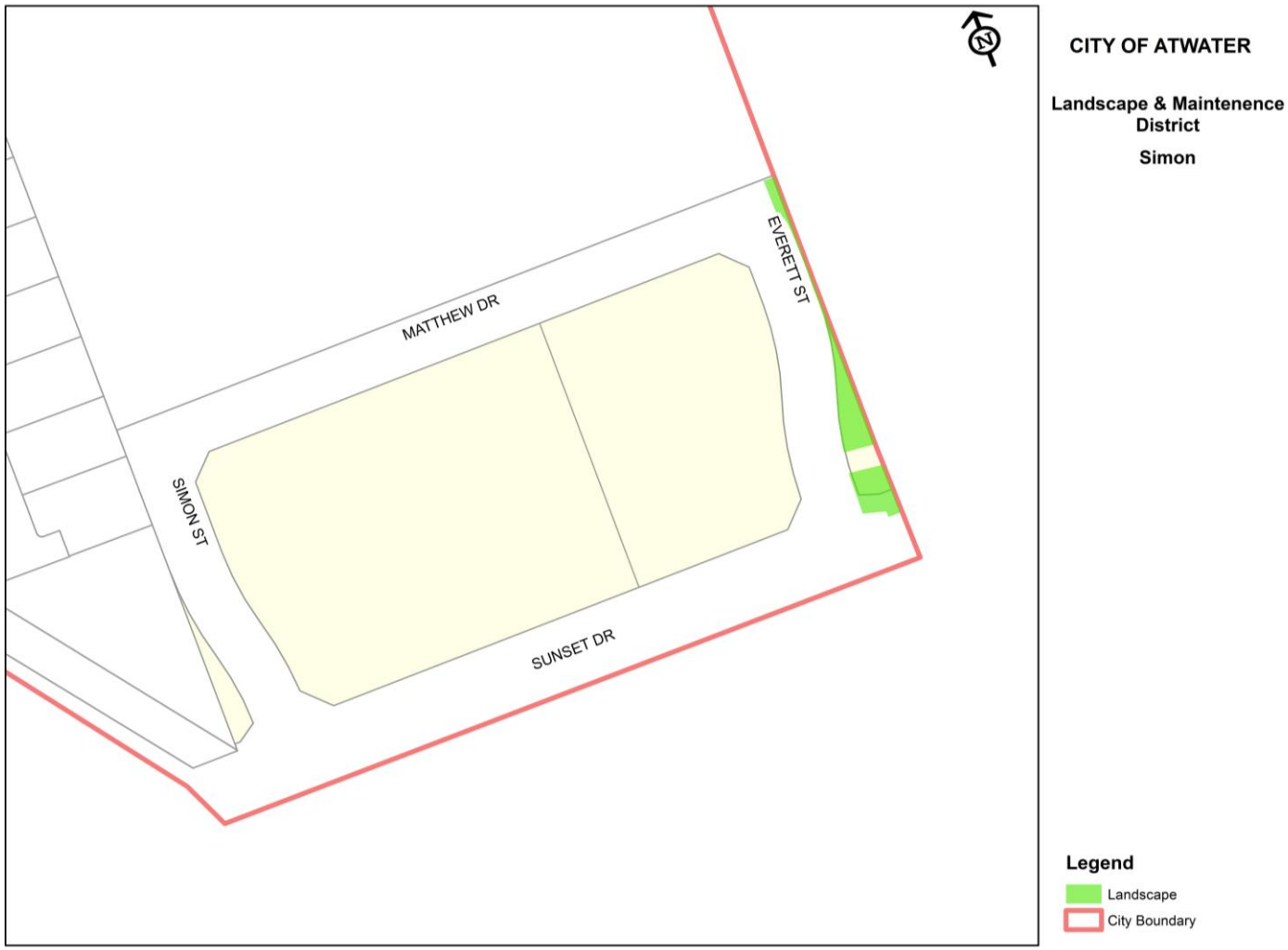
Applegate Ranch



The Reserve


GERTRUDE AVE
RESERVE CT
CECCHI CT
CITY OF ATWATER
Landscape & Maintenence District
The Reserve
Legend
Landscape
Walkway/Trail
City Boundary

Simon Development



V. Assessment Rolls

Parcel identification, for each lot or parcel within the Districts, shall be the parcel as shown on the Merced County Assessor's map for the year in which this Report is prepared. The land use classification for each parcel is based on the Merced County Assessor's Roll. A listing of parcels assessed within each District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempt from assessment. Properties outside of a District's boundaries receive no direct or special benefits from the improvements provided by that District and are not assessed.

Approval of this Report (as submitted or as modified) confirms the method of apportionment. The maximum assessment rate, the assessment rate and amount to be levied against each eligible parcel within each District and thereby constitutes the approved levy and collection of assessments for the year in which this Report is prepared. The parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for the fiscal year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Atwater
Applegate Ranch Subdivision Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
003-180-013-000	800	COMMERCE AVE	APPLEGATE RANCH SOUTH POR LOT 1	9.31	$ 1,638.00
003-180-014-000	1000	COMMERCE AVE	APPLEGATE RANCH SOUTH POR LOT 2	10.84	$ 1,907.18
003-180-015-000	1260	COMMERCE AVE	APPLEGATE RANCH LOT 3	4.48	$ 788.20
003-180-016-000	1300	COMMERCE AVE	APPLEGATE RANCH LOT 4	0.76	$ 133.70
003-180-017-000			APPLEGATE RANCH SOUTH POR LOT 5	0.17	$ 29.90
003-180-018-000	1303	COMMERCE AVE	APPLEGATE RANCH NORTH POR LOT 5	1.02	$ 179.44
003-180-019-000	1261	COMMERCE AVE	APPLEGATE RANCH LOT 6	3.62	$ 636.90
003-180-020-000	1120	COMMERCE AVE	APPLEGATE RANCH LOT 7	0.34	$ 59.80
003-180-024-000	820	COMMERCE AVE	APPLEGATE RANCH LOT 11	0.84	$ 147.78
003-180-025-000			APPLEGATE RANCH NORTH POR LOT 1	2.19	$ 385.30
003-180-026-000			APPLEGATE RANCH NORTH POR LOT 2	4.16	$ 731.90
003-180-027-000	1001	COMMERCE AVE	APPLEGATE RANCH LOT 9 & POR LOT 10	1.31	$ 230.48
003-180-028-000	901	COMMERCE AVE	APPLEGATE RANCH POR LOT 10	0.92	$ 161.86
003-180-029-000	1101	COMMERCE AVE	PARCEL 1 PM 121-24 (APPLEGATE RANCH LOT 8)	0.8837	$ 155.46
003-180-030-000	1051	COMMERCE AVE	PARCEL 2 PM 121-24 (APPLEGATE RANCH LOT 8)	0.8963	$ 157.68
Total				**41.74**	**$ 7,343.58**

City of Atwater
Atwater South Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-491-001-000	1903	CORDELIA DR	ATWATER SOUTH LOT 10	1.0	$ 115.70
005-491-002-000	1907	CORDELIA DR	ATWATER SOUTH LOT 9	1.0	$ 115.70
005-491-003-000	1911	CORDELIA DR	ATWATER SOUTH LOT 8	1.0	$ 115.70
005-491-004-000	1915	CORDELIA DR	ATWATER SOUTH LOT 7	1.0	$ 115.70
005-491-005-000	1919	CORDELIA DR	ATWATER SOUTH LOT 6	1.0	$ 115.70
005-491-006-000	1923	CORDELIA DR	ATWATER SOUTH LOT 5	1.0	$ 115.70
005-491-007-000	1927	CORDELIA DR	ATWATER SOUTH LOT 4	1.0	$ 115.70
005-491-008-000	1931	CORDELIA DR	ATWATER SOUTH LOT 3	1.0	$ 115.70
005-491-009-000	1935	CORDELIA DR	ATWATER SOUTH LOT 2	1.0	$ 115.70
005-491-010-000	1939	CORDELIA DR	ATWATER SOUTH LOT 1	1.0	$ 115.70
005-492-001-000	1908	CORDELIA DR	ATWATER SOUTH LOT 11	1.0	$ 115.70
005-492-002-000	1912	CORDELIA DR	ATWATER SOUTH LOT 12	1.0	$ 115.70
005-492-003-000	1916	CORDELIA DR	ATWATER SOUTH LOT 13	1.0	$ 115.70
005-492-004-000	1920	CORDELIA DR	ATWATER SOUTH LOT 14	1.0	$ 115.70
005-492-005-000	1924	CORDELIA DR	ATWATER SOUTH LOT 15	1.0	$ 115.70
005-492-006-000	1928	CORDELIA DR	ATWATER SOUTH LOT 16	1.0	$ 115.70
005-492-007-000	1932	CORDELIA DR	ATWATER SOUTH LOT 17	1.0	$ 115.70
005-492-008-000	1936	CORDELIA DR	ATWATER SOUTH LOT 18	1.0	$ 115.70
005-492-009-000	1940	CORDELIA DR	ATWATER SOUTH LOT 19	1.0	$ 115.70
005-492-010-000	1939	VISTANA DR	ATWATER SOUTH LOT 20	1.0	$ 115.70
005-492-011-000	1935	VISTANA DR	ATWATER SOUTH LOT 21	1.0	$ 115.70
005-492-012-000	1931	VISTANA DR	ATWATER SOUTH LOT 22	1.0	$ 115.70
005-492-013-000	1927	VISTANA DR	ATWATER SOUTH LOT 23	1.0	$ 115.70
005-492-014-000	1923	VISTANA DR	ATWATER SOUTH LOT 24	1.0	$ 115.70
005-492-015-000	1919	VISTANA DR	ATWATER SOUTH LOT 25	1.0	$ 115.70
005-492-016-000	1915	VISTANA DR	ATWATER SOUTH LOT 26	1.0	$ 115.70
005-492-017-000	1911	VISTANA DR	ATWATER SOUTH LOT 27	1.0	$ 115.70
005-492-018-000	1907	VISTANA DR	ATWATER SOUTH LOT 28	1.0	$ 115.70
005-493-001-000	1904	VISTANA DR	ATWATER SOUTH LOT 29	1.0	$ 115.70
005-493-002-000	1908	VISTANA DR	ATWATER SOUTH LOT 30	1.0	$ 115.70
005-493-003-000	1912	VISTANA DR	ATWATER SOUTH LOT 31	1.0	$ 115.70
005-493-004-000	1916	VISTANA DR	ATWATER SOUTH LOT 32	1.0	$ 115.70
005-493-005-000	1920	VISTANA DR	ATWATER SOUTH LOT 33	1.0	$ 115.70
005-493-006-000	1924	VISTANA DR	ATWATER SOUTH LOT 34	1.0	$ 115.70
005-493-007-000	1928	VISTANA DR	ATWATER SOUTH LOT 35	1.0	$ 115.70
005-493-008-000	1932	VISTANA DR	ATWATER SOUTH LOT 36	1.0	$ 115.70
005-493-009-000	1936	VISTANA DR	ATWATER SOUTH LOT 37	1.0	$ 115.70
005-493-010-000	1940	VISTANA DR	ATWATER SOUTH LOT 38	1.0	$ 115.70
005-493-011-000	1939	FAXON DR	ATWATER SOUTH LOT 39	1.0	$ 115.70
005-493-012-000	1935	FAXON DR	ATWATER SOUTH LOT 40	1.0	$ 115.70
005-493-013-000	1931	FAXON DR	ATWATER SOUTH LOT 41	1.0	$ 115.70
005-493-014-000	1927	FAXON DR	ATWATER SOUTH LOT 42	1.0	$ 115.70
005-493-015-000	1923	FAXON DR	ATWATER SOUTH LOT 43	1.0	$ 115.70
005-493-016-000	1919	FAXON DR	ATWATER SOUTH LOT 44	1.0	$ 115.70
005-493-017-000	1915	FAXON DR	ATWATER SOUTH LOT 45	1.0	$ 115.70
005-493-018-000	1911	FAXON DR	ATWATER SOUTH LOT 46	1.0	$ 115.70
005-493-019-000	1907	FAXON DR	ATWATER SOUTH LOT 47	1.0	$ 115.70
005-493-020-000	1903	FAXON DR	ATWATER SOUTH LOT 48	1.0	$ 115.70
005-494-001-000	1943	CORDELIA DR	ATWATER SOUTH LOT 133	1.0	$ 115.70
005-494-002-000	1947	CORDELIA DR	ATWATER SOUTH LOT 134	1.0	$ 115.70
005-494-003-000	1951	CORDELIA DR	ATWATER SOUTH LOT 135	1.0	$ 115.70
005-494-004-000	1955	CORDELIA DR	ATWATER SOUTH LOT 136	1.0	$ 115.70
005-494-005-000	1959	CORDELIA DR	ATWATER SOUTH LOT 137	1.0	$ 115.70
005-494-006-000	1963	CORDELIA DR	ATWATER SOUTH LOT 138	1.0	$ 115.70
005-494-007-000	1967	CORDELIA DR	ATWATER SOUTH LOT 139	1.0	$ 115.70
005-495-001-000	1944	CORDELIA DR	ATWATER SOUTH LOT 126	1.0	$ 115.70
005-495-002-000	1948	CORDELIA DR	ATWATER SOUTH LOT 127	1.0	$ 115.70
005-495-003-000	1952	CORDELIA DR	ATWATER SOUTH LOT 128	1.0	$ 115.70
005-495-004-000	1956	CORDELIA DR	ATWATER SOUTH LOT 129	1.0	$ 115.70

City of Atwater
Atwater South Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-495-005-000	1960	CORDELIA DR	ATWATER SOUTH LOT 130	1.0	$ 115.70
005-495-006-000	1964	CORDELIA DR	ATWATER SOUTH LOT 131	1.0	$ 115.70
005-495-007-000	1968	CORDELIA DR	ATWATER SOUTH LOT 132	1.0	$ 115.70
005-495-008-000	1967	VISTANA DR	ATWATER SOUTH LOT 119	1.0	$ 115.70
005-495-009-000	1963	VISTANA DR	ATWATER SOUTH LOT 120	1.0	$ 115.70
005-495-010-000	1959	VISTANA DR	ATWATER SOUTH LOT 121	1.0	$ 115.70
005-495-011-000	1955	VISTANA DR	ATWATER SOUTH LOT 122	1.0	$ 115.70
005-495-012-000	1951	VISTANA DR	ATWATER SOUTH LOT 123	1.0	$ 115.70
005-495-013-000	1947	VISTANA DR	ATWATER SOUTH LOT 124	1.0	$ 115.70
005-495-014-000	1943	VISTANA DR	ATWATER SOUTH LOT 125	1.0	$ 115.70
005-496-001-000	1944	VISTANA DR	ATWATER SOUTH LOT 112	1.0	$ 115.70
005-496-002-000	1948	VISTANA DR	ATWATER SOUTH LOT 113	1.0	$ 115.70
005-496-003-000	1952	VISTANA DR	ATWATER SOUTH LOT 114	1.0	$ 115.70
005-496-004-000	1956	VISTANA DR	ATWATER SOUTH LOT 115	1.0	$ 115.70
005-496-005-000	1960	VISTANA DR	ATWATER SOUTH LOT 116	1.0	$ 115.70
005-496-006-000	1964	VISTANA DR	ATWATER SOUTH LOT 117	1.0	$ 115.70
005-496-007-000	1968	VISTANA DR	ATWATER SOUTH LOT 118	1.0	$ 115.70
005-496-008-000	1967	FAXON DR	ATWATER SOUTH LOT 105	1.0	$ 115.70
005-496-009-000	1963	FAXON DR	ATWATER SOUTH LOT 106	1.0	$ 115.70
005-496-010-000	1959	FAXON DR	ATWATER SOUTH LOT 107	1.0	$ 115.70
005-496-011-000	1955	FAXON DR	ATWATER SOUTH LOT 108	1.0	$ 115.70
005-496-012-000	1951	FAXON DR	ATWATER SOUTH LOT 109	1.0	$ 115.70
005-496-013-000	1947	FAXON DR	ATWATER SOUTH LOT 110	1.0	$ 115.70
005-496-014-000	1943	FAXON DR	ATWATER SOUTH LOT 111	1.0	$ 115.70
005-500-001-000	1971	CORDELIA CT	ATWATER SOUTH LOT 140	1.0	$ 115.70
005-500-002-000	1975	CORDELIA CT	ATWATER SOUTH LOT 141	1.0	$ 115.70
005-500-003-000	1979	CORDELIA CT	ATWATER SOUTH LOT 142	1.0	$ 115.70
005-500-004-000	1983	CORDELIA CT	ATWATER SOUTH LOT 143	1.0	$ 115.70
005-500-005-000	1987	CORDELIA CT	ATWATER SOUTH LOT 144	1.0	$ 115.70
005-500-006-000	1984	CORDELIA CT	ATWATER SOUTH LOT 145	1.0	$ 115.70
005-500-007-000	1980	CORDELIA CT	ATWATER SOUTH LOT 146	1.0	$ 115.70
005-500-008-000	1976	CORDELIA CT	ATWATER SOUTH LOT 147	1.0	$ 115.70
005-500-009-000	1972	CORDELIA CT	ATWATER SOUTH LOT 148	1.0	$ 115.70
005-500-010-000	1971	VISTANA CT	ATWATER SOUTH LOT 149	1.0	$ 115.70
005-500-011-000	1975	VISTANA CT	ATWATER SOUTH LOT 150	1.0	$ 115.70
005-500-012-000	1979	VISTANA CT	ATWATER SOUTH LOT 151	1.0	$ 115.70
005-551-001-000	1908	FAXON DR	ATWATER SOUTH LOT 49	1.0	$ 115.70
005-551-002-000	1912	FAXON DR	ATWATER SOUTH LOT 50	1.0	$ 115.70
005-551-003-000	1916	FAXON DR	ATWATER SOUTH LOT 51	1.0	$ 115.70
005-551-004-000	1920	FAXON DR	ATWATER SOUTH LOT 52	1.0	$ 115.70
005-551-005-000	1924	FAXON DR	ATWATER SOUTH LOT 53	1.0	$ 115.70
005-551-006-000	1928	FAXON DR	ATWATER SOUTH LOT 54	1.0	$ 115.70
005-551-007-000	1932	FAXON DR	ATWATER SOUTH LOT 55	1.0	$ 115.70
005-551-008-000	1936	FAXON DR	ATWATER SOUTH LOT 56	1.0	$ 115.70
005-551-009-000	1940	FAXON DR	ATWATER SOUTH LOT 57	1.0	$ 115.70
005-551-010-000	1939	BRIDLEWOOD DR	ATWATER SOUTH LOT 58	1.0	$ 115.70
005-551-011-000	1935	BRIDLEWOOD DR	ATWATER SOUTH LOT 59	1.0	$ 115.70
005-551-012-000	1931	BRIDLEWOOD DR	ATWATER SOUTH LOT 60	1.0	$ 115.70
005-551-013-000	1927	BRIDLEWOOD DR	ATWATER SOUTH LOT 61	1.0	$ 115.70
005-551-014-000	1923	BRIDLEWOOD DR	ATWATER SOUTH LOT 62	1.0	$ 115.70
005-551-015-000	1919	BRIDLEWOOD DR	ATWATER SOUTH LOT 63	1.0	$ 115.70
005-551-016-000	1915	BRIDLEWOOD DR	ATWATER SOUTH LOT 64	1.0	$ 115.70
005-551-017-000	1911	BRIDLEWOOD DR	ATWATER SOUTH LOT 65	1.0	$ 115.70
005-551-018-000	1907	BRIDLEWOOD DR	ATWATER SOUTH LOT 66	1.0	$ 115.70
005-552-001-000	1904	BRIDLEWOOD DR	ATWATER SOUTH LOT 67	1.0	$ 115.70
005-552-002-000	1908	BRIDLEWOOD DR	ATWATER SOUTH LOT 68	1.0	$ 115.70
005-552-003-000	1912	BRIDLEWOOD DR	ATWATER SOUTH LOT 69	1.0	$ 115.70
005-552-004-000	1916	BRIDLEWOOD DR	ATWATER SOUTH LOT 70	1.0	$ 115.70
005-552-005-000	1920	BRIDLEWOOD DR	ATWATER SOUTH LOT 71	1.0	$ 115.70

City of Atwater
Atwater South Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-552-006-000	1924	BRIDLEWOOD DR	ATWATER SOUTH LOT 72	1.0	$ 115.70
005-552-007-000	1928	BRIDLEWOOD DR	ATWATER SOUTH LOT 73	1.0	$ 115.70
005-552-008-000	1932	BRIDLEWOOD DR	ATWATER SOUTH LOT 74	1.0	$ 115.70
005-552-009-000	1936	BRIDLEWOOD DR	ATWATER SOUTH LOT 75	1.0	$ 115.70
005-552-010-000	1940	BRIDLEWOOD DR	ATWATER SOUTH LOT 76	1.0	$ 115.70
005-553-001-000	1944	FAXON DR	ATWATER SOUTH LOT 97	1.0	$ 115.70
005-553-002-000	1948	FAXON DR	ATWATER SOUTH LOT 98	1.0	$ 115.70
005-553-003-000	1952	FAXON DR	ATWATER SOUTH LOT 99	1.0	$ 115.70
005-553-004-000	1956	FAXON DR	ATWATER SOUTH LOT 100	1.0	$ 115.70
005-553-005-000	1960	FAXON DR	ATWATER SOUTH LOT 101	1.0	$ 115.70
005-553-006-000	1964	FAXON DR	ATWATER SOUTH LOT 102	1.0	$ 115.70
005-553-007-000	1968	FAXON DR	ATWATER SOUTH LOT 103	1.0	$ 115.70
005-553-008-000	1972	FAXON DR	ATWATER SOUTH LOT 104	1.0	$ 115.70
005-553-009-000	1943	BRIDLEWOOD CT	ATWATER SOUTH LOT 96	1.0	$ 115.70
005-553-010-000	1947	BRIDLEWOOD CT	ATWATER SOUTH LOT 95	1.0	$ 115.70
005-553-011-000	1951	BRIDLEWOOD CT	ATWATER SOUTH LOT 94	1.0	$ 115.70
005-553-012-000	1955	BRIDLEWOOD CT	ATWATER SOUTH LOT 93	1.0	$ 115.70
005-553-013-000	1959	BRIDLEWOOD CT	ATWATER SOUTH LOT 92	1.0	$ 115.70
005-553-014-000	1963	BRIDLEWOOD CT	ATWATER SOUTH LOT 91	1.0	$ 115.70
005-553-015-000	1967	BRIDLEWOOD CT	ATWATER SOUTH LOT 90	1.0	$ 115.70
005-553-017-000	1960	BRIDLEWOOD CT	ATWATER SOUTH LOT 89	1.0	$ 115.70
005-553-018-000	1956	BRIDLEWOOD CT	ATWATER SOUTH LOT 88	1.0	$ 115.70
005-553-019-000	1952	BRIDLEWOOD CT	ATWATER SOUTH LOT 87	1.0	$ 115.70
005-553-020-000	1948	BRIDLEWOOD CT	ATWATER SOUTH LOT 86	1.0	$ 115.70
005-553-021-000	1944	BRIDLEWOOD CT	ATWATER SOUTH LOT 85	1.0	$ 115.70
005-553-022-000	1943	MONUMENT CT	ATWATER SOUTH LOT 84	1.0	$ 115.70
005-553-023-000	1947	MONUMENT CT	ATWATER SOUTH LOT 83	1.0	$ 115.70
005-553-024-000	1951	MONUMENT CT	ATWATER SOUTH LOT 82	1.0	$ 115.70
005-553-025-000	1955	MONUMENT CT	ATWATER SOUTH LOT 81	1.0	$ 115.70
005-553-026-000	1959	MONUMENT CT	ATWATER SOUTH LOT 80	1.0	$ 115.70
005-553-027-000	1952	MONUMENT CT	ATWATER SOUTH LOT 79	1.0	$ 115.70
005-553-028-000	1948	MONUMENT CT	ATWATER SOUTH LOT 78	1.0	$ 115.70
005-553-029-000	1944	MONUMENT CT	ATWATER SOUTH LOT 77	1.0	$ 115.70
Total				**151.0**	**$ 17,470.70**

City of Atwater
Bell Crossing Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-241-001-000	1949	SHASTA DR	BELL CROSSING PHASE 1 LOT 72	1.0	$ 45.76
001-241-002-000	1945	SHASTA DR	BELL CROSSING PHASE 1 LOT 73	1.0	$ 45.76
001-241-003-000	1941	SHASTA DR	BELL CROSSING PHASE 1 LOT 74	1.0	$ 45.76
001-241-004-000	1937	SHASTA DR	BELL CROSSING PHASE 1 LOT 75	1.0	$ 45.76
001-241-005-000	1933	SHASTA DR	BELL CROSSING PHASE 1 LOT 76	1.0	$ 45.76
001-241-006-000	1929	SHASTA DR	BELL CROSSING PHASE 1 LOT 77	1.0	$ 45.76
001-241-007-000	1925	SHASTA DR	BELL CROSSING PHASE 1 LOT 78	1.0	$ 45.76
001-241-008-000	1927	SHASTA DR	BELL CROSSING PHASE 1 LOT 79	1.0	$ 45.76
001-241-009-000	1917	SHASTA DR	BELL CROSSING PHASE 1 LOT 80	1.0	$ 45.76
001-241-010-000	1913	SHASTA DR	BELL CROSSING PHASE 1 LOT 81	1.0	$ 45.76
001-241-011-000	1909	SHASTA DR	BELL CROSSING PHASE 1 LOT 82	1.0	$ 45.76
001-241-012-000	1905	SHASTA DR	BELL CROSSING PHASE 1 LOT 83	1.0	$ 45.76
001-242-001-000	2100	ARCATA WAY	BELL CROSSING PHASE 1 LOT 135	1.0	$ 45.76
001-242-002-000	2104	ARCATA WAY	BELL CROSSING PHASE 1 LOT 134	1.0	$ 45.76
001-242-003-000	2108	ARCATA WAY	BELL CROSSING PHASE 1 LOT 133	1.0	$ 45.76
001-242-004-000	2112	ARCATA WAY	BELL CROSSING PHASE 1 LOT 132	1.0	$ 45.76
001-242-005-000	2116	ARCATA WAY	BELL CROSSING PHASE 1 LOT 131	1.0	$ 45.76
001-242-006-000	2120	ARCATA WAY	BELL CROSSING PHASE 1 LOT 130	1.0	$ 45.76
001-242-007-000	2124	ARCATA WAY	BELL CROSSING PHASE 1 LOT 129	1.0	$ 45.76
001-242-008-000	2129	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 128	1.0	$ 45.76
001-242-009-000	2125	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 127	1.0	$ 45.76
001-242-010-000	2121	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 126	1.0	$ 45.76
001-242-011-000	2117	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 125	1.0	$ 45.76
001-242-012-000	2113	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 124	1.0	$ 45.76
001-242-013-000	2109	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 123	1.0	$ 45.76
001-242-014-000	2105	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 122	1.0	$ 45.76
001-242-015-000	2101	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 121	1.0	$ 45.76
001-242-016-000	2100	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 120	1.0	$ 45.76
001-242-017-000	2104	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 119	1.0	$ 45.76
001-242-018-000	2108	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 118	1.0	$ 45.76
001-242-019-000	2112	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 117	1.0	$ 45.76
001-242-020-000	2116	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 116	1.0	$ 45.76
001-242-021-000	2120	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 115	1.0	$ 45.76
001-242-022-000	2124	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 114	1.0	$ 45.76
001-242-023-000	2128	ROCKPORT CT	BELL CROSSING PHASE 1 LOT 113	1.0	$ 45.76
001-242-024-000	2133	UKIAH CT	BELL CROSSING PHASE 1 LOT 112	1.0	$ 45.76
001-242-025-000	2129	UKIAH CT	BELL CROSSING PHASE 1 LOT 111	1.0	$ 45.76
001-242-026-000	2125	UKIAH CT	BELL CROSSING PHASE 1 LOT 110	1.0	$ 45.76
001-242-027-000	2121	UKIAH CT	BELL CROSSING PHASE 1 LOT 109	1.0	$ 45.76
001-242-028-000	2117	UKIAH CT	BELL CROSSING PHASE 1 LOT 108	1.0	$ 45.76
001-242-029-000	2113	UKIAH CT	BELL CROSSING PHASE 1 LOT 107	1.0	$ 45.76
001-242-030-000	2109	UKIAH CT	BELL CROSSING PHASE 1 LOT 106	1.0	$ 45.76
001-242-031-000			BELL CROSSING PHASE 1 LOT 105	1.0	$ 45.76
001-242-032-000	2101	UKIAH CT	BELL CROSSING PHASE 1 LOT 104	1.0	$ 45.76
001-242-033-000	2100	UKIAH CT	BELL CROSSING PHASE 1 LOT 103	1.0	$ 45.76
001-242-034-000	2104	UKIAH CT	BELL CROSSING PHASE 1 LOT 102	1.0	$ 45.76
001-242-035-000	2108	UKIAH CT	BELL CROSSING PHASE 1 LOT 101	1.0	$ 45.76
001-242-036-000	2112	UKIAH CT	BELL CROSSING PHASE 1 LOT 100	1.0	$ 45.76
001-242-037-000	2116	UKIAH CT	BELL CROSSING PHASE 1 LOT 99	1.0	$ 45.76
001-242-038-000	2120	UKIAH CT	BELL CROSSING PHASE 1 LOT 98	1.0	$ 45.76
001-242-039-000	2124	UKIAH CT	BELL CROSSING PHASE 1 LOT 97	1.0	$ 45.76
001-242-040-000	2128	UKIAH CT	BELL CROSSING PHASE 1 LOT 96	1.0	$ 45.76
001-242-041-000	2132	UKIAH CT	BELL CROSSING PHASE 1 LOT 95	1.0	$ 45.76
001-242-042-000	2136	UKIAH CT	BELL CROSSING PHASE 1 LOT 94	1.0	$ 45.76
001-242-043-000	2137	REDDING WAY	BELL CROSSING PHASE 1 LOT 84	1.0	$ 45.76
001-242-044-000	2133	REDDING WAY	BELL CROSSING PHASE 1 LOT 85	1.0	$ 45.76
001-242-045-000	2129	REDDING WAY	BELL CROSSING PHASE 1 LOT 86	1.0	$ 45.76
001-242-046-000	2125	REDDING WAY	BELL CROSSING PHASE 1 LOT 87	1.0	$ 45.76
001-242-047-000	2121	REDDING WAY	BELL CROSSING PHASE 1 LOT 88	1.0	$ 45.76

City of Atwater
Bell Crossing Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-242-048-000	2117	REDDING WAY	BELL CROSSING PHASE 1 LOT 89	1.0	$ 45.76
001-242-049-000	2113	REDDING WAY	BELL CROSSING PHASE 1 LOT 90	1.0	$ 45.76
001-242-050-000	2109	REDDING WAY	BELL CROSSING PHASE 1 LOT 91	1.0	$ 45.76
001-242-051-000	2105	REDDING WAY	BELL CROSSING PHASE 1 LOT 92	1.0	$ 45.76
001-242-052-000	2101	REDDING WAY	BELL CROSSING PHASE 1 LOT 93	1.0	$ 45.76
001-243-001-000	2140	REDDING WAY	BELL CROSSING PHASE 1 LOT 1	1.0	$ 45.76
001-243-002-000	2136	REDDING WAY	BELL CROSSING PHASE 1 LOT 2	1.0	$ 45.76
001-243-003-000	2132	REDDING WAY	BELL CROSSING PHASE 1 LOT 3	1.0	$ 45.76
001-243-004-000	2128	REDDING WAY	BELL CROSSING PHASE 1 LOT 4	1.0	$ 45.76
001-243-005-000	2124	REDDING WAY	BELL CROSSING PHASE 1 LOT 5	1.0	$ 45.76
001-243-006-000	2120	REDDING WAY	BELL CROSSING PHASE 1 LOT 6	1.0	$ 45.76
001-243-007-000	2116	REDDING WAY	BELL CROSSING PHASE 1 LOT 7	1.0	$ 45.76
001-243-008-000	2112	REDDING WAY	BELL CROSSING PHASE 1 LOT 8	1.0	$ 45.76
001-243-009-000	2108	REDDING WAY	BELL CROSSING PHASE 1 LOT 9	1.0	$ 45.76
001-243-010-000	2104	REDDING WAY	BELL CROSSING PHASE 1 LOT 10	1.0	$ 45.76
001-243-011-000	2100	REDDING WAY	BELL CROSSING PHASE 1 LOT 11	1.0	$ 45.76
001-244-001-000	1956	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 24	1.0	$ 45.76
001-244-002-000	1952	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 23	1.0	$ 45.76
001-244-003-000	1948	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 22	1.0	$ 45.76
001-244-004-000	1944	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 21	1.0	$ 45.76
001-244-005-000	1940	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 20	1.0	$ 45.76
001-244-006-000	1936	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 19	1.0	$ 45.76
001-244-007-000	1932	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 18	1.0	$ 45.76
001-244-008-000	1928	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 17	1.0	$ 45.76
001-244-009-000			BELL CROSSING PHASE 1 LOT 16	1.0	$ 45.76
001-244-010-000	1920	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 15	1.0	$ 45.76
001-244-011-000	1916	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 14	1.0	$ 45.76
001-244-012-000			BELL CROSSING PHASE 1 LOT 13	1.0	$ 45.76
001-244-013-000	1908	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 12	1.0	$ 45.76
001-251-001-000	1960	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 25	1.0	$ 45.76
001-251-002-000	1964	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 26	1.0	$ 45.76
001-251-003-000	1968	TRUCKEE DR	BELL CROSSING PHASE 1 LOT 27	1.0	$ 45.76
001-251-004-000	1972	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 28	1.0	$ 45.76
001-251-005-000	1976	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 29	1.0	$ 45.76
001-251-006-000	1980	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 30	1.0	$ 45.76
001-251-007-000	1984	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 31	1.0	$ 45.76
001-251-008-000	1988	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 32	1.0	$ 45.76
001-251-009-000	1992	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 33	1.0	$ 45.76
001-251-010-000	1996	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 34	1.0	$ 45.76
001-251-011-000	2000	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 35	1.0	$ 45.76
001-251-012-000	2004	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 36	1.0	$ 45.76
001-251-013-000	2008	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 37	1.0	$ 45.76
001-251-014-000	2012	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 38	1.0	$ 45.76
001-251-015-000	2016	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 39	1.0	$ 45.76
001-251-016-000	2101	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 40	1.0	$ 45.76
001-251-017-000	2105	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 41	1.0	$ 45.76
001-251-018-000	2109	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 42	1.0	$ 45.76
001-251-019-000	2113	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 43	1.0	$ 45.76
001-251-020-000	2117	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 44	1.0	$ 45.76
001-251-021-000	2034	SHASTA DR	BELL CROSSING PHASE 2 LOT 45	1.0	$ 45.76
001-251-022-000	2038	SHASTA DR	BELL CROSSING PHASE 2 LOT 46	1.0	$ 45.76
001-251-023-000	2042	SHASTA DR	BELL CROSSING PHASE 2 LOT 47	1.0	$ 45.76
001-251-024-000	2045	SHASTA DR	BELL CROSSING PHASE 2 LOT 48	1.0	$ 45.76
001-251-025-000	2041	SHASTA DR	BELL CROSSING PHASE 2 LOT 49	1.0	$ 45.76
001-251-026-000	2037	SHASTA DR	BELL CROSSING PHASE 2 LOT 50	1.0	$ 45.76
001-251-027-000	2033	SHASTA DR	BELL CROSSING PHASE 2 LOT 51	1.0	$ 45.76
001-251-028-000	2029	SHASTA DR	BELL CROSSING PHASE 2 LOT 52	1.0	$ 45.76
001-251-029-000	2025	SHASTA DR	BELL CROSSING PHASE 2 LOT 53	1.0	$ 45.76
001-251-030-000	2021	SHASTA DR	BELL CROSSING PHASE 2 LOT 54	1.0	$ 45.76

City of Atwater
Bell Crossing Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
001-251-031-000	2017	SHASTA DR	BELL CROSSING PHASE 2 LOT 55	1.0	$ 45.76
001-251-032-000	2013	SHASTA DR	BELL CROSSING PHASE 2 LOT 56	1.0	$ 45.76
001-251-033-000	2009	SHASTA DR	BELL CROSSING PHASE 2 LOT 57	1.0	$ 45.76
001-251-034-000	2005	SHASTA DR	BELL CROSSING PHASE 2 LOT 58	1.0	$ 45.76
001-251-035-000	2001	SHASTA DR	BELL CROSSING PHASE 2 LOT 59	1.0	$ 45.76
001-251-036-000	1997	SHASTA DR	BELL CROSSING PHASE 2 LOT 60	1.0	$ 45.76
001-251-037-000	1993	SHASTA DR	BELL CROSSING PHASE 2 LOT 61	1.0	$ 45.76
001-251-038-000	1989	SHASTA DR	BELL CROSSING PHASE 2 LOT 62	1.0	$ 45.76
001-251-039-000	1985	SHASTA DR	BELL CROSSING PHASE 2 LOT 63	1.0	$ 45.76
001-251-040-000	1981	SHASTA DR	BELL CROSSING PHASE 2 LOT 64	1.0	$ 45.76
001-251-041-000	1977	SHASTA DR	BELL CROSSING PHASE 2 LOT 65	1.0	$ 45.76
001-251-042-000	1973	SHASTA DR	BELL CROSSING PHASE 2 LOT 66	1.0	$ 45.76
001-251-043-000	1969	SHASTA DR	BELL CROSSING PHASE 2 LOT 67	1.0	$ 45.76
001-251-044-000	1965	SHASTA DR	BELL CROSSING PHASE 2 LOT 68	1.0	$ 45.76
001-251-045-000	1961	SHASTA DR	BELL CROSSING PHASE 2 LOT 69	1.0	$ 45.76
001-251-046-000	1957	SHASTA DR	BELL CROSSING PHASE 1 LOT 70	1.0	$ 45.76
001-251-047-000	1953	SHASTA DR	BELL CROSSING PHASE 1 LOT 71	1.0	$ 45.76
001-252-002-000			BELL CROSSING PHASE 2 LOT 188	1.0	$ 45.76
001-252-003-000	2112	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 187	1.0	$ 45.76
001-252-004-000	2116	TRUCKEE DR	BELL CROSSING PHASE 2 LOT 186	1.0	$ 45.76
001-252-005-000	2121	NOVATO CT	BELL CROSSING PHASE 2 LOT 185	1.0	$ 45.76
001-252-006-000	2117	NOVATO CT	BELL CROSSING PHASE 2 LOT 184	1.0	$ 45.76
001-252-007-000	2113	NOVATO CT	BELL CROSSING PHASE 2 LOT 183	1.0	$ 45.76
001-252-008-000	2109	NOVATO CT	BELL CROSSING PHASE 2 LOT 182	1.0	$ 45.76
001-252-009-000	2105	NOVATO CT	BELL CROSSING PHASE 2 LOT 181	1.0	$ 45.76
001-252-010-000	2100	NOVATO CT	BELL CROSSING PHASE 2 LOT 180	1.0	$ 45.76
001-252-011-000	2104	NOVATO CT	BELL CROSSING PHASE 2 LOT 179	1.0	$ 45.76
001-252-012-000	2108	NOVATO CT	BELL CROSSING PHASE 2 LOT 178	1.0	$ 45.76
001-252-013-000	2112	NOVATO CT	BELL CROSSING PHASE 2 LOT 177	1.0	$ 45.76
001-252-014-000	2116	NOVATO CT	BELL CROSSING PHASE 2 LOT 176	1.0	$ 45.76
001-252-015-000	2120	NOVATO CT	BELL CROSSING PHASE 2 LOT 175	1.0	$ 45.76
001-252-016-000	2124	NOVATO CT	BELL CROSSING PHASE 2 LOT 174	1.0	$ 45.76
001-252-017-000	2129	SONOMA CT	BELL CROSSING PHASE 2 LOT 173	1.0	$ 45.76
001-252-018-000	2125	SONOMA CT	BELL CROSSING PHASE 2 LOT 172	1.0	$ 45.76
001-252-019-000	2121	SONOMA CT	BELL CROSSING PHASE 2 LOT 171	1.0	$ 45.76
001-252-020-000	2117	SONOMA CT	BELL CROSSING PHASE 2 LOT 170	1.0	$ 45.76
001-252-021-000	2113	SONOMA CT	BELL CROSSING PHASE 2 LOT 169	1.0	$ 45.76
001-252-022-000	2109	SONOMA CT	BELL CROSSING PHASE 2 LOT 168	1.0	$ 45.76
001-252-023-000	2105	SONOMA CT	BELL CROSSING PHASE 2 LOT 167	1.0	$ 45.76
001-252-024-000	2101	SONOMA CT	BELL CROSSING PHASE 2 LOT 166	1.0	$ 45.76
001-252-025-000	2100	SONOMA CT	BELL CROSSING PHASE 2 LOT 165	1.0	$ 45.76
001-252-026-000	2104	SONOMA CT	BELL CROSSING PHASE 2 LOT 164	1.0	$ 45.76
001-252-027-000	2108	SONOMA CT	BELL CROSSING PHASE 2 LOT 163	1.0	$ 45.76
001-252-028-000			BELL CROSSING PHASE 2 LOT 162	1.0	$ 45.76
001-252-029-000	2116	SONOMA CT	BELL CROSSING PHASE 2 LOT 161	1.0	$ 45.76
001-252-030-000	2120	SONOMA CT	BELL CROSSING PHASE 2 LOT 160	1.0	$ 45.76
001-252-031-000	2124	SONOMA CT	BELL CROSSING PHASE 2 LOT 159	1.0	$ 45.76
001-252-032-000	2128	SONOMA CT	BELL CROSSING PHASE 2 LOT 158	1.0	$ 45.76
001-252-033-000	2129	EUREKA CT	BELL CROSSING PHASE 2 LOT 157	1.0	$ 45.76
001-252-034-000	2125	EUREKA CT	BELL CROSSING PHASE 2 LOT 156	1.0	$ 45.76
001-252-035-000	2121	EUREKA CT	BELL CROSSING PHASE 2 LOT 155	1.0	$ 45.76
001-252-036-000	2117	EUREKA CT	BELL CROSSING PHASE 2 LOT 154	1.0	$ 45.76
001-252-037-000	2113	EUREKA CT	BELL CROSSING PHASE 2 LOT 153	1.0	$ 45.76
001-252-038-000	2109	EUREKA CT	BELL CROSSING PHASE 2 LOT 152	1.0	$ 45.76
001-252-039-000	2105	EUREKA CT	BELL CROSSING PHASE 2 LOT 151	1.0	$ 45.76
001-252-040-000	2101	EUREKA CT	BELL CROSSING PHASE 2 LOT 150	1.0	$ 45.76
001-252-041-000	2100	EUREKA CT	BELL CROSSING PHASE 2 LOT 149	1.0	$ 45.76
001-252-042-000			BELL CROSSING PHASE 2 LOT 148	1.0	$ 45.76
001-252-043-000	2108	EUREKA CT	BELL CROSSING PHASE 2 LOT 147	1.0	$ 45.76

City of Atwater
Bell Crossing Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU		CHARGE
001-252-044-000	2112	EUREKA CT	BELL CROSSING PHASE 2 LOT 146	1.0	$	45.76
001-252-045-000	2116	EUREKA CT	BELL CROSSING PHASE 2 LOT 145	1.0	$	45.76
001-252-046-000	2120	EUREKA CT	BELL CROSSING PHASE 2 LOT 144	1.0	$	45.76
001-252-047-000	2124	EUREKA CT	BELL CROSSING PHASE 2 LOT 143	1.0	$	45.76
001-252-048-000	2125	ARCATA WAY	BELL CROSSING PHASE 1 LOT 142	1.0	$	45.76
001-252-049-000	2121	ARCATA WAY	BELL CROSSING PHASE 1 LOT 141	1.0	$	45.76
001-252-050-000	2117	ARCATA WAY	BELL CROSSING PHASE 1 LOT 140	1.0	$	45.76
001-252-051-000	2113	ARCATA WAY	BELL CROSSING PHASE 1 LOT 139	1.0	$	45.76
001-252-052-000	2109	ARCATA WAY	BELL CROSSING PHASE 1 LOT 138	1.0	$	45.76
001-252-053-000	2105	ARCATA WAY	BELL CROSSING PHASE 1 LOT 137	1.0	$	45.76
001-252-054-000	2101	ARCATA WAY	BELL CROSSING PHASE 1 LOT 136	1.0	$	45.76
Total				**188.0**	**$**	**8,602.88**

City of Atwater
Camellia Meadows Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-350-002-000	3580	LEAH WAY	CAMELLIA MEADOWS LOT 1	1.0	$ 62.10
150-350-003-000	3570	LEAH WAY	CAMELLIA MEADOWS LOT 2	1.0	$ 62.10
150-350-004-000	3560	LEAH WAY	CAMELLIA MEADOWS LOT 3	1.0	$ 62.10
150-350-005-000	3550	LEAH WAY	CAMELLIA MEADOWS LOT 4	1.0	$ 62.10
150-350-006-000	3540	LEAH WAY	CAMELLIA MEADOWS LOT 5	1.0	$ 62.10
150-350-007-000	3530	LEAH WAY	CAMELLIA MEADOWS LOT 6	1.0	$ 62.10
150-350-008-000	3520	LEAH WAY	CAMELLIA MEADOWS LOT 7	1.0	$ 62.10
150-350-009-000	3521	LEAH WAY	CAMELLIA MEADOWS LOT 8	1.0	$ 62.10
150-350-010-000	3531	LEAH WAY	CAMELLIA MEADOWS LOT 9	1.0	$ 62.10
150-350-011-000	3530	JENNA CT	CAMELLIA MEADOWS LOT 10	1.0	$ 62.10
150-350-012-000	3520	JENNA CT	CAMELLIA MEADOWS LOT 11	1.0	$ 62.10
150-350-013-000	3531	JENNA CT	CAMELLIA MEADOWS LOT 12	1.0	$ 62.10
150-350-014-000	494	JOSHUA CT	CAMELLIA MEADOWS LOT 13	1.0	$ 62.10
150-350-015-000	495	JOSHUA CT	CAMELLIA MEADOWS LOT 14	1.0	$ 62.10
150-350-016-000	485	JOSHUA CT	CAMELLIA MEADOWS LOT 15	1.0	$ 62.10
150-350-017-000	475	JOSHUA CT	CAMELLIA MEADOWS LOT 16	1.0	$ 62.10
150-350-018-000	465	JOSHUA CT	CAMELLIA MEADOWS LOT 17	1.0	$ 62.10
150-350-019-000	455	JOSHUA CT	CAMELLIA MEADOWS LOT 18	1.0	$ 62.10
150-350-020-000	454	AARON CT	CAMELLIA MEADOWS LOT 19	1.0	$ 62.10
150-350-021-000	464	AARON CT	CAMELLIA MEADOWS LOT 20	1.0	$ 62.10
150-350-022-000	474	AARON CT	CAMELLIA MEADOWS LOT 21	1.0	$ 62.10
150-350-023-000	484	AARON CT	CAMELLIA MEADOWS LOT 22	1.0	$ 62.10
150-350-024-000	494	AARON CT	CAMELLIA MEADOWS LOT 23	1.0	$ 62.10
150-350-025-000	495	AARON CT	CAMELLIA MEADOWS LOT 24	1.0	$ 62.10
150-350-026-000	485	AARON CT	CAMELLIA MEADOWS LOT 25	1.0	$ 62.10
150-350-027-000	475	AARON CT	CAMELLIA MEADOWS LOT 26	1.0	$ 62.10
150-350-028-000	465	AARON CT	CAMELLIA MEADOWS LOT 27	1.0	$ 62.10
150-350-029-000	455	AARON CT	CAMELLIA MEADOWS LOT 28	1.0	$ 62.10
150-350-030-000	3571	LEAH WAY	CAMELLIA MEADOWS LOT 29	1.0	$ 62.10
150-350-031-000	3581	LEAH WAY	CAMELLIA MEADOWS LOT 30	1.0	$ 62.10
150-350-032-000	3591	LEAH WAY	CAMELLIA MEADOWS LOT 31	1.0	$ 62.10
Total				**31.0**	**$ 1,925.10**

City of Atwater
Juniper Meadows Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-052-016-000	1971	RANCHO DEL REY DR	JUNIPER MEADOWS LOT 1	1.0	$ 67.00
004-052-017-000	1943	RANCHO DEL REY DR	JUNIPER MEADOWS LOT 2	1.0	$ 67.00
004-052-018-000	1929	RANCHO DEL REY DR	JUNIPER MEADOWS LOT 3	1.0	$ 67.00
004-052-019-000	1915	RANCHO DEL REY DR	JUNIPER MEADOWS LOT 4	1.0	$ 67.00
004-052-020-000	1901	RANCHO DEL REY DR	JUNIPER MEADOWS LOT 5	1.0	$ 67.00
004-052-022-000	1957	RANCHO DEL REY DR	JUNIPER MEADOWS II LOT 1	1.0	$ 67.00
004-052-023-000	1900	POLLITT CT	JUNIPER MEADOWS LOT II LOT 2	1.0	$ 67.00
004-052-024-000	1914	POLLITT CT	JUNIPER MEADOWS LOT II LOT 3	1.0	$ 67.00
004-052-025-000	1928	POLLITT CT	JUNIPER MEADOWS LOT II LOT 4	1.0	$ 67.00
004-052-026-000	1942	POLLITT CT	JUNIPER MEADOWS LOT II LOT 5	1.0	$ 67.00
004-052-027-000	1956	POLLITT CT	JUNIPER MEADOWS LOT II LOT 6	1.0	$ 67.00
004-052-028-000	1970	POLLITT CT	JUNIPER MEADOWS LOT II LOT 7	1.0	$ 67.00
004-052-029-000	1957	POLLITT CT	JUNIPER MEADOWS LOT II LOT 8	1.0	$ 67.00
004-052-030-000	1943	POLLITT CT	JUNIPER MEADOWS LOT II LOT 9	1.0	$ 67.00
004-052-031-000	1929	POLLITT CT	JUNIPER MEADOWS LOT II LOT 10	1.0	$ 67.00
004-052-032-000	1915	POLLITT CT	JUNIPER MEADOWS LOT II LOT 11	1.0	$ 67.00
004-052-033-000	1901	POLLITT CT	JUNIPER MEADOWS LOT II LOT 12	1.0	$ 67.00
Total				**17.0**	**$ 1,139.00**

City of Atwater
Meadow View Estates Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-461-001-000	2033	NEBELA DR	MEADOW VIEW ESTATES LOT 6	1.0	$ 43.54
005-461-002-000	2037	NEBELA DR	MEADOW VIEW ESTATES LOT 7	1.0	$ 43.54
005-461-003-000	2041	NEBELA DR	MEADOW VIEW ESTATES LOT 8	1.0	$ 43.54
005-461-004-000	2045	NEBELA DR	MEADOW VIEW ESTATES LOT 9	1.0	$ 43.54
005-461-005-000	2049	NEBELA DR	MEADOW VIEW ESTATES LOT 10	1.0	$ 43.54
005-461-006-000	2053	NEBELA DR	MEADOW VIEW ESTATES LOT 11	1.0	$ 43.54
005-461-007-000	2057	NEBELA DR	MEADOW VIEW ESTATES LOT 12	1.0	$ 43.54
005-462-001-000	2287	TOOLE WAY	MEADOW VIEW ESTATES LOT 33	1.0	$ 43.54
005-462-002-000	2283	TOOLE WAY	MEADOW VIEW ESTATES LOT 34	1.0	$ 43.54
005-462-003-000	2279	TOOLE WAY	MEADOW VIEW ESTATES LOT 35	1.0	$ 43.54
005-462-004-000	2275	TOOLE WAY	MEADOW VIEW ESTATES LOT 36	1.0	$ 43.54
005-462-005-000	2271	TOOLE WAY	MEADOW VIEW ESTATES LOT 37	1.0	$ 43.54
005-463-001-000	2065	NEBELA DR	MEADOW VIEW ESTATES LOT 13	1.0	$ 43.54
005-463-002-000	2069	NEBELA DR	MEADOW VIEW ESTATES LOT 14	1.0	$ 43.54
005-463-003-000	2073	NEBELA DR	MEADOW VIEW ESTATES LOT 15	1.0	$ 43.54
005-463-004-000	2077	NEBELA DR	MEADOW VIEW ESTATES LOT 16	1.0	$ 43.54
005-463-005-000	2081	NEBELA DR	MEADOW VIEW ESTATES LOT 17	1.0	$ 43.54
005-463-006-000	2085	NEBELA DR	MEADOW VIEW ESTATES LOT 18	1.0	$ 43.54
005-463-007-000	2089	NEBELA DR	MEADOW VIEW ESTATES LOT 19	1.0	$ 43.54
005-463-008-000	2093	NEBELA DR	MEADOW VIEW ESTATES LOT 20	1.0	$ 43.54
005-463-009-000	2097	NEBELA DR	MEADOW VIEW ESTATES LOT 21	1.0	$ 43.54
005-463-011-000	2270	NEBELA DR	MEADOW VIEW ESTATES LOT 128	1.0	$ 43.54
005-464-001-000	2044	NEBELA DR	MEADOW VIEW ESTATES LOT 38	1.0	$ 43.54
005-464-002-000	2048	NEBELA DR	MEADOW VIEW ESTATES LOT 39	1.0	$ 43.54
005-464-003-000	2052	NEBELA DR	MEADOW VIEW ESTATES LOT 40	1.0	$ 43.54
005-464-004-000	2056	NEBELA DR	MEADOW VIEW ESTATES LOT 41	1.0	$ 43.54
005-464-005-000	2060	NEBELA DR	MEADOW VIEW ESTATES LOT 42	1.0	$ 43.54
005-464-006-000	2064	NEBELA DR	MEADOW VIEW ESTATES LOT 43	1.0	$ 43.54
005-464-007-000	2068	NEBELA DR	MEADOW VIEW ESTATES LOT 44	1.0	$ 43.54
005-464-008-000	2072	NEBELA DR	MEADOW VIEW ESTATES LOT 45	1.0	$ 43.54
005-464-009-000	2076	NEBELA DR	MEADOW VIEW ESTATES LOT 46	1.0	$ 43.54
005-464-010-000	2080	NEBELA DR	MEADOW VIEW ESTATES LOT 47	1.0	$ 43.54
005-464-011-000	2084	NEBELA DR	MEADOW VIEW ESTATES LOT 48	1.0	$ 43.54
005-464-012-000	2088	NEBELA DR	MEADOW VIEW ESTATES LOT 49	1.0	$ 43.54
005-464-013-000	2092	NEBELA DR	MEADOW VIEW ESTATES LOT 50	1.0	$ 43.54
005-464-014-000	2096	NEBELA DR	MEADOW VIEW ESTATES LOT 51	1.0	$ 43.54
005-464-015-000	2100	NEBELA DR	MEADOW VIEW ESTATES LOT 52	1.0	$ 43.54
005-464-016-000	2275	NEBELA DR	MEADOW VIEW ESTATES LOT 53	1.0	$ 43.54
005-464-017-000	2271	NEBELA DR	MEADOW VIEW ESTATES LOT 54	1.0	$ 43.54
005-464-018-000	2109	PIRO DR	MEADOW VIEW ESTATES LOT 55	1.0	$ 43.54
005-464-019-000	2105	PIRO DR	MEADOW VIEW ESTATES LOT 56	1.0	$ 43.54
005-464-020-000	2101	PIRO DR	MEADOW VIEW ESTATES LOT 57	1.0	$ 43.54
005-464-021-000	2097	PIRO DR	MEADOW VIEW ESTATES LOT 58	1.0	$ 43.54
005-464-022-000	2093	PIRO DR	MEADOW VIEW ESTATES LOT 59	1.0	$ 43.54
005-464-023-000	2089	PIRO DR	MEADOW VIEW ESTATES LOT 60	1.0	$ 43.54
005-464-024-000	2085	PIRO DR	MEADOW VIEW ESTATES LOT 61	1.0	$ 43.54
005-464-025-000	2081	PIRO DR	MEADOW VIEW ESTATES LOT 62	1.0	$ 43.54
005-464-026-000	2077	PIRO DR	MEADOW VIEW ESTATES LOT 63	1.0	$ 43.54
005-464-027-000	2073	PIRO DR	MEADOW VIEW ESTATES LOT 64	1.0	$ 43.54
005-464-028-000	2069	PIRO DR	MEADOW VIEW ESTATES LOT 65	1.0	$ 43.54
005-464-029-000	2065	PIRO DR	MEADOW VIEW ESTATES LOT 66	1.0	$ 43.54
005-464-030-000	2061	PIRO DR	MEADOW VIEW ESTATES LOT 67	1.0	$ 43.54
005-464-031-000	2057	PIRO DR	MEADOW VIEW ESTATES LOT 68	1.0	$ 43.54
005-464-032-000	2053	PIRO DR	MEADOW VIEW ESTATES LOT 69	1.0	$ 43.54
005-465-001-000	2040	PIRO DR	MEADOW VIEW ESTATES LOT 79	1.0	$ 43.54
005-465-002-000	2044	PIRO DR	MEADOW VIEW ESTATES LOT 80	1.0	$ 43.54
005-465-003-000	2048	PIRO DR	MEADOW VIEW ESTATES LOT 81	1.0	$ 43.54
005-465-004-000	2052	PIRO DR	MEADOW VIEW ESTATES LOT 82	1.0	$ 43.54
005-465-005-000	2056	PIRO DR	MEADOW VIEW ESTATES LOT 83	1.0	$ 43.54

City of Atwater
Meadow View Estates Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-465-006-000	2060	PIRO DR	MEADOW VIEW ESTATES LOT 84	1.0	$ 43.54
005-465-007-000	2064	PIRO DR	MEADOW VIEW ESTATES LOT 85	1.0	$ 43.54
005-465-008-000	2068	PIRO DR	MEADOW VIEW ESTATES LOT 86	1.0	$ 43.54
005-465-009-000	2072	PIRO DR	MEADOW VIEW ESTATES LOT 87	1.0	$ 43.54
005-465-010-000	2076	PIRO DR	MEADOW VIEW ESTATES LOT 88	1.0	$ 43.54
005-465-011-000	2080	PIRO DR	MEADOW VIEW ESTATES LOT 89	1.0	$ 43.54
005-465-012-000	2084	PIRO DR	MEADOW VIEW ESTATES LOT 90	1.0	$ 43.54
005-465-013-000	2088	PIRO DR	MEADOW VIEW ESTATES LOT 91	1.0	$ 43.54
005-465-014-000	2092	PIRO DR	MEADOW VIEW ESTATES LOT 92	1.0	$ 43.54
005-465-015-000	2096	PIRO DR	MEADOW VIEW ESTATES LOT 93	1.0	$ 43.54
005-465-016-000	2100	PIRO DR	MEADOW VIEW ESTATES LOT 94	1.0	$ 43.54
005-465-017-000	2104	PIRO DR	MEADOW VIEW ESTATES LOT 95	1.0	$ 43.54
005-465-018-000	2108	PIRO DR	MEADOW VIEW ESTATES LOT 96	1.0	$ 43.54
005-465-019-000	2112	PIRO DR	MEADOW VIEW ESTATES LOT 97	1.0	$ 43.54
005-465-020-000	2116	PIRO DR	MEADOW VIEW ESTATES LOT 98	1.0	$ 43.54
005-465-021-000	2117	DOGWOOD CT	MEADOW VIEW ESTATES LOT 99	1.0	$ 43.54
005-465-022-000	2113	DOGWOOD CT	MEADOW VIEW ESTATES LOT 100	1.0	$ 43.54
005-465-023-000	2109	DOGWOOD CT	MEADOW VIEW ESTATES LOT 101	1.0	$ 43.54
005-465-024-000	2105	DOGWOOD CT	MEADOW VIEW ESTATES LOT 102	1.0	$ 43.54
005-465-025-000	2101	DOGWOOD CT	MEADOW VIEW ESTATES LOT 103	1.0	$ 43.54
005-465-026-000	2097	DOGWOOD CT	MEADOW VIEW ESTATES LOT 104	1.0	$ 43.54
005-465-027-000	2104	DOGWOOD CT	MEADOW VIEW ESTATES LOT 105	1.0	$ 43.54
005-465-028-000	2108	DOGWOOD CT	MEADOW VIEW ESTATES LOT 106	1.0	$ 43.54
005-465-029-000	2112	DOGWOOD CT	MEADOW VIEW ESTATES LOT 107	1.0	$ 43.54
005-465-030-000	2116	DOGWOOD CT	MEADOW VIEW ESTATES LOT 108	1.0	$ 43.54
005-466-001-000	2266	NEBELA DR	MEADOW VIEW ESTATES LOT 127	1.0	$ 43.54
005-466-002-000	2262	NEBELA DR	MEADOW VIEW ESTATES LOT 126	1.0	$ 43.54
005-466-003-000	2258	NEBELA DR	MEADOW VIEW ESTATES LOT 125	1.0	$ 43.54
005-466-004-000	2254	NEBELA DR	MEADOW VIEW ESTATES LOT 124	1.0	$ 43.54
005-466-005-000	2250	NEBELA DR	MEADOW VIEW ESTATES LOT 123	1.0	$ 43.54
005-471-001-000	2245	NEBELA DR	MEADOW VIEW ESTATES LOT 109	1.0	$ 43.54
005-471-002-000	2241	NEBELA DR	MEADOW VIEW ESTATES LOT 110	1.0	$ 43.54
005-471-003-000	2237	NEBELA DR	MEADOW VIEW ESTATES LOT 111	1.0	$ 43.54
005-471-004-000	2233	NEBELA DR	MEADOW VIEW ESTATES LOT 112	1.0	$ 43.54
005-471-005-000	2229	NEBELA DR	MEADOW VIEW ESTATES LOT 113	1.0	$ 43.54
005-471-006-000	2225	NEBELA DR	MEADOW VIEW ESTATES LOT 114	1.0	$ 43.54
005-471-007-000	2221	NEBELA DR	MEADOW VIEW ESTATES LOT 115	1.0	$ 43.54
005-471-008-000	2217	NEBELA DR	MEADOW VIEW ESTATES LOT 116	1.0	$ 43.54
005-471-009-000	2213	NEBELA DR	MEADOW VIEW ESTATES LOT 117	1.0	$ 43.54
005-472-001-000	2246	NEBELA DR	MEADOW VIEW ESTATES LOT 122	1.0	$ 43.54
005-472-002-000	2242	NEBELA DR	MEADOW VIEW ESTATES LOT 121	1.0	$ 43.54
005-472-003-000	2238	NEBELA DR	MEADOW VIEW ESTATES LOT 120	1.0	$ 43.54
005-472-004-000	2234	NEBELA DR	MEADOW VIEW ESTATES LOT 119	1.0	$ 43.54
005-472-005-000	2230	NEBELA DR	MEADOW VIEW ESTATES LOT 118	1.0	$ 43.54
005-482-001-000	2287	WHISPER WAY	MEADOW VIEW ESTATES LOT 22	1.0	$ 43.54
005-481-003-000	3001	RONDEL ROAD	ADJ PAR 2 LOT C MED VIEW EST POR P	1.0	$ 43.54
005-482-002-000	2283	WHISPER WAY	MEADOW VIEW ESTATES LOT 23	1.0	$ 43.54
005-482-003-000	2279	WHISPER WAY	MEADOW VIEW ESTATES LOT 24	1.0	$ 43.54
005-482-004-000	2275	WHISPER WAY	MEADOW VIEW ESTATES LOT 25	1.0	$ 43.54
005-482-005-000	2271	WHISPER WAY	MEADOW VIEW ESTATES LOT 26	1.0	$ 43.54
005-482-006-000	2267	WHISPER WAY	MEADOW VIEW ESTATES LOT 27	1.0	$ 43.54
005-483-001-000	2013	NEBELA DR	MEADOW VIEW ESTATES LOT 1	1.0	$ 43.54
005-483-002-000	2017	NEBELA DR	MEADOW VIEW ESTATES LOT 2	1.0	$ 43.54
005-483-003-000	2021	NEBELA DR	MEADOW VIEW ESTATES LOT 3	1.0	$ 43.54
005-483-004-000	2025	NEBELA DR	MEADOW VIEW ESTATES LOT 4	1.0	$ 43.54
005-483-005-000	2029	NEBELA DR	MEADOW VIEW ESTATES LOT 5	1.0	$ 43.54
005-484-001-000	2286	WHISPER WAY	MEADOW VIEW ESTATES LOT 32	1.0	$ 43.54
005-484-002-000	2282	WHISPER WAY	MEADOW VIEW ESTATES LOT 31	1.0	$ 43.54
005-484-003-000	2278	WHISPER WAY	MEADOW VIEW ESTATES LOT 30	1.0	$ 43.54

City of Atwater
Meadow View Estates Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-484-004-000	2274	WHISPER WAY	MEADOW VIEW ESTATES LOT 29	1.0	$ 43.54
005-484-005-000	2270	WHISPER WAY	MEADOW VIEW ESTATES LOT 28	1.0	$ 43.54
005-485-001-000	2036	PIRO DR	MEADOW VIEW ESTATES LOT 78	1.0	$ 43.54
005-485-002-000	2032	PIRO DR	MEADOW VIEW ESTATES LOT 77	1.0	$ 43.54
005-485-003-000	2028	PIRO DR	MEADOW VIEW ESTATES LOT 76	1.0	$ 43.54
005-485-004-000	2024	PIRO DR	MEADOW VIEW ESTATES LOT 75	1.0	$ 43.54
005-485-005-000	2020	PIRO DR	MEADOW VIEW ESTATES LOT 74	1.0	$ 43.54
005-485-006-000	2016	PIRO DR	MEADOW VIEW ESTATES LOT 73	1.0	$ 43.54
005-485-007-000	2012	PIRO DR	MEADOW VIEW ESTATES LOT 72	1.0	$ 43.54
005-485-008-000	2008	PIRO DR	MEADOW VIEW ESTATES LOT 71	1.0	$ 43.54
005-485-009-000	2004	PIRO DR	MEADOW VIEW ESTATES LOT 70	1.0	$ 43.54
Total				**129.0**	**$ 5,616.66**

City of Atwater
Mello Ranch 1 Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS	LEGAL DESCRIPTION	EBU	CHARGE
005-400-008-000	1951 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 134	1.0	$ 29.64
005-400-009-000	1955 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 135	1.0	$ 29.64
005-400-010-000	1633 WESTMORE DR	MELLO RANCH UNIT 1 LOT 133	1.0	$ 29.64
005-400-011-000	1623 WESTMORE DR	MELLO RANCH UNIT 1 LOT 132	1.0	$ 29.64
005-400-012-000	1613 WESTMORE DR	MELLO RANCH UNIT 1 LOT 131	1.0	$ 29.64
005-400-013-000	1603 WESTMORE DR	MELLO RANCH UNIT 1 LOT 130	1.0	$ 29.64
005-400-014-000	1593 WESTMORE DR	MELLO RANCH UNIT 1 LOT 129	1.0	$ 29.64
005-400-015-000	1583 WESTMORE DR	MELLO RANCH UNIT 1 LOT 128	1.0	$ 29.64
005-400-016-000	1573 WESTMORE DR	MELLO RANCH UNIT 1 LOT 127	1.0	$ 29.64
005-400-017-000	1932 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 046	1.0	$ 29.64
005-400-018-000	1936 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 045	1.0	$ 29.64
005-400-019-000	1940 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 044	1.0	$ 29.64
005-400-020-000	1944 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 043	1.0	$ 29.64
005-400-021-000	1948 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 042	1.0	$ 29.64
005-400-022-000	1952 SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 041	1.0	$ 29.64
005-400-023-000	1951 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 052	1.0	$ 29.64
005-400-024-000	1947 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 051	1.0	$ 29.64
005-400-025-000	1943 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 050	1.0	$ 29.64
005-400-026-000	1939 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 049	1.0	$ 29.64
005-400-027-000	1935 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 048	1.0	$ 29.64
005-400-028-000	1931 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 047	1.0	$ 29.64
005-400-029-000	1932 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 005	1.0	$ 29.64
005-400-030-000	1936 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 006	1.0	$ 29.64
005-400-031-000	1940 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 007	1.0	$ 29.64
005-400-032-000	1944 BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 008	1.0	$ 29.64
005-400-033-000	1573 GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 009	1.0	$ 29.64
005-410-006-000	1563 WESTMORE DR	MELLO RANCH UNIT 1 LOT 126	1.0	$ 29.64
005-410-007-000	1553 WESTMORE DR	MELLO RANCH UNIT 1 LOT 125	1.0	$ 29.64
005-410-008-000	1543 WESTMORE CT	MELLO RANCH UNIT 1 LOT 124	1.0	$ 29.64
005-410-009-000	1533 WESTMORE CT	MELLO RANCH UNIT 1 LOT 123	1.0	$ 29.64
005-410-010-000	1523 WESTMORE CT	MELLO RANCH UNIT 1 LOT 122	1.0	$ 29.64
005-410-011-000	1513 WESTMORE CT	MELLO RANCH UNIT 1 LOT 121	1.0	$ 29.64
005-410-012-000	1503 WESTMORE CT	MELLO RANCH UNIT 1 LOT 120	1.0	$ 29.64
005-410-013-000	1493 WESTMORE CT	MELLO RANCH UNIT 1 LOT 119	1.0	$ 29.64
005-410-014-000	1483 WESTMORE CT	MELLO RANCH UNIT 1 LOT 118	1.0	$ 29.64
005-410-015-000	1472 WESTMORE CT	MELLO RANCH UNIT 1 LOT 117	1.0	$ 29.64
005-410-016-000	1482 WESTMORE CT	MELLO RANCH UNIT 1 LOT 116	1.0	$ 29.64
005-410-017-000	1492 WESTMORE CT	MELLO RANCH UNIT 1 LOT 115	1.0	$ 29.64
005-410-018-000	1502 WESTMORE CT	MELLO RANCH UNIT 1 LOT 114	1.0	$ 29.64
005-410-019-000	1512 WESTMORE CT	MELLO RANCH UNIT 1 LOT 113	1.0	$ 29.64
005-410-020-000	1522 WESTMORE CT	MELLO RANCH UNIT 1 LOT 112	1.0	$ 29.64
005-410-021-000	1532 WESTMORE CT	MELLO RANCH UNIT 1 LOT 111	1.0	$ 29.64
005-410-022-000	1533 WALDEN CT	MELLO RANCH UNIT 1 LOT 110	1.0	$ 29.64
005-410-023-000	1523 WALDEN CT	MELLO RANCH UNIT 1 LOT 109	1.0	$ 29.64
005-410-024-000	1513 WALDEN CT	MELLO RANCH UNIT 1 LOT 108	1.0	$ 29.64
005-410-025-000	1503 WALDEN CT	MELLO RANCH UNIT 1 LOT 107	1.0	$ 29.64
005-410-026-000	1493 WALDEN CT	MELLO RANCH UNIT 1 LOT 106	1.0	$ 29.64
005-410-027-000	1483 WALDEN CT	MELLO RANCH UNIT 1 LOT 105	1.0	$ 29.64
005-410-029-000	1472 WALDEN CT	MELLO RANCH UNIT 1 LOT 104	1.0	$ 29.64
005-410-030-000	1482 WALDEN CT	MELLO RANCH UNIT 1 LOT 103	1.0	$ 29.64
005-410-031-000	1492 WALDEN CT	MELLO RANCH UNIT 1 LOT 102	1.0	$ 29.64
005-410-032-000	1502 WALDEN CT	MELLO RANCH UNIT 1 LOT 101	1.0	$ 29.64
005-410-033-000	1512 WALDEN CT	MELLO RANCH UNIT 1 LOT 100	1.0	$ 29.64
005-410-034-000	1522 WALDEN CT	MELLO RANCH UNIT 1 LOT 099	1.0	$ 29.64
005-410-035-000	1532 WALDEN CT	MELLO RANCH UNIT 1 LOT 098	1.0	$ 29.64
005-410-036-000	1931 SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 004	1.0	$ 29.64
005-410-037-000	1935 SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 003	1.0	$ 29.64
005-410-038-000	1939 SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 002	1.0	$ 29.64
005-410-039-000	1943 SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 001	1.0	$ 29.64

City of Atwater
Mello Ranch 1 Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-410-040-000	1553	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 011	1.0	$ 29.64
005-410-041-000	1563	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 010	1.0	$ 29.64
005-421-001-000	1643	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 136	1.0	$ 29.64
005-421-002-000	1653	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 137	1.0	$ 29.64
005-421-003-000	1663	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 138	1.0	$ 29.64
005-421-004-000	1662	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 139	1.0	$ 29.64
005-421-005-000	1652	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 140	1.0	$ 29.64
005-421-006-000	1642	SKYVIEW CT	MELLO RANCH UNIT 1 LOT 141	1.0	$ 29.64
005-421-007-000	1643	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 142	1.0	$ 29.64
005-421-008-000	1653	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 143	1.0	$ 29.64
005-421-009-000	1663	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 144	1.0	$ 29.64
005-421-010-000	1662	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 145	1.0	$ 29.64
005-421-011-000	1652	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 146	1.0	$ 29.64
005-421-012-000	1642	SAVANNAH CT	MELLO RANCH UNIT 1 LOT 147	1.0	$ 29.64
005-421-013-000	1643	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 148	1.0	$ 29.64
005-421-014-000	1653	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 149	1.0	$ 29.64
005-421-015-000	1663	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 150	1.0	$ 29.64
005-421-016-000	1673	OAK GROVE LN	MELLO RANCH UNIT 1 LOT 151	1.0	$ 29.64
005-422-001-000	1956	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 040	1.0	$ 29.64
005-422-002-000	1960	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 039	1.0	$ 29.64
005-422-003-000	1964	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 038	1.0	$ 29.64
005-422-004-000	1968	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 037	1.0	$ 29.64
005-422-005-000	1972	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 036	1.0	$ 29.64
005-422-006-000	1976	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 035	1.0	$ 29.64
005-422-007-000	1980	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 034	1.0	$ 29.64
005-422-008-000	1984	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 033	1.0	$ 29.64
005-422-009-000	1988	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 032	1.0	$ 29.64
005-422-010-000	1992	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 031	1.0	$ 29.64
005-422-011-000	1996	SAGEWOOD DR	MELLO RANCH UNIT 1 LOT 030	1.0	$ 29.64
005-422-012-000	1572	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 065	1.0	$ 29.64
005-422-013-000	1582	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 064	1.0	$ 29.64
005-422-014-000	1592	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 063	1.0	$ 29.64
005-422-015-000	1991	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 062	1.0	$ 29.64
005-422-016-000	1987	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 061	1.0	$ 29.64
005-422-017-000	1983	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 060	1.0	$ 29.64
005-422-018-000	1979	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 059	1.0	$ 29.64
005-422-019-000	1975	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 058	1.0	$ 29.64
005-422-020-000	1971	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 057	1.0	$ 29.64
005-422-021-000	1967	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 056	1.0	$ 29.64
005-422-022-000	1963	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 055	1.0	$ 29.64
005-422-023-000	1959	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 054	1.0	$ 29.64
005-422-024-000	1955	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 053	1.0	$ 29.64
005-423-001-000	1572	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 014	1.0	$ 29.64
005-423-002-000	1960	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 015	1.0	$ 29.64
005-423-003-000	1964	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 016	1.0	$ 29.64
005-423-004-000	1968	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 017	1.0	$ 29.64
005-423-005-000	1972	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 018	1.0	$ 29.64
005-423-006-000	1976	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 019	1.0	$ 29.64
005-423-007-000	1980	BROOKHAVEN PL	MELLO RANCH UNIT 1 LOT 020	1.0	$ 29.64
005-423-008-000	1573	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 021	1.0	$ 29.64
005-431-001-000	1562	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 013	1.0	$ 29.64
005-431-002-000	1552	GRANDVIEW DR	MELLO RANCH UNIT 1 LOT 012	1.0	$ 29.64
005-431-003-000	1959	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 029	1.0	$ 29.64
005-431-004-000	1963	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 028	1.0	$ 29.64
005-431-005-000	1967	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 027	1.0	$ 29.64
005-431-006-000	1971	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 026	1.0	$ 29.64
005-431-007-000	1975	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 025	1.0	$ 29.64
005-431-008-000	1979	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 024	1.0	$ 29.64
005-431-009-000	1553	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 023	1.0	$ 29.64

City of Atwater
Mello Ranch 1 Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
005-431-010-000	1563	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 022	1.0	$ 29.64
005-432-001-000			MELLO RANCH UNIT 1 LOT 097	1.0	$ 29.64
005-432-002-000	1523	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 096	1.0	$ 29.64
005-432-003-000			MELLO RANCH UNIT 1 LOT 095	1.0	$ 29.64
005-432-004-000	1503	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 094	1.0	$ 29.64
005-432-005-000	1493	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 093	1.0	$ 29.64
005-432-006-000	1483	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 092	1.0	$ 29.64
005-432-007-000	1472	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 091	1.0	$ 29.64
005-432-008-000	1482	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 090	1.0	$ 29.64
005-432-009-000	1492	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 089	1.0	$ 29.64
005-432-010-000	1502	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 088	1.0	$ 29.64
005-432-011-000			MELLO RANCH UNIT 1 LOT 087	1.0	$ 29.64
005-432-012-000	1522	CLOVERFIELD CT	MELLO RANCH UNIT 1 LOT 086	1.0	$ 29.64
005-432-013-000			MELLO RANCH UNIT 1 LOT 085	1.0	$ 29.64
005-432-014-000	1972	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 084	1.0	$ 29.64
005-432-015-000	1976	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 083	1.0	$ 29.64
005-432-016-000	1980	SUMMERGLEN DR	MELLO RANCH UNIT 1 LOT 082	1.0	$ 29.64
005-432-017-000	1533	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 081	1.0	$ 29.64
005-432-018-000	1523	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 080	1.0	$ 29.64
005-432-019-000	1513	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 079	1.0	$ 29.64
005-432-020-000	1503	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 078	1.0	$ 29.64
005-432-021-000	1493	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 077	1.0	$ 29.64
005-432-022-000	1483	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 076	1.0	$ 29.64
005-432-023-000	1472	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 075	1.0	$ 29.64
005-432-024-000	1482	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 074	1.0	$ 29.64
005-432-025-000	1492	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 073	1.0	$ 29.64
005-432-026-000	1502	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 072	1.0	$ 29.64
005-432-027-000	1512	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 071	1.0	$ 29.64
005-432-028-000	1522	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 070	1.0	$ 29.64
005-432-029-000	1532	FIELDCREST CT	MELLO RANCH UNIT 1 LOT 069	1.0	$ 29.64
005-432-030-000	1542	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 068	1.0	$ 29.64
005-432-031-000	1552	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 067	1.0	$ 29.64
005-432-032-000	1562	FIELDCREST DR	MELLO RANCH UNIT 1 LOT 066	1.0	$ 29.64
Total				**151.0**	**$ 4,475.64**

City of Atwater
Pajaro Dunes Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-221-001-000	1191	ALMADOR TERRACE	PAJARO DUNES SUB LOT 7	1.0	$ 60.48
004-221-002-000	1181	ALMADOR TERRACE	PAJARO DUNES SUB LOT 6	1.0	$ 60.48
004-221-003-000	1161	ALMADOR TERRACE	PAJARO DUNES SUB LOT 5	1.0	$ 60.48
004-221-004-000	1151	ALMADOR TERRACE	PAJARO DUNES SUB LOT 4	1.0	$ 60.48
004-221-005-000	1141	ALMADOR TERRACE	PAJARO DUNES SUB LOT 3	1.0	$ 60.48
004-221-006-000	1121	ALMADOR TERRACE	PAJARO DUNES SUB LOT 2	1.0	$ 60.48
004-221-007-000	1101	ALMADOR TERRACE	PAJARO DUNES SUB LOT 1	1.0	$ 60.48
004-222-001-000	505	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 8	1.0	$ 60.48
004-222-002-000	515	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 9	1.0	$ 60.48
004-222-003-000	535	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 10	1.0	$ 60.48
004-222-004-000	555	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 11	1.0	$ 60.48
004-222-005-000	575	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 12	1.0	$ 60.48
004-222-006-000	595	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 13	1.0	$ 60.48
004-222-007-000	605	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 14	1.0	$ 60.48
004-222-008-000	625	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 15	1.0	$ 60.48
004-222-009-000	655	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 16	1.0	$ 60.48
004-222-010-000	675	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 17	1.0	$ 60.48
004-222-011-000	685	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 18	1.0	$ 60.48
004-222-012-000	695	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 19	1.0	$ 60.48
004-222-013-000	1198	MALIBU LN	PAJARO DUNES SUB LOT 20	1.0	$ 60.48
004-222-014-000	1192	MALIBU LN	PAJARO DUNES SUB LOT 21	1.0	$ 60.48
004-222-015-000	1188	MALIBU LN	PAJARO DUNES SUB LOT 22	1.0	$ 60.48
004-222-016-000	1178	MALIBU LN	PAJARO DUNES SUB LOT 23	1.0	$ 60.48
004-222-017-000	1168	MALIBU LN	PAJARO DUNES SUB LOT 24	1.0	$ 60.48
004-222-018-000	1158	MALIBU LN	PAJARO DUNES SUB LOT 25	1.0	$ 60.48
004-222-019-000	1148	MALIBU LN	PAJARO DUNES SUB LOT 26	1.0	$ 60.48
004-222-020-000	1138	MALIBU LN	PAJARO DUNES SUB LOT 27	1.0	$ 60.48
004-222-021-000	1128	MALIBU LN	PAJARO DUNES SUB LOT 28	1.0	$ 60.48
004-222-022-000	1118	MALIBU LN	PAJARO DUNES SUB LOT 29	1.0	$ 60.48
004-222-023-000	1108	MALIBU LN	PAJARO DUNES SUB LOT 30	1.0	$ 60.48
004-223-001-000	1100	ALMADOR TERRACE	PAJARO DUNES SUB LOT 58	1.0	$ 60.48
004-223-002-000	1110	ALMADOR TERRACE	PAJARO DUNES SUB LOT 57	1.0	$ 60.48
004-223-003-000	1120	ALMADOR TERRACE	PAJARO DUNES SUB LOT 56	1.0	$ 60.48
004-223-004-000	1140	ALMADOR TERRACE	PAJARO DUNES SUB LOT 55	1.0	$ 60.48
004-223-005-000	1150	ALMADOR TERRACE	PAJARO DUNES SUB LOT 54	1.0	$ 60.48
004-223-006-000	534	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 53	1.0	$ 60.48
004-223-007-000	554	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 52	1.0	$ 60.48
004-223-008-000	574	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 51	1.0	$ 60.48
004-223-009-000	594	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 50	1.0	$ 60.48
004-223-010-000	604	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 49	1.0	$ 60.48
004-223-011-000	624	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 48	1.0	$ 60.48
004-223-012-000	654	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 47	1.0	$ 60.48
004-223-013-000	674	PEBBLE BEACH DR	PAJARO DUNES SUB LOT 46	1.0	$ 60.48
004-223-014-000	673	PAJARO CT	PAJARO DUNES SUB LOT 45	1.0	$ 60.48
004-223-015-000	653	PAJARO CT	PAJARO DUNES SUB LOT 44	1.0	$ 60.48
004-223-016-000	623	PAJARO CT	PAJARO DUNES SUB LOT 43	1.0	$ 60.48
004-223-017-000	603	PAJARO CT	PAJARO DUNES SUB LOT 42	1.0	$ 60.48
004-223-018-000	593	PAJARO CT	PAJARO DUNES SUB LOT 41	1.0	$ 60.48
004-223-019-000	573	PAJARO CT	PAJARO DUNES SUB LOT 40	1.0	$ 60.48
004-223-020-000	533	PAJARO CT	PAJARO DUNES SUB LOT 39	1.0	$ 60.48
004-223-021-000	522	PAJARO CT	PAJARO DUNES SUB LOT 38	1.0	$ 60.48
004-223-022-000	532	PAJARO CT	PAJARO DUNES SUB LOT 37	1.0	$ 60.48
004-223-023-000	572	PAJARO CT	PAJARO DUNES SUB LOT 36	1.0	$ 60.48
004-223-024-000	592	PAJARO CT	PAJARO DUNES SUB LOT 35	1.0	$ 60.48
004-223-025-000	602	PAJARO CT	PAJARO DUNES SUB LOT 34	1.0	$ 60.48
004-223-026-000	622	PAJARO CT	PAJARO DUNES SUB LOT 33	1.0	$ 60.48
004-223-027-000	652	PAJARO CT	PAJARO DUNES SUB LOT 32	1.0	$ 60.48
004-223-028-000	672	PAJARO CT	PAJARO DUNES SUB LOT 31	1.0	$ 60.48
Total				**58.0**	**$ 3,507.84**

City of Atwater
Price Annexation Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-010-033-000	699	GREEN SANDS AVE	PRICE SUB LOT 13	4.2	$ 421.88
004-170-055-000	1821	VALLEY ST	CASA DEL REY #1 LOT 111	1.0	$ 33.80
004-170-056-000	1841	VALLEY ST	CASA DEL REY #1 LOT 112	1.0	$ 33.80
004-170-057-000	1861	VALLEY ST	CASA DEL REY #1 LOT 113	1.0	$ 33.80
004-170-058-000	1881	VALLEY ST	CASA DEL REY #1 LOT 114	1.0	$ 33.80
004-170-061-000	1880	VALLEY ST	CASA DEL REY #1 LOT 1	1.0	$ 33.80
004-170-062-000	1870	VALLEY ST	CASA DEL REY #1 LOT 2	1.0	$ 33.80
004-170-063-000	1850	VALLEY ST	CASA DEL REY #1 LOT 3	1.0	$ 33.80
004-170-064-000	1800	VALLEY ST	CASA DEL REY #1 LOT 4	1.0	$ 33.80
004-170-065-000	731	SUMMERFIELD DR	CASA DEL REY #1 LOT 6	1.0	$ 33.80
004-170-066-000	711	SUMMERFIELD DR	CASA DEL REY #1 LOT 5	1.0	$ 33.80
004-191-001-000	1806	CATALINA CT	CASA DEL REY #1 LOT 30	1.0	$ 33.80
004-191-002-000	1836	CATALINA CT	CASA DEL REY #1 LOT 29	1.0	$ 33.80
004-191-003-000	1866	CATALINA CT	CASA DEL REY #1 LOT 28	1.0	$ 33.80
004-191-004-000	1896	CATALINA CT	CASA DEL REY #1 LOT 27	1.0	$ 33.80
004-191-005-000	1897	CATALINA CT	CASA DEL REY #1 LOT 26	1.0	$ 33.80
004-191-006-000	1867	CATALINA CT	CASA DEL REY #1 LOT 25	1.0	$ 33.80
004-191-007-000	1837	CATALINA CT	CASA DEL REY #1 LOT 24	1.0	$ 33.80
004-191-008-000	1807	CATALINA CT	CASA DEL REY #1 LOT 23	1.0	$ 33.80
004-191-009-000	1804	BRENTWOOD CT	CASA DEL REY #1 LOT 22	1.0	$ 33.80
004-191-010-000	1834	BRENTWOOD CT	CASA DEL REY #1 LOT 21	1.0	$ 33.80
004-191-011-000	1864	BRENTWOOD CT	CASA DEL REY #1 LOT 20	1.0	$ 33.80
004-191-012-000	1894	BRENTWOOD CT	CASA DEL REY #1 LOT 19	1.0	$ 33.80
004-191-013-000	1895	BRENTWOOD CT	CASA DEL REY #1 LOT 18	1.0	$ 33.80
004-191-014-000	1865	BRENTWOOD CT	CASA DEL REY #1 LOT 17	1.0	$ 33.80
004-191-015-000	1835	BRENTWOOD CT	CASA DEL REY #1 LOT 16	1.0	$ 33.80
004-191-016-000	1805	BRENTWOOD CT	CASA DEL REY #1 LOT 15	1.0	$ 33.80
004-191-017-000	1802	BRIGHTON CT	CASA DEL REY #1 LOT 14	1.0	$ 33.80
004-191-018-000	1832	BRIGHTON CT	CASA DEL REY #1 LOT 13	1.0	$ 33.80
004-191-019-000	1862	BRIGHTON CT	CASA DEL REY #1 LOT 12	1.0	$ 33.80
004-191-020-000	1892	BRIGHTON CT	CASA DEL REY #1 LOT 11	1.0	$ 33.80
004-191-021-000	1893	BRIGHTON CT	CASA DEL REY #1 LOT 10	1.0	$ 33.80
004-191-022-000	1863	BRIGHTON CT	CASA DEL REY #1 LOT 9	1.0	$ 33.80
004-191-023-000	1833	BRIGHTON CT	CASA DEL REY #1 LOT 8	1.0	$ 33.80
004-191-024-000	1803	BRIGHTON CT	CASA DEL REY #1 LOT 7	1.0	$ 33.80
004-191-025-000	1809	CHELSEA CT	CASA DEL REY #2 LOT 31	1.0	$ 33.80
004-191-028-000	1899	CHELSEA CT	CASA DEL REY #2 LOT 34	1.0	$ 33.80
004-191-029-000	1898	CHELSEA CT	CASA DEL REY #2 LOT 35	1.0	$ 33.80
004-191-030-000	1868	CHELSEA CT	CASA DEL REY #2 LOT 36	1.0	$ 33.80
004-191-031-000	1838	CHELSEA CT	CASA DEL REY #2 LOT 37	1.0	$ 33.80
004-191-032-000	1808	CHELSEA CT	CASA DEL REY #2 LOT 38	1.0	$ 33.80
004-191-033-000	1801	CYPRESS CT	CASA DEL REY #2 LOT 39	1.0	$ 33.80
004-191-034-000	1831	CYPRESS CT	CASA DEL REY #2 LOT 40	1.0	$ 33.80
004-191-035-000	1861	CYPRESS CT	CASA DEL REY #2 LOT 41	1.0	$ 33.80
004-191-036-000	1890	CYPRESS CT	CASA DEL REY #2 LOT 42	1.0	$ 33.80
004-191-037-000	1869	CHELSEA CT	CASA DEL REY #2 LOT 33 POR 32	1.0	$ 33.80
004-191-038-000	1839	CHELSEA CT	CASA DEL REY #2 POR LOT 32	1.0	$ 33.80
004-192-001-000	900	SUMMERFIELD DR	CASA DEL REY #1 LOT 103	1.0	$ 33.80
004-192-002-000	890	SUMMERFIELD DR	CASA DEL REY #1 LOT 104	1.0	$ 33.80
004-192-003-000	880	SUMMERFIELD DR	CASA DEL REY #1 LOT 105	1.0	$ 33.80
004-192-004-000	860	SUMMERFIELD DR	CASA DEL REY #1 LOT 106	1.0	$ 33.80
004-192-005-000	850	SUMMERFIELD DR	CASA DEL REY #1 LOT 107	1.0	$ 33.80
004-192-006-000	830	SUMMERFIELD DR	CASA DEL REY #1 LOT 108	1.0	$ 33.80
004-192-007-000	820	SUMMERFIELD DR	CASA DEL REY #1 LOT 109	1.0	$ 33.80
004-192-008-000	800	SUMMERFIELD DR	CASA DEL REY #1 LOT 110	1.0	$ 33.80
004-192-009-000	910	SUMMERFIELD DR	CASA DEL REY #2 LOT 102	1.0	$ 33.80
004-192-010-000	920	SUMMERFIELD DR	CASA DEL REY #2 LOT 101	1.0	$ 33.80
004-192-011-000	930	SUMMERFIELD DR	CASA DEL REY #2 LOT 100	1.0	$ 33.80
004-192-012-000	940	SUMMERFIELD DR	CASA DEL REY #2 LOT 99	1.0	$ 33.80

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-192-013-000	950	SUMMERFIELD DR	CASA DEL REY #2 LOT 98	1.0	$ 33.80
004-192-014-000	960	SUMMERFIELD DR	CASA DEL REY #2 LOT 97	1.0	$ 33.80
004-201-001-000	1860	CYPRESS CT	CASA DEL REY #2 LOT 43	1.0	$ 33.80
004-201-002-000	1830	CYPRESS CT	CASA DEL REY #2 LOT 44	1.0	$ 33.80
004-201-003-000	1800	CYPRESS CT	CASA DEL REY #2 LOT 45	1.0	$ 33.80
004-201-004-000	1803	EL DORADO CT	CASA DEL REY #2 LOT 46	1.0	$ 33.80
004-201-005-000	1833	EL DORADO CT	CASA DEL REY #2 LOT 47	1.0	$ 33.80
004-201-006-000	1863	EL DORADO CT	CASA DEL REY #2 LOT 48	1.0	$ 33.80
004-201-007-000	1893	EL DORADO CT	CASA DEL REY #2 LOT 49	1.0	$ 33.80
004-201-008-000	1892	EL DORADO CT	CASA DEL REY #2 LOT 50	1.0	$ 33.80
004-201-009-000	1862	EL DORADO CT	CASA DEL REY #2 LOT 51	1.0	$ 33.80
004-201-010-000	1842	EL DORADO CT	CASA DEL REY #2 LOT 52	1.0	$ 33.80
004-201-011-000	1822	EL DORADO CT	CASA DEL REY #2 LOT 53	1.0	$ 33.80
004-201-012-000	1802	EL DORADO CT	CASA DEL REY #2 LOT 54	1.0	$ 33.80
004-201-013-000	1833	FOXTAIL CT	CASA DEL REY #3 LOT 55	1.0	$ 33.80
004-201-014-000	1843	FOXTAIL CT	CASA DEL REY #3 LOT 56	1.0	$ 33.80
004-201-015-000	1853	FOXTAIL CT	CASA DEL REY #3 LOT 57	1.0	$ 33.80
004-201-016-000	1863	FOXTAIL CT	CASA DEL REY #3 LOT 58	1.0	$ 33.80
004-201-017-000	1883	FOXTAIL CT	CASA DEL REY #3 LOT 59	1.0	$ 33.80
004-201-018-000	1882	FOXTAIL CT	CASA DEL REY #3 LOT 60	1.0	$ 33.80
004-201-019-000	1862	FOXTAIL CT	CASA DEL REY #3 LOT 61	1.0	$ 33.80
004-201-020-000	1852	FOXTAIL CT	CASA DEL REY #3 LOT 62	1.0	$ 33.80
004-201-021-000	1842	FOXTAIL CT	CASA DEL REY #3 LOT 63	1.0	$ 33.80
004-201-022-000	1832	FOXTAIL CT	CASA DEL REY #3 LOT 64	1.0	$ 33.80
004-201-023-000	1822	FOXTAIL CT	CASA DEL REY #3 LOT 65	1.0	$ 33.80
004-201-024-000	1803	AUGUSTA LN	CASA DEL REY #3 LOT 66	1.0	$ 33.80
004-201-025-000	1823	AUGUSTA LN	CASA DEL REY #3 LOT 67	1.0	$ 33.80
004-201-026-000	1833	AUGUSTA LN	CASA DEL REY #3 LOT 68	1.0	$ 33.80
004-201-027-000	1843	AUGUSTA LN	CASA DEL REY #3 LOT 69	1.0	$ 33.80
004-201-028-000	1853	AUGUSTA LN	CASA DEL REY #3 LOT 70	1.0	$ 33.80
004-201-029-000	1863	AUGUSTA LN	CASA DEL REY #3 LOT 71	1.0	$ 33.80
004-202-001-000	970	SUMMERFIELD DR	CASA DEL REY #2 LOT 96	1.0	$ 33.80
004-202-002-000	980	SUMMERFIELD DR	CASA DEL REY #2 LOT 95	1.0	$ 33.80
004-202-003-000	990	SUMMERFIELD DR	CASA DEL REY #2 LOT 94	1.0	$ 33.80
004-202-004-000	1000	SUMMERFIELD DR	CASA DEL REY #2 LOT 93	1.0	$ 33.80
004-202-005-000	1010	SUMMERFIELD DR	CASA DEL REY #3 LOT 92	1.0	$ 33.80
004-202-006-000	1020	SUMMERFIELD DR	CASA DEL REY #3 LOT 91	1.0	$ 33.80
004-202-007-000	1030	SUMMERFIELD DR	CASA DEL REY #3 LOT 90	1.0	$ 33.80
004-202-008-000	1040	SUMMERFIELD DR	CASA DEL REY #3 LOT 89	1.0	$ 33.80
004-202-009-000	1050	SUMMERFIELD DR	CASA DEL REY #3 LOT 88	1.0	$ 33.80
004-202-010-000	1783	AUGUSTA LN	CASA DEL REY #3 LOT 87	1.0	$ 33.80
004-202-011-000	1763	AUGUSTA LN	CASA DEL REY #3 LOT 86	1.0	$ 33.80
004-202-012-000	1753	AUGUSTA LN	CASA DEL REY #3 LOT 85	1.0	$ 33.80
004-202-013-000	1743	AUGUSTA LN	CASA DEL REY #3 LOT 84	1.0	$ 33.80
004-203-001-000	1864	AUGUSTA LN	CASA DEL REY #3 LOT 72	1.0	$ 33.80
004-203-002-000	1854	AUGUSTA LN	CASA DEL REY #3 LOT 73	1.0	$ 33.80
004-203-003-000	1844	AUGUSTA LN	CASA DEL REY #3 LOT 74	1.0	$ 33.80
004-203-004-000	1834	AUGUSTA LN	CASA DEL REY #3 LOT 75	1.0	$ 33.80
004-203-005-000	1824	AUGUSTA LN	CASA DEL REY #3 LOT 76	1.0	$ 33.80
004-203-006-000	1814	AUGUSTA LN	CASA DEL REY #3 LOT 77	1.0	$ 33.80
004-203-009-000	1774	AUGUSTA LN	CASA DEL REY #3 LOT 80	1.0	$ 33.80
004-203-010-000	1764	AUGUSTA LN	CASA DEL REY #3 LOT 81	1.0	$ 33.80
004-203-011-000	1754	AUGUSTA LN	CASA DEL REY #3 LOT 82	1.0	$ 33.80
004-203-012-000	1744	AUGUSTA LN	CASA DEL REY #3 LOT 83	1.0	$ 33.80
004-203-013-000	1784	AUGUSTA LN	CASA DEL REY #3 LOT 79 POR 78	1.0	$ 33.80
004-203-014-000	1794	AUGUSTA LN	CASA DEL REY #3 POR LOT 78	1.0	$ 33.80
004-211-001-000	2006	BRIDGEWATER ST	VISTA DEL REY 1 LOT 35	1.0	$ 24.98
004-211-002-000	2005	GLENEAGLE ST	VISTA DEL REY 1 LOT 36	1.0	$ 24.98
004-212-001-000	806	ARROWWOOD LN	VISTA DEL REY 1 LOT 30	1.0	$ 24.98

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-212-002-000	856	ARROWWOOD LN	VISTA DEL REY 1 LOT 29	1.0	$ 24.98
004-212-003-000	896	ARROWWOOD LN	VISTA DEL REY 1 LOT 28	1.0	$ 24.98
004-212-004-000	1975	GLENEAGLE ST	VISTA DEL REY 1 LOT 27	1.0	$ 24.98
004-212-005-000	1976	BRIDGEWATER ST	VISTA DEL REY 1 LOT 31	1.0	$ 24.98
004-212-006-000	1966	BRIDGEWATER ST	VISTA DEL REY 1 LOT 32	1.0	$ 24.98
004-212-007-000	1965	GLENEAGLE ST	VISTA DEL REY 1 LOT 26	1.0	$ 24.98
004-212-008-000	1955	GLENEAGLE ST	VISTA DEL REY 1 LOT 25	1.0	$ 24.98
004-212-009-000	1956	BRIDGEWATER ST	VISTA DEL REY 1 LOT 33	1.0	$ 24.98
004-212-010-000	1946	BRIDGEWATER ST	VISTA DEL REY 1 LOT 34	1.0	$ 24.98
004-212-011-000	1945	GLENEAGLE ST	VISTA DEL REY 1 LOT 24	1.0	$ 24.98
004-212-012-000	893	HUNTINGDALE CT	VISTA DEL REY 1 LOT 23	1.0	$ 24.98
004-212-013-000	853	HUNTINGDALE CT	VISTA DEL REY 1 LOT 22	1.0	$ 24.98
004-212-014-000	803	HUNTINGDALE CT	VISTA DEL REY 1 LOT 21	1.0	$ 24.98
004-212-016-000	802	HUNTINGDALE CT	VISTA DEL REY 1 LOT 20	1.0	$ 24.98
004-212-017-000	852	HUNTINGDALE CT	VISTA DEL REY 1 LOT 19	1.0	$ 24.98
004-212-018-000	892	HUNTINGDALE CT	VISTA DEL REY 1 LOT 18	1.0	$ 24.98
004-212-019-000	902	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 17	1.0	$ 24.98
004-212-020-000	912	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 16	1.0	$ 24.98
004-212-021-000	932	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 15	1.0	$ 24.98
004-212-022-000	942	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 14	1.0	$ 24.98
004-212-023-000	962	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 13	1.0	$ 24.98
004-212-024-000	972	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 12	1.0	$ 24.98
004-212-025-000	982	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 11	1.0	$ 24.98
004-212-026-000	992	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 10	1.0	$ 24.98
004-212-027-000	1002	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 9	1.0	$ 24.98
004-212-028-000	1012	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 8	1.0	$ 24.98
004-212-029-000	1022	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 7	1.0	$ 24.98
004-213-001-000	917	ARROWWOOD LN	VISTA DEL REY 1 LOT 37	1.0	$ 24.98
004-213-002-000	937	ARROWWOOD LN	VISTA DEL REY 1 LOT 38	1.0	$ 24.98
004-213-003-000	947	ARROWWOOD LN	VISTA DEL REY 1 LOT 39	1.0	$ 24.98
004-213-004-000	967	ARROWWOOD LN	VISTA DEL REY 1 LOT 40	1.0	$ 24.98
004-213-005-000	977	ARROWWOOD LN	VISTA DEL REY 1 LOT 41	1.0	$ 24.98
004-213-006-000	987	ARROWWOOD LN	VISTA DEL REY 1 LOT 42	1.0	$ 24.98
004-213-007-000	997	ARROWWOOD LN	VISTA DEL REY 1 LOT 43	1.0	$ 24.98
004-213-008-000	1007	ARROWWOOD LN	VISTA DEL REY 1 LOT 44	1.0	$ 24.98
004-213-009-000	1017	ARROWWOOD LN	VISTA DEL REY 1 LOT 45	1.0	$ 24.98
004-213-010-000	1027	ARROWWOOD LN	VISTA DEL REY 1 LOT 46	1.0	$ 24.98
004-214-001-000	1994	GLENEAGLE ST	VISTA DEL REY 1 LOT 68	1.0	$ 24.98
004-214-002-000	946	ARROWWOOD LN	VISTA DEL REY 1 LOT 67	1.0	$ 24.98
004-214-003-000	966	ARROWWOOD LN	VISTA DEL REY 1 LOT 66	1.0	$ 24.98
004-214-004-000	976	ARROWWOOD LN	VISTA DEL REY 1 LOT 65	1.0	$ 24.98
004-214-005-000	986	ARROWWOOD LN	VISTA DEL REY 1 LOT 64	1.0	$ 24.98
004-214-006-000	996	ARROWWOOD LN	VISTA DEL REY 1 LOT 63	1.0	$ 24.98
004-214-007-000	1006	ARROWWOOD LN	VISTA DEL REY 1 LOT 62	1.0	$ 24.98
004-214-008-000	1016	ARROWWOOD LN	VISTA DEL REY 1 LOT 61	1.0	$ 24.98
004-214-009-000	1026	ARROWWOOD LN	VISTA DEL REY 1 LOT 60	1.0	$ 24.98
004-214-010-000	1025	POPPY HILLS DR	VISTA DEL REY 1 LOT 78	1.0	$ 24.98
004-214-011-000	1015	POPPY HILLS DR	VISTA DEL REY 1 LOT 77	1.0	$ 24.98
004-214-012-000	1005	POPPY HILLS DR	VISTA DEL REY 1 LOT 76	1.0	$ 24.98
004-214-013-000	995	POPPY HILLS DR	VISTA DEL REY 1 LOT 75	1.0	$ 24.98
004-214-014-000	985	POPPY HILLS DR	VISTA DEL REY 1 LOT 74	1.0	$ 24.98
004-214-015-000	975	POPPY HILLS DR	VISTA DEL REY 1 LOT 73	1.0	$ 24.98
004-214-016-000	965	POPPY HILLS DR	VISTA DEL REY 1 LOT 72	1.0	$ 24.98
004-214-017-000	945	POPPY HILLS DR	VISTA DEL REY 1 LOT 71	1.0	$ 24.98
004-214-018-000	1964	GLENEAGLE ST	VISTA DEL REY 1 LOT 70	1.0	$ 24.98
004-214-019-000	1974	GLENEAGLE ST	VISTA DEL REY 1 LOT 69	1.0	$ 24.98
004-215-001-000	914	POPPY HILLS DR	VISTA DEL REY 1 LOT 101	1.0	$ 24.98
004-215-002-000	934	POPPY HILLS DR	VISTA DEL REY 1 LOT 100	1.0	$ 24.98
004-215-003-000	944	POPPY HILLS DR	VISTA DEL REY 1 LOT 99	1.0	$ 24.98

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-215-004-000	964	POPPY HILLS DR	VISTA DEL REY 1 LOT 98	1.0	$ 24.98
004-215-005-000	974	POPPY HILLS DR	VISTA DEL REY 1 LOT 97	1.0	$ 24.98
004-215-006-000	984	POPPY HILLS DR	VISTA DEL REY 1 LOT 96	1.0	$ 24.98
004-215-007-000	994	POPPY HILLS DR	VISTA DEL REY 1 LOT 95	1.0	$ 24.98
004-215-008-000	1004	POPPY HILLS DR	VISTA DEL REY 1 LOT 94	1.0	$ 24.98
004-215-009-000	1014	POPPY HILLS DR	VISTA DEL REY 1 LOT 93	1.0	$ 24.98
004-215-010-000	1024	POPPY HILLS DR	VISTA DEL REY 1 LOT 92	1.0	$ 24.98
004-215-011-000			VISTA DEL REY 1 LOT 111	1.0	$ 24.98
004-215-012-000	1013	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 110	1.0	$ 24.98
004-215-013-000	1003	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 109	1.0	$ 24.98
004-215-014-000	993	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 108	1.0	$ 24.98
004-215-015-000	983	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 107	1.0	$ 24.98
004-215-016-000	973	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 106	1.0	$ 24.98
004-215-017-000	963	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 105	1.0	$ 24.98
004-215-018-000	943	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 104	1.0	$ 24.98
004-215-019-000	933	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 103	1.0	$ 24.98
004-215-020-000	913	HUNTINGDALE WAY	VISTA DEL REY 1 LOT 102	1.0	$ 24.98
004-231-001-000	1037	ARROWWOOD LN	VISTA DEL REY #2 LOT 47	1.0	$ 24.98
004-231-002-000	1047	ARROWWOOD LN	VISTA DEL REY #2 LOT 48	1.0	$ 24.98
004-231-003-000	1057	ARROWWOOD LN	VISTA DEL REY #2 LOT 49	1.0	$ 24.98
004-231-004-000	1067	ARROWWOOD LN	VISTA DEL REY #2 LOT 50	1.0	$ 24.98
004-231-005-000	1077	ARROWWOOD LN	VISTA DEL REY #2 LOT 51	1.0	$ 24.98
004-231-006-000	2003	GLEN ABBEY ST	VISTA DEL REY #2 LOT 52	1.0	$ 24.98
004-232-001-000	1036	ARROWWOOD LN	VISTA DEL REY #2 LOT 59	1.0	$ 24.98
004-232-002-000	1046	ARROWWOOD LN	VISTA DEL REY #2 LOT 58	1.0	$ 24.98
004-232-003-000	1056	ARROWWOOD LN	VISTA DEL REY #2 LOT 57	1.0	$ 24.98
004-232-004-000	1066	ARROWWOOD LN	VISTA DEL REY #2 LOT 56	1.0	$ 24.98
004-232-005-000	1076	ARROWWOOD LN	VISTA DEL REY #2 LOT 55	1.0	$ 24.98
004-232-006-000	1086	ARROWWOOD LN	VISTA DEL REY #2 LOT 54	1.0	$ 24.98
004-232-007-000	1096	ARROWWOOD LN	VISTA DEL REY #2 LOT 53	1.0	$ 24.98
004-232-008-000	1095	POPPY HILLS DR	VISTA DEL REY #2 LOT 85	1.0	$ 24.98
004-232-009-000	1085	POPPY HILLS DR	VISTA DEL REY #2 LOT 84	1.0	$ 24.98
004-232-010-000	1075	POPPY HILLS DR	VISTA DEL REY #2 LOT 83	1.0	$ 24.98
004-232-011-000	1065	POPPY HILLS DR	VISTA DEL REY #2 LOT 82	1.0	$ 24.98
004-232-012-000	1055	POPPY HILLS DR	VISTA DEL REY #2 LOT 81	1.0	$ 24.98
004-232-013-000	1045	POPPY HILLS DR	VISTA DEL REY #2 LOT 80	1.0	$ 24.98
004-232-014-000	1035	POPPY HILLS DR	VISTA DEL REY #2 LOT 79	1.0	$ 24.98
004-233-001-000	1034	POPPY HILLS DR	VISTA DEL REY #2 LOT 91	1.0	$ 24.98
004-233-002-000	1044	POPPY HILLS DR	VISTA DEL REY #2 LOT 90	1.0	$ 24.98
004-233-003-000	1054	POPPY HILLS DR	VISTA DEL REY #2 LOT 89	1.0	$ 24.98
004-233-004-000	1064	POPPY HILLS DR	VISTA DEL REY #2 LOT 88	1.0	$ 24.98
004-233-005-000	1074	POPPY HILLS DR	VISTA DEL REY #2 LOT 87	1.0	$ 24.98
004-233-006-000	1094	POPPY HILLS DR	VISTA DEL REY #2 LOT 86	1.0	$ 24.98
004-233-007-000	1093	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 117	1.0	$ 24.98
004-233-008-000	1083	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 116	1.0	$ 24.98
004-233-009-000	1073	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 115	1.0	$ 24.98
004-233-010-000	1063	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 114	1.0	$ 24.98
004-233-011-000	1053	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 113	1.0	$ 24.98
004-233-012-000	1043	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 112	1.0	$ 24.98
004-234-001-000	1042	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 6	1.0	$ 24.98
004-234-002-000	1052	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 5	1.0	$ 24.98
004-234-003-000	1062	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 4	1.0	$ 24.98
004-234-004-000	1072	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 3	1.0	$ 24.98
004-234-005-000	1082	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 2	1.0	$ 24.98
004-234-006-000	1092	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 1	1.0	$ 24.98
004-235-001-000	2002	GLEN ABBEY ST	VISTA DEL REY #2 LOT 153	1.0	$ 24.98
004-235-002-000	2001	CHATHAM PL	VISTA DEL REY #2 LOT 134	1.0	$ 24.98
004-235-003-000	1991	CHATHAM PL	VISTA DEL REY #2 LOT 135	1.0	$ 24.98
004-235-004-000	1981	CHATHAM PL	VISTA DEL REY #2 LOT 136	1.0	$ 24.98

City of Atwater
Price Annexation Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-235-005-000	1971	CHATHAM PL	VISTA DEL REY #2 LOT 137	1.0	$ 24.98
004-235-006-000	1961	CHATHAM PL	VISTA DEL REY #2 LOT 138	1.0	$ 24.98
004-235-007-000	1951	CHATHAM PL	VISTA DEL REY #2 LOT 139	1.0	$ 24.98
004-235-008-000	1941	CHATHAM PL	VISTA DEL REY #2 LOT 140	1.0	$ 24.98
004-235-009-000	1921	CHATHAM PL	VISTA DEL REY #2 LOT 141	1.0	$ 24.98
004-235-010-000	1173	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 142	1.0	$ 24.98
004-235-011-000	1153	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 143	1.0	$ 24.98
004-235-012-000	1123	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 144	1.0	$ 24.98
004-235-013-000	1103	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 145	1.0	$ 24.98
004-235-014-000	1922	GLEN ABBEY ST	VISTA DEL REY #2 LOT 146	1.0	$ 24.98
004-235-015-000	1942	GLEN ABBEY ST	VISTA DEL REY #2 LOT 147	1.0	$ 24.98
004-235-016-000	1952	GLENN ABBEY ST	VISTA DEL REY #2 LOT 148	1.0	$ 24.98
004-235-017-000	1962	GLEN ABBEY ST	VISTA DEL REY #2 LOT 149	1.0	$ 24.98
004-235-018-000	1972	GLEN ABBEY ST	VISTA DEL REY #2 LOT 150	1.0	$ 24.98
004-235-019-000	1982	GLEN ABBEY ST	VISTA DEL REY #2 LOT 151	1.0	$ 24.98
004-235-020-000	1992	GLEN ABBEY ST	VISTA DEL REY #2 LOT 152	1.0	$ 24.98
004-236-001-000	2010	CHATHAM PL	VISTA DEL REY #2 LOT 133	1.0	$ 24.98
004-236-002-000	2000	CHATHAM PL	VISTA DEL REY #2 LOT 132	1.0	$ 24.98
004-236-003-000	1990	CHATHAM PL	VISTA DEL REY #2 LOT 131	1.0	$ 24.98
004-236-004-000	1980	CHATHAM PL	VISTA DEL REY #2 LOT 130	1.0	$ 24.98
004-236-005-000	1970	CHATHAM PL	VISTA DEL REY #2 LOT 129	1.0	$ 24.98
004-236-006-000	1960	CHATHAM PL	VISTA DEL REY #2 LOT 128	1.0	$ 24.98
004-236-007-000	1950	CHATHAM PL	VISTA DEL REY #2 LOT 127	1.0	$ 24.98
004-236-008-000	1940	CHATHAM PL	VISTA DEL REY #2 LOT 126	1.0	$ 24.98
004-236-009-000	1920	CHATHAM PL	VISTA DEL REY #2 LOT 125	1.0	$ 24.98
004-236-010-000	1910	CHATHAM PL	VISTA DEL REY #2 LOT 124	1.0	$ 24.98
004-236-011-000	1900	CHATHAM PL	VISTA DEL REY #2 LOT 123	1.0	$ 24.98
004-236-012-000	1192	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 122	1.0	$ 24.98
004-236-013-000	1172	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 121	1.0	$ 24.98
004-236-014-000	1152	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 120	1.0	$ 24.98
004-236-015-000	1122	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 119	1.0	$ 24.98
004-236-016-000	1102	HUNTINGDALE WAY	VISTA DEL REY #2 LOT 118	1.0	$ 24.98
004-240-001-000	1704	FAIRWAY DR	PAR 5 SUB #4 LOT 59	1.0	$ 24.98
004-240-002-000	1700	FAIRWAY	PAR 5 SUB #4 LOT 58	1.0	$ 24.98
004-240-003-000	1632	FAIRWAY DR	PAR 5 SUB #4 LOT 57	1.0	$ 24.98
004-240-004-000	1628	FAIRWAY DR	PAR 5 SUB #4 LOT 56	1.0	$ 24.98
004-240-005-000	1624	FAIRWAY DR	PAR 5 SUB #4 LOT 55	1.0	$ 24.98
004-240-006-000	1620	FAIRWAY DR	PAR 5 SUB #4 LOT 54	1.0	$ 24.98
004-240-007-000	1616	FAIRWAY DR	PAR 5 SUB #4 LOT 53	1.0	$ 24.98
004-240-008-000	1612	FAIRWAY DR	PAR 5 SUB #4 LOT 52	1.0	$ 24.98
004-240-009-000	1608	FAIRWAY DR	PAR 5 SUB #4 LOT 51	1.0	$ 24.98
004-240-010-000	1604	FAIRWAY DR	PAR 5 SUB #4 LOT 50	1.0	$ 24.98
004-240-011-000	1600	FAIRWAY DR	PAR 5 SUB #4 LOT 49	1.0	$ 24.98
004-240-012-000	1516	FAIRWAY DR	PAR 5 SUB #4 LOT 48	1.0	$ 24.98
004-240-013-000	1512	FAIRWAY DR	PAR 5 SUB #4 LOT 47	1.0	$ 24.98
004-240-028-000	800	GATEWAY DR	PAR 5 SUB #4 LOT 15	1.0	$ 24.98
004-240-029-000	804	GATEWAY DR	PAR 5 SUB #4 LOT 16	1.0	$ 24.98
004-240-030-000	801	GATEWAY DR	PAR 5 SUB #4 LOT 14	1.0	$ 24.98
004-240-031-000	805	GATEWAY DR	PAR 5 SUB #4 LOT 13	1.0	$ 24.98
004-240-032-000	1609	FAIRWAY DR	PAR 5 SUB #4 LOT 12	1.0	$ 24.98
004-240-033-000	1613	FAIRWAY DR	PAR 5 SUB #4 LOT 11	1.0	$ 24.98
004-240-034-000	1617	FAIRWAY DR	PAR 5 SUB #4 LOT 10	1.0	$ 24.98
004-240-035-000	1621	FAIRWAY DR	PAR 5 SUB #4 LOT 9	1.0	$ 24.98
004-240-036-000	1625	FAIRWAY DR	PAR 5 SUB #4 LOT 8	1.0	$ 24.98
004-240-037-000	1629	FAIRWAY DR	PAR 5 SUB #4 LOT 7	1.0	$ 24.98
004-240-038-000	1701	FAIRWAY DR	PAR 5 SUB #4 LOT 6	1.0	$ 24.98
004-240-039-000	1705	FAIRWAY DR	PAR 5 SUB #4 LOT 5	1.0	$ 24.98
004-240-040-000	740	SUMMERFIELD DR	PAR 5 SUB #4 LOT 4	1.0	$ 24.98
004-240-041-000	730	SUMMERFIELD DR	PAR 5 SUB #4 LOT 3	1.0	$ 24.98

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-240-042-000	720	SUMMERFIELD DR	PAR 5 SUB #4 LOT 2	1.0	$ 24.98
004-240-043-000	700	SUMMERFIELD DR	PAR 5 SUB #4 LOT 1	1.0	$ 24.98
004-250-001-000	1508	FAIRWAY DR	PAR 5 SUB #5 LOT 46	1.0	$ 24.98
004-250-002-000	1504	FAIRWAY DR	PAR 5 SUB #5 LOT 45	1.0	$ 24.98
004-250-003-000	1500	FAIRWAY DR	PAR 5 SUB #5 LOT 44	1.0	$ 24.98
004-250-004-000	1424	FAIRWAY DR	PAR 5 SUB #5 LOT 43	1.0	$ 24.98
004-250-005-000	1420	FAIRWAY DR	PAR 5 SUB #5 LOT 42	1.0	$ 24.98
004-250-006-000	1416	FAIRWAY DR	PAR 5 SUB #5 LOT 41	1.0	$ 24.98
004-250-007-000	1412	FAIRWAY DR	PAR 5 SUB #5 LOT 40	1.0	$ 24.98
004-250-008-000	1408	FAIRWAY DR	PAR 5 SUB #5 LOT 39	1.0	$ 24.98
004-250-009-000	1404	FAIRWAY DR	PAR 5 SUB #5 LOT 38	1.0	$ 24.98
004-250-010-000	1400	FAIRWAY DR	PAR 5 SUB #5 LOT 37	1.0	$ 24.98
004-250-011-000	1332	FAIRWAY DR	PAR 5 SUB #5 LOT 36	1.0	$ 24.98
004-250-012-000	1328	FAIRWAY DR	PAR 5 SUB #5 LOT 35	1.0	$ 24.98
004-250-013-000	1324	FAIRWAY DR	PAR 5 SUB #5 LOT 34	1.0	$ 24.98
004-250-014-000	1320	FAIRWAY DR	PAR 5 SUB #5 LOT 33	1.0	$ 24.98
004-250-015-000	1316	FAIRWAY DR	PAR 5 SUB #5 LOT 32	1.0	$ 24.98
004-250-016-000	1313	FAIRWAY DR	PAR 5 SUB #5 LOT 31	1.0	$ 24.98
004-250-017-000	1317	FAIRWAY DR	PAR 5 SUB #5 LOT 30	1.0	$ 24.98
004-250-018-000	1321	FAIRWAY DR	PAR 5 SUB #5 LOT 29	1.0	$ 24.98
004-250-019-000	804	E CLINTON AVE	PAR 5 SUB #5 LOT 28	1.0	$ 24.98
004-250-020-000	800	E CLINTON AVE	PAR 5 SUB #5 LOT 27	1.0	$ 24.98
004-250-021-000	801	E CLINTON AVE	PAR 5 SUB #5 LOT 26	1.0	$ 24.98
004-250-022-000	805	E CLINTON AVE	PAR 5 SUB #5 LOT 25	1.0	$ 24.98
004-250-023-000	1409	FAIRWAY DR	PAR 5 SUB #5 LOT 24	1.0	$ 24.98
004-250-024-000	1413	FAIRWAY DR	PAR 5 SUB #5 LOT 23	1.0	$ 24.98
004-250-025-000	1417	FAIRWAY DR	PAR 5 SUB #5 LOT 22	1.0	$ 24.98
004-250-026-000	1421	FAIRWAY DR	PAR 5 SUB #5 LOT 21	1.0	$ 24.98
004-250-027-000	1425	FAIRWAY DR	PAR 5 SUB #5 LOT 20	1.0	$ 24.98
004-250-028-000	1501	FAIRWAY	PAR 5 SUB #5 LOT 19	1.0	$ 24.98
004-250-029-000	1505	FAIRWAY DR	PAR 5 SUB #5 LOT 18	1.0	$ 24.98
004-250-030-000	1509	FAIRWAY DR	PAR 5 SUB #5 LOT 17	1.0	$ 24.98
004-250-031-000	1312	FAIRWAY DR	PAR 5 SUB #6 LOT 75	1.0	$ 24.98
004-250-032-000	1308	FAIRWAY DR	PAR 5 SUB #6 LOT 76	1.0	$ 24.98
004-250-033-000	1304	FAIRWAY DR	PAR 5 SUB #6 LOT 77	1.0	$ 24.98
004-250-034-000	1300	FAIRWAY DR	PAR 5 SUB #6 LOT 78	1.0	$ 24.98
004-250-035-000	1216	FAIRWAY DR	PAR 5 SUB #6 LOT 79	1.0	$ 24.98
004-250-036-000	1212	FAIRWAY DR	PAR 5 SUB #6 LOT 80	1.0	$ 24.98
004-250-037-000	1208	FAIRWAY DR	PAR 5 SUB #6 LOT 81	1.0	$ 24.98
004-250-038-000	1204	FAIRWAY DR	PAR 5 SUB #6 LOT 82	1.0	$ 24.98
004-250-039-000	1201	FAIRWAY DR	PAR 5 SUB #6 LOT 67	1.0	$ 24.98
004-250-040-000	1205	FAIRWAY DR	PAR 5 SUB #6 LOT 66	1.0	$ 24.98
004-250-041-000	1209	FAIRWAY DR	PAR 5 SUB #6 LOT 65	1.0	$ 24.98
004-250-042-000	1213	FAIRWAY DR	PAR 5 SUB #6 LOT 64	1.0	$ 24.98
004-250-043-000	1217	FAIRWAY DR	PAR 5 SUB #6 LOT 63	1.0	$ 24.98
004-250-044-000	1301	FAIRWAY DR	PAR 5 SUB #6 LOT 62	1.0	$ 24.98
004-250-045-000	1305	FAIRWAY DR	PAR 5 SUB #6 LOT 61	1.0	$ 24.98
004-250-046-000	1309	FAIRWAY DR	PAR 5 SUB #6 LOT 60	1.0	$ 24.98
004-261-001-000	2108	GLENEAGLE ST	VISTA DEL REY #3 LOT 233	1.0	$ 24.98
004-261-002-000	2104	GLENEAGLE ST	VISTA DEL REY #3 LOT 232	1.0	$ 24.98
004-261-003-000	2100	GLENEAGLE ST	VISTA DEL REY #3 LOT 231	1.0	$ 24.98
004-261-004-000	2036	GLENEAGLE ST	VISTA DEL REY #3 LOT 230	1.0	$ 24.98
004-261-005-000	2032	GLENEAGLE ST	VISTA DEL REY #3 LOT 229	1.0	$ 24.98
004-261-006-000	2028	GLENEAGLE ST	VISTA DEL REY #3 LOT 228	1.0	$ 24.98
004-261-007-000	2024	GLENEAGLE ST	VISTA DEL REY #3 LOT 227	1.0	$ 24.98
004-261-008-000	2020	GLENEAGLE ST	VISTA DEL REY #3 LOT 226	1.0	$ 24.98
004-261-009-000	2021	FINCH CT	VISTA DEL REY #3 LOT 274	1.0	$ 24.98
004-261-010-000	2025	FINCH CT	VISTA DEL REY #3 LOT 273	1.0	$ 24.98
004-261-011-000	2029	FINCH CT	VISTA DEL REY #3 LOT 272	1.0	$ 24.98

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-261-012-000	2033	FINCH CT	VISTA DEL REY #3 LOT 271	1.0	$ 24.98
004-261-013-000	2037	FINCH CT	VISTA DEL REY #3 LOT 270	1.0	$ 24.98
004-261-014-000	2101	FINCH CT	VISTA DEL REY #3 LOT 269	1.0	$ 24.98
004-261-015-000	2105	FINCH CT	VISTA DEL REY #3 LOT 268	1.0	$ 24.98
004-261-016-000	2109	FINCH CT	VISTA DEL REY #3 LOT 267	1.0	$ 24.98
004-261-017-000	2104	FINCH CT	VISTA DEL REY #3 LOT 266	1.0	$ 24.98
004-261-018-000	2100	FINCH CT	VISTA DEL REY #3 LOT 265	1.0	$ 24.98
004-261-019-000	2036	FINCH CT	VISTA DEL REY #3 LOT 264	1.0	$ 24.98
004-261-020-000	2032	FINCH CT	VISTA DEL REY #3 LOT 263	1.0	$ 24.98
004-261-021-000	2028	FINCH CT	VISTA DEL REY #3 LOT 262	1.0	$ 24.98
004-261-022-000	2024	FINCH CT	VISTA DEL REY #3 LOT 261	1.0	$ 24.98
004-261-023-000	2020	FINCH CT	VISTA DEL REY #3 LOT 260	1.0	$ 24.98
004-261-024-000	2021	MAGPIE CT	VISTA DEL REY #3 LOT 259	1.0	$ 24.98
004-261-025-000	2025	MAGPIE CT	VISTA DEL REY #3 LOT 258	1.0	$ 24.98
004-261-026-000	2029	MAGPIE CT	VISTA DEL REY #3 LOT 257	1.0	$ 24.98
004-261-027-000	2033	MAGPIE CT	VISTA DEL REY #3 LOT 256	1.0	$ 24.98
004-261-028-000	2037	MAGPIE CT	VISTA DEL REY #3 LOT 255	1.0	$ 24.98
004-261-029-000	2036	MAGPIE CT	VISTA DEL REY #3 LOT 254	1.0	$ 24.98
004-261-030-000	2032	MAGPIE CT	VISTA DEL REY #3 LOT 253	1.0	$ 24.98
004-261-031-000	2028	MAGPIE CT	VISTA DEL REY #3 LOT 252	1.0	$ 24.98
004-261-032-000	1009	SPARROW DR	VISTA DEL REY #3 LOT 251	1.0	$ 24.98
004-261-033-000	1013	SPARROW DR	VISTA DEL REY #3 LOT 250	1.0	$ 24.98
004-261-034-000	1017	SPARROW DR	VISTA DEL REY #3 LOT 249	1.0	$ 24.98
004-261-035-000	2025	BLUEJAY ST	VISTA DEL REY #3 LOT 248	1.0	$ 24.98
004-261-036-000	2029	BLUEJAY ST	VISTA DEL REY #3 LOT 247	1.0	$ 24.98
004-261-037-000	1020	SANDPIPER WAY	VISTA DEL REY #3 LOT 246	1.0	$ 24.98
004-261-038-000	1016	SANDPIPER WAY	VISTA DEL REY #3 LOT 245	1.0	$ 24.98
004-261-039-000	1012	SANDPIPER WAY	VISTA DEL REY #3 LOT 244	1.0	$ 24.98
004-261-040-000	1008	SANDPIPER WAY	VISTA DEL REY #3 LOT 243	1.0	$ 24.98
004-261-041-000	1004	SANDPIPER WAY	VISTA DEL REY #3 LOT 242	1.0	$ 24.98
004-261-042-000	926	SANDPIPER WAY	VISTA DEL REY #3 LOT 241	1.0	$ 24.98
004-261-043-000	924	SANDPIPER WAY	VISTA DEL REY #3 LOT 240	1.0	$ 24.98
004-262-001-000	900	SPARROW DR	VISTA DEL REY #3 LOT 225	1.0	$ 24.98
004-262-002-000	904	SPARROW DR	VISTA DEL REY #3 LOT 224	1.0	$ 24.98
004-262-003-000	908	SPARROW DR	VISTA DEL REY #3 LOT 223	1.0	$ 24.98
004-262-004-000	912	SPARROW DR	VISTA DEL REY #3 LOT 222	1.0	$ 24.98
004-262-005-000	916	SPARROW DR	VISTA DEL REY #3 LOT 221	1.0	$ 24.98
004-262-006-000	920	SPARROW DR	VISTA DEL REY #3 LOT 220	1.0	$ 24.98
004-262-007-000	924	SPARROW DR	VISTA DEL REY #3 LOT 219	1.0	$ 24.98
004-262-008-000	1000	SPARROW DR	VISTA DEL REY #3 LOT 218	1.0	$ 24.98
004-262-009-000	1004	SPARROW DR	VISTA DEL REY #3 LOT 217	1.0	$ 24.98
004-262-010-000	1008	SPARROW DR	VISTA DEL REY #3 LOT 216	1.0	$ 24.98
004-262-011-000	1012	SPARROW DR	VISTA DEL REY #3 LOT 215	1.0	$ 24.98
004-262-012-000	1016	SPARROW DR	VISTA DEL REY #3 LOT 214	1.0	$ 24.98
004-262-013-000	1020	SPARROW DR	VISTA DEL REY #3 LOT 213	1.0	$ 24.98
004-262-014-000	2016	BLUEJAY ST	VISTA DEL REY #3 LOT 212	1.0	$ 24.98
004-262-015-000	2020	BLUEJAY ST	VISTA DEL REY #3 LOT 211	1.0	$ 24.98
004-262-016-000	2024	BLUEJAY ST	VISTA DEL REY #3 LOT 210	1.0	$ 24.98
004-262-017-000	2028	BLUEJAY ST	VISTA DEL REY #3 LOT 209	1.0	$ 24.98
004-262-018-000	2032	BLUEJAY ST	VISTA DEL REY #3 LOT 208	1.0	$ 24.98
004-262-019-000	2025	GLEN ABBEY ST	VISTA DEL REY #3 LOT 207	1.0	$ 24.98
004-262-020-000	2021	GLEN ABBEY ST	VISTA DEL REY #3 LOT 206	1.0	$ 24.98
004-262-021-000	2017	GLEN ABBEY ST	VISTA DEL REY #3 LOT 205	1.0	$ 24.98
004-262-022-000	2013	GLEN ABBEY ST	VISTA DEL REY #3 LOT 204	1.0	$ 24.98
004-262-023-000	2009	GLEN ABBEY ST	VISTA DEL REY #3 LOT 203	1.0	$ 24.98
004-262-024-000	2005	GLEN ABBEY ST	VISTA DEL REY #3 LOT 202	1.0	$ 24.98
004-263-001-000	925	SANDPIPER WAY	VISTA DEL REY #3 LOT 175	1.0	$ 24.98
004-263-002-000	1001	SANDPIPER WAY	VISTA DEL REY #3 LOT 176	1.0	$ 24.98
004-263-003-000	1005	SANDPIPER WAY	VISTA DEL REY #3 LOT 177	1.0	$ 24.98

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-263-004-000	1009	SANDPIPER WAY	VISTA DEL REY #3 LOT 178	1.0	$ 24.98
004-263-005-000	1013	SANDPIPER WAY	VISTA DEL REY #3 LOT 179	1.0	$ 24.98
004-263-006-000	1017	SANDPIPER WAY	VISTA DEL REY #3 LOT 180	1.0	$ 24.98
004-263-007-000	1021	SANDPIPER WAY	VISTA DEL REY #3 LOT 181	1.0	$ 24.98
004-263-008-000	1025	SANDPIPER WAY	VISTA DEL REY #3 LOT 182	1.0	$ 24.98
004-263-009-000	1029	SANDPIPER WAY	VISTA DEL REY #3 LOT 183	1.0	$ 24.98
004-263-010-000	1033	SANDPIPER WAY	VISTA DEL REY #3 LOT 184	1.0	$ 24.98
004-263-011-000	1037	SANDPIPER WAY	VISTA DEL REY #3 LOT 185	1.0	$ 24.98
004-263-012-000	1101	SANDPIPER WAY	VISTA DEL REY #3 LOT 186	1.0	$ 24.98
004-263-013-000	1105	SANDPIPER WAY	VISTA DEL REY #3 LOT 187	1.0	$ 24.98
004-263-014-000	1109	SANDPIPER WAY	VISTA DEL REY #3 LOT 188	1.0	$ 24.98
004-263-015-000	1113	SANDPIPER WAY	VISTA DEL REY #3 LOT 189	1.0	$ 24.98
004-263-016-000	1117	SANDPIPER WAY	VISTA DEL REY #3 LOT 190	1.0	$ 24.98
004-263-017-000	2024	CHATHAM PL	VISTA DEL REY #3 LOT 191	1.0	$ 24.98
004-263-018-000	2020	CHATHAM PL	VISTA DEL REY #3 LOT 192	1.0	$ 24.98
004-263-019-000	2016	CHATHAM PL	VISTA DEL REY #3 LOT 193	1.0	$ 24.98
004-263-020-000	2012	CHATHAM PL	VISTA DEL REY #3 LOT 194	1.0	$ 24.98
004-264-001-000	2020	GLEN ABBEY ST	VISTA DEL REY #3 LOT 198	1.0	$ 24.98
004-264-002-000	2017	CHATHAM PL	VISTA DEL REY #3 LOT 197	1.0	$ 24.98
004-264-003-000	2013	CHATHAM PL	VISTA DEL REY #3 LOT 196	1.0	$ 24.98
004-264-004-000	2009	CHATHAM PL	VISTA DEL REY #3 LOT 195	1.0	$ 24.98
004-264-005-000	2008	GLEN ABBEY ST	VISTA DEL REY #3 LOT 201	1.0	$ 24.98
004-264-006-000	2012	GLEN ABBEY ST	VISTA DEL REY #3 LOT 200	1.0	$ 24.98
004-264-007-000	2016	GLEN ABBEY ST	VISTA DEL REY #3 LOT 199	1.0	$ 24.98
004-271-001-000	808	ORIOLE WAY	VISTA DEL REY #3 LOT 164	1.0	$ 24.98
004-271-002-000	2105	GLENEAGLE ST	VISTA DEL REY #3 LOT 163	1.0	$ 24.98
004-271-003-000	2101	GLENEAGLE ST	VISTA DEL REY #3 LOT 162	1.0	$ 24.98
004-271-004-000	2037	GLENEAGLE ST	VISTA DEL REY #3 LOT 161	1.0	$ 24.98
004-271-005-000	2033	GLENEAGLE ST	VISTA DEL REY #3 LOT 160	1.0	$ 24.98
004-271-006-000	2029	GLENEAGLE ST	VISTA DEL REY #3 LOT 159	1.0	$ 24.98
004-271-007-000	2025	GLEN EAGLE ST	VISTA DEL REY #3 LOT 158	1.0	$ 24.98
004-271-008-000	2021	GLENEAGLE ST	VISTA DEL REY #3 LOT 157	1.0	$ 24.98
004-271-009-000	2017	GLEN EAGLE ST	VISTA DEL REY #3 LOT 156	1.0	$ 24.98
004-271-010-000	2013	GLENEAGLE ST	VISTA DEL REY #3 LOT 155	1.0	$ 24.98
004-271-011-000	2009	GLENEAGLE ST	VISTA DEL REY #3 LOT 154	1.0	$ 24.98
004-271-012-000	2010	BRIDGEWATER ST	VISTA DEL REY #4 LOT 275	1.0	$ 24.98
004-271-013-000	2014	BRIDGEWATER ST	VISTA DEL REY #4 LOT 276	1.0	$ 24.98
004-271-014-000	2018	BRIDGEWATER ST	VISTA DEL REY #4 LOT 277	1.0	$ 24.98
004-271-015-000	2022	BRIDGEWATER ST	VISTA DEL REY #4 LOT 278	1.0	$ 24.98
004-271-016-000	2026	BRIDGEWATER ST	VISTA DEL REY #4 LOT 279	1.0	$ 24.98
004-271-017-000	2030	BRIDGEWATER ST	VISTA DEL REY #4 LOT 280	1.0	$ 24.98
004-271-018-000	2034	BRIDGEWATER ST	VISTA DEL REY #4 LOT 281	1.0	$ 24.98
004-271-019-000	2038	BRIDGEWATER ST	VISTA DEL REY #4 LOT 282	1.0	$ 24.98
004-271-020-000	2100	BRIDGEWATER ST	VISTA DEL REY #4 LOT 283	1.0	$ 24.98
004-271-021-000	2104	BRIDGEWATER ST	VISTA DEL REY #4 LOT 284	1.0	$ 24.98
004-271-022-000	2108	BRIDGEWATER ST	VISTA DEL REY #4 LOT 285	1.0	$ 24.98
004-272-001-000	650	WOODSIDE LN	VISTA DEL REY #4 LOT 355	1.0	$ 24.98
004-272-002-000	2105	WOODSIDE CT	VISTA DEL REY #4 LOT 356	1.0	$ 24.98
004-272-003-000	2101	WOODSIDE CT	VISTA DEL REY #4 LOT 357	1.0	$ 24.98
004-272-004-000	2037	WOODSIDE CT	VISTA DEL REY #4 LOT 358	1.0	$ 24.98
004-272-005-000	2033	WOODSIDE CT	VISTA DEL REY #4 LOT 359	1.0	$ 24.98
004-272-006-000	2029	WOODSIDE CT	VISTA DEL REY #4 LOT 360	1.0	$ 24.98
004-272-007-000	2025	WOODSIDE CT	VISTA DEL REY #4 LOT 361	1.0	$ 24.98
004-272-009-000	2026	WOODSIDE CT	VISTA DEL REY #4 LOT 362	1.0	$ 24.98
004-272-010-000	2030	WOODSIDE CT	VISTA DEL REY #4 LOT 363	1.0	$ 24.98
004-272-011-000	2034	WOODSIDE CT	VISTA DEL REY #4 LOT 364	1.0	$ 24.98
004-272-012-000	2038	WOODSIDE CT	VISTA DEL REY #4 LOT 365	1.0	$ 24.98
004-272-013-000	2100	WOODSIDE CT	VISTA DEL REY #4 LOT 366	1.0	$ 24.98
004-272-014-000	742	WOODSIDE LN	VISTA DEL REY #4 LOT 367	1.0	$ 24.98

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-272-015-000	746	WOODSIDE LN	VISTA DEL REY #4 LOT 368	1.0	$ 24.98
004-272-016-000	750	WOODSIDE LN	VISTA DEL REY #4 LOT 369	1.0	$ 24.98
004-272-017-000	2037	BRIDGEWATER ST	VISTA DEL REY #4 LOT 370	1.0	$ 24.98
004-272-018-000	2033	BRIDGEWATER ST	VISTA DEL REY #4 LOT 371	1.0	$ 24.98
004-272-019-000			VISTA DEL REY #4 LOT 372	1.0	$ 24.98
004-272-020-000	2025	BRIDGEWATER ST	VISTA DEL REY #4 LOT 373	1.0	$ 24.98
004-281-001-000	921	SANDPIPER WAY	VISTA DEL REY #3 LOT 174	1.0	$ 24.98
004-281-002-000	917	SANDPIPER WAY	VISTA DEL REY #3 LOT 173	1.0	$ 24.98
004-281-003-000	913	SANDPIPER WAY	VISTA DEL REY #3 LOT 172	1.0	$ 24.98
004-281-004-000	909	SANDPIPER WAY	VISTA DEL REY #3 LOT 171	1.0	$ 24.98
004-281-005-000	905	SANDPIPER WAY	VISTA DEL REY #3 LOT 170	1.0	$ 24.98
004-281-006-000	901	SANDPIPER WAY	VISTA DEL REY #3 LOT 169	1.0	$ 24.98
004-281-007-000	2125	GLENEAGLE ST	VISTA DEL REY #3 LOT 168	1.0	$ 24.98
004-281-008-000	2121	GLENEAGLE WAY	VISTA DEL REY #3 LOT 167	1.0	$ 24.98
004-281-009-000	2117	GLENEAGLE ST	VISTA DEL REY #3 LOT 166	1.0	$ 24.98
004-281-010-000	2113	GLENEAGLE ST	VISTA DEL REY #3 LOT 165	1.0	$ 24.98
004-281-012-000	2200	BRIDGEWATER ST	VISTA DEL REY #4 LOT 325	1.0	$ 24.98
004-281-013-000	2204	BRIDGEWATER ST	VISTA DEL REY #5 LOT 326	1.0	$ 24.98
004-281-014-000	2208	BRIDGEWATER ST	VISTA DEL REY #5 LOT 327	1.0	$ 24.98
004-281-015-000	2212	BRIDGEWATER ST	VISTA DEL REY #5 LOT 328	1.0	$ 24.98
004-281-016-000	753	WEDGEWOOD LN	VISTA DEL REY #5 LOT 329	1.0	$ 24.98
004-281-017-000	749	WEDGEWOOD LN	VISTA DEL REY #5 LOT 330	1.0	$ 24.98
004-281-018-000	745	WEDGEWOOD LN	VISTA DEL REY #5 LOT 331	1.0	$ 24.98
004-281-019-000	741	WEDGEWOOD LN	VISTA DEL REY #5 LOT 332	1.0	$ 24.98
004-281-020-000	737	WEDGEWOOD LN	VISTA DEL REY #5 LOT 333	1.0	$ 24.98
004-281-021-000	733	WEDGEWOOD LN	VISTA DEL REY #5 LOT 334	1.0	$ 24.98
004-281-022-000	729	WEDGEWOOD LN	VISTA DEL REY #5 LOT 335	1.0	$ 24.98
004-281-023-000	725	WEDGEWOOD LN	VISTA DEL REY #5 LOT 336	1.0	$ 24.98
004-281-024-000	721	WEDGEWOOD LN	VISTA DEL REY #5 LOT 337	1.0	$ 24.98
004-281-025-000	717	WEDGEWOOD LN	VISTA DEL REY #5 LOT 338	1.0	$ 24.98
004-281-027-000	713	WEDGEWOOD LN	VISTA DEL REY #5 LOT 339	1.0	$ 24.98
004-281-028-000	2157	GREYSTONE LN	VISTA DEL REY #5 LOT 340	1.0	$ 24.98
004-281-029-000	2153	GREYSTONE LN	VISTA DEL REY #5 LOT 341	1.0	$ 24.98
004-281-030-000	2149	GREYSTONE LN	VISTA DEL REY #5 LOT 342	1.0	$ 24.98
004-281-031-000	2145	GREYSTONE LN	VISTA DEL REY #5 LOT 343	1.0	$ 24.98
004-281-032-000	2141	GREYSTONE LN	VISTA DEL REY #5 LOT 344	1.0	$ 24.98
004-281-033-000	2137	GREYSTONE LN	VISTA DEL REY #5 LOT 345	1.0	$ 24.98
004-281-034-000	2133	WEXFORD LN	VISTA DEL REY #5 LOT 346	1.0	$ 24.98
004-281-035-000	2129	WEXFORD LN	VISTA DEL REY #5 LOT 347	1.0	$ 24.98
004-281-036-000	2125	WEXFORD LN	VISTA DEL REY #5 LOT 348	1.0	$ 24.98
004-281-037-000	2121	WEXFORD LN	VISTA DEL REY #5 LOT 349	1.0	$ 24.98
004-281-038-000	2117	WEXFORD LN	VISTA DEL REY #5 LOT 350	1.0	$ 24.98
004-281-039-000	2113	WEXFORD LN	VISTA DEL REY #5 LOT 351	1.0	$ 24.98
004-281-040-000	2109	WEXFORD LN	VISTA DEL REY #5 LOT 352	1.0	$ 24.98
004-281-041-000	642	WOODSIDE LN	VISTA DEL REY #5 LOT 353	1.0	$ 24.98
004-281-043-000	646	WOODSIDE LN	VISTA DEL REY #5 LOT 354	1.0	$ 24.98
004-282-001-000	2112	GLENEAGLE ST	VISTA DEL REY #3 LOT 234	1.0	$ 24.98
004-282-002-000	2116	GLENEAGLE ST	VISTA DEL REY #3 LOT 235	1.0	$ 24.98
004-282-003-000	908	SANDPIPER WAY	VISTA DEL REY #3 LOT 236	1.0	$ 24.98
004-282-004-000	912	SANDPIPER WAY	VISTA DEL REY #3 LOT 237	1.0	$ 24.98
004-282-005-000	916	SANDPIPER WAY	VISTA DEL REY #3 LOT 238	1.0	$ 24.98
004-282-006-000	920	SANDPIPER WAY	VISTA DEL REY #3 LOT 239	1.0	$ 24.98
004-283-001-000	729	ORIOLE WAY	VISTA DEL REY #4 LOT 312	1.0	$ 24.98
004-283-002-000	733	ORIOLE WAY	VISTA DEL REY #4 LOT 311	1.0	$ 24.98
004-283-003-000	737	ORIOLE WAY	VISTA DEL REY #4 LOT 310	1.0	$ 24.98
004-283-004-000	741	ORIOLE WAY	VISTA DEL REY #4 LOT 309	1.0	$ 24.98
004-283-005-000	745	ORIOLE WAY	VISTA DEL REY #4 LOT 308	1.0	$ 24.98
004-283-006-000	749	ORIOLE WAY	VISTA DEL REY #4 LOT 307	1.0	$ 24.98
004-283-007-000	750	WEDGEWOOD LN	VISTA DEL REY #5 LOT 324	1.0	$ 24.98

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-283-008-000	746	WEDGEWOOD LN	VISTA DEL REY #5 LOT 323	1.0	$ 24.98
004-283-009-000	742	WEDGEWOOD LN	VISTA DEL REY #5 LOT 322	1.0	$ 24.98
004-283-010-000	738	WEDGEWOOD LN	VISTA DEL REY #5 LOT 321	1.0	$ 24.98
004-283-011-000	734	WEDGEWOOD LN	VISTA DEL REY #5 LOT 320	1.0	$ 24.98
004-283-012-000	730	WEDGEWOOD LN	VISTA DEL REY #5 LOT 319	1.0	$ 24.98
004-283-013-000	726	WEDGEWOOD LN	VISTA DEL REY #5 LOT 318	1.0	$ 24.98
004-283-014-000	722	WEDGEWOOD LN	VISTA DEL REY #5 LOT 317	1.0	$ 24.98
004-283-015-000	718	WEDGEWOOD LN	VISTA DEL REY #5 LOT 316	1.0	$ 24.98
004-283-016-000	717	ORIOLE WAY	VISTA DEL REY #5 LOT 315	1.0	$ 24.98
004-283-017-000	721	ORIOLE WAY	VISTA DEL REY #5 LOT 314	1.0	$ 24.98
004-283-018-000	725	ORIOLE WAY	VISTA DEL REY #5 LOT 313	1.0	$ 24.98
004-284-001-000	730	ORIOLE WAY	VISTA DEL REY #4 LOT 301	1.0	$ 24.98
004-284-002-000	734	ORIOLE WAY	VISTA DEL REY #4 LOT 302	1.0	$ 24.98
004-284-003-000	738	ORIOLE WAY	VISTA DEL REY #4 LOT 303	1.0	$ 24.98
004-284-004-000	742	ORIOLE WAY	VISTA DEL REY #4 LOT 304	1.0	$ 24.98
004-284-005-000	746	ORIOLE WAY	VISTA DEL REY #4 LOT 305	1.0	$ 24.98
004-284-006-000	750	ORIOLE WAY	VISTA DEL REY #4 LOT 306	1.0	$ 24.98
004-284-007-000	749	WOODSIDE LN	VISTA DEL REY #4 LOT 288	1.0	$ 24.98
004-284-008-000			VISTA DEL REY #4 LOT 289	1.0	$ 24.98
004-284-009-000	741	WOODSIDE LN	VISTA DEL REY #4 LOT 290	1.0	$ 24.98
004-284-010-000	737	WOODSIDE LN	VISTA DEL REY #4 LOT 291	1.0	$ 24.98
004-284-011-000	733	WOODSIDE LN	VISTA DEL REY #4 LOT 292	1.0	$ 24.98
004-284-012-000	729	WOODSIDE LN	VISTA DEL REY #5 LOT 293	1.0	$ 24.98
004-284-013-000	726	ORIOLE WAY	VISTA DEL REY #5 LOT 300	1.0	$ 24.98
004-284-014-000	722	ORIOLE WAY	VISTA DEL REY #5 LOT 299	1.0	$ 24.98
004-284-015-000	2128	GREYSTONE LN	VISTA DEL REY #5 LOT 298	1.0	$ 24.98
004-284-016-000	2124	WEXFORD LN	VISTA DEL REY #5 LOT 297	1.0	$ 24.98
004-284-017-000	2120	WEXFORD LN	VISTA DEL REY #5 LOT 296	1.0	$ 24.98
004-284-018-000	2116	WEXFORD LN	VISTA DEL REY #5 LOT 295	1.0	$ 24.98
004-284-019-000	2112	WEXFORD LN	VISTA DEL REY #5 LOT 294	1.0	$ 24.98
004-285-001-000	800	ORIOLE WAY	VISTA DEL REY #4 LOT 286	1.0	$ 24.98
004-285-002-000	804	ORIOLE WAY	VISTA DEL REY #4 LOT 287	1.0	$ 24.98
004-290-001-000	1200	FAIRWAY DR	PAR 5 SUB #6 LOT 83	1.0	$ 24.98
004-290-002-000	1124	FAIRWAY DR	PAR 5 SUB #6 LOT 84	1.0	$ 24.98
004-290-003-000	1120	FAIRWAY DR	PAR 5 SUB #6 LOT 85	1.0	$ 24.98
004-290-004-000	1116	FAIRWAY DR	PAR 5 SUB #6 LOT 86	1.0	$ 24.98
004-290-005-000	1112	FAIRWAY DR	PAR 5 SUB #6 LOT 87	1.0	$ 24.98
004-290-006-000	1108	FAIRWAY DR	PAR 5 SUB #6 LOT 88	1.0	$ 24.98
004-290-007-000	1105	FAIRWAY DR	PAR 5 SUB #6 LOT 74	1.0	$ 24.98
004-290-008-000	1109	FAIRWAY DR	PAR 5 SUB #6 LOT 73	1.0	$ 24.98
004-290-009-000	1113	FAIRWAY DR	PAR 5 SUB #6 LOT 72	1.0	$ 24.98
004-290-010-000	1117	FAIRWAY DR	PAR 5 SUB #6 LOT 71	1.0	$ 24.98
004-290-011-000	1121	FAIRWAY DR	PAR 5 SUB #6 LOT 70	1.0	$ 24.98
004-290-012-000	1125	FAIRWAY DR	PAR 5 SUB #6 LOT 69	1.0	$ 24.98
004-290-013-000	1129	FAIRWAY DR	PAR 5 SUB #6 LOT 68	1.0	$ 24.98
004-301-001-000	1020	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 80	1.0	$ 22.04
004-301-002-000	1016	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 81	1.0	$ 22.04
004-301-003-000	1012	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 82	1.0	$ 22.04
004-301-004-000	1008	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 83	1.0	$ 22.04
004-301-005-000	1004	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 84	1.0	$ 22.04
004-301-006-000	1000	FAIRWAY DR	FAIRWAY EST UNIT #2 LOT 85	1.0	$ 22.04
004-301-007-000	1024	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 79	1.0	$ 22.04
004-301-008-000	1028	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 78	1.0	$ 22.04
004-301-009-000	1032	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 77	1.0	$ 22.04
004-301-010-000	1036	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 76	1.0	$ 22.04
004-301-011-000	1040	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 75	1.0	$ 22.04
004-301-012-000	1044	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 74	1.0	$ 22.04
004-301-013-000	1048	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 73	1.0	$ 22.04
004-301-014-000	1052	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 72	1.0	$ 22.04

City of Atwater
Price Annexation Landscape Maintenance District
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APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-301-015-000	1056	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 71	1.0	$ 22.04
004-301-016-000	1060	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 70	1.0	$ 22.04
004-301-017-000	1100	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 69	1.0	$ 22.04
004-301-018-000	1104	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 68	1.0	$ 22.04
004-302-001-000	729	PALMER PL	FAIRWAY EST UNIT #2 LOT 24	1.0	$ 22.04
004-302-002-000	725	PALMER PL	FAIRWAY EST UNIT #2 LOT 23	1.0	$ 22.04
004-302-003-000	721	PALMER PL	FAIRWAY EST UNIT #2 LOT 22	1.0	$ 22.04
004-302-004-000	717	PALMER PL	FAIRWAY EST UNIT #2 LOT 21	1.0	$ 22.04
004-302-005-000	713	PALMER PL	FAIRWAY EST UNIT #2 LOT 20	1.0	$ 22.04
004-302-006-000	709	PALMER PL	FAIRWAY EST UNIT #2 LOT 19	1.0	$ 22.04
004-302-007-000	705	PALMER PL	FAIRWAY EST UNIT #2 LOT 18	1.0	$ 22.04
004-302-008-000	701	PALMER PL	FAIRWAY EST UNIT #2 LOT 17	1.0	$ 22.04
004-302-009-000	700	PALMER PL	FAIRWAY EST UNIT #2 LOT 16	1.0	$ 22.04
004-302-010-000	704	PALMER PL	FAIRWAY EST UNIT #2 LOT 15	1.0	$ 22.04
004-302-011-000	708	PALMER PL	FAIRWAY EST UNIT #2 LOT 14	1.0	$ 22.04
004-302-012-000	712	PALMER PL	FAIRWAY EST UNIT #2 LOT 13	1.0	$ 22.04
004-302-013-000	716	PALMER PL	FAIRWAY EST UNIT #2 LOT 12	1.0	$ 22.04
004-302-014-000	720	PALMER PL	FAIRWAY EST UNIT #2 LOT 11	1.0	$ 22.04
004-302-015-000	724	PALMER PL	FAIRWAY EST UNIT #2 LOT 10	1.0	$ 22.04
004-302-016-000	728	PALMER PL	FAIRWAY EST UNIT #2 LOT 9	1.0	$ 22.04
004-302-017-000	729	GREEN SANDS AVE	FAIRWAY EST UNIT #2 LOT 8	1.0	$ 22.04
004-302-018-000	725	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 7	1.0	$ 22.04
004-302-019-000	721	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 6	1.0	$ 22.04
004-302-020-000	717	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 5	1.0	$ 22.04
004-302-021-000	713	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 4	1.0	$ 22.04
004-302-022-000	709	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 3	1.0	$ 22.04
004-302-023-000	705	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 2	1.0	$ 22.04
004-302-024-000	701	GREEN SANDS AVE	FAIRWAY EST UNIT #1 LOT 1	1.0	$ 22.04
004-302-025-000	728	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 25	1.0	$ 22.04
004-302-026-000	724	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 26	1.0	$ 22.04
004-302-027-000	720	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 27	1.0	$ 22.04
004-302-028-000	716	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 28	1.0	$ 22.04
004-302-029-000	712	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 29	1.0	$ 22.04
004-302-030-000	708	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 30	1.0	$ 22.04
004-302-031-000	704	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 31	1.0	$ 22.04
004-302-032-000	700	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 32	1.0	$ 22.04
004-302-033-000	701	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 33	1.0	$ 22.04
004-302-034-000	705	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 34	1.0	$ 22.04
004-302-035-000	709	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 35	1.0	$ 22.04
004-302-036-000	713	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 36	1.0	$ 22.04
004-302-037-000	717	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 37	1.0	$ 22.04
004-302-038-000	721	NICKLAUS ST	FAIRWAY EST UNIT #3 LOT 38	1.0	$ 22.04
004-302-039-000	725	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 39	1.0	$ 22.04
004-302-040-000	729	NICKLAUS CT	FAIRWAY EST UNIT #3 LOT 40	1.0	$ 22.04
004-302-041-000	728	HOGAN CT	FAIRWAY EST UNIT #3 LOT 41	1.0	$ 22.04
004-302-042-000	724	HOGAN CT	FAIRWAY EST UNIT #3 LOT 42	1.0	$ 22.04
004-302-043-000	720	HOGAN CT	FAIRWAY EST UNIT #3 LOT 43	1.0	$ 22.04
004-302-044-000	716	HOGAN CT	FAIRWAY EST UNIT #3 LOT 44	1.0	$ 22.04
004-302-045-000	712	HOGAN CT	FAIRWAY EST UNIT #3 LOT 45	1.0	$ 22.04
004-302-046-000	708	HOGAN CT	FAIRWAY EST UNIT #3 LOT 46	1.0	$ 22.04
004-302-047-000	704	HOGAN CT	FAIRWAY EST UNIT #3 LOT 47	1.0	$ 22.04
004-302-048-000	700	HOGAN CT	FAIRWAY EST UNIT #3 LOT 48	1.0	$ 22.04
004-302-049-000	701	HOGAN CT	FAIRWAY EST UNIT #3 LOT 49	1.0	$ 22.04
004-302-050-000	705	HOGAN CT	FAIRWAY EST UNIT #3 LOT 50	1.0	$ 22.04
004-302-051-000	709	HOGAN CT	FAIRWAY EST UNIT #3 LOT 51	1.0	$ 22.04
004-302-052-000	713	HOGAN CT	FAIRWAY EST UNIT #3 LOT 52	1.0	$ 22.04
004-302-053-000	717	HOGAN CT	FAIRWAY EST UNIT #3 LOT 53	1.0	$ 22.04
004-302-054-000	721	HOGAN CT	FAIRWAY EST UNIT #3 LOT 54	1.0	$ 22.04
004-302-055-000	1053	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 55	1.0	$ 22.04

City of Atwater
Price Annexation Landscape Maintenance District
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APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-302-056-000	1057	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 56	1.0	$ 22.04
004-302-057-000	1061	FAIRWAY DR	FAIRWAY EST UNIT #3 LOT 57	1.0	$ 22.04
004-302-058-000	724	SNEAD CT	FAIRWAY EST UNIT #3 LOT 58	1.0	$ 22.04
004-302-059-000	720	SNEAD CT	FAIRWAY EST UNIT #3 LOT 59	1.0	$ 22.04
004-302-060-000	716	SNEAD CT	FAIRWAY EST UNIT #3 LOT 60	1.0	$ 22.04
004-302-061-000	712	SNEAD CT	FAIRWAY EST UNIT #3 LOT 61	1.0	$ 22.04
004-302-062-000	708	SNEAD CT	FAIRWAY EST UNIT #3 LOT 62	1.0	$ 22.04
004-302-063-000	713	SNEAD CT	FAIRWAY EST UNIT #3 LOT 63	1.0	$ 22.04
004-302-064-000	717	SNEAD CT	FAIRWAY EST UNIT #3 LOT 64	1.0	$ 22.04
004-302-065-000	721	SNEAD CT	FAIRWAY EST UNIT #3 LOT 65	1.0	$ 22.04
004-302-066-000	725	SNEAD CT	FAIRWAY EST UNIT #3 LOT 66	1.0	$ 22.04
004-302-067-000	729	SNEAD CT	FAIRWAY EST UNIT #3 LOT 67	1.0	$ 22.04
004-320-001-000	805	VISTA DEL REY	COTT VENT DEL REY #1 LOT 1	1.0	$ 15.64
004-320-002-000	801	VISTA DEL REY	COTT VENT DEL REY #1 LOT 2	1.0	$ 15.64
004-320-003-000	736	VISTA DEL REY	COTT VENT DEL REY #1 LOT 3	1.0	$ 15.64
004-320-004-000	732	VISTA DEL REY	COTT VENT DEL REY #1 LOT 4	1.0	$ 15.64
004-320-005-000	728	VISTA DEL REY	COTT VENT DEL REY #1 LOT 5	1.0	$ 15.64
004-320-008-000	716	VISTA DEL REY	COTT VENT DEL REY #1 LOT 8	1.0	$ 15.64
004-320-010-000	733	VISTA DEL REY	COTT VENT DEL REY #1 LOT 17	1.0	$ 15.64
004-320-011-000	729	VISTA DEL REY	COTT VENT DEL REY #1 LOT 16	1.0	$ 15.64
004-320-012-000	725	VISTA DEL REY	COTT VENT DEL REY #1 LOT 15	1.0	$ 15.64
004-320-013-000	721	VISTA DEL REY	COTT VENT DEL REY #1 LOT 14	1.0	$ 15.64
004-320-014-000	717	VISTA DEL REY	COTT VENT DEL REY #1 LOT 13	1.0	$ 15.64
004-320-015-000	713	VISTA DEL REY	COTT VENT DEL REY #1 LOT 12	1.0	$ 15.64
004-320-016-000	709	VISTA DEL REY	COTT VENT DEL REY #1 LOT 11	1.0	$ 15.64
004-320-017-000	705	VISTA DEL REY	COTT VENT DEL REY #1 LOT 10	1.0	$ 15.64
004-320-018-000	701	VISTA DEL REY	COTT VENT DEL REY #1 LOT 9	1.0	$ 15.64
004-320-019-000	700	RANCHO VISTA	COTT VENT DEL REY #1 LOT 26	1.0	$ 15.64
004-320-020-000	704	RANCHO VISTA	COTT VENT DEL REY #1 LOT 25	1.0	$ 15.64
004-320-021-000	708	RANCHO VISTA	COTT VENT DEL REY #1 LOT 24	1.0	$ 15.64
004-320-022-000	712	RANCHO VISTA	COTT VENT DEL REY #1 LOT 23	1.0	$ 15.64
004-320-023-000	716	RANCHO VISTA	COTT VENT DEL REY #1 LOT 22	1.0	$ 15.64
004-320-024-000	720	RANCHO VISTA	COTT VENT DEL REY #1 LOT 21	1.0	$ 15.64
004-320-025-000	724	RANCHO VISTA	COTT VENT DEL REY #1 LOT 20	1.0	$ 15.64
004-320-027-000	913	RANCHO VISTA	COTT VENT DEL REY #1 LOT 37	1.0	$ 15.64
004-320-028-000	909	RANCHO VISTA	COTT VENT DEL REY #1 LOT 36	1.0	$ 15.64
004-320-029-000	905	RANCHO VISTA	COTT VENT DEL REY #1 LOT 35	1.0	$ 15.64
004-320-030-000	901	RANCHO VISTA	COTT VENT DEL REY #1 LOT 34	1.0	$ 15.64
004-320-031-000	735	RANCHO VISTA	COTT VENT DEL REY #1 LOT 33	1.0	$ 15.64
004-320-032-000	731	RANCHO VISTA	COTT VENT DEL REY #1 LOT 32	1.0	$ 15.64
004-320-033-000	729	RANCHO VISTA	COTT VENT DEL REY #1 LOT 31	1.0	$ 15.64
004-320-034-000	725	RANCHO VISTA	COTT VENT DEL REY #1 LOT 30	1.0	$ 15.64
004-320-035-000	721	RANCHO VISTA	COTT VENT DEL REY #1 LOT 29	1.0	$ 15.64
004-320-036-000	717	RANCHO VISTA	COTT VENT DEL REY #1 LOT 28	1.0	$ 15.64
004-320-037-000	713	RANCHO VISTA DR	COTT VENT DEL REY #1 LOT 27	1.0	$ 15.64
004-320-040-000	724	VISTA DEL REY	COTT VENT DEL REY #1 LOT 6 POR 7	1.0	$ 15.64
004-320-041-000	720	VISTA DEL REY	COTT VENT DEL REY #1 POR LOT 7	1.0	$ 15.64
004-320-042-000	737	VISTA DEL REY	COTT VENT DEL REY #1 LOT 18 & POR l	1.0	$ 15.64
004-320-043-000	728	RANCHO VISTA	COTT VENT DEL REY #1 POR LOT 19	1.0	$ 15.64
004-331-001-000	1821	PINEHURST DR	VINTAGE #1 LOT 14	1.0	$ 22.62
004-331-002-000	1817	PINEHURST DR	VINTAGE #1 LOT 13	1.0	$ 22.62
004-331-003-000	1813	PINEHURST DR	VINTAGE #1 LOT 12	1.0	$ 22.62
004-331-004-000	1809	PINEHURST DR	VINTAGE #1 LOT 11	1.0	$ 22.62
004-331-005-000	1805	PINEHURST DR	VINTAGE #1 LOT 10	1.0	$ 22.62
004-331-006-000	1801	PINEHURST DR	VINTAGE #1 LOT 9	1.0	$ 22.62
004-331-007-000	1802	WOODLAND HILLS DR	VINTAGE #2 LOT 88	1.0	$ 22.62
004-331-008-000	1806	WOODLAND HILLS DR	VINTAGE #2 LOT 87	1.0	$ 22.62
004-331-009-000	1810	WOODLAND HILLS DR	VINTAGE #2 LOT 86	1.0	$ 22.62
004-331-010-000	1814	WOODLAND HILLS DR	VINTAGE #2 LOT 85	1.0	$ 22.62

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-331-011-000	1818	WOODLAND HILLS DR	VINTAGE #2 LOT 84	1.0	$ 22.62
004-331-012-000	1822	WOODLAND HILLS DR	VINTAGE #2 LOT 83	1.0	$ 22.62
004-332-001-000	1350	EDGEWOOD DR	VINTAGE #1 LOT 45	1.0	$ 22.62
004-332-002-000	1346	EDGEWOOD CT	VINTAGE #1 LOT 44	1.0	$ 22.62
004-332-003-000	1342	EDGEWOOD CT	VINTAGE #1 LOT 43	1.0	$ 22.62
004-332-004-000	1338	EDGEWOOD CT	VINTAGE #1 LOT 42	1.0	$ 22.62
004-332-005-000	1334	EDGEWOOD CT	VINTAGE #1 LOT 41	1.0	$ 22.62
004-332-006-000	1330	EDGEWOOD CT	VINTAGE #1 LOT 40	1.0	$ 22.62
004-332-007-000	1326	EDGEWOOD CT	VINTAGE #1 LOT 39	1.0	$ 22.62
004-332-008-000	1322	EDGEWOOD CT	VINTAGE #1 LOT 38	1.0	$ 22.62
004-332-009-000	1318	EDGEWOOD CT	VINTAGE #1 LOT 37	1.0	$ 22.62
004-332-010-000	1323	EDGEWOOD CT	VINTAGE #1 LOT 36	1.0	$ 22.62
004-332-011-000	1327	EDGEWOOD CT	VINTAGE #1 LOT 35	1.0	$ 22.62
004-332-012-000	1331	EDGEWOOD CT	VINTAGE #1 LOT 34	1.0	$ 22.62
004-332-013-000	1336	EDGEWOOD CT	VINTAGE #1 LOT 33	1.0	$ 22.62
004-332-014-000	1339	EDGEWOOD CT	VINTAGE #1 LOT 32	1.0	$ 22.62
004-332-015-000	1343	EDGEWOOD CT	VINTAGE #1 LOT 31	1.0	$ 22.62
004-332-016-000	1342	TORREY PINES CT	VINTAGE #1 LOT 30	1.0	$ 22.62
004-332-017-000	1338	TORREY PINES CT	VINTAGE #1 LOT 29	1.0	$ 22.62
004-332-018-000	1334	TORREY PINES CT	VINTAGE #1 LOT 28	1.0	$ 22.62
004-332-019-000	1330	TORREY PINES CT	VINTAGE #1 LOT 27	1.0	$ 22.62
004-332-020-000	1326	TORREY PINES CT	VINTAGE #1 LOT 26	1.0	$ 22.62
004-332-021-000	1322	TORREY PINES CT	VINTAGE #1 LOT 25	1.0	$ 22.62
004-332-022-000	1327	TORREY PINES CT	VINTAGE #1 LOT 24	1.0	$ 22.62
004-332-023-000	1331	TORREY PINES CT	VINTAGE #1 LOT 23	1.0	$ 22.62
004-332-024-000	1335	TORREY PINES CT	VINTAGE #1 LOT 22	1.0	$ 22.62
004-332-025-000	1339	TORREY PINES CT	VINTAGE #1 LOT 21	1.0	$ 22.62
004-332-026-000	1343	TORREY PINES CT	VINTAGE #1 LOT 20	1.0	$ 22.62
004-332-027-000	1342	AUGUSTA LN	VINTAGE #1 LOT 19	1.0	$ 22.62
004-332-028-000	1332	AUGUSTA LN	VINTAGE #1 LOT 18	1.0	$ 22.62
004-332-029-000	1322	AUGUSTA LN	VINTAGE #1 LOT 17	1.0	$ 22.62
004-332-030-000	1312	AUGUSTA LN	VINTAGE #1 LOT 16	1.0	$ 22.62
004-332-031-000	1302	AUGUSTA LN	VINTAGE #1 LOT 15	1.0	$ 22.62
004-332-032-000	1354	EDGEWOOD DR	VINTAGE #2 LOT 46	1.0	$ 22.62
004-332-033-000	1358	EDGEWOOD DR	VINTAGE #2 LOT 47	1.0	$ 22.62
004-332-034-000	1362	EDGEWOOD DR	VINTAGE #2 LOT 48	1.0	$ 22.62
004-332-035-000	1821	WOODLAND HILLS DR	VINTAGE #2 LOT 49	1.0	$ 22.62
004-332-036-000	1817	WOODLAND HILLS DR	VINTAGE #2 LOT 50	1.0	$ 22.62
004-332-037-000	1813	WOODLAND HILLS DR	VINTAGE #2 LOT 51	1.0	$ 22.62
004-332-038-000	1809	WOODLAND HILLS DR	VINTAGE #2 LOT 52	1.0	$ 22.62
004-332-039-000	1805	WOODLAND HILLS DR	VINTAGE #2 LOT 53	1.0	$ 22.62
004-332-040-000	1801	WOODLAND HILLS DR	VINTAGE #2 LOT 54	1.0	$ 22.62
004-332-041-000	1802	WHITE PINES CT	VINTAGE #2 LOT 55	1.0	$ 22.62
004-332-042-000	1806	WHITE PINES CT	VINTAGE #2 LOT 56	1.0	$ 22.62
004-332-043-000	1810	WHITE PINES CT	VINTAGE #2 LOT 57	1.0	$ 22.62
004-332-044-000	1814	WHITE PINES CT	VINTAGE #2 LOT 58	1.0	$ 22.62
004-332-045-000	1818	WHITE PINES CT	VINTAGE #2 LOT 59	1.0	$ 22.62
004-332-046-000	1822	WHITE PINES CT	VINTAGE #2 LOT 60	1.0	$ 22.62
004-332-047-000	1826	WHITE PINES CT	VINTAGE #2 LOT 61	1.0	$ 22.62
004-332-048-000	1825	WHITE PINES CT	VINTAGE #2 LOT 62	1.0	$ 22.62
004-332-049-000	1821	WHITE PINES CT	VINTAGE #2 LOT 63	1.0	$ 22.62
004-332-050-000	1817	WHITE PINES CT	VINTAGE #2 LOT 64	1.0	$ 22.62
004-332-051-000	1813	WHITE PINES CT	VINTAGE #2 LOT 65	1.0	$ 22.62
004-332-052-000	1809	WHITE PINES CT	VINTAGE #2 LOT 66	1.0	$ 22.62
004-332-053-000	1805	WHITE PINES CT	VINTAGE #2 LOT 67	1.0	$ 22.62
004-332-054-000	1801	WHITE PINES CT	VINTAGE #2 LOT 68	1.0	$ 22.62
004-332-055-000	1802	LAKE RIDGE ST	VINTAGE #2 LOT 69	1.0	$ 22.62
004-332-056-000	1806	LAKE RIDGE ST	VINTAGE #2 LOT 70	1.0	$ 22.62
004-332-057-000	1810	LAKE RIDGE ST	VINTAGE #2 LOT 71	1.0	$ 22.62

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-332-058-000	1814	LAKE RIDGE ST	VINTAGE #2 LOT 72	1.0	$ 22.62
004-332-059-000	1818	LAKE RIDGE ST	VINTAGE #2 LOT 73	1.0	$ 22.62
004-332-060-000	1822	LAKE RIDGE ST	VINTAGE #2 LOT 74	1.0	$ 22.62
004-332-061-000	1826	LAKE RIDGE ST	VINTAGE #2 LOT 75	1.0	$ 22.62
004-333-001-000			VINTAGE #1 LOT 8	1.0	$ 22.62
004-333-002-000	1363	AUGUSTA LN	VINTAGE #1 LOT 7	1.0	$ 22.62
004-333-003-000	1353	AUGUSTA LN	VINTAGE #1 LOT 6	1.0	$ 22.62
004-333-004-000	1343	AUGUSTA LN	VINTAGE #1 LOT 5	1.0	$ 22.62
004-333-005-000	1333	AUGUSTA LN	VINTAGE #1 LOT 4	1.0	$ 22.62
004-333-006-000	1323	AUGUSTA LN	VINTAGE #1 LOT 3	1.0	$ 22.62
004-333-007-000	1313	AUGUSTA LN	VINTAGE #1 LOT 2	1.0	$ 22.62
004-333-008-000	1303	AUGUSTA LN	VINTAGE #1 LOT 1	1.0	$ 22.62
004-333-009-000	1383	AUGUSTA LN	VINTAGE #2 LOT 89	1.0	$ 22.62
004-333-010-000	1393	AUGUSTA LN	VINTAGE #2 LOT 90	1.0	$ 22.62
004-333-011-000	1403	AUGUSTA LN	VINTAGE #2 LOT 91	1.0	$ 22.62
004-333-012-000	1413	AUGUSTA LN	VINTAGE #2 LOT 92	1.0	$ 22.62
004-333-013-000	1423	AUGUSTA LN	VINTAGE #2 LOT 93	1.0	$ 22.62
004-333-014-000	1433	AUGUSTA LN	VINTAGE #2 LOT 94	1.0	$ 22.62
004-333-015-000	1443	AUGUSTA LN	VINTAGE #2 LOT 95	1.0	$ 22.62
004-333-016-000	1453	AUGUSTA LN	VINTAGE #2 LOT 96	1.0	$ 22.62
004-333-017-000	1463	AUGUSTA LN	VINTAGE #2 LOT 97	1.0	$ 22.62
004-341-001-000	1801	BRIGHTON CREST CT	VINTAGE #2 LOT 115	1.0	$ 22.62
004-341-002-000	1805	BRIGHTON CREST CT	VINTAGE #2 LOT 114	1.0	$ 22.62
004-341-003-000	1809	BRIGHTON CREST CT	VINTAGE #2 LOT 113	1.0	$ 22.62
004-341-004-000	1813	BRIGHTON CREST CT	VINTAGE #2 LOT 112	1.0	$ 22.62
004-341-005-000	1817	BRIGHTON CREST CT	VINTAGE #2 LOT 111	1.0	$ 22.62
004-341-006-000	1821	BRIGHTON CREST CT	VINTAGE #2 LOT 110	1.0	$ 22.62
004-341-007-000	1825	BRIGHTON CREST CT	VINTAGE #2 LOT 109	1.0	$ 22.62
004-341-008-000	1822	BRIGHTON CREST CT	VINTAGE #2 LOT 108	1.0	$ 22.62
004-341-009-000	1818	BRIGHTON CREST CT	VINTAGE #2 LOT 107	1.0	$ 22.62
004-341-010-000	1814	BRIGHTON CREST CT	VINTAGE #2 LOT 106	1.0	$ 22.62
004-341-011-000	1810	BRIGHTON CREST CT	VINTAGE #2 LOT 105	1.0	$ 22.62
004-341-012-000	1806	BRIGHTON CREST CT	VINTAGE #2 LOT 104	1.0	$ 22.62
004-341-013-000	1802	BRIGHTON CREST CT	VINTAGE #2 LOT 103	1.0	$ 22.62
004-341-014-000	1801	LAKE RIDGE ST	VINTAGE #2 LOT 82	1.0	$ 22.62
004-341-015-000	1805	LAKE RIDGE ST	VINTAGE #2 LOT 81	1.0	$ 22.62
004-341-016-000	1809	LAKE RIDGE ST	VINTAGE #2 LOT 80	1.0	$ 22.62
004-341-017-000	1813	LAKE RIDGE ST	VINTAGE #2 LOT 79	1.0	$ 22.62
004-341-018-000	1817	LAKE RIDGE ST	VINTAGE #2 LOT 78	1.0	$ 22.62
004-341-019-000	1821	LAKE RIDGE ST	VINTAGE #2 LOT 77	1.0	$ 22.62
004-341-020-000	1825	LAKE RIDGE ST	VINTAGE #2 LOT 76	1.0	$ 22.62
004-341-021-000	1801	CEDAR LAKE CT	VINTAGE #3 LOT 154	1.0	$ 22.62
004-341-022-000	1805	CEDAR LAKE CT	VINTAGE #3 LOT 153	1.0	$ 22.62
004-341-023-000	1809	CEDAR LAKE CT	VINTAGE #3 LOT 152	1.0	$ 22.62
004-341-024-000	1813	CEDAR LAKE CT	VINTAGE #3 LOT 151	1.0	$ 22.62
004-341-025-000	1817	CEDAR LAKE CT	VINTAGE #3 LOT 150	1.0	$ 22.62
004-341-026-000	1821	CEDAR LAKE CT	VINTAGE #3 LOT 149	1.0	$ 22.62
004-341-027-000	1826	CEDAR LAKE CT	VINTAGE #3 LOT 148	1.0	$ 22.62
004-341-028-000			VINTAGE #3 LOT 147	1.0	$ 22.62
004-341-029-000	1818	CEDAR LAKE CT	VINTAGE #3 LOT 146	1.0	$ 22.62
004-341-030-000	1814	CEDAR LAKE CT	VINTAGE #3 LOT 145	1.0	$ 22.62
004-341-031-000			VINTAGE #3 LOT 144	1.0	$ 22.62
004-341-032-000	1806	CEDAR LAKE CT	VINTAGE #3 LOT 143	1.0	$ 22.62
004-341-033-000	1802	CEDAR LAKE CT	VINTAGE #3 LOT 142	1.0	$ 22.62
004-341-034-000	1801	FOREST CREEK CT	VINTAGE #3 LOT 141	1.0	$ 22.62
004-341-035-000	1805	FOREST CREEK CT	VINTAGE #3 LOT 140	1.0	$ 22.62
004-341-036-000	1809	FOREST CREEK CT	VINTAGE #3 LOT 139	1.0	$ 22.62
004-341-037-000	1813	FOREST CREEK CT	VINTAGE #3 LOT 138	1.0	$ 22.62
004-341-038-000	1817	FOREST CREEK CT	VINTAGE #3 LOT 137	1.0	$ 22.62

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-341-039-000	1821	FOREST CREEK CT	VINTAGE #3 LOT 136	1.0	$ 22.62
004-341-040-000	1826	FOREST CREEK CT	VINTAGE #3 LOT 135	1.0	$ 22.62
004-341-041-000	1822	FOREST CREEK CT	VINTAGE #3 LOT 134	1.0	$ 22.62
004-341-042-000	1818	FOREST CREEK CT	VINTAGE #3 LOT 133	1.0	$ 22.62
004-341-043-000	1814	FOREST CREEK CT	VINTAGE #3 LOT 132	1.0	$ 22.62
004-341-044-000	1810	FOREST CREEK CT	VINTAGE #3 LOT 131	1.0	$ 22.62
004-341-045-000	1806	FOREST CREEK CT	VINTAGE #3 LOT 130	1.0	$ 22.62
004-341-046-000	1802	FOREST CREEK CT	VINTAGE #3 LOT 129	1.0	$ 22.62
004-341-047-000	1801	STONEY CREEK CT	VINTAGE #3 LOT 128	1.0	$ 22.62
004-341-048-000	1805	STONEY CREEK CT	VINTAGE #3 LOT 127	1.0	$ 22.62
004-341-049-000	1809	STONEY CREEK CT	VINTAGE #3 LOT 126	1.0	$ 22.62
004-341-050-000	1813	STONEY CREEK CT	VINTAGE #3 LOT 125	1.0	$ 22.62
004-341-051-000	1817	STONEY CREEK CT	VINTAGE #3 LOT 124	1.0	$ 22.62
004-341-052-000	1821	STONEY CREEK CT	VINTAGE #3 LOT 123	1.0	$ 22.62
004-341-053-000	1826	STONEY CREEK CT	VINTAGE #3 LOT 122	1.0	$ 22.62
004-341-054-000	1822	STONEY CREEK CT	VINTAGE #3 LOT 121	1.0	$ 22.62
004-341-055-000	1818	STONEY CREEK CT	VINTAGE #3 LOT 120	1.0	$ 22.62
004-341-056-000	1814	STONEY CREEK CT	VINTAGE #3 LOT 119	1.0	$ 22.62
004-341-057-000	1810	STONEY CREEK CT	VINTAGE #3 LOT 118	1.0	$ 22.62
004-341-058-000	1806	STONEY CREEK CT	VINTAGE #3 LOT 117	1.0	$ 22.62
004-341-059-000	1802	STONEY CREEK CT	VINTAGE #3 LOT 116	1.0	$ 22.62
004-342-001-000	1523	AUGUSTA LN	VINTAGE #2 LOT 102	1.0	$ 22.62
004-342-002-000	1513	AUGUSTA LN	VINTAGE #2 LOT 101	1.0	$ 22.62
004-342-003-000	1503	AUGUSTA LN	VINTAGE #2 LOT 100	1.0	$ 22.62
004-342-004-000	1493	AUGUSTA LN	VINTAGE #2 LOT 99	1.0	$ 22.62
004-342-005-000	1483	AUGUSTA LN	VINTAGE #2 LOT 98	1.0	$ 22.62
004-342-007-000			VINTAGE #3 LOT 189	1.0	$ 22.62
004-342-008-000	1643	AUGUSTA LN	VINTAGE #3 LOT 190	1.0	$ 22.62
004-342-009-000	1633	AUGUSTA LN	VINTAGE #3 LOT 191	1.0	$ 22.62
004-342-010-000	1623	AUGUSTA LN	VINTAGE #3 LOT 192	1.0	$ 22.62
004-342-011-000	1613	AUGUSTA LN	VINTAGE #3 LOT 193	1.0	$ 22.62
004-342-012-000	1603	AUGUSTA LN	VINTAGE #3 LOT 194	1.0	$ 22.62
004-342-013-000	1593	AUGUSTA LN	VINTAGE #3 LOT 195	1.0	$ 22.62
004-342-014-000	1583	AUGUSTA LN	VINTAGE #3 LOT 196	1.0	$ 22.62
004-342-015-000	1573	AUGUSTA LN	VINTAGE #3 LOT 197	1.0	$ 22.62
004-342-016-000	1563	AUGUSTA LN	VINTAGE #3 LOT 198	1.0	$ 22.62
004-342-017-000	1553	AUGUSTA LN	VINTAGE #3 LOT 199	1.0	$ 22.62
004-342-018-000	1543	AUGUSTA LN	VINTAGE #3 LOT 200	1.0	$ 22.62
004-342-019-000	1533	AUGUSTA LN	VINTAGE #3 LOT 201	1.0	$ 22.62
004-351-001-000	1801	ELK RIDGE CT	VINTAGE #3 LOT 180	1.0	$ 22.62
004-351-002-000	1805	ELK RIDGE CT	VINTAGE #3 LOT 179	1.0	$ 22.62
004-351-003-000	1809	ELK RIDGE CT	VINTAGE #3 LOT 178	1.0	$ 22.62
004-351-004-000	1813	ELK RIDGE CT	VINTAGE #3 LOT 177	1.0	$ 22.62
004-351-005-000			VINTAGE #3 LOT 176	1.0	$ 22.62
004-351-006-000	1821	ELK RIDGE CT	VINTAGE #3 LOT 175	1.0	$ 22.62
004-351-007-000	1826	ELK RIDGE CT	VINTAGE #3 LOT 174	1.0	$ 22.62
004-351-008-000	1822	ELK RIDGE CT	VINTAGE #3 LOT 173	1.0	$ 22.62
004-351-009-000	1818	ELK RIDGE CT	VINTAGE #3 LOT 172	1.0	$ 22.62
004-351-010-000			VINTAGE #3 LOT 171	1.0	$ 22.62
004-351-011-000	1810	ELK RIDGE CT	VINTAGE #3 LOT 170	1.0	$ 22.62
004-351-012-000	1806	ELK RIDGE CT	VINTAGE #3 LOT 169	1.0	$ 22.62
004-351-013-000	1802	ELK RIDGE CT	VINTAGE #3 LOT 168	1.0	$ 22.62
004-351-014-000	1801	BRIAR BROOK CT	VINTAGE #3 LOT 167	1.0	$ 22.62
004-351-015-000	1805	BRIAR BROOK CT	VINTAGE #3 LOT 166	1.0	$ 22.62
004-351-016-000	1809	BRIAR BROOK CT	VINTAGE #3 LOT 165	1.0	$ 22.62
004-351-017-000	1813	BRIAR BROOK CT	VINTAGE #3 LOT 164	1.0	$ 22.62
004-351-018-000	1817	BRIAR BROOK CT	VINTAGE #3 LOT 163	1.0	$ 22.62
004-351-019-000	1821	BRIAR BROOK CT	VINTAGE #3 LOT 162	1.0	$ 22.62
004-351-020-000	1826	BRIAR BROOK CT	VINTAGE #3 LOT 161	1.0	$ 22.62

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-351-021-000	1822	BRIAR BROOK CT	VINTAGE #3 LOT 160	1.0	$ 22.62
004-351-022-000	1818	BRIAR BROOK CT	VINTAGE #3 LOT 159	1.0	$ 22.62
004-351-023-000	1814	BRIAR BROOK CT	VINTAGE #3 LOT 158	1.0	$ 22.62
004-351-024-000	1810	BRIAR BROOK CT	VINTAGE #3 LOT 157	1.0	$ 22.62
004-351-025-000	1806	BRIAR BROOK CT	VINTAGE #3 LOT 156	1.0	$ 22.62
004-351-026-000	1802	BRIAR BROOK CT	VINTAGE #3 LOT 155	1.0	$ 22.62
004-352-001-000	1733	AUGUSTA LN	VINTAGE #3 LOT 181	1.0	$ 22.62
004-352-002-000	1723	AUGUSTA LN	VINTAGE #3 LOT 182	1.0	$ 22.62
004-352-003-000	1713	AUGUSTA LN	VINTAGE #3 LOT 183	1.0	$ 22.62
004-352-004-000	1703	AUGUSTA LN	VINTAGE #3 LOT 184	1.0	$ 22.62
004-352-005-000	1693	AUGUSTA LN	VINTAGE #3 LOT 185	1.0	$ 22.62
004-352-006-000	1683	AUGUSTA LN	VINTAGE #3 LOT 186	1.0	$ 22.62
004-352-007-000	1673	AUGUSTA LN	VINTAGE #3 LOT 187	1.0	$ 22.62
004-352-008-000	1663	AUGUSTA LN	VINTAGE #3 LOT 188	1.0	$ 22.62
004-360-001-000	693	RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 41	1.0	$ 15.64
004-360-002-000	689	RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 40	1.0	$ 15.64
004-360-003-000	685	N RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 39	1.0	$ 15.64
004-360-004-000	681	RANCHO VISTA DR	COTT VENT DEL REY #2 LOT 38	1.0	$ 15.64
004-360-005-000	702	HACIENDA DR	COTT VENT DEL REY #2 LOT 37	1.0	$ 15.64
004-360-006-000	706	HACIENDA DR	COTT VENT DEL REY #2 LOT 36	1.0	$ 15.64
004-360-007-000	710	HACIENDA DR	COTT VENT DEL REY #2 LOT 35	1.0	$ 15.64
004-360-008-000	714	HACIENDA DR	COTT VENT DEL REY #2 LOT 34	1.0	$ 15.64
004-360-009-000	718	HACIENDA DR	COTT VENT DEL REY #2 LOT 33	1.0	$ 15.64
004-360-010-000	711	HACIENDA DR	COTT VENT DEL REY #2 LOT 43	1.0	$ 15.64
004-360-011-000	808	VALLE GRANDE DR	COTT VENT DEL REY #2 LOT 42	1.0	$ 15.64
004-360-012-000	693	MURIETA DR	COTT VENT DEL REY #2 LOT 47	1.0	$ 15.64
004-360-013-000	689	MURIETA DR	COTT VENT DEL REY #2 LOT 46	1.0	$ 15.64
004-360-014-000	685	MURIETA DR	COTT VENT DEL REY #2 LOT 45	1.0	$ 15.64
004-360-015-000	681	MURIETA DR	COTT VENT DEL REY #2 LOT 44	1.0	$ 15.64
004-360-017-000	668	MURIETA DR	COTT VENT DEL REY #2 LOT 32	1.0	$ 15.64
004-360-018-000	672	MURIETA DR	COTT VENT DEL REY #2 LOT 31	1.0	$ 15.64
004-360-019-000	676	MURIETA DR	COTT VENT DEL REY #2 LOT 30	1.0	$ 15.64
004-360-020-000	680	MURIETA DR	COTT VENT DEL REY #2 LOT 29	1.0	$ 15.64
004-360-021-000	684	MURIETA DR	COTT VENT DEL REY #2 LOT 28	1.0	$ 15.64
004-360-022-000	688	MURIETA DR	COTT VENT DEL REY #2 LOT 27	1.0	$ 15.64
004-360-023-000	692	MURIETTA DR	COTT VENT DEL REY #2 LOT 26	1.0	$ 15.64
004-360-024-000	824	VALLE GRANDE DR	COTT VENT DEL REY #2 LOT 25	1.0	$ 15.64
004-360-025-000	828	VALLE GRANDE DR	COTT VENT DEL REY #2 LOT 24	1.0	$ 15.64
004-360-026-000	692	VISTA DEL REY DR	COTT VENT DEL REY #2 LOT 23	1.0	$ 15.64
004-360-027-000	696	VISTA DEL REY DR	COTT VENT DEL REY #2 LOT 22	1.0	$ 15.64
004-360-028-000	700	VISTA DEL REY AVE	COTT VENT DEL REY #2 LOT 21	1.0	$ 15.64
004-360-029-000	704	VISTA DEL REY AVE	COTT VENT DEL REY #2 LOT 20	1.0	$ 15.64
004-360-030-000	708	VISTA DEL REY DR	COTT VENT DEL REY #2 LOT 19	1.0	$ 15.64
004-360-031-000	717	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 1	1.0	$ 15.64
004-360-033-000	709	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 18	1.0	$ 15.64
004-360-034-000	705	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 17	1.0	$ 15.64
004-360-035-000	701	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 16	1.0	$ 15.64
004-360-036-000	697	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 15	1.0	$ 15.64
004-360-037-000	693	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 14	1.0	$ 15.64
004-360-038-000	689	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 13	1.0	$ 15.64
004-360-039-000	685	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 12	1.0	$ 15.64
004-360-040-000	680	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 11	1.0	$ 15.64
004-360-041-000	684	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 10	1.0	$ 15.64
004-360-042-000	688	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 9	1.0	$ 15.64
004-360-043-000	692	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 8	1.0	$ 15.64
004-360-044-000	696	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 7	1.0	$ 15.64
004-360-045-000	700	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 6	1.0	$ 15.64
004-360-046-000	704	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 5	1.0	$ 15.64
004-360-047-000	708	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 4	1.0	$ 15.64

City of Atwater
Price Annexation Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-360-048-000	712	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 3	1.0	$ 15.64
004-360-049-000	716	SAN JOAQUIN CT	COTT VENT DEL REY #2 LOT 2	1.0	$ 15.64
004-390-001-000	1811	GREEN SANDS AVE	VILLA ITALIA LOT 01	1.0	$ 8.20
004-390-002-000	1801	GREEN SANDS AVE	VILLA ITALIA LOT 02	1.0	$ 8.20
004-390-003-000	1800	GREEN SANDS AVE	VILLA ITALIA LOT 03	1.0	$ 8.20
004-390-004-000	1810	GREEN SANDS AVE	VILLA ITALIA LOT 04	1.0	$ 8.20
004-390-005-000	1820	GREEN SANDS AVE	VILLA ITALIA LOT 05	1.0	$ 8.20
004-390-006-000	1830	GREEN SANDS AVE	VILLA ITALIA LOT 06	1.0	$ 8.20
004-390-007-000	1831	GREEN SANDS AVE	VILLA ITALIA LOT 07	1.0	$ 8.20
004-390-008-000	1821	GREEN SANDS AVE	VILLA ITALIA LOT 08	1.0	$ 8.20
004-390-009-000	1851	GREEN SANDS AVE	VILLA ITALIA LOT 09	1.0	$ 8.20
004-390-010-000	1841	GREEN SANDS AVE	VILLA ITALIA LOT 10	1.0	$ 8.20
004-390-011-000	1840	GREEN SANDS AVE	VILLA ITALIA LOT 11	1.0	$ 8.20
004-390-012-000	1850	GREEN SANDS AVE	VILLA ITALIA LOT 12	1.0	$ 8.20
004-390-013-000	1860	GREEN SANDS AVE	VILLA ITALIA LOT 13	1.0	$ 8.20
004-390-014-000	1870	GREEN SANDS AVE	VILLA ITALIA LOT 14	1.0	$ 8.20
004-390-015-000	1871	GREEN SANDS AVE	VILLA ITALIA LOT 15	1.0	$ 8.20
004-390-016-000	1861	GREEN SANDS AVE	VILLA ITALIA LOT 16	1.0	$ 8.20
004-390-017-000	1891	GREEN SANDS AVE	VILLA ITALIA LOT 17	1.0	$ 8.20
004-390-018-000	1881	GREEN SANDS AVE	VILLA ITALIA LOT 18	1.0	$ 8.20
004-390-019-000	1880	GREEN SANDS AVE	VILLA ITALIA LOT 19	1.0	$ 8.20
004-390-020-000	1890	GREEN SANDS AVE	VILLA ITALIA LOT 20	1.0	$ 8.20
004-390-021-000	1900	GREEN SANDS AVE	VILLA ITALIA LOT 21	1.0	$ 8.20
004-390-022-000	1910	GREEN SANDS AVE	VILLA ITALIA LOT 22	1.0	$ 8.20
004-390-023-000	1911	GREEN SANDS AVE	VILLA ITALIA LOT 23	1.0	$ 8.20
004-390-024-000	1901	GREEN SANDS AVE	VILLA ITALIA LOT 24	1.0	$ 8.20
004-390-025-000	1931	GREEN SANDS AVE	VILLA ITALIA LOT 25	1.0	$ 8.20
004-390-026-000	1921	GREEN SANDS AVE	VILLA ITALIA LOT 26	1.0	$ 8.20
004-390-027-000	1920	GREEN SANDS AVE	VILLA ITALIA LOT 27	1.0	$ 8.20
004-390-028-000	1930	GREEN SANDS AVE	VILLA ITALIA LOT 28	1.0	$ 8.20
004-390-029-000	1940	GREEN SANDS AVE	VILLA ITALIA LOT 29	1.0	$ 8.20
004-390-030-000	1950	GREEN SANDS AVE	VILLA ITALIA LOT 30	1.0	$ 8.20
004-390-031-000	1941	GREEN SANDS AVE	VILLA ITALIA LOT 31	1.0	$ 8.20
004-430-001-000			PARCEL 14 PM 115-12	0.59	$ 61.28
004-430-002-000			PARCEL 13 PM 115-12	1.05	$ 109.06
004-430-003-000			PARCEL 12 PM 115-12	1.04	$ 108.02
004-430-004-000			PARCEL 9 PM 115-12	1.07	$ 111.14
004-430-005-000			PARCEL 8 PM 115-12	0.77	$ 79.96
004-430-006-000			PARCEL 5 PM 115-12	0.88	$ 91.40
004-430-007-000			PARCEL 4 PM 115-12	1.01	$ 104.90
004-430-008-000			PARCEL 1 PM 115-12	1.26	$ 130.86
004-430-009-000			PARCEL 2 PM 115-12	1.15	$ 119.44
004-430-010-000			PARCEL 3 PM 115-12	3.14	$ 326.14
004-430-011-000			PARCEL 6 PM 115-12	1.96	$ 203.58
004-430-012-000			PARCEL 7 PM 115-12	2.4	$ 249.28
004-430-013-000			PARCEL 10 PM 115-12	1.58	$ 164.10
004-430-014-000			PARCEL 11 PM 115-12	2.64	$ 274.20
004-440-001-000			PARCEL 1 PM 115-17	1.45	$ 144.20
004-440-002-000			PARCEL 2 PM 115-17	0.6305	$ 62.70
004-440-003-000			PARCEL 3 PM 115-17	3.35	$ 333.14
004-440-004-000			PARCEL 4 PM 115-17	1.22	$ 121.32
004-440-005-000			PARCEL 5 PM 115-17	0.8088	$ 80.42
004-440-006-000			PARCEL 6 PM 115-17	1.04	$ 103.42
Total				**1,009.24**	**$ 26,757.40**

City of Atwater
Redwood Estates Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-291-001-000	566	FRUITLAND AVE	REDWOOD EST #5 LOT 48	1.0	$ 34.72
150-291-002-000	3004	CAPITOLA AVE	REDWOOD EST #5 LOT 49	1.0	$ 34.72
150-291-003-000	3000	CAPITOLA AVE	REDWOOD EST #5 LOT 50	1.0	$ 34.72
150-291-004-000	2912	CAPITOLA AVE	REDWOOD EST #5 LOT 51	1.0	$ 34.72
150-291-005-000	2908	CAPITOLA AVE	REDWOOD EST #5 LOT 52	1.0	$ 34.72
150-291-006-000	2904	CAPITOLA AVE	REDWOOD EST #5 LOT 53	1.0	$ 34.72
150-291-007-000	2900	CAPITOLA AVE	REDWOOD EST #5 LOT 54	1.0	$ 34.72
150-291-008-000	2901	TORI CT	REDWOOD EST #5 LOT 28	1.0	$ 34.72
150-291-009-000	2905	TORI CT	REDWOOD EST #5 LOT 29	1.0	$ 34.72
150-291-010-000	2909	TORI CT	REDWOOD EST #5 LOT 30	1.0	$ 34.72
150-291-011-000	2908	TORI CT	REDWOOD EST #5 LOT 31	1.0	$ 34.72
150-291-012-000	2904	TORI CT	REDWOOD EST #5 LOT 32	1.0	$ 34.72
150-291-013-000	2900	TORI CT	REDWOOD EST #5 LOT 33	1.0	$ 34.72
150-291-014-000	2901	APTOS CT	REDWOOD EST #5 LOT 34	1.0	$ 34.72
150-291-015-000	2905	APTOS CT	REDWOOD EST #5 LOT 35	1.0	$ 34.72
150-291-016-000	2909	APTOS CT	REDWOOD EST #5 LOT 36	1.0	$ 34.72
150-291-017-000	2912	APTOS CT	REDWOOD EST #5 LOT 37	1.0	$ 34.72
150-291-018-000	2908	APTOS CT	REDWOOD EST #5 LOT 38	1.0	$ 34.72
150-291-019-000	2904	APTOS CT	REDWOOD EST #5 LOT 39	1.0	$ 34.72
150-291-020-000	413	LOS ALTOS DR	REDWOOD EST #5 LOT 40	1.0	$ 34.72
150-291-021-000	409	LOS ALTOS DR	REDWOOD EST #5 LOT 41	1.0	$ 34.72
150-291-022-000	2901	SOQUEL AVE	REDWOOD EST #5 LOT 42	1.0	$ 34.72
150-291-023-000	2905	SOQUEL AVE	REDWOOD EST #5 LOT 43	1.0	$ 34.72
150-291-024-000	2909	SOQUEL AVE	REDWOOD EST #5 LOT 44	1.0	$ 34.72
150-291-025-000	2913	SOQUEL AVE	REDWOOD EST #5 LOT 45	1.0	$ 34.72
150-291-026-000	400	FRUITLAND AVE	REDWOOD EST #5 LOT 46	1.0	$ 34.72
150-291-027-000	404	FRUITLAND AVE	REDWOOD EST #5 LOT 47	1.0	$ 34.72
150-292-001-000	700	LOS ALTOS DR	REDWOOD EST #5 LOT 57	1.0	$ 34.72
150-292-002-000	612	LOS ALTOS DR	REDWOOD EST #5 LOT 56	1.0	$ 34.72
150-292-003-000	608	LOS ALTOS DR	REDWOOD EST #5 LOT 55	1.0	$ 34.72
150-292-004-000	604	LOS ALTOS DR	REDWOOD EST #5 LOT 27	1.0	$ 34.72
150-292-005-000	600	LOS ALTOS DR	REDWOOD EST #5 LOT 26	1.0	$ 34.72
150-292-006-000	512	LOS ALTOS DR	REDWOOD EST #5 LOT 25	1.0	$ 34.72
150-292-007-000	508	LOS ALTOS DR	REDWOOD EST #5 LOT 24	1.0	$ 34.72
150-292-008-000	504	LOS ALTOS DR	REDWOOD EST #5 LOT 23	1.0	$ 34.72
150-292-009-000	500	LOS ALTOS DR	REDWOOD EST #5 LOT 22	1.0	$ 34.72
150-292-010-000	420	LOS ALTOS DR	REDWOOD EST #5 LOT 21	1.0	$ 34.72
150-292-011-000	416	LOS ALTOS DR	REDWOOD EST #5 LOT 20	1.0	$ 34.72
150-292-012-000	412	LOS ALTOS DR	REDWOOD EST #5 LOT 19	1.0	$ 34.72
150-292-013-000	408	LOS ALTOS DR	REDWOOD EST #5 LOT 18	1.0	$ 34.72
150-292-014-000	404	LOS ALTOS DR	REDWOOD EST #5 LOT 17	1.0	$ 34.72
150-292-016-000	320	LOS ALTOS CT	REDWOOD EST #5 LOT 16	1.0	$ 34.72
150-292-017-000	316	LOS ALTOS CT	REDWOOD EST #5 LOT 15	1.0	$ 34.72
150-292-018-000	312	LOS ALTOS CT	REDWOOD EST #5 LOT 14	1.0	$ 34.72
150-292-019-000	308	LOS ALTOS CT	REDWOOD EST #5 LOT 13	1.0	$ 34.72
150-292-020-000	304	LOS ALTOS CT	REDWOOD EST #5 LOT 12	1.0	$ 34.72
150-292-021-000	300	LOS ALTOS CT	REDWOOD EST #5 LOT 11	1.0	$ 34.72
150-292-022-000	2900	LOS ALTOS CT	REDWOOD EST #5 LOT 10	1.0	$ 34.72
150-292-023-000	2904	LOS ALTOS CT	REDWOOD EST #5 LOT 9	1.0	$ 34.72
150-292-024-000	2908	LOS ALTOS CT	REDWOOD EST #5 LOT 8	1.0	$ 34.72
150-292-025-000	2909	LOS ALTOS CT	REDWOOD EST #5 LOT 7	1.0	$ 34.72
150-292-026-000	2905	LOS ALTOS CT	REDWOOD EST #5 LOT 6	1.0	$ 34.72
150-292-027-000	2901	LOS ALTOS CT	REDWOOD EST #5 LOT 5	1.0	$ 34.72
150-292-028-000	2900	SOQUEL AVE	REDWOOD EST #5 LOT 4	1.0	$ 34.72
150-292-029-000	2904	SOQUEL AVE	REDWOOD EST #5 LOT 3	1.0	$ 34.72
150-292-030-000	2908	SOQUEL AVE	REDWOOD EST #5 LOT 2	1.0	$ 34.72
150-292-031-000	2912	SOQUEL AVE	REDWOOD EST #5 LOT 1	1.0	$ 34.72
150-302-001-000	812	MAGNOLIA ST	REDWOOD EST #5 LOT 75	1.0	$ 34.72
150-302-002-000	808	MAGNOLIA ST	REDWOOD EST #5 LOT 74	1.0	$ 34.72

City of Atwater
Redwood Estates Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
150-302-003-000	804	MAGNOLIA ST	REDWOOD EST #5 LOT 73	1.0	$ 34.72
150-302-004-000	800	MAGNOLIA ST	REDWOOD EST #5 LOT 72	1.0	$ 34.72
150-302-005-000	712	MAGNOLIA ST	REDWOOD EST #5 LOT 71	1.0	$ 34.72
150-302-006-000	708	MAGNOLIA ST	REDWOOD EST #5 LOT 70	1.0	$ 34.72
150-302-007-000	704	MAGNOLIA ST	REDWOOD EST #5 LOT 69	1.0	$ 34.72
150-302-008-000	700	MAGNOLIA ST	REDWOOD EST #5 LOT 68	1.0	$ 34.72
150-302-009-000	701	LOS ALTOS DR	REDWOOD EST #5 LOT 67	1.0	$ 34.72
150-302-010-000	705	LOS ALTOS DR	REDWOOD EST #5 LOT 66	1.0	$ 34.72
150-302-011-000	709	LOS ALTOS DR	REDWOOD EST #5 LOT 65	1.0	$ 34.72
150-302-012-000	713	LOS ALTOS DR	REDWOOD EST #5 LOT 64	1.0	$ 34.72
150-302-013-000	2817	REDWOOD DR	REDWOOD EST #5 LOT 63	1.0	$ 34.72
150-302-014-000	2813	REDWOOD AVE	REDWOOD EST #5 LOT 62	1.0	$ 34.72
150-302-015-000	2809	REDWOOD AVE	REDWOOD EST #5 LOT 61	1.0	$ 34.72
150-302-019-000	1004	MAGNOLIA ST	LINGENFELTER ESTATES LOT 11	1.0	$ 34.72
150-302-020-000	1008	MAGNOLIA ST	LINGENFELTER ESTATES LOT 10	1.0	$ 34.72
150-302-021-000	1012	MAGNOLIA ST	LINGENFELTER ESTATES LOT 9	1.0	$ 34.72
150-302-022-000	1100	MAGNOLIA CT	LINGENFELTER ESTATES LOT 8	1.0	$ 34.72
150-302-023-000	1104	MAGNOLIA CT	LINGENFELTER ESTATES LOT 7	1.0	$ 34.72
150-302-024-000	1108	MAGNOLIA CT	LINGENFELTER ESTATES LOT 6	1.0	$ 34.72
150-302-025-000	1112	MAGNOLIA CT	LINGENFELTER ESTATES LOT 5	1.0	$ 34.72
150-302-026-000	1113	MAGNOLIA CT	LINGENFELTER ESTATES LOT 4	1.0	$ 34.72
150-302-027-000	1109	MAGNOLIA CT	LINGENFELTER ESTATES LOT 3	1.0	$ 34.72
150-302-028-000	3001	LAURA LN	LINGENFELTER ESTATES LOT 2	1.0	$ 34.72
150-302-029-000	3005	LAURA LN	LINGENFELTER ESTATES LOT 1	1.0	$ 34.72
150-302-030-000	1000	MAGNOLIA ST	LINGENFELTER EST #2 LOT 1	1.0	$ 34.72
150-302-031-000	908	MAGNOLIA ST	LINGENFELTER EST #2 LOT 2	1.0	$ 34.72
150-302-032-000	904	MAGNOLIA ST	LINGENFELTER EST #2 LOT 3	1.0	$ 34.72
150-302-033-000	900	MAGNOLIA ST	LINGENFELTER EST #2 LOT 4	1.0	$ 34.72
150-303-001-000	712	LOS ALTOS DR	REDWOOD EST #5 LOT 60	1.0	$ 34.72
150-303-002-000	708	LOS ALTOS DR	REDWOOD EST #5 LOT 59	1.0	$ 34.72
150-303-003-000	704	LOS ALTOS DR	REDWOOD EST #5 LOT 58	1.0	$ 34.72
150-304-001-000	3008	LAURA LN	LINGENFELTER ESTATES LOT 16	1.0	$ 34.72
150-304-002-000	1009	MAGNOLIA ST	LINGENFELTER ESTATES LOT 15	1.0	$ 34.72
150-304-003-000	1005	MAGNOLIA ST	LINGENFELTER ESTATES LOT 14	1.0	$ 34.72
150-304-004-000	1001	MAGNOLIA ST	LINGENFELTER ESTATES LOT 13	1.0	$ 34.72
150-304-006-000	909	MAGNOLIA ST	LINGENFELTER EST #2 LOT 7	1.0	$ 34.72
150-304-007-000	905	MAGNOLIA ST	LINGENFELTER EST #2 LOT 6	1.0	$ 34.72
150-304-008-000	901	MAGNOLIA ST	LINGENFELTER EST #2 LOT 5	1.0	$ 34.72
150-304-009-000	813	MAGNOLIA ST	REDWOOD EST #5 LOT 76	1.0	$ 34.72
150-304-010-000	809	MAGNOLIA ST	REDWOOD EST #5 LOT 77	1.0	$ 34.72
150-304-011-000	805	MAGNOLIA ST	REDWOOD EST #5 LOT 78	1.0	$ 34.72
150-304-012-000	801	MAGNOLIA ST	REDWOOD EST #5 LOT 79	1.0	$ 34.72
150-304-013-000	713	MAGNOLIA ST	REDWOOD EST #5 LOT 80	1.0	$ 34.72
150-304-014-000	709	MAGNOLIA ST	REDWOOD EST #5 LOT 81	1.0	$ 34.72
150-304-015-000	705	MAGNOLIA ST	REDWOOD EST #5 LOT 82	1.0	$ 34.72
150-304-016-000	701	MAGNOLIA ST	REDWOOD EST #5 LOT 83	1.0	$ 34.72
150-304-017-000	600	FRUITLAND AVE	REDWOOD EST #5 LOT 84	1.0	$ 34.72
150-304-018-000	612	FRUITLAND AVE	REDWOOD EST #5 LOT 85	1.0	$ 34.72
Total				**107.0**	**$ 3,715.04**

City of Atwater
Sandlewood Square Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
002-014-002-000	2611	SEVENTH ST	SANDLEWD SQUARE #1 LOT 1	1.0	$ 39.62
002-014-003-000	2601	SEVENTH ST	SANDLEWD SQUARE #1 LOT 2	1.0	$ 39.62
002-014-004-000	2591	SEVENTH ST	SANDLEWD SQUARE #1 LOT 3	1.0	$ 39.62
002-014-005-000	2571	SEVENTH ST	SANDLEWD SQUARE #1 LOT 4	1.0	$ 39.62
002-014-006-000	2604	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 13	1.0	$ 39.62
002-014-007-000	2608	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 14	1.0	$ 39.62
002-014-008-000	2612	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 15	1.0	$ 39.62
002-014-009-000	2613	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 16	1.0	$ 39.62
002-014-010-000	2609	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 17	1.0	$ 39.62
002-014-011-000	2605	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 18	1.0	$ 39.62
002-035-001-000	2551	SEVENTH ST	SANDLEWD SQUARE #1 LOT 5	1.0	$ 39.62
002-035-002-000	2521	SEVENTH ST	SANDLEWD SQUARE #1 LOT 6	1.0	$ 39.62
002-035-003-000	2501	SEVENTH ST	SANDLEWD SQUARE #1 LOT 7	1.0	$ 39.62
002-035-004-000	2491	SEVENTH ST	SANDLEWD SQUARE #1 LOT 8	1.0	$ 39.62
002-035-005-000	2471	SEVENTH ST	SANDLEWD SQUARE #1 LOT 9	1.0	$ 39.62
002-035-006-000	2441	SEVENTH ST	SANDLEWD SQUARE #1 LOT 10	1.0	$ 39.62
002-035-007-000	2401	SEVENTH ST	SANDLEWD SQUARE #1 LOT 11	1.0	$ 39.62
002-035-008-000	2400	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 2	1.0	$ 39.62
002-035-009-000	2404	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 3	1.0	$ 39.62
002-035-010-000	2408	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 4	1.0	$ 39.62
002-035-011-000	2412	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 5	1.0	$ 39.62
002-035-012-000	2416	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 6	1.0	$ 39.62
002-035-013-000	2500	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 7	1.0	$ 39.62
002-035-014-000	2504	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 8	1.0	$ 39.62
002-035-015-000	2508	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 9	1.0	$ 39.62
002-035-016-000	2512	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 10	1.0	$ 39.62
002-035-017-000	2516	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 11	1.0	$ 39.62
002-035-018-000	2600	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 12	1.0	$ 39.62
002-054-001-000	2391	SEVENTH ST	SANDLEWD SQUARE #1 LOT 12	1.0	$ 39.62
002-054-002-000	2371	SEVENTH ST	SANDLEWD SQUARE #1 LOT 13	1.0	$ 39.62
002-054-003-000	2341	SEVENTH ST	SANDLEWD SQUARE #1 LOT 14	1.0	$ 39.62
002-054-004-000	2321	SEVENTH ST	SANDLEWD SQUARE #1 LOT 15	1.0	$ 39.62
002-054-005-000	2301	SEVENTH ST	SANDLEWD SQUARE #1 LOT 16	1.0	$ 39.62
002-054-006-000	2316	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 1	1.0	$ 39.62
002-072-008-000	2231	SEVENTH ST	SANDLEWD SQUARE #1 LOT 19	1.0	$ 39.62
002-072-009-000	2261	7TH ST	SANDLEWD SQUARE #1 LOT 18	1.0	$ 39.62
002-072-010-000	2291	SEVENTH ST	SANDLEWD SQUARE #1 LOT 17	1.0	$ 39.62
002-301-001-000	2413	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 38	1.0	$ 39.62
002-301-002-000			SANDLEWD SQUARE #2 LOT 37	1.0	$ 39.62
002-301-003-000	2405	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 36	1.0	$ 39.62
002-301-004-000	2401	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 35	1.0	$ 39.62
002-301-005-000	1814	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 29	1.0	$ 39.62
002-301-006-000	1818	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 28	1.0	$ 39.62
002-301-007-000	1822	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 27	1.0	$ 39.62
002-302-001-000	1809	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 34	1.0	$ 39.62
002-302-002-000	1805	REDWOOD	SANDLEWD SQUARE #2 LOT 33	1.0	$ 39.62
002-302-003-000	1801	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 32	1.0	$ 39.62
002-302-004-000	1713	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 31	1.0	$ 39.62
002-302-005-000	1709	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 30	1.0	$ 39.62
002-302-006-000	1705	REDWOOD AVE	SANDLEWD SQUARE #2 LOT 29	1.0	$ 39.62
002-302-007-000	2313	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 28	1.0	$ 39.62
002-302-008-000	1829	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 34	1.0	$ 39.62
002-302-009-000	1825	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 33	1.0	$ 39.62
002-302-010-000	1821	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 32	1.0	$ 39.62
002-302-011-000	1817	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 31	1.0	$ 39.62
002-302-012-000	1813	REDWOOD AVE	SANDLEWD SQUARE #3 LOT 30	1.0	$ 39.62
002-303-001-000	2601	WHIPPLEWOOD CT	SANDLEWD SQUARE #2 LOT 19	1.0	$ 39.62
002-304-001-000	1796	CARTER WAY	SANDLEWD SQUARE #2 LOT 45	1.0	$ 39.62
002-304-002-000	2509	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 20	1.0	$ 39.62

City of Atwater
Sandlewood Square Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
002-304-003-000	2505	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 21	1.0	$ 39.62
002-304-004-000	2501	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 22	1.0	$ 39.62
002-304-005-000	2417	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 23	1.0	$ 39.62
002-304-006-000	2413	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 24	1.0	$ 39.62
002-304-007-000	2409	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 25	1.0	$ 39.62
002-304-008-000	2405	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 26	1.0	$ 39.62
002-304-009-000	2401	WHIPPLEWOOD DR	SANDLEWD SQUARE #2 LOT 27	1.0	$ 39.62
002-304-010-000	2400	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 39	1.0	$ 39.62
002-304-011-000	2404	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 40	1.0	$ 39.62
002-304-012-000	2408	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 41	1.0	$ 39.62
002-304-013-000	2412	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 42	1.0	$ 39.62
002-304-014-000	2416	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 43	1.0	$ 39.62
002-304-015-000	2500	SPRINGWOOD DR	SANDLEWD SQUARE #2 LOT 44	1.0	$ 39.62
002-305-001-000	2313	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 26	1.0	$ 39.62
002-305-002-000	2309	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 25	1.0	$ 39.62
002-305-003-000	2305	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 24	1.0	$ 39.62
002-311-001-000	2301	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 23	1.0	$ 39.62
002-311-002-000	2297	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 22	1.0	$ 39.62
002-311-003-000	2293	PEPPERTREE LN	SANDLEWD SQUARE #3 LOT 21	1.0	$ 39.62
002-311-004-000	1834	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 20	1.0	$ 39.62
002-311-005-000	1830	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 19	1.0	$ 39.62
002-311-006-000	1826	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 18	1.0	$ 39.62
002-312-001-000	1829	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 35	1.0	$ 39.62
002-312-002-000	1825	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 36	1.0	$ 39.62
002-312-003-000	1821	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 37	1.0	$ 39.62
002-312-004-000	1817	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 38	1.0	$ 39.62
002-312-005-000	1813	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 39	1.0	$ 39.62
002-312-006-000	1809	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 40	1.0	$ 39.62
002-312-007-000			SANDLEWD SQUARE #3 LOT 41	1.0	$ 39.62
002-312-008-000	1801	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 42	1.0	$ 39.62
002-312-009-000	1797	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 43	1.0	$ 39.62
002-312-010-000	1793	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 44	1.0	$ 39.62
002-312-011-000	1789	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 45	1.0	$ 39.62
002-312-012-000	2309	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 48	1.0	$ 39.62
002-312-013-000	2305	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 47	1.0	$ 39.62
002-312-014-000	2301	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 46	1.0	$ 39.62
002-313-001-000	1818	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 17	1.0	$ 39.62
002-313-002-000	1814	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 16	1.0	$ 39.62
002-313-003-000	1810	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 15	1.0	$ 39.62
002-313-004-000	1806	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 14	1.0	$ 39.62
002-313-005-000	1802	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 13	1.0	$ 39.62
002-313-006-000	1798	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 12	1.0	$ 39.62
002-313-007-000	1794	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 11	1.0	$ 39.62
002-313-008-000	1790	COTTONWOOD AVE	SANDLEWD SQUARE #3 LOT 10	1.0	$ 39.62
002-313-009-000	2297	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 9	1.0	$ 39.62
002-313-010-000	2293	WHIPPLEWOOD DR	SANDLEWD SQUARE #3 LOT 8	1.0	$ 39.62
Total				**105.0**	**$ 4,160.10**

City of Atwater
Silva Ranch Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-371-002-000	343	SILVA DR	SILVA RANCH UNIT #2 LOT 81	1.0	$ 87.86
004-371-003-000	335	SILVA DR	SILVA RANCH UNIT #2 LOT 80	1.0	$ 87.86
004-371-004-000	327	SILVA DR	SILVA RANCH UNIT #2 LOT 79	1.0	$ 87.86
004-371-005-000	319	SILVA DR	SILVA RANCH UNIT #2 LOT 78	1.0	$ 87.86
004-371-006-000	311	SILVA DR	SILVA RANCH UNIT #2 LOT 77	1.0	$ 87.86
004-371-007-000	1380	SILVA DR	SILVA RANCH UNIT #2 LOT 76	1.0	$ 87.86
004-371-008-000	1392	SILVA DR	SILVA RANCH UNIT #2 LOT 75	1.0	$ 87.86
004-371-009-000	1404	SILVA DR	SILVA RANCH UNIT #2 LOT 74	1.0	$ 87.86
004-371-010-000	1416	SILVA DR	SILVA RANCH UNIT #2 LOT 73	1.0	$ 87.86
004-371-011-000	1428	SILVA DR	SILVA RANCH UNIT #2 LOT 72	1.0	$ 87.86
004-371-012-000	1440	SILVA DR	SILVA RANCH UNIT #2 LOT 71	1.0	$ 87.86
004-371-013-000	1442	SILVA DR	SILVA RANCH UNIT #2 LOT 70	1.0	$ 87.86
004-371-014-000	1464	SILVA DR	SILVA RANCH UNIT #2 LOT 69	1.0	$ 87.86
004-371-015-000	1465	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 93	1.0	$ 87.86
004-371-016-000	1453	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 92	1.0	$ 87.86
004-371-017-000	1441	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 91	1.0	$ 87.86
004-371-018-000	1429	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 90	1.0	$ 87.86
004-371-019-000	1411	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 89	1.0	$ 87.86
004-371-020-000	1405	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 88	1.0	$ 87.86
004-371-021-000	310	MARIE LN	SILVA RANCH UNIT #2 LOT 87	1.0	$ 87.86
004-371-022-000	318	MARIE LN	SILVA RANCH UNIT #2 LOT 86	1.0	$ 87.86
004-371-023-000	328	MARIE LN	SILVA RANCH UNIT #2 LOT 85	1.0	$ 87.86
004-371-024-000	334	MARIE LN	SILVA RANCH UNIT #2 LOT 84	1.0	$ 87.86
004-371-025-000	342	MARIE LN	SILVA RANCH UNIT #2 LOT 83	1.0	$ 87.86
004-371-026-000	350	MARIE LN	SILVA RANCH UNIT #2 LOT 82	1.0	$ 87.86
004-372-001-000	350	SILVA DR	SILVA RANCH UNIT #1 LOT 59	1.0	$ 87.86
004-372-002-000	342	SILVA DR	SILVA RANCH UNIT #2 LOT 60	1.0	$ 87.86
004-372-003-000	334	SILVA DR	SILVA RANCH UNIT #2 LOT 61	1.0	$ 87.86
004-372-004-000	328	SILVA DR	SILVA RANCH UNIT #2 LOT 62	1.0	$ 87.86
004-372-005-000	318	SILVA DR	SILVA RANCH UNIT #2 LOT 63	1.0	$ 87.86
004-372-006-000	310	SILVA DR	SILVA RANCH UNIT #2 LOT 64	1.0	$ 87.86
004-372-008-000	1381	SILVA DR	SILVA RANCH UNIT #2 LOT 65	1.0	$ 87.86
004-372-009-000	260	BRANCO AVE	SILVA RANCH UNIT #2 LOT 66	1.0	$ 87.86
004-373-001-000	595	MARTHA CT	SILVA RANCH UNIT #1 LOT 26	1.0	$ 87.86
004-373-002-000	585	MARTHA CT	SILVA RANCH UNIT #1 LOT 25	1.0	$ 87.86
004-373-003-000	575	MARTHA CT	SILVA RANCH UNIT #1 LOT 24	1.0	$ 87.86
004-373-004-000	565	MARTHA CT	SILVA RANCH UNIT #1 LOT 23	1.0	$ 87.86
004-373-005-000	555	MARTHA CT	SILVA RANCH UNIT #1 LOT 22	1.0	$ 87.86
004-373-006-000	554	MARTHA CT	SILVA RANCH UNIT #1 LOT 21	1.0	$ 87.86
004-373-007-000	564	MARTHA CT	SILVA RANCH UNIT #1 LOT 20	1.0	$ 87.86
004-373-008-000	574	MARTHA CT	SILVA RANCH UNIT #1 LOT 19	1.0	$ 87.86
004-373-009-000	584	MARTHA CT	SILVA RANCH UNIT #1 LOT 18	1.0	$ 87.86
004-373-010-000	594	MARTHA CT	SILVA RANCH UNIT #1 LOT 17	1.0	$ 87.86
004-373-011-000	595	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 16	1.0	$ 87.86
004-373-012-000	585	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 15	1.0	$ 87.86
004-373-013-000	575	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 14	1.0	$ 87.86
004-373-014-000	565	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 13	1.0	$ 87.86
004-373-015-000	555	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 12	1.0	$ 87.86
004-373-016-000	554	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 11	1.0	$ 87.86
004-373-017-000	564	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 10	1.0	$ 87.86
004-373-018-000	574	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 09	1.0	$ 87.86
004-373-019-000	584	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 08	1.0	$ 87.86
004-373-020-000	594	LAWRENCE CT	SILVA RANCH UNIT #1 LOT 07	1.0	$ 87.86
004-373-021-000	595	SILVA DR	SILVA RANCH UNIT #1 LOT 06	1.0	$ 87.86
004-373-022-000	585	SILVA DR	SILVA RANCH UNIT #1 LOT 05	1.0	$ 87.86
004-373-023-000	575	SILVA DR	SILVA RANCH UNIT #1 LOT 04	1.0	$ 87.86
004-373-024-000	565	SILVA DR	SILVA RANCH UNIT #1 LOT 03	1.0	$ 87.86
004-373-025-000	555	SILVA DR	SILVA RANCH UNIT #1 LOT 02	1.0	$ 87.86
004-373-026-000	1360	ALMADOR TERRACE	SILVA RANCH UNIT #1 LOT 01	1.0	$ 87.86

City of Atwater
Silva Ranch Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-373-028-000	1372	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 94	1.0	$ 87.86
004-373-029-000	1384	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 95	1.0	$ 87.86
004-373-030-000	1396	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 96	1.0	$ 87.86
004-373-031-000	1408	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 97	1.0	$ 87.86
004-373-032-000	1420	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 98	1.0	$ 87.86
004-373-033-000	1432	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 99	1.0	$ 87.86
004-373-034-000	1444	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 100	1.0	$ 87.86
004-373-035-000	1456	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 101	1.0	$ 87.86
004-373-036-000	1468	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 102	1.0	$ 87.86
004-373-037-000	1480	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 103	1.0	$ 87.86
004-374-001-000	615	SILVEIRA CT	SILVA RANCH UNIT #1 LOT 27	1.0	$ 87.86
004-374-002-000	625	SILVEIRA CT	SILVA RANCH UNIT #1 LOT 28	1.0	$ 87.86
004-374-005-000	644	SILVEIRA CT	SILVA RANCH UNIT #1 LOT 31	1.0	$ 87.86
004-374-006-000	634	SILVEIRA CT	SILVA RANCH UNIT #1 LOT 32	1.0	$ 87.86
004-374-007-000	624	SILVEIRA CT	SILVA RANCH UNIT #1 LOT 33	1.0	$ 87.86
004-374-008-000	614	SILVEIRA CT	SILVA RANCH UNIT #1 LOT 34	1.0	$ 87.86
004-374-009-000	615	VARGAS CT	SILVA RANCH UNIT #1 LOT 35	1.0	$ 87.86
004-374-010-000	625	VARGAS CT	SILVA RANCH UNIT #1 LOT 36	1.0	$ 87.86
004-374-011-000	635	VARGAS CT	SILVA RANCH UNIT #1 LOT 37	1.0	$ 87.86
004-374-012-000	645	VARGAS CT	SILVA RANCH UNIT #1 LOT 38	1.0	$ 87.86
004-374-013-000	644	VARGAS CT	SILVA RANCH UNIT #1 LOT 39	1.0	$ 87.86
004-374-014-000	634	VARGAS CT	SILVA RANCH UNIT #1 LOT 40	1.0	$ 87.86
004-374-015-000	624	VARGAS CT	SILVA RANCH UNIT #1 LOT 41	1.0	$ 87.86
004-374-016-000	614	VARGAS CT	SILVA RANCH UNIT #1 LOT 42	1.0	$ 87.86
004-374-017-000	615	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 43	1.0	$ 87.86
004-374-018-000	625	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 44	1.0	$ 87.86
004-374-019-000	635	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 45	1.0	$ 87.86
004-374-020-000	645	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 46	1.0	$ 87.86
004-374-021-000	644	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 47	1.0	$ 87.86
004-374-022-000	634	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 48	1.0	$ 87.86
004-374-023-000	624	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 49	1.0	$ 87.86
004-374-024-000	614	MOSCHITTO CT	SILVA RANCH UNIT #1 LOT 50	1.0	$ 87.86
004-374-025-000	604	SILVA DR	SILVA RANCH UNIT #1 LOT 51	1.0	$ 87.86
004-374-026-000	594	SILVA DR	SILVA RANCH UNIT #1 LOT 52	1.0	$ 87.86
004-374-027-000	584	SILVA DR	SILVA RANCH UNIT #1 LOT 53	1.0	$ 87.86
004-374-028-000	574	SILVA DR	SILVA RANCH UNIT #1 LOT 54	1.0	$ 87.86
004-374-029-000	564	SILVA DR	SILVA RANCH UNIT #1 LOT 55	1.0	$ 87.86
004-374-030-000	554	SILVA DR	SILVA RANCH UNIT #1 LOT 56	1.0	$ 87.86
004-374-031-000	544	SILVA DR	SILVA RANCH UNIT #1 LOT 57	1.0	$ 87.86
004-374-032-000	534	SILVA DR	SILVA RANCH UNIT #1 LOT 58	1.0	$ 87.86
004-374-033-000	645	SILVEIRA CT	SILVA RANCH UNIT #1 LOT 30 POR 29	1.0	$ 87.86
004-374-034-000	635	SILVEIRA CT	SILVA RANCH UNIT #1 POR LOT 29	1.0	$ 87.86
004-375-001-000	260	WEISS CT	SILVA RANCH UNIT #2 LOT 68	1.0	$ 87.86
004-375-002-000	261	BRANCO AVE	SILVA RANCH UNIT #2 LOT 67	1.0	$ 87.86
004-376-001-000	269	WEISS CT	SILVA RANCH UNIT #2 LOT 122	1.0	$ 87.86
004-376-002-000	277	SUTHERLAND WAY	SILVA RANCH UNIT #2 LOT 121	1.0	$ 87.86
004-376-003-000	285	SUTHERLAND WAY	SILVA RANCH UNIT #2 LOT 120	1.0	$ 87.86
004-376-004-000	293	SUTHERLAND WAY	SILVA RANCH UNIT #2 LOT 119	1.0	$ 87.86
004-376-005-000	301	SUTHERLAND WAY	SILVA RANCH UNIT #2 LOT 118	1.0	$ 87.86
004-376-006-000	309	SUTHERLAND WAY	SILVA RANCH UNIT #2 LOT 117	1.0	$ 87.86
004-376-007-000	317	SUTHERLAND WAY	SILVA RANCH UNIT #2 LOT 116	1.0	$ 87.86
004-376-008-000	1478	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 115	1.0	$ 87.86
004-376-009-000	1466	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 114	1.0	$ 87.86
004-376-010-000	1454	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 113	1.0	$ 87.86
004-376-011-000	1442	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 112	1.0	$ 87.86
004-376-012-000	1430	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 111	1.0	$ 87.86
004-376-013-000	1418	JANTZEN AVE	SILVA RANCH UNIT #2 LOT 110	1.0	$ 87.86
004-376-014-000	343	MARIE LN	SILVA RANCH UNIT #2 LOT 109	1.0	$ 87.86
004-376-015-000	351	MARIE LN	SILVA RANCH UNIT #2 LOT 108	1.0	$ 87.86

City of Atwater
Silva Ranch Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-376-016-000	1431	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 107	1.0	$ 87.86
004-376-017-000	1443	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 106	1.0	$ 87.86
004-376-019-000	1467	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 105	1.0	$ 87.86
004-376-020-000	1479	ALMADOR TERRACE	SILVA RANCH UNIT #2 LOT 104	1.0	$ 87.86
004-381-001-000	261	WEISS CT	SILVA RANCH UNIT #3 LOT 123	1.0	$ 87.86
004-381-002-000	253	WEISS CT	SILVA RANCH UNIT #3 LOT 124	1.0	$ 87.86
004-381-003-000	245	WEISS CT	SILVA RANCH UNIT #3 LOT 125	1.0	$ 87.86
004-381-004-000	237	WEISS CT	SILVA RANCH UNIT #3 LOT 126	1.0	$ 87.86
004-381-005-000	229	WEISS CT	SILVA RANCH UNIT #3 LOT 127	1.0	$ 87.86
004-381-006-000			SILVA RANCH UNIT #3 LOT 128	1.0	$ 87.86
004-381-007-000	213	WEISS CT	SILVA RANCH UNIT #3 LOT 129	1.0	$ 87.86
004-381-008-000	205	WEISS CT	SILVA RANCH UNIT #3 LOT 130	1.0	$ 87.86
004-381-009-000	204	WEISS CT	SILVA RANCH UNIT #3 LOT 131	1.0	$ 87.86
004-381-010-000	212	WEISS CT	SILVA RANCH UNIT #3 LOT 132	1.0	$ 87.86
004-381-011-000	220	WEISS CT	SILVA RANCH UNIT #3 LOT 133	1.0	$ 87.86
004-381-012-000	228	WEISS CT	SILVA RANCH UNIT #3 LOT 134	1.0	$ 87.86
004-381-013-000	236	WEISS CT	SILVA RANCH UNIT #3 LOT 135	1.0	$ 87.86
004-381-014-000	244	WEISS CT	SILVA RANCH UNIT #3 LOT 136	1.0	$ 87.86
004-381-015-000	252	WEISS CT	SILVA RANCH UNIT #3 LOT 137	1.0	$ 87.86
004-381-016-000	253	BRANCO AVE	SILVA RANCH UNIT #3 LOT 138	1.0	$ 87.86
004-381-017-000	245	BRANCO AVE	SILVA RANCH UNIT #3 LOT 139	1.0	$ 87.86
004-381-018-000	237	BRANCO AVE	SILVA RANCH UNIT #3 LOT 140	1.0	$ 87.86
004-381-019-000	229	BRANCO AVE	SILVA RANCH UNIT #3 LOT 141	1.0	$ 87.86
004-381-020-000	221	BRANCO AVE	SILVA RANCH UNIT #3 LOT 142	1.0	$ 87.86
004-381-021-000	213	BRANCO AVE	SILVA RANCH UNIT #3 LOT 143	1.0	$ 87.86
004-381-022-000	205	BRANCO AVE	SILVA RANCH UNIT #3 LOT 144	1.0	$ 87.86
004-382-001-000	212	BRANCO AVE	SILVA RANCH UNIT #3 LOT 145	1.0	$ 87.86
004-382-002-000	220	BRANCO AVE	SILVA RANCH UNIT #3 LOT 146	1.0	$ 87.86
004-382-003-000	228	BRANCO AVE	SILVA RANCH UNIT #3 LOT 147	1.0	$ 87.86
004-382-004-000	236	BRANCO AVE	SILVA RANCH UNIT #3 LOT 148	1.0	$ 87.86
004-382-005-000	244	BRANCO AVE	SILVA RANCH UNIT #3 LOT 149	1.0	$ 87.86
004-382-006-000	252	BRANCO AVE	SILVA RANCH UNIT #3 LOT 150	1.0	$ 87.86
Total				**150.00**	**$ 13,179.00**

City of Atwater
Stone Creek Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-401-002-000	2691	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 24	1.0	$ 24.16
004-401-003-000	2681	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 25	1.0	$ 24.16
004-401-004-000	2671	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 26	1.0	$ 24.16
004-401-005-000	2661	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 27	1.0	$ 24.16
004-401-006-000	2651	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 28	1.0	$ 24.16
004-401-007-000	2641	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 29	1.0	$ 24.16
004-401-008-000	2631	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 30	1.0	$ 24.16
004-401-009-000	2621	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 31	1.0	$ 24.16
004-401-010-000	2611	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 32	1.0	$ 24.16
004-401-011-000	2601	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 33	1.0	$ 24.16
004-401-012-000	2591	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 34	1.0	$ 24.16
004-401-013-000	2581	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 35	1.0	$ 24.16
004-401-014-000	2571	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 36	1.0	$ 24.16
004-401-015-000	2561	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 37	1.0	$ 24.16
004-402-002-000	811	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 23	1.0	$ 24.16
004-402-003-000	2651	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 22	1.0	$ 24.16
004-402-004-000	2661	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 21	1.0	$ 24.16
004-402-005-000	2671	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 20	1.0	$ 24.16
004-402-006-000	2681	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 19	1.0	$ 24.16
004-402-007-000	2680	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 18	1.0	$ 24.16
004-402-008-000	2670	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 17	1.0	$ 24.16
004-402-009-000	2660	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 16	1.0	$ 24.16
004-402-010-000	2650	LIMESTONE CT	STONE CREEK UNIT NO 1 LOT 15	1.0	$ 24.16
004-402-011-000	871	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 14	1.0	$ 24.16
004-402-012-000	881	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 13	1.0	$ 24.16
004-402-013-000	2661	MARBLE CT	STONE CREEK UNIT NO 1 LOT 12	1.0	$ 24.16
004-402-014-000	2671	MARBLE CT	STONE CREEK UNIT NO 1 LOT 11	1.0	$ 24.16
004-402-015-000	2681	MARBLE CT	STONE CREEK UNIT NO 1 LOT 10	1.0	$ 24.16
004-402-016-000	2680	MARBLE CT	STONE CREEK UNIT NO 1 LOT 9	1.0	$ 24.16
004-402-017-000	2670	MARBLE CT	STONE CREEK UNIT NO 1 LOT 8	1.0	$ 24.16
004-402-018-000	2660	MARBLE CT	STONE CREEK UNIT NO 1 LOT 7	1.0	$ 24.16
004-402-019-000	2650	MARBLE CT	STONE CREEK UNIT NO 1 LOT 6	1.0	$ 24.16
004-402-020-000	2651	GRANITE DR	STONE CREEK UNIT NO 1 LOT 5	1.0	$ 24.16
004-402-021-000	2661	GRANITE DR	STONE CREEK UNIT NO 1 LOT 4	1.0	$ 24.16
004-402-022-000	2671	GRANITE DR	STONE CREEK UNIT NO 1 LOT 3	1.0	$ 24.16
004-402-023-000	2681	GRANITE DR	STONE CREEK UNIT NO 1 LOT 2	1.0	$ 24.16
004-402-024-000	2691	GRANITE DR	STONE CREEK UNIT NO 1 LOT 1	1.0	$ 24.16
004-403-001-000	2560	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 63	1.0	$ 24.16
004-403-002-000	2570	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 64	1.0	$ 24.16
004-403-003-000	2580	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 65	1.0	$ 24.16
004-403-004-000	2590	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 66	1.0	$ 24.16
004-403-005-000	2600	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 67	1.0	$ 24.16
004-403-006-000	2610	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 68	1.0	$ 24.16
004-403-007-000	800	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 69	1.0	$ 24.16
004-403-008-000	810	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 70	1.0	$ 24.16
004-403-009-000	820	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 71	1.0	$ 24.16
004-403-010-000	830	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 72	1.0	$ 24.16
004-403-011-000	840	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 73	1.0	$ 24.16
004-403-012-000	850	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 74	1.0	$ 24.16
004-403-013-000	860	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 75	1.0	$ 24.16
004-403-014-000	870	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 76	1.0	$ 24.16
004-403-015-000	880	SANDSTONE WAY	STONE CREEK UNIT NO 1 LOT 77	1.0	$ 24.16
004-403-016-000	881	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 78	1.0	$ 24.16
004-403-017-000	871	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 79	1.0	$ 24.16
004-403-018-000	861	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 80	1.0	$ 24.16
004-403-019-000	851	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 81	1.0	$ 24.16
004-403-020-000	841	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 82	1.0	$ 24.16
004-403-021-000	831	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 83	1.0	$ 24.16
004-403-022-000	821	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 84	1.0	$ 24.16

City of Atwater
Stone Creek Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-403-023-000	820	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 85	1.0	$ 24.16
004-403-024-000	830	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 86	1.0	$ 24.16
004-403-025-000	840	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 87	1.0	$ 24.16
004-403-026-000	850	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 88	1.0	$ 24.16
004-403-027-000	860	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 89	1.0	$ 24.16
004-403-028-000	870	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 90	1.0	$ 24.16
004-403-029-000	880	ALABASTER CT	STONE CREEK UNIT NO 1 LOT 91	1.0	$ 24.16
004-404-001-000	2540	BOULDER DR	STONE CREEK UNIT NO 1 LOT 117	1.0	$ 24.16
004-404-002-000	2550	BOULDER DR	STONE CREEK UNIT NO 1 LOT 118	1.0	$ 24.16
004-404-003-000	2560	BOULDER DR	STONE CREEK UNIT NO 1 LOT 119	1.0	$ 24.16
004-404-004-000	2570	BOULDER DR	STONE CREEK UNIT NO 1 LOT 120	1.0	$ 24.16
004-404-005-000	2580	BOULDER DR	STONE CREEK UNIT NO 1 LOT 121	1.0	$ 24.16
004-404-006-000	2590	BOULDER DR	STONE CREEK UNIT NO 1 LOT 122	1.0	$ 24.16
004-404-007-000	2591	GRANITE DR	STONE CREEK UNIT NO 1 LOT 123	1.0	$ 24.16
004-404-008-000	2581	GRANITE DR	STONE CREEK UNIT NO 2 LOT 124	1.0	$ 24.16
004-404-009-000	2571	GRANITE DR	STONE CREEK UNIT NO 2 LOT 125	1.0	$ 24.16
004-404-010-000	2561	GRANITE DR	STONE CREEK UNIT NO 2 LOT 126	1.0	$ 24.16
004-404-011-000	2551	GRANITE DR	STONE CREEK UNIT NO 2 LOT 127	1.0	$ 24.16
004-404-012-000	2541	GRANITE DR	STONE CREEK UNIT NO 2 LOT 128	1.0	$ 24.16
004-411-001-000	2551	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 38	1.0	$ 24.16
004-411-002-000	2541	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 39	1.0	$ 24.16
004-411-003-000	2531	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 40	1.0	$ 24.16
004-411-004-000	2521	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 41	1.0	$ 24.16
004-411-005-000	2511	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 42	1.0	$ 24.16
004-411-006-000	2501	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 43	1.0	$ 24.16
004-411-007-000	2491	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 44	1.0	$ 24.16
004-411-008-000	2481	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 45	1.0	$ 24.16
004-411-009-000	2471	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 46	1.0	$ 24.16
004-411-010-000	2461	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 47	1.0	$ 24.16
004-411-011-000	2451	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 48	1.0	$ 24.16
004-411-012-000	2441	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 49	1.0	$ 24.16
004-411-013-000	2431	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 50	1.0	$ 24.16
004-411-015-000	820	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 143	1.0	$ 24.16
004-411-016-000	830	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 144	1.0	$ 24.16
004-411-017-000	840	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 145	1.0	$ 24.16
004-411-018-000	850	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 146	1.0	$ 24.16
004-411-019-000	860	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 147	1.0	$ 24.16
004-411-020-000	870	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 148	1.0	$ 24.16
004-411-021-000	880	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 149	1.0	$ 24.16
004-411-022-000	890	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 150	1.0	$ 24.16
004-411-023-000	900	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 151	1.0	$ 24.16
004-412-001-000	811	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 62	1.0	$ 24.16
004-412-002-000	821	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 61	1.0	$ 24.16
004-412-003-000	831	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 60	1.0	$ 24.16
004-412-004-000	841	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 59	1.0	$ 24.16
004-412-005-000	851	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 58	1.0	$ 24.16
004-412-006-000	861	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 57	1.0	$ 24.16
004-412-007-000	860	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 56	1.0	$ 24.16
004-412-008-000	850	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 55	1.0	$ 24.16
004-412-009-000	840	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 54	1.0	$ 24.16
004-412-010-000	830	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 53	1.0	$ 24.16
004-412-011-000	820	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 52	1.0	$ 24.16
004-412-012-000	810	BOTTICINO CT	STONE CREEK UNIT NO 1 LOT 51	1.0	$ 24.16
004-412-013-000	2480	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 101	1.0	$ 24.16
004-412-014-000	2470	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 102	1.0	$ 24.16
004-412-015-000	821	BOULDER DR	STONE CREEK UNIT NO 1 LOT 100	1.0	$ 24.16
004-412-016-000	831	BOULDER DR	STONE CREEK UNIT NO 1 LOT 99	1.0	$ 24.16
004-412-017-000	841	BOULDER DR	STONE CREEK UNIT NO 1 LOT 98	1.0	$ 24.16
004-412-018-000	851	BOULDER DR	STONE CREEK UNIT NO 1 LOT 97	1.0	$ 24.16

City of Atwater
Stone Creek Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-412-019-000	2491	BOULDER DR	STONE CREEK UNIT NO 1 LOT 96	1.0	$ 24.16
004-412-020-000	2501	BOULDER DR	STONE CREEK UNIT NO 1 LOT 95	1.0	$ 24.16
004-412-021-000	2511	BOULDER DR	STONE CREEK UNIT NO 1 LOT 94	1.0	$ 24.16
004-412-022-000	2521	BOULDER DR	STONE CREEK UNIT NO 1 LOT 93	1.0	$ 24.16
004-412-023-000	2531	BOULDER DR	STONE CREEK UNIT NO 1 LOT 92	1.0	$ 24.16
004-413-001-000	2530	BOULDER DR	STONE CREEK UNIT NO 1 LOT 116	1.0	$ 24.16
004-413-002-000	2520	BOULDER DR	STONE CREEK UNIT NO 1 LOT 115	1.0	$ 24.16
004-413-003-000	2510	BOULDER DR	STONE CREEK UNIT NO 1 LOT 114	1.0	$ 24.16
004-413-004-000	2500	BOULDER DR	STONE CREEK UNIT NO 1 LOT 113	1.0	$ 24.16
004-413-005-000	2490	BOULDER DR	STONE CREEK UNIT NO 1 LOT 112	1.0	$ 24.16
004-413-006-000	2480	BOULDER DR	STONE CREEK UNIT NO 1 LOT 111	1.0	$ 24.16
004-413-007-000	870	BOULDER DR	STONE CREEK UNIT NO 1 LOT 110	1.0	$ 24.16
004-413-008-000	860	BOULDER DR	STONE CREEK UNIT NO 1 LOT 109	1.0	$ 24.16
004-413-009-000	850	BOULDER DR	STONE CREEK UNIT NO 1 LOT 108	1.0	$ 24.16
004-413-010-000	840	BOULDER DR	STONE CREEK UNIT NO 1 LOT 107	1.0	$ 24.16
004-413-011-000	830	BOULDER DR	STONE CREEK UNIT NO 1 LOT 106	1.0	$ 24.16
004-413-012-000	820	BOULDER DR	STONE CREEK UNIT NO 1 LOT 105	1.0	$ 24.16
004-413-013-000	810	BOULDER DR	STONE CREEK UNIT NO 1 LOT 104	1.0	$ 24.16
004-413-014-000	2430	STONE CREEK DR	STONE CREEK UNIT NO 1 LOT 103	1.0	$ 24.16
004-413-015-000	2420	STONE CREEK DR	STONE CREEK UNIT NO 2 LOT 142	1.0	$ 24.16
004-413-016-000	831	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 141	1.0	$ 24.16
004-413-017-000	841	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 140	1.0	$ 24.16
004-413-018-000	851	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 139	1.0	$ 24.16
004-413-019-000	861	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 138	1.0	$ 24.16
004-413-020-000	871	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 137	1.0	$ 24.16
004-413-021-000	881	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 136	1.0	$ 24.16
004-413-022-000	2471	GRANITE DR	STONE CREEK UNIT NO 2 LOT 135	1.0	$ 24.16
004-413-023-000	2481	GRANITE DR	STONE CREEK UNIT NO 2 LOT 134	1.0	$ 24.16
004-413-024-000	2491	GRANITE DR	STONE CREEK UNIT NO 2 LOT 133	1.0	$ 24.16
004-413-025-000	2501	GRANITE DR	STONE CREEK UNIT NO 2 LOT 132	1.0	$ 24.16
004-413-026-000	2511	GRANITE DR	STONE CREEK UNIT NO 2 LOT 131	1.0	$ 24.16
004-413-027-000	2521	GRANITE DR	STONE CREEK UNIT NO 2 LOT 130	1.0	$ 24.16
004-413-028-000	2531	GRANITE DR	STONE CREEK UNIT NO 2 LOT 129	1.0	$ 24.16
004-414-001-000	901	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 175	1.0	$ 24.16
004-414-002-000	911	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 174	1.0	$ 24.16
004-414-003-000	921	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 173	1.0	$ 24.16
004-415-001-000	900	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 176	1.0	$ 24.16
004-415-002-000	910	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 177	1.0	$ 24.16
004-415-003-000	920	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 178	1.0	$ 24.16
004-421-001-000	930	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 179	1.0	$ 24.16
004-421-002-000	940	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 180	1.0	$ 24.16
004-421-003-000	950	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 181	1.0	$ 24.16
004-421-004-000	2471	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 182	1.0	$ 24.16
004-421-005-000	2461	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 183	1.0	$ 24.16
004-421-006-000	2451	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 184	1.0	$ 24.16
004-421-007-000	2441	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 185	1.0	$ 24.16
004-421-008-000	941	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 186	1.0	$ 24.16
004-421-009-000	931	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 187	1.0	$ 24.16
004-422-001-000	931	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 172	1.0	$ 24.16
004-422-002-000	941	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 171	1.0	$ 24.16
004-422-003-000	951	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 170	1.0	$ 24.16
004-422-004-000	961	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 169	1.0	$ 24.16
004-422-005-000	971	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 168	1.0	$ 24.16
004-422-006-000	981	RUSHMORE DR	STONE CREEK UNIT NO 2 LOT 167	1.0	$ 24.16
004-422-007-000	2490	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 166	1.0	$ 24.16
004-422-008-000	2480	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 165	1.0	$ 24.16
004-422-009-000	2470	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 164	1.0	$ 24.16
004-422-010-000	2460	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 163	1.0	$ 24.16
004-422-011-000	2450	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 162	1.0	$ 24.16

City of Atwater
Stone Creek Landscape Maintenance District
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	SITE ADDRESS		LEGAL DESCRIPTION	EBU	CHARGE
004-422-012-000	2440	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 161	1.0	$ 24.16
004-422-013-000	2430	CRYSTAL DR	STONE CREEK UNIT NO 2 LOT 160	1.0	$ 24.16
004-422-014-000	980	TRAVERTINE CT	STONE CREEK UNIT NO 2 LOT 159	1.0	$ 24.16
004-422-015-000	970	TRAVERTINE CT	STONE CREEK UNIT NO 2 LOT 158	1.0	$ 24.16
004-422-016-000	960	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 157	1.0	$ 24.16
004-422-017-000	950	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 156	1.0	$ 24.16
004-422-018-000	940	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 155	1.0	$ 24.16
004-422-019-000	930	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 154	1.0	$ 24.16
004-422-020-000	920	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 153	1.0	$ 24.16
004-422-021-000	910	TRAVERTINE WAY	STONE CREEK UNIT NO 2 LOT 152	1.0	$ 24.16
Total				**151.0**	**$ 4,517.92**

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Christopher Hoem, City Manager
PREPARED BY: Julia Coronado
SUBJECT: **Initiating Proceedings for the Annual Assessments Levy with Respect to the Various Assessment Maintenance Districts for Fiscal Year 2025/26** (City Manager Hoem)

RECOMMENDED COUNCIL ACTION

Adoption of Resolution No. 3456-25, initiating proceedings for the Annual Assessments Levy with respect to the various Assessment Maintenance Districts for Fiscal Year 2025/26 pursuant to the provisions of Part 2 of Division 15 of the Streets and Highways Code of the State of California.

I. BACKGROUND/ANALYSIS:

1. BACKGROUND:

The City of Atwater currently operates 54 maintenance districts within its jurisdiction. These districts provide for the ongoing care, operations and maintenance of storm drainage facilities, street lighting and landscaping improvements through assessments paid primarily by the property owners who are direct beneficiaries of the specific services provided.

2. ANALYSIS:

Every year, prior to setting and collecting the annual levy for the various assessments, the City is required to: 1.) Initiate the process and order the Engineer to prepare and file the Engineer's Reports with the City Clerk's office; 2.) Preliminarily approve the Engineer's Reports and declare the City's intention to levy annual assessments; 3.) Hold a noticed public hearing and approve the Engineer's Reports as submitted or amended; and 4.) File the assessment rolls based on the approved assessment rates with the County Auditor-Controller. This is the first step in that process.

The adoption of this resolution declares the City's initiation of the proceedings to levy and collect the special assessments for street lighting, storm drainage, landscaping and street maintenance for the various special assessment maintenance districts within the City for Fiscal Year 2025/26. The adoption of this resolution also directs the Assessment Engineer to prepare and file with the City Clerk a report with respect to the Fiscal Year 2025/26 levy of assessments in connection with the Districts.

II. FISCAL IMPACTS:

Collection of Special Assessments will result in revenue to offset maintenance and administrative costs for services provided in these districts. This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office

IV. EXISTING POLICY:

Should the City Council elect not to take action, services in these districts must be eliminated or funded from the General Fund. Each property owner in the respective districts pays for their share of the services through an assessment placed onto the County tax roll. Without this revenue, the General Fund would be required to fund the work, if the work were to be completed.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been coordinated by the necessary departments.

VII. PUBLIC PARTICIPATION:

Prior to City Council action to approve the assessments at the upcoming public hearing, the public will have an opportunity to provide comments on the proposed assessments .

VIII. ENVIRONMENTAL REVIEW:

This item, and the maintenance contemplated by this action are all located within existing facilities of approved projects throughout the City. As they represent existing facilities, they are considered an exempt activity as defined under section 15301 "existing facilities" of the California Environmental Quality Act ("CEQA").

IX. STEPS FOLLOWING APPROVAL:

Upon the City Council's adoption of Resolution No.3456-25, staff will begin with step 1 in the process by directing staff to prepare and file the preliminary Engineer's Reports with the City Clerk's Office.

Submitted and Approved by:



Chris Hoem, City Manager

Attachments:

1. A1_2025-26 Atwater (Intent) LMD LD Draft Reso No.__-25 Initiating Proceedings

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENT LEVY WITH RESPECT TO THE VARIOUS ASSESSMENT MAINTENANCE DISTRICTS FOR THE FISCAL YEAR 2025-26 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, the City has established Maintenance Assessment Districts (the "Districts") pursuant to the Landscaping and Lighting Act of 1972, Section 22500 et seq of the Streets and Highways Code of the State of California (hereafter referred to as the "1972 Act"); and

WHEREAS, the City Council desires to initiate proceedings to levy and collect assessments against the parcels within the Districts for Fiscal Year 2025-26 to pay for the costs of the maintenance in connection with the Districts; and

WHEREAS, the individual property owners within each District are responsible for providing funding toward the costs of the continued maintenance, operation, and servicing of the designated areas and improvements within each respective District; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATWATER, CALIFORNIA, DOES HEREBY RESOLVE, ORDER, AND DETERMINE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council hereby initiates proceedings to levy and collect assessments against the parcels within the Districts for Fiscal Year 2025-26.

SECTION 3. The general nature of the improvements maintained and serviced in connection with each District is not proposed to change from prior years.

SECTION 4. The purpose of each District shall be to fund the maintenance and servicing of improvements throughout each District and the incidental expenses of each.

SECTION 5. The City Council hereby orders the Assessment Engineer to prepare a report showing the detailed work, boundaries of the Districts and both the maximum and proposed assessments for Fiscal Year 2025-26 and file the report with the City Clerk of the City of Atwater. Any such report shall comply with all requirements of the 1972 Act and Article XIIID of the California Constitution.

SECTION 6. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

The foregoing resolution is hereby adopted this 23rd day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
, Mayor

ATTEST:

_____
, City Clerk

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Justin Vinson, Public Works Director
SUBJECT: **Approving and Adopting a List of Projects for Fiscal Year 2025-26 Funded by SB 1: The Road Repair and Accountability Act of 2017** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Adoption of Resolution No. 3457-25 approving and adopting the Fiscal Year 2025-26 annual list of projects funded by SB 1, The Road Repair and Accountability Act of 2017; and authorizes and directs the City Manager to transmit a certified copy of the resolution to the California Transportation Commission.

I. BACKGROUND/ANALYSIS:

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, was passed in April 2017 to address the significant multi-modal transportation funding shortfalls statewide. The Bill includes accountability and transparency provisions that will ensure our residents are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year.

SB 1 funding will help the City maintain and rehabilitate streets/roads, and add active transportation infrastructure throughout the City. The City is estimated to receive $860,088 from SB 1 Road Maintenance and Rehabilitation Account (RMRA) funding in Fiscal Year 2025-26. The City Council is required to adopt a list of projects by resolution, identifying a description and location of each proposed project, along with a proposed schedule for completion and estimated useful life of the improvements, and upload the list to the California Transportation Commission (CTC) prior to July 1, 2025.

Staff identified the following projects for FY 2025-26:

- FY 25/26 Curb, Gutter, and Sidewalk Maintenance, Repair, and Replacement
- FY 25/26 Traffic Signals Maintenance and Repairs
- FY 25/26 Pavement Markings and Signage Maintenance
- FY 25/26 Pavement Repairs
- Olive Avenue Reconstruction

- E. Broadway Overlay

II. FISCAL IMPACTS:

The City will receive an estimated $860,088 in RMRA funding in FY 2025-26.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

This item is consistent with goal numbers one (1) and two (2) of the City's 2020-2025 Strategic Plan: to ensure the City's continued financial stability and to improve public safety, respectively.

V. ALTERNATIVES:

Not required for all staff reports but should be included in most reports where the Council should be considering options, or discussion of options already investigated.

If there are Policy options for consideration, the discussion should be specific and detailed.

VI. INTERDEPARTMENTAL COORDINATION:

This item was routed and reviewed by all departments.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to Council action.

VIII. ENVIRONMENTAL REVIEW:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action and listed projects involve the operation, maintenance, or minor alteration of existing public facilities including streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities with negligible or no expansion of use, with construction of minor appurtenant structures involving negligible or no expansion of use and no possibility of significantly impacting the physical environment. Accordingly, the proposed action qualifies under Class 1 Categorical Exemptions (Section 15301 of the State CEQA Guidelines).

IX. STEPS FOLLOWING APPROVAL:

Following approval and adoption of the resolution, City staff will upload the adopted resolution identifying the FY 2025-26 SB 1 Project List to the California Transportation Commission (CTC) by July 1, 2025.

Submitted by:



Justin Vinson, Public Works Director

Approved by:



Chris Hoem, City Manager

Attachments:

1. Resolution No XXXX-25 Adopting FY 25 26 List of SB1 Funded Projects

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of all projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated $860,088 in RMRA funding in Fiscal Year 2025-26 from SB 1; and

WHEREAS, this is the ninth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate streets/roads, bridges, and add active transportation infrastructure throughout the City this year and several of similar projects into the future; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an at-risk condition and this revenue will help us increase the overall quality of our road system and over the next decade is expected to help prevent further deterioration to our streets and roads into a worse condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the City Council of the City of Atwater, State of California, as follows:

1. The foregoing recitals are true and correct.

2. The following list of newly proposed projects are hereby approved and will be funded in-part or solely with fiscal year 2025-26 Road Maintenance and Rehabilitation Account revenues:

   Project Title: FY 25/26 Curb, Gutter, and Sidewalk Maintenance, Repair, and Replacement
   Project Description: Grind, patch, crack seal, and/or replace curbs, gutters, and sidewalks to maintain safe pedestrian facilities, prioritizing school zones
   Project Location: Locations of reported complaints and logged damages, including but not limited to: Terri Dr, Tamarack Ave, Grove Ave, Quince Ave, Laurel Ave, Cedar Ave, Fifth St, Boulder Dr, Sixth St, Linden Ave, First St, Kadota St, Clark Terrace, Drakeley Ave, Herman, Fir Ave, Cordelia Dr, Redwood St, Spruce Ave, Fortuna Ave, Marguerite St, Vine Ave, Mulberry Ave, Village Cir, High St, Seventh St, Determine Dr, E. Fir Ave, Osborn Terr, Juniper Ave, Gateway Ct, Avenue Two, Chablis Ln, Eucalyptus St, and Secretariat Dr
   Estimated Project Schedule: 07/25 – 06/26
   Estimated Project Useful Life: 5 – 25 years

   Project Title: FY 25/26 Pavement Markings and Signage Maintenance
   Project Description: Replace damaged or missing road signs and pavement markings, prioritizing school zones.
   Project Location: As needed on Grove Ave, Fifth St, Juniper Ave, Bridgewater St, Shaffer Road, Fruitland Ave, Winton Way, Buhach Rd, Avenue Two, Menlo Ave, High St, Bellevue Rd, Granite Dr, Lake View Dr.
   Estimated Project Schedule: 07/25 – 06/26
   Estimated Project Useful Life: 1 – 25 years

   Project Title: FY 25/26 Traffic Signals Maintenance and Repairs
   Project Description: Repair failed and/or damaged traffic signal equipment, including but not limited to indicators, pedestrian crossing hardware, internally illuminated street signs, battery backup systems, flashing beacons, and rapid rectangular flashing beacons.

Project Location: As needed to address failure or damage at intersections on Bell Ln, Bell Dr, Applegate Rd, Commerce Ave, Sycamore Ave, Atwater Blvd, Winton Way, Olive Ave, Juniper Ave, Bellevue Rd, Fruitland Ave, Seventh St, Linden St, Redwood Ave, First St, Shaffer Rd, Granite Dr, Crest Rd, Buhach Rd, Santa Fe Dr, Avenue Two, Avenue One, Lake Ridge St, Green Sands Ave, Atwater-Merced Expy, Gurr Rd, Broadway Ave, Clover Ave.
Estimated Project Schedule: 07/25 – 06/26
Estimated Project Useful Life: 5 – 25 years

Project Title: FY 25/26 Pavement Repairs
Project Description: Fill potholes/cracks, slurry seal pavements, overlays.
Project Location: Areas within Shaffer Road to 3,650' west of Winton Way.
Estimated Project Schedule: 07/25 – 06/26
Estimated Project Useful Life: 5 – 10 years

Project Title: Olive Avenue Reconstruction
Project Description: Reconstruct Olive Avenue pavement, including upgrading curb ramps where required
Project Location: From west of Winton Way to approximately 1200' west of the Intersection of Olive Avenue and Vine St.
Estimated Project Schedule: 07/25 – 08/26
Estimated Project Useful Life: 20 years

Project Title: E. Broadway Overlay
Project Description: Grind and overlay E. Broadway pavement, including upgrading curb ramps where required
Project Location: From approximately 50' west of intersection Mogliotti Avenue and E. Broadway to 400' east of intersection of E. Broadway and Manchester Rd
Estimated Project Schedule: 07/25 – 08/26
Estimated Project Useful Life: 20 years

The foregoing resolution is hereby passed and adopted this 23rd day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON, MAYOR

ATTEST:

_____
KORY J. BILLINGS, CITY CLERK

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Justin Vinson, Public Works Director
SUBJECT: **Approving the Fourth Amendment to the General Services Agreement with JaniTek Cleaning Solutions of Stockton, California for the Cleaning and Disinfecting of City-Owned buildings** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Adoption of Resolution No. 3548-25 approving the Fourth Amendment to the General Service Agreement with JaniTek Cleaning Solutions, of Stockton, CA, in a form approved by the City Attorney, for the cleaning and disinfecting of city-owned buildings, in an amount not to exceed $171,380 each year; and authorizes and directs the City Manager, or her designee, to execute the Fourth Amendment on behalf of the City.

I. BACKGROUND/ANALYSIS:

The City of Atwater entered into a General Service Agreement with Jani Tek on October 2, 2020, for a one-year contract for disinfecting and cleaning of City Hall and the Community Center. The City entered into a First Amendment extending the term until June 30, 2022, and added the Youth Center and the City Administration Building at the regular City Council meeting on June 28, 2021. The City entered into the Second Amendment, extending the term until June 30, 2023. The City entered into the Third Amendment on July 1, 2023, and it ends on June 30, 2025. This amendment included the cleaning of the new City Hall. The service that has been provided to the City by JaniTek has been extraordinary and dependable.

Staff is recommending that the City of Atwater formally enter into a Fourth Amendment with Jani Tek to continue cleaning and disinfecting city-owned buildings at City Hall, the Police Department, Administration Building, Community Center, and Youth Center. The new cost of $171,380 a year reflects a 5.5% price increase due to the minimum wage increase.

With the approval of the Fourth Amendment, the City ensures that it provides the highest level of cleanliness as possible. The Amendment will extend the contract for another two years, at which time City staff will reassess the City's needs.

II. FISCAL IMPACTS:

Sufficient funding is available in the Fiscal Year 2025-26 Budget, Internal Services Fund, Building Maintenance, Professional Services Account No. 7000.9090.3030.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

This item is consistent with goal numbers one (1) and two (2) of the City's 2020-2025 Strategic Plan: to ensure the City's continued financial stability and to ensure safety of staff and our community, respectively.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been reviewed by all departments.

VII. PUBLIC PARTICIPATION:

The Public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This item is considered an exempt activity under provision of the California Environmental Quality Act (CEQA) under Section 15301 “existing facilities” therefore not subject to further analysis. Further, any other necessary or required environmental review will occur prior to any specific project approval.

IX. STEPS FOLLOWING APPROVAL:

Upon City Council's approval, the Fourth Amendment to the General Services Contract with Jani Tek Solutions will be routed for signatures.

Submitted by:



Justin Vinson, Public Works Director

Approved by:



Chris Hoem, City Manager

Attachments:

1. Resolution - Janitek Cleaning Solutions 6.23.25
2. Janitek Amendment No.4
3. Janitek Proposal

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER APPROVING AMENDMENT NO. 4 TO THE GENERAL SERVICES AGREEMENT WITH JANITEK CLEANING SOLUTIONS FOR THE CLEANING AND DISINFECTING OF CITY BUILDINGS .

WHEREAS, the Parties entered into a General Services Agreement dated October 1, 2020 ("Original Agreement") for the purpose of providing janitorial services with a term ending June 30, 2021 (the "Project"); and

WHEREAS, the Parties entered into an Amendment No. 1 to the General Service Agreement on July 1, 2021 for the purpose of extending janitorial services until June 20, 2022; and

WHEREAS, the Parties amended Amendment No.2 on July 1, 2022 for the purpose of extending the end date and compensation amount; and

WHEREAS, the Parties amended Amendment No.3 on July 1, 2023 for the purpose of extending the end date and compensation amount; and

WHEREAS, the Parties desire to enter into Amendment No.4 for the purpose of extending the term under Section 2. "Term," as set forth below; and

NOW, THEREFORE, BE IT RESOLVED,

1. The Parties hereby agree to amend Section 2 of Amendment No. 3 "Term," by modifying the end date from June 30, 2025 to June 30, 2027, as follows:

> **"Section 2. Term.** The Term of this Agreement shall begin on the effective date and shall end on June 30, 2027, unless the term of the Agreement is otherwise extended as provided in Section 10 or terminated as provided for in Section 12. The time provided to Contractor to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 12."

2. The Parties hereby agree to amend the first paragraph of Section 4 of the Original Agreement, "Compensation of Contractor" by increasing the not-to-exceed base

compensation amount from $162,366.00 to $171,380 in each year amendment as follows:

> "**Section 4**. **COMPENSATION OF CONTRACTOR**. The Contractor shall be paid a sum not to exceed $171,380 each year of the amendment. The Contractor shall submit invoices to the City Finance Director on a monthly basis detailing the Services performed. In the event a conflict between this Agreement and Contractor's "Exhibit A" regarding the amount of compensation, the Agreement shall prevail. Upon receipt and approval of the Contractor's invoices, the City shall remit payment to the Contractor for Services provided within thirty (30) days. Payment to Contractor shall be considered as full compensation for performing the Services. "

3. Unless otherwise changed by this Amendment No. 4, the Original Agreement shall remain in full force and effect.

4. This Amendment No. 4 may be executed in counterparts, each of which to be deemed an original, but all of which shall constitute the same Amendment No. 4.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 4 on the day and year first above written.

The foregoing resolution is hereby adopted this 23rd day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON, MAYOR

ATTEST:

_____
KORY J. BILLINGS, CITY CLERK

AMENDMENT NO. 4
TO GNERAL SERVICES AGREEMENT
BETWEEN
CITY OF ATWATER
AND
JANITEK CLEANING SOLUTIONS

This Amendment No. 4 to General Services Agreement ("Amendment No. 4") is made and entered into as of this 24th day of June, 2025, by and between City of Atwater ("City") and Janitek Cleaning Solutions ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties."

Recitals

A. Existing Agreement. The Parties have entered into an agreement entitled "General Services Agreement" dated October 1, 2020. ("Original Agreement") as modified by instrument dated July 1, 2023, entitled "Amendment No. 3" ("Amendment No. 3), both of which are incorporated herein by reference as if fully set forth herein, for the purpose of City retaining Contractor to provide the services described therein.

B. Amendment Purpose. City and Contractor wish to amend the Original Agreement as modified by Amendment No. 3 (collectively, the "Existing Agreement") to extend the term in Section 2 and compensation amount in Section 4.

C. Amendment Authority. This Amendment No. 4 is authorized pursuant to Section 10 of the Original Agreement.

Amendment

Now therefore, the Parties hereby modify the Existing Agreement as follows:

1. Definitions. All capitalized terms used in this Amendment No. 4 not defined in this Amendment No. 4 shall have the same meaning as set forth in the Existing Agreement if defined in the Existing Agreement.

2. Section 2. of Original Agreement. Section 2 of the Original Agreement is hereby replaced with the following italicized text:

> *The Term of this Agreement shall begin on the effective date and shall end on June 30, 2027, unless the term of the Agreement is otherwise extended as provided in Section 10 or terminated as provided for in Section 12. The time provided to Contractor to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 12."*

3. Section 4. of Original Agreement. Section 4 of the Original Agreement is hereby replaced with the following italicized text:

The Contractor shall be paid a sum not to exceed $171,380 each year of the amendment..

4. Continuing Effect of Agreement. All provisions of the Existing Agreement otherwise remain in full force and effect and are reaffirmed. From and after the date of this Amendment No. 4, whenever the term "Agreement" appears in the Existing Agreement, it shall mean the Existing Agreement as amended by this Amendment No. 4.

5. Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 4.

6. Severability. If any portion of this Amendment No. 4 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

CITY OF ATWATER

Approved By:

_____
Christopher Hoem, City Manager

_____
Date

JANITEK CLEANING SOLUTIONS

Approved By:

_____
Anna Miller, Vice President Central Valley

_____
Date

ATTEST:

By: _____
Kory J. Billings, City Clerk

APPROVED AS TO FORM:

By: _____
Frank Splendorio, City Attorney

City of Atwater - Contract Renewal 2025-2027

City of Atwater
750 Bellevue Rd
Atwater, Ca 95301
United States

Justin Vinson
jvinson@atwater.org
(209) 777-0273

Reference: 20250604-110337197
Quote created: June 4, 2025
Quote expires: June 30, 2027
Quote created by: Anna Miller
"Vice President Central Valley "
anna@janitek.net
+12092015250

Comments from Anna Miller

Products & Services

Item & Description	Quantity	Unit Price	Total
Atwater Community Center - 760.00 E. Bellevue Ave. Janitorial Services - 3x per week	1	$2,656.50 / month	$2,656.50 / month
Atwater Veterans Park Janitorial Services 5x per week	1	$3,986.85 / month	$3,986.85 / month
City of Atwater Janitorial Serivices - 5x per week	1	$3,645.60 / month	$3,645.60 / month
City of Atwater - Admin Building 1160 Fifth Street 5x per week janitorial services	1	$2,026.58 / month	$2,026.58 / month
Atwater - City Hall 1350 Broadway Ave. Janitorial Services - 5x per week	1	$1,966.12 / month	$1,966.12 / month

Monthly subtotal	$14,281.65
Total	**$14,281.65**

Purchase terms

Signature

Signature

Date

Printed name

Countersignature

Countersignature

Date

Printed name

Questions? Contact me

Anna Miller
"Vice President Central Valley "
anna@janitek.net
+12092015250

JaniTek Cleaning Solutions, SolarTek Cleaning Solutions, and Cleaning Solutions Alliance.
3225 Tomahawk Drive
Stockton, CA 95205
United States

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Christopher Hoem, City Manager
PREPARED BY: Christopher Hoem, City Manager
SUBJECT: **Approving an Amended and Restated Public Works Director Employment Agreement** (City Manager Hoem)

RECOMMENDED COUNCIL ACTION

Adoption of Resolution No. 3549-25 amending and restating the Public Works Director Employment Agreement ("Agreement") between Justin Vinson and the City of Atwater, in a form approved by the City Attorney; and authorizes and directs the City Manager to execute the Agreement on behalf of the City.

I. BACKGROUND/ANALYSIS:

Staff is recommending an amended and restated Agreement.

The Public Works Director Employment Agreement has the following non-clerical change from the original 2022 agreement:

- The Agreement is for an indefinite term. It still constitutes at-will employment, meaning the Public Works Director may be terminated at any time, with or without cause, and without an expiration date.

II. FISCAL IMPACTS:

The fiscal impacts associated with the Agreement are included in the adopted Fiscal Year 2025-26 Budget.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's office.

IV. EXISTING POLICY:

This item is consistent with goal numbers one (1) and four (4) of the City's Strategic Plan: to ensure the City's continued financial stability and to optimize organizational structure, respectively.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

N/A

VII. PUBLIC PARTICIPATION:

Pursuant to California Government Code Sections 53260-53264, the purpose of ratifying employment agreements and amendments to said agreements is to provide the public the opportunity to provide comments prior to ratification by the City Council.

VIII. ENVIRONMENTAL REVIEW:

This item is not a "project" under the California Environmental Quality Act ("CEQA") as this activity does not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to Public Resources Code section 21065.

IX. STEPS FOLLOWING APPROVAL:

Upon City Council's approval of the amended and restated Employment Agreement, the City Manager shall execute the Agreement on behalf of the City. The City Clerk's Office shall maintain an original copy in the Public Works Director's Employment Agreement file.

Submitted and Approved by:



Chris Hoem, City Manager

Attachments:

1. Vinson, Justin 6-27-22 Public Works Director Employment Agreement
2. Resolution Vinson Amended and Restated Employment Agreement 6-23-25
3. Agreement - Public Works Director 2025 - Justin Vinson

PUBLIC WORKS DIRECTOR
EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (the "Agreement") is made and entered into as of the 27th day of June 2022, ("Effective Date"), by and between the CITY OF ATWATER ("City") and **JUSTIN VINSON** ("Employee"). The City and Employee shall be referred to herein individually as a "Party" and collectively as "Parties." There are no other parties to this Agreement.

RECITALS

A. The City Manager is authorized to negotiate and enter into employment agreements with department heads subject to the advice and consent of the Atwater City Council ("City Council") pursuant to the terms of the Atwater Municipal Code ("Municipal Code").

B. The City Manager has evaluated Employee's knowledge, experience, skills, and ability to serve as the City's Public Works Director and has recommended to the City Council that Employee be appointed as the Public Works Director ("Public Works Director") for the City pursuant to the terms of this Agreement.

C. The Parties agree that this Agreement shall be the sole agreement between the Parties regarding the employment of Employee as Public Works Director.

D. The Parties desire to execute this Agreement pursuant to the authority of, and subject to, the provisions of California Government Code ("Government Code") sections 53260 *et seq.*.

NOW, THEREFORE, in consideration of the mutual covenants entered into between the Parties, and in consideration of the benefits that accrue to each, it is agreed as follows:

AGREEMENT

Section 1. Recitals. The recitals set forth above ("Recitals") are incorporated herein by this reference and made a part of this Agreement. In the event of any inconsistencies between Recitals and other provisions of this Agreement, the Agreement's other provisions will prevail.

Section 2. Appointment of Public Works Director, Duties, and Term.

Section 2.1. Appointment of Public Works Director and Duties. Subject to the consent of and ratification by the City Council, the City Manager hereby appoints Employee to the position of Public Works Director effective July 7, 2022, in and for the

City, to perform the function and duties of the Public Works Director under the direction and supervision of the City Manager. Employee accepts such appointment and employment pursuant to the terms of this Agreement.

Section 2.2. Secondary Employment/Conflict of Interest. Employee agrees to devote all his productive time, ability, and attention to the City's business to the extent necessary to perform his duties and responsibilities to the best of Employee's ability and in a manner satisfactory to City.

A) Employee shall not hold secondary employment or engage in activities which conflict with, or present the appearance or possibility of conflicting with, City's interests. As such, Employee agrees that Employee will notify the City Manager in writing if Employee wishes to pursue potential secondary employment opportunity, so that the City may determine whether there is a conflict or potential conflict with the satisfactory performance of Employee's duties and/or the best interest of the City. Employee has the right to volunteer for such nonprofit organizations as he may see fit, provided that such volunteer services do not interfere with his duties as Public Works Director or conflict with, or present the appearance or possibility of conflicting with, the City's interests.

B) Employee shall not engage in any activity that is, or may create, a conflict of interest, prohibited contract, or that may create an incompatibility of office under state law. Prior to performing services under this Agreement, and annually thereafter, Employee must complete financial disclosure forms required by law.

Section 2.3. Exempt Employee. Typical general business hours for City employees are Monday through Friday, 8:00 AM to 5:00 PM. However, it is recognized by the Parties that the nature of Employee's position will sometimes require work outside of the City's general business hours and in excess of 40 hours per week. Employee is an exempt employee for purposes of the applicable law, and as such Employee is not eligible for overtime or extra compensation for such additional hours. .

Section 2.4. Duties/Schedule. The Public Works Director's daily and weekly work schedule shall vary in accordance with the work required to be performed but will generally correspond with the City's business hours. The Public Works Director position may include frequent attendance at evening meetings and frequent irregular hours as necessary to meet deadlines and achieve objectives. The City Manager recognizes that the Public Works Director must devote a great deal of his time outside normal office hours to business of the City and, to that end, will be allowed to take Administrative Leave, as defined in Section 4.4 of this Agreement, as he shall deem appropriate during said normal office hours, subject to notification and approval of the City Manager.

The Public Works Director's duties are shown in the job description attached hereto as **Exhibit A**, and include such other duties as the City Manager may from time to time assign. Employee shall perform Employee's duties under this Agreement pursuant to the

laws of the State of California, applicable City Municipal Code, ordinances, and resolutions, and the professional and ethical standards of Employee's profession. Employee understands that Employee's duties may be amended from time to time by the City Manager as necessary to meet the City's needs. No modification or change in Employee's responsibilities, duties or position shall otherwise change or revoke any other provision of this Agreement.

Unless otherwise specified in this Agreement, Employee shall be bound by all the policies, rules, and regulations of the City now in force and effect and applicable to Employee's position, and by all such other applicable policies, rules, and regulations as may be hereafter implemented and called to his notice and will faithfully observe and abide by the same. No such policy, rule, or regulation shall alter, modify, or revoke employee's status as an at-will employee or any other provision of this Agreement.

Section 2.5. Term. The term of this Agreement shall be for three (3) years from the date of Appointment/Hire Date to Public Works Director, July 7, 2022, ("Term") subject to Section 5 of this Agreement. The City in its sole discretion, may extend the Term from time to time in increments of at least one (1) year, but must do so in writing prior to the end of the then-current term. No later than one (1) month prior to the expiration of the Term, the City shall provide written notice to Employee as to whether the City intends to extend the Term. Termination of this Agreement shall be in accordance with Section 5 below.

Section 3. At-Will Employment.

Section 3.1. At-Will. Employee is an at-will employee serving at the pleasure of the City Manager. Accordingly, the City Manager may terminate Employee's employment at any time, with or without cause.

Section 3.2. No Property Right in Employment. Employee understands and agrees that the terms of his employment are governed only by this Agreement and that no right of employment for any specific term is created by this Agreement. Employee further understands that based on her "at-will" employment status, he acquires no property interest in his employment by virtue of this Agreement, and that he is not entitled to due process for any disciplinary action or termination under the City's personnel policies and rules.

Section 4. Compensation and Benefits

Section 4.1 Public Works Director Salary. Beginning July 7, 2022, Employee shall be compensated at Step 1 of Range 325 of the Salary Schedule (effective June 23, 2022, currently in the amount of $10,342.16 per month/$124,105.86 per year) for services performed as Public Works Director. This position is exempt from any City furlough program. Employee's performance shall be reviewed annually pursuant to the City's Performance Evaluation Policy by the City Manager.

Section 4.2. Review and Evaluation. The City Manager agrees to review and evaluate Employee's performance of his duties as Public Works Director, pursuant to the terms of this Agreement ("Review and Evaluation"), on an annual basis and to provide Employee with a performance review. The annual Review and Evaluation shall be conducted on or about July 6th of each year, or at the City Manager's discretion.

Section 4.3. Vehicle. During the term, or any extension thereof, the City will provide Employee with access to a City-owned vehicle to be used for City-related business travel (including to and from work) and will cover the costs and expenses associated with said vehicle. In the event the Public Works Director requests, and is authorized, to use a private vehicle for City business, he shall be reimbursed for mileage in accordance with City policies. The terms of this section shall be reviewed annually and is subject to modification.

Section 4.4. Administrative Leave. It is recognized that Employee must devote a great deal of time outside the normal office hours to City business as Public Works Director. To that end, Employee shall receive up to eighty (80) hours of administrative leave ("Administrative Leave") per calendar year (20 hours accrued at the beginning of each quarter of each year employed so long as the total amount of administrative leave accrued does not exceed 80 hours in a given year), to be used as needed, upon the approval of the City Manager. Administrative Leave may be cashed out annually at the discretion of the City Manager and only if budgeted funds are available to permit the cash out. Any unused Administrative Leave shall reduce the amount of accruals for the following year so that the total of Administrative Leave accruals do not exceed 80 hours in a given calendar year. For example, if unused Administrative leave at the end of the year is 30 hours, Employee shall be eligible to accrue a maximum of 50 hours the following year.

Section 4.5. Sick Leave and Vacation.

4.5.1. Sick Leave. Employee shall accrue four (4) hours of sick leave each pay period over 24 pay periods a year. Employee may be permitted to cash out up to ninety-six (96) hours of accrued and unused sick leave annually pursuant to City policy at the discretion of the City Manager and only if budgeted funds are available to permit the cash out. There is no cap on sick leave accruals. Sick leave not cashed out in the calendar year earned, and thus carried over to subsequent years, has no further cash value other than as set forth in the City's Paid Sick Leave Policy. If employee's employment with the City terminates, sick leave shall be paid out to eligible employees pursuant to the City's Paid Sick Leave Policy.

4.5.2. Vacation Leave. Employee shall accrue six and two-thirds (6.67) hours of vacation leave per pay period. Employee may cash out up to eighty (80) hours of accrued, unused vacation annually at the discretion of the City Manager and only if budgeted funds are available to permit the cash out. Vacation accrual rate shall increase based on years of service with the City consistent with the Mid Managers Group, or Department Director Group (if established), whichever provides the

greater benefit to Employee. Accruals are capped at twice the annual accrual amount.

Section 4.6. Holidays. Employee shall receive 14 paid holidays per year, on the holidays designated by the City and subject to the provisions governing Holidays as are set forth in the City's Personnel Rules and Regulations or in the Mid-Managers Group.

Section 4.7. Medical, Dental and Vision.

4.7.1 Medical, Dental and Vision During Employment. During the Term of this Agreement, or any extension hereof, the City shall pay the premiums for Employee and his qualified dependents' medical, dental and vision insurance on the same terms and conditions as are offered to other similarly situated City employees, consistent with the tier system utilized for the Mid Managers Group. Employee shall be responsible for the payment of any premiums not paid for by the City and all deductibles, co-payments and disallowed costs. Upon presentation of proof of qualifying alternate group medical coverage, he shall be eligible for in-lieu payments in the amount set by City Council resolution.

4.7.2 Medical Upon Retirement. If Employee is a qualified annuitant under the requirements of CalPERS and the effective date of retirement is less than 120 days after separation from employment with the City, Employee may elect to participate in the City's medical insurance plans. If qualified for enrollment, the City shall pay the premiums for Employee and his qualified dependents' medical insurance on the same terms and conditions as are offered to other similarly situated City annuitants, consistent with the tier system utilized for the Mid Managers Group at the time of Employee's retirement. Employee shall be responsible for the payment of any premiums not paid for by the City and all deductibles, co-payments and disallowed costs. When Employee becomes eligible for Medicare, the City's medical insurance plan shall become secondary insurance and the City's obligation to pay premiums as set forth in this Section shall be reduced accordingly.

4.7.3 Dental and Vision Upon Retirement. Upon Employee's retirement from the City, Employee and eligible dependents may elect to remain on the City's dental and/or vision coverage plans on the same terms and conditions as are offered to other similarly situated City annuitants, consistent with the tier system utilized for the Mid Managers Group at the time of Employee's retirement but Employee will be responsible for paying the full amount of the monthly premium amounts for Employee and eligible dependents, which are established by the City's provider, as well as all deductibles, co-

payments, and disallowed costs. Said amounts are subject to change annually. The City shall bill Employee on a monthly basis for the full amount of the monthly premiums. Non-payment will result in disenrollment of Employee and eligible dependents without the option to re-enroll.

Section 4.8. Retirement. The City participates in CalPERS. CalPERS will make the determination if Employee is considered a "Classic" or "New Member" (as defined under Government Code section 7522.04), and Employee shall contribute based on the enrolled tier. Employee shall pay on the same terms and conditions as are offered to other similarly situated miscellaneous employees.

Section 4.9. Life Insurance and Accidental Death and Dismemberment. During the term of this Agreement, or any extension hereof, the City shall pay 100% of all premiums to cover the life insurance policy currently in place for the benefit of Employee.

Section 4.10. Disability. During the term of this Agreement, or any extension hereof, the City shall pay 100% of all premiums to cover both short term and long-term disability benefits for the benefit of Employee.

Section 4.11. Unemployment. During the term of this Agreement, or any extension hereof, the City shall contribute to the Unemployment Insurance Program for the benefit of Employee, at no cost to Employee.

Section 4.12. Changes in Fringe Benefits or Working Conditions. Any changes made by the City to fringe benefits and/or working conditions as they now exist, or hereinafter may be amended, shall also apply to Employee as they would to other similarly situated City employees, consistent with the policy for the Mid Managers Group.

Section 4.13. Pro-rata Decrease. Employee acknowledges that his salary as provided in Section 4.1 may be subject to a pro-rata decrease based on the City Council's adoption of an unpaid Mandatory Furlough Program adopted as a budgetary measure.

Section 4.14 Professional Development. Subject to available funds, the City agrees to pay the professional dues, subscriptions, travel, and other business expenses of the Public Works Director reasonably necessary for his continued and full participation in national, state, and local associations, professional organizations, governmental groups and committees thereof for the good of the City in accordance with the approved budget.

Section 4.15 Expense Reimbursement. The City shall reimburse the Public Works Director for all sums necessarily incurred and paid by him in the performance of his duties, as approved by the City Manager. The Public Works Director shall submit a claim form or appropriate documentation to the City in compliance with City policies.

Section 5. Termination of Employment and Severance.

Section 5.1. Voluntary Resignation. Employee may resign at any time and agrees to give the City at least thirty (30) days advance written notice of the effective date of Employee's resignation, unless the Parties otherwise agree in writing. If Employee retires from full-time public service with the City, Employee shall provide three (3) months advance written notice. During the notice period, all rights and obligations of the Parties under this Agreement shall remain in full force and effect. Promptly after the effective date of resignation or retirement, the City shall pay to Employee all salary and other compensation due and owing under this Agreement. In the event of voluntary resignation or retirement, Employee shall not be entitled to Severance, as set forth in Section 5.3 of this Agreement.

Section 5.2. Termination by City Manager. The City Manager may terminate this Agreement and remove Employee from his position as Public Works Director at any time with or without cause.

Section 5.3. Termination With Severance. This provision only relates to Employee's ability to receive severance pay pursuant to this Agreement, and does not in any way impact Employee's at-will status. In the event the City terminates Employee's employment and this Agreement without Good Cause, as defined in Section 5.4, below, the Employee shall receive a gross sum equal to the lesser of (a) Employee's monthly salary times four (4) or (b) Employee's monthly salary times the remaining number of months on the Agreement's term ("Severance"). Severance shall be paid, at the City's option, in either a lump sum or in pro rata installments on the City's regular pay dates, and is subject to all applicable payroll taxes and withholdings. Eligibility for such severance payment is expressly conditioned upon Employee's execution (and where applicable, expiration of any applicable-revocation period) an agreement waiving and releasing any and all of Employee's claims against City, its officers and employees, to the full extent permitted by law, and including a covenant not to sue. Such agreement will be prepared by and in a form acceptable to the City. Employee shall not receive any Severance if he resigns, is terminated for cause, or if a waiver and release agreement is not executed by the parties.

Section 5.4. Termination Without Severance. This provision only relates to Employee's ability to receive severance pay pursuant to this Agreement, and does not in any way impact Employee's at-will status. The City may allow this Agreement to expire on its own terms, in which case Employee is not eligible for severance pay. Further, the City may at any time immediately terminate this Agreement and Employee's employment for Good Cause, as defined below. If Employee is terminated for Good Cause, the City shall not be required to pay any Severance under this Agreement, and the City shall have no obligation to Employee beyond those benefits accrued as of Employee's last day of employment and those the City is obligated to provide under federal or state law. If Employee contests a termination for cause, Employee's sole remedy shall be a judicial action in declaratory relief to determine whether there was substantial evidence of "good cause" as defined herein. If the court determines there was no such "good cause," Employee shall receive the severance pay provided in this section, but no other damages, costs, attorneys' fees or litigation expenses.

"Good Cause" for purposes of this Agreement is defined as the following:

1. Conviction of a felony;

2. Disclosing confidential or protected information of the City;

3. Misconduct or gross carelessness;

4. Unjustifiable and willful neglect of the duties described in this Agreement or Employee's job description;

5. Mismanagement;

6. Dishonesty;

7. Failure to perform Employee's duties to the standard set by the City, as determined by the City Manager,

8. Any conduct which violates the applicable provisions of the City's personnel policies, rules or regulations;

9. Repeated unexcused absences from the Public Works Director's office and duties;

10. Conduct that in any way has a direct, substantial, and adverse effect on the City's reputation or the Public Works Department whether during or outside business hours;

11. Violation of federal, state, or City discrimination laws;

12. Refusal to take or subscribe any oath or affirmation which is required by law;

13. Employee's disability resulting in his inability to perform the essential functions of his job, which the City is unable to reasonably accommodate without placing an undue burden on City business operations;

14. Engaging in other employment or activities which conflict with, or present the appearance or possibility of conflicting with, City's legitimate business interests.

The City Manager may also place Employee on paid or unpaid investigatory leave during the Term of this Agreement.

Section 6. **Notices**. Any notice or communication required hereunder between the City and Employee must be in writing and may be given either personally or by Federal Express, UPS, or other similar couriers providing traceable overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to Employee:	Justin Vinson @ Employee's home address on file in HR
If to the City:	City of Atwater Attn: City Manager 750 Bellevue Road Atwater, California 95301
and	BB&K ATTN: Frank Splendorio 500 Capitol Mall, Suite 1700 Sacramento, CA 95814

Section 7. **Indemnification.**

(A) To the extent required by, and in accordance with the terms, conditions, and limitations of the Government Claims Act (Gov't Code §§ 810 et seq.), City shall defend, save harmless, and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as Public Works Director. City may compromise and settle any such claim or suit and pay the amount of any resulting settlement or judgment; provided, however, the City's duty to defend and indemnify Employee shall be contingent upon Employee's good faith cooperation with such defense.

(B) In the event the City provides paid leave to the Employee pending an investigation or funds for a legal criminal defense pursuant to this Section, Employee shall reimburse the City for the amount of such paid leave or cost of the legal criminal defense, if Employee is convicted of a crime involving an abuse of office or position, as provided by Government Code sections 53243-53243.1. Also, if this Agreement is terminated, any cash settlement related to the termination that Employee may receive from the City shall be fully reimbursed to the City if Employee is convicted of a crime involving an abuse of his or her office or position as provided in Government Code section 53243.2-53243.4

Section 8. **Bonding.** The City shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance.

Section 9. General Provisions

9.1. Modification of Agreement. This Agreement may be supplemented, amended, or modified only by a writing signed by the City and Employee.

9.2. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

9.3. Severability of Agreement. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

9.4. Authority. All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states, or firms and that all former requirements necessary or required by state or federal law in order to enter into this Agreement had been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

9.5. Headings. The headings in this Agreement are included for convenience only, and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

9.6. Necessary Acts and Further Assurances. The Parties shall, at their own cost and expense, execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

9.7. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of California.

9.8. Waiver. No covenant, term, or condition, or the breach thereof, shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

9.9. Counterparts. This Agreement may be executed in counterparts and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

9.10. Venue. Venue for all legal proceedings shall be in the Superior Court in and for the County of Merced in the State of California.

9.11 No Assignment. Employee understands and agrees that Employee may not assign or transfer any of the rights granted or obligations assumed under this Agreement. Any such purported assignment or transfer shall be void.

IN WITNESS WHEREOF, this Agreement has been entered into by and between Employee and City as of the date of the Agreement set forth above.

CITY:

City of Atwater, a municipal corporation of the State of California

By: Lori Waterman
Lori Waterman, City Manager

Date Signed: 7/5/22

By: Lucy Armstrong
Lucy Armstrong, City Clerk

Date Signed: 7/6/2022

Approved as to Form and Content:

By:
Frank Splendorio, City Attorney

EMPLOYEE:

By:
Justin Vinson, an individual

Date Signed: 6/28/22

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER WITH THE PUBLIC WORKS DIRECTOR EMPLOYMENT AGREEMENT

WHEREAS, City of Atwater ("City") entered into an Employment Agreement with Justin Vinson for the position of Public Works Director, dated June 27, 2022; and

WHEREAS, the City and Mr. Vinson desire to amend and restate the Employment Agreement to be updated consistent with recent changes to the department head contract form and update the Agreement to have an indefinite term; and

WHEREAS, the Agreement still constitutes at-will employment, meaning the Public Works Director may be terminated at any time, with or without cause, and without an expiration date; and

WHEREAS, the attached Employment Agreement between the City and Justin Vinson outlines terms that are fair, equitable, and in the best interest of the community, including provisions for salary, benefits, and accountability measures.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Atwater as follows:

The City Council hereby approves the amended and restated Employment Agreement between the City of Atwater and Justin Vinson, attached hereto as **Exhibit A** and incorporated herein by this reference.

The foregoing resolution is hereby adopted this 23rd day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON, MAYOR

ATTEST:

_____
KORY J. BILLINGS, CITY CLERK

PUBLIC WORKS DIRECTOR
EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (the "Agreement") is made and entered into as of the 24th day of June 2025, ("Effective Date"), by and between the CITY OF ATWATER ("City") and **JUSTIN VINSON** ("Employee"). The City and Employee shall be referred to herein individually as a "Party" and collectively as "Parties." There are no other parties to this Agreement.

RECITALS

A. The City Manager is authorized to negotiate and enter into employment agreements with Department Directors subject to the advice and consent of the Atwater City Council ("City Council") pursuant to the terms of the Atwater Municipal Code ("Municipal Code").

B. The Employee has been continuously employed by the City as Public Works Director since July 7, 2022, and the Employee is currently employed under an agreement dated June 27, 2022. The City Manager has recommended to the City Council that this Agreement replace the previous agreement, dated June 27, 2022 to be updated consistent with recent changes to the department head contract form.

C. The Parties agree that this Agreement shall be the sole agreement between the Parties regarding the employment of Employee as Public Works Director.

D. The Parties desire to execute this Agreement pursuant to the authority of, and subject to, the provisions of California Government Code ("Government Code") section 53260 *et seq.*

NOW, THEREFORE, in consideration of the mutual covenants entered into between the Parties, and in consideration of the benefits that accrue to each, it is agreed as follows:

AGREEMENT

Section 1. **Recitals**. The recitals set forth above ("Recitals") are incorporated herein by this reference and made a part of this Agreement. In the event of any inconsistencies between Recitals and Section 1 through 9 of this Agreement, Sections 1 through 9 will prevail.

Section 2. **Appointment of Public Works Director, Duties, and Term.**

Section 2.1. Appointment of Public Works Director and Duties. With the consent of and ratification by the City Council, the City Manager previously appointed Employee to the position of Public Works Director in and for the City, to perform the function and duties of the Public Works Director, under the direction of the City Manager. Employee accepted such appointment and employment, which is continuing pursuant to the terms of this Agreement.

Section 2.2. Secondary Employment/Conflict of Interest. Employee agrees to devote all productive time, ability, and attention to the City's business to the extent necessary to perform the duties and responsibilities in a manner satisfactory to City.

A) Employee shall not hold secondary employment or engage in activities which conflict with, or present the appearance or possibility of conflicting with, City's business interests. As such, Employee agrees that Employee will notify the City Manager in writing if Employee accepts secondary employment, so that the City may determine whether there is a conflict or potential conflict with the satisfactory performance of Employee's duties and/or the best interest of the City. Employee has the right to volunteer for such nonprofit organizations as he may see fit, provided that such volunteer services do not interfere with the duties as Public Works Director or conflict with, or present the appearance or possibility of conflicting with, the City's business interests.

B) Employee shall not engage in any activity that is, or may create, a conflict of interest, prohibited contract, or that may create an incompatibility of office under state law. Prior to performing services under this Agreement, and annually thereafter, Employee must complete financial disclosure forms required by law.

Section 2.3. Exempt Employee. Typical general business hours for City employees are Monday through Friday, 8:00 AM to 5:00 PM. However, it is recognized by the Parties that Employee is an exempt employee for purposes of the Fair Labor Standards Act of 1938 (29 U.S.C. § 201 *et seq*.). Employee shall not receive overtime or extra compensation for hours worked outside of the City's general business hours, which are necessary to fulfill the duties of the Public Works Director, unless otherwise provided in this Agreement.

Section 2.4. Duties/Schedule. The Public Works Director's daily and weekly work schedule shall vary in accordance with the work required to be performed. The Public Works Director position may include frequent attendance at evening meetings and frequent irregular hours as necessary to meet deadlines and achieve objectives. The City Manager recognizes that the Public Works Director must devote a great deal of time outside normal office hours to business of the City and, to that end, will be allowed to take Administrative Leave, as defined

in Section 4.4 of this Agreement, as he shall deem appropriate during said normal office hours, subject to notification and approval of the City Manager.

The Public Works Director's primary duties shall be as summarized in the job description attached hereto as **Exhibit A**. Employee shall perform Employee's duties under this Agreement pursuant to the laws of the State of California and applicable City Municipal Code, ordinances, and resolutions. Employee understands that Employee's duties may be amended from time to time by the City Manager as necessary to meet the City's needs. No modification or change in Employee's responsibilities, duties or position shall otherwise change or revoke any other provision of this Agreement.

Unless otherwise specified in this Agreement, Employee shall be bound by all the policies, rules, and regulations of the City now in force and effect and applicable to Employee's position, and by all such other applicable policies, rules and regulations as may be hereafter implemented and called to his notice and will faithfully observe and abide by the same. No such policy, rule or regulation shall alter, modify or revoke employee's status as an at-will employee or any other provision of this Agreement.

Section 3. <u>At-Will Employment</u>.

Section 3.1. At-Will. Employee is an at-will employee serving at the pleasure of the City Manager, as provided in Government Code section 34856. Accordingly, the City Manager may terminate Employee's employment at any time, with or without cause.

Section 3.2. No Property Right in Employment. Employee understands and agrees that the terms of employment are governed only by this Agreement and that no right of employment for any specific term is created by this Agreement. Employee further understands that based on the "at-will" employment status, Employee acquires no property interest in employment by virtue of this Agreement, and that Employee is not entitled to due process for any disciplinary actions under the City's personnel policies and rules.

Section 4. <u>Compensation and Benefits</u>

Section 4.1 Public Works Director Salary. Beginning July 7, 2025, Employee shall be compensated at Step 4 of Grade 325 of the Salary Schedule (currently in the amount of $12,451.24 per month/$149,414.84 per year) for services performed as Public Works Director. This position is exempt from any City furlough program. Employee's performance shall be reviewed annually pursuant to the City's Performance Evaluation Policy and Employee shall be eligible to have his salary adjusted annually thereafter as set forth in the Salary Schedule, consistent with the Mid Managers Group, or Department Director Group (if established), whichever provides the greater benefit to Employee.

Section 4.2. Review and Evaluation. The City Manager agrees to review and evaluate Employee's performance of Employee's duties as Public Works Director, pursuant to the terms of this Agreement ("Review and Evaluation"), on not less than an annual basis and to provide Employee with a written performance review. The annual Review and Evaluation shall be conducted on or about the anniversary date of this Agreement of each year, or at the City Manager's discretion.

Section 4.3. **Vehicle.** During the term, or any extension thereof, the City will provide Employee with an assigned vehicle to be used to and from home and work and will cover the costs and expenses associated with said vehicle. In the event Employee requests and is authorized to use a private vehicle for City business, he shall be reimbursed for mileage in accordance with City policies.

Section 4.4. **Administrative Leave.** It is recognized that Employee must devote a great deal of time outside the normal office hours to City business as Public Works Director. To that end, Employee shall receive up to eighty (80) hours of administrative leave ("Administrative Leave") per calendar year, to be used as needed, upon the approval of the City Manager. Approved but unused Administrative Leave may be cashed out annually at the discretion of the City Manager and only if budgeted funds are available to permit the cash out, and Employee has elected for cash out in advance of earning the time. Administrative Leave is only available for use or cash out in the year in which it is given, has no other cash value, and may not be carried over into a subsequent year.

Section 4.5. Sick and Vacation Leave.

Section 4.5.1 Sick Leave. Employee shall accrue four (4) hours of sick leave each pay period over 24 pay periods a year. Employee shall be permitted to cash out up to ninety-six (96) hours of accrued and unused sick leave annually pursuant to City policy at the discretion of the City Manager and only if budgeted funds are available to permit the cash out. There is no cap on sick leave accruals. If employee's employment with the City terminates, sick leave shall be paid out pursuant to the City's Paid Sick Leave Policy on the same terms and conditions as are offered to other City employees, consistent with the Mid Managers Group, or Department Director Group (if established), whichever provides the greater benefit to Employee.

Section 4.5.2. Vacation Leave. Employee shall accrue six and two thirds (6.67) hours of vacation leave per pay period over 24 pay periods a year. Employee may cash out up to eighty (80) hours

of accrued, unused vacation annually at the discretion of the City Manager and only if budgeted funds are available to permit the cash out, and Employee has elected for cash out in advance of earning the time. Vacation accrual rate shall increase based on years of service with the City consistent with the Mid Managers Group, or Department Director Group (if established), whichever provides the greater benefit to Employee. Accruals are capped at twice the annual accrual amount.

Section 4.6. Holidays. Employee shall be subject to the provisions governing Holidays as are set forth in the City's Personnel Rules and Regulations.

Section 4.7. Medical, Dental and Vision.

4.7.1. Medical, Dental and Vision. During the Term of this Agreement, or any extension hereof, the City shall pay the premiums for Employee and qualified dependents' for medical, dental and vision insurance on the same terms and conditions as are offered to other similarly situated City employees, consistent with the tier system utilized for the Mid Managers Group or Department Director Group (if established), whichever provides the greater benefit to Employee. Employee shall be responsible for the payment of any premiums not paid for by the City and all deductibles, co-payments and disallowed costs. Should Employee elect not to participate in the City's medical plan or elect to enroll in medical coverage through a spouse, Employee shall be eligible for in-lieu payments in the amount set for the Mid Managers Group or Department Director Group (if established), whichever provides the greater benefit to Employee.

4.7.2 Medical Upon Retirement. If Employee is a qualified annuitant under the requirements of CalPERS and the effective date of retirement is less than one hundred and twenty (120) days after separation from employment with the City, Employee may elect to participate in the City's medical insurance plans. If qualified for enrollment, the City shall pay the premiums consistent with the tier system utilized for the Mid Managers Group or Department Director Group (if established), whichever provides the greater benefit to Employee at the time of Employee's retirement. Employee shall be responsible for the payment of any premiums not paid for by the City and all deductibles, co-payments and disallowed costs. When Employee and qualified dependents become eligible for Medicare, the City's medical insurance plan shall become secondary insurance and the City's obligation to pay premiums as set forth in this Section shall be reduced accordingly.

4.7.3 <u>Dental and Vision Upon Retirement</u>. Upon Employee's retirement from the City, Employee and eligible dependents may elect to remain on the City's dental and/or vision coverage plans. Employee will be responsible for paying the full amount of the monthly premium amounts for Employee and eligible dependents, established by the City's provider, as well as all deductibles, co-payments, and disallowed costs. Said amounts are subject to change annually. The City shall bill Employee on a monthly basis for the full amount of the monthly premiums. Non-payment will result in disenrollment of Employee and eligible dependents without the option to re-enroll.

Section 4.8. Retirement. The City participates in the California Public Employees' Retirement System (CalPERS). CalPERS will make the determination if Employee is considered a "Classic" member or "New" member" (as defined in the Government Code), and Employee shall contribute based on the enrolled tier. Employee shall pay on the same terms and conditions as are offered to other similarly situated miscellaneous employees.

Section 4.9. Life Insurance and Accidental Death and Dismemberment. During the term of this Agreement, or any extension hereof, the City shall pay 100% of all premiums per existing policy in place at time of agreement to cover the life insurance policy currently in place for the benefit of Employee.

Section 4.10. Disability. During the term of this Agreement, or any extension hereof, the City shall pay 100% of all premiums per existing policy in place at time of agreement to cover both short term and long-term disability benefits for the benefit of Employee.

Section 4.11. Unemployment. During the term of this Agreement, or any extension hereof, the City shall contribute to the Unemployment Insurance Program for the benefit of Employee, at no cost to Employee.

Section 4.12. Changes in Fringe Benefits or Working Conditions. Except as otherwise provided herein, all provisions of the Rules and Regulations of the City relating to changes to fringe benefits and/or working conditions as they now exist, or hereinafter may be amended, shall also apply to Employee as they would to other similarly situated City employees, consistent with the policy for the Mid Managers Group or Department Director Group (if established), in addition to the benefits enumerated for the benefit of Employee as herein provided.

Section 4.13. Professional Development. Subject to available funds, the City agrees to pay the professional dues, subscriptions, travel, lodging, meals, training expenses and other business expenses of Employee reasonably necessary for continued and full participation in national, state, and local

associations, professional organizations, governmental groups and committees thereof for the good of the City in accordance with the approved budget. For the purposes of this section, all expenses shall be reasonable actual expenses, and Employee shall submit appropriate documentation of expenses.

Section 4.14. Expense Reimbursement. The City shall reimburse Employee for all sums necessarily incurred and paid by Employee in the performance of his duties, as approved by the City Manager. Employee shall submit a claim form or appropriate documentation to the City in compliance with City policies.

Section 5. Termination of Employment and Severance.

Section 5.1. Voluntary Resignation. Employee may resign at any time and agrees to give the City at least thirty (30) days advance written notice of the effective date of Employee's resignation, unless the Parties otherwise agree in writing. If Employee retires from full-time public service with the City, Employee shall provide ninety days (90) advance written notice. During the notice period, all rights and obligations of the Parties under this Agreement shall remain in full force and effect. Promptly after the effective date of resignation or retirement, the City shall pay to Employee all salary and other compensation due and owing under this Agreement. In the event of voluntary resignation or retirement, Employee shall not be entitled to Severance, as set forth in Section 5.3 of this Agreement.

Section 5.2. Termination by City Manager. The City Manager may terminate this Agreement and remove Employee from his position as Public Works Director at any time with or without cause. If Employee's termination is based on charges of misconduct that publicly stigmatizes Employee's reputation or impairs his ability to earn a living, or might damage his standing in a community, Employee may, within five (5) business days of the City Manager's notice to Employee of his or her intent to terminate Employee's employment, make a written request for a "name-clearing" hearing (as described in *Lubey v. City and County of San Francisco* (1979) 98 Cal.App.3d 340 and its progeny) before the City Council in closed session. The "name-clearing" hearing is solely to provide Employee the opportunity to clear his name. The City Council may determine whether the allegations contained in the notice of termination are supported. If the City Council determines that the allegations are not supported, a decision shall be issued to reflect that Employee's termination was without fault. This decision will not, however, require that Employee be reinstated to his position. In the event Employee does not request a "name-clearing" hearing before the City Council, the City Manager's decision to terminate will be effective by the close of business on the fifth (5^{th}) day after the City Manager provided notice to Employee of his or her intent to terminate Employee's employment. Should the Employee request a name clearing hearing within the five (5) days, termination will still take effect after the fifth day and Employee will not be on paid status during this period.

Section 5.3. Termination With Severance. This provision only relates to Employee's eligibility to receive severance pay pursuant to this Agreement and does not in any way impact Employee's at-will status. In the event the City Manager terminates Employee's employment and this Agreement without Good Cause, as defined in Section 5.4, below, or requests Employee's resignation in lieu of such termination, subject to the conditions in this subsection, Employee shall be eligible to receive a sum equal to four (4) month's Base Salary ("Severance"). Such Severance is subject to the restrictions of Government Code section 53260. Severance shall be paid in the same manner as to other similarly situated City employees unless otherwise agreed to by the City Manager and Employee. Employee's eligibility for Severance shall be expressly conditioned upon Employee's execution (and non-revocation) of: (i) a waiver and release of any and all of Employee's claims against the City, and its employees, elected officials, officers, and agents, and (ii) a covenant not to sue any of those parties. If the Employee resigns in lieu of termination, the Parties shall cooperate and agree regarding public announcements and communications regarding Employee's separation. Such waiver shall be either drafted or approved by the City Attorney prior to execution.

Section 5.4. Termination Without Severance. This provision only relates to Employee's ability to receive severance pay pursuant to this Agreement, and does not in any way impact Employee's at-will status. The City Manager may at any time immediately terminate this Agreement and Employee's employment for Good Cause, as defined below. If Employee is terminated for Good Cause, the City shall not be required to pay any Severance under this Agreement, and the City shall have no obligation to Employee beyond those benefits accrued as of Employee's last day of employment and those the City is obligated to provide under federal or state law.

"Good Cause" for purposes of this Agreement is defined as the following:

1. Conviction of a felony;
2. Disclosing confidential or protected information of the City;
3. Misconduct or gross carelessness in the course of Employee's work performance;
4. Unjustifiable and willful neglect of the duties described in this Agreement or Employee's job description;
5. Commission of any act of fraud in the performance of Employee's duties. In this context, "fraud" means an intentional misrepresentation, deceit, or concealment of a material fact known to Employee that deprives the City or another person of legal rights or causes injury;
6. Dishonesty;
7. Failure to perform Employee's duties to the standard set by the City, as determined by the City Manager,

8. Any conduct which violates the applicable provisions of the City's personnel policies, rules or regulations for which an employee may be terminated;
9. Repeated or protracted unexcused absences from the Employee's office and duties;
10. Conduct that in any way has a direct, substantial, and adverse effect on the City's reputation or the Employee's Department whether during or outside business hours;
11. Violation of federal, state, or City discrimination laws;
12. Refusal to take or subscribe any oath or affirmation which is required by law;
13. Employee's disability resulting in his inability to perform the essential functions of his job, which the City is unable to reasonably accommodate without placing an undue burden on City business operations;
14. Engaging in other employment or activities which conflict with, or present the appearance or possibility of conflicting with, City's legitimate business interests; or
15. Substance abuse which adversely affects performance of Employee's duties.

The City Manager may also place Employee on paid or unpaid investigatory leave during the Term of this Agreement.

Section 6. **Notices**. Any notice or communication required hereunder between the City and Employee must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday or holiday shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given.

Such notices or communications shall be given to the Parties at their addresses set forth below:

If to Employee:	City of Atwater Attn: Justin Vinson 470 Aviator Dr. Atwater, California 95301 CC: Employee's home address on file
If to the City:	City of Atwater Attn: City Manager 1160 Fifth Street Atwater, California 95301

Section 7. Indemnification. The City shall defend, hold harmless, and indemnify Employee against any tort, personnel, civil rights, or professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as Public Works Director in accordance with the California Government Claims Act (Government Code section 810 *et seq*.) and shall provide a defense to Employee in accordance with Government Code sections 995-996.6. The City may decline to defend or indemnify Employee only as permitted by the Government Code. City may compromise and settle any such claim or suit and pay the amount of any resulting settlement or judgment; provided, however, the City's duty to defend and indemnify Employee shall be contingent upon Employee's good faith cooperation with such defense. In the event the City provides paid leave to the Employee pending an investigation or funds for a legal criminal defense pursuant to this Section, Employee shall reimburse the City for the amount of such paid leave or cost of the legal criminal defense, if Employee is convicted of a crime involving an abuse of office or position, as provided by Government Code sections 53243-53243.1. Also, if this Agreement is terminated, any cash settlement related to the termination that Employee may receive from the City shall be fully reimbursed to the City if Employee is convicted of a crime involving an abuse of his or her office or position as provided in Government Code section 53243.2-53243.4

Section 8. Bonding. The City shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance.

Section 9. General Provisions

9.1. Modification of Agreement. This Agreement may be supplemented, amended, or modified only by a writing signed by the City Manager and Employee.

9.2. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

9.3. Severability of Agreement. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

9.4. Authority. All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states, or firms and that all former requirements necessary or required by state or federal law in order to enter into this Agreement had been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

9.5. Headings. The headings in this Agreement are included for convenience only, and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

9.6. Necessary Acts and Further Assurances. The Parties shall, at their own cost and expense, execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

9.7. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of California.

9.8. Waiver. No covenant, term, or condition, or the breach thereof, shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

9.9. Counterparts. This Agreement may be executed in counterparts, including by signatures transmitted electronically or by fax, and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

9.10. Venue. Venue for all legal proceedings shall be in the Superior Court in and for the County of Merced in the State of California.

IN WITNESS WHEREOF, this Agreement has been entered into by and between Employee and City as of the date of the Agreement set forth above.

CITY:

City of Atwater, a municipal corporation of the State of California

By:_____
Chris Hoem, City Manager

Date Signed:

EMPLOYEE:

By:_____
Justin Vinson, an individual

Date Signed:_____

Approved as to Form:

By: _____
Frank Splendorio, City Attorney

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Richard McEachin, Police Chief
PREPARED BY: Janell Martin, Assistant City Clerk/Records Coordinator
SUBJECT: **Designating the Applicant's Agent for Non-State Agencies to the Federal Emergency Management Agency (FEMA)** (Police Chief McEachin)

RECOMMENDED COUNCIL ACTION

Adoption of Resolution No. 3550-25 authorizing the designation of an Applicant's Agent for the purpose of applying for federal assistance through the Federal Emergency Management Agency (FEMA) authorizing the City Manager and the Police Chief to execute for and on behalf of the City of Atwater, as required for non-state agencies seeking disaster recovery and emergency funding.

I. BACKGROUND/ANALYSIS:

The City is constantly looking for new and innovative ways to deliver a higher and better level of service to the residents of Atwater with an emphasis on Fiscal Responsibilities. This request is consistent with those objectives. A Designation of Applicant's Agent Resolution for Non-State Agencies is required of all Applicants to be eligible to receive funding. A new resolution must be submitted if a previously submitted resolution is older than three (3) years from the last date of approval. A Universal resolution is effective for all past disasters and for those declared up to three (3) years following the date of approval. Upon expiration, it is no longer effective for new disasters, but it remains in effect for disasters declared prior to expiration. It remains effective until the disaster goes through closeout, unless it is superseded by a newer resolution.

II. FISCAL IMPACTS:

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

This item is consistent with goal numbers one (1) and two (2) of the City of Atwater's

2020-2025 Strategic Plan: to ensure the City's continued financial stability and to improve public safety, respectively.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

N/A

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This item is not a "project" under the California Environmental Quality Act (CEQA) as this activity does not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to Public Resources Code section 21065.

IX. STEPS FOLLOWING APPROVAL:

Following approval, staff will submit the necessary documentation to FEMA.

Submitted by:



Richard McEachin, Police Chief

Approved by:



Chris Hoem, City Manager

Attachments:

1. Cal OES 130 - 6-23-25
2. Resolution XXXX-25 Grant Submittal FEMA All Disaster Related Expenses

DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES

BE IT RESOLVED BY THE City Council (Governing Body) OF THE City of Atwater (Name of Applicant)

THAT City Manager (Title of Authorized Agent), OR

Police Chief (Title of Authorized Agent), OR

_____ (Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the City of Atwater (Name of Applicant), a public entity established under the laws of the State of California, this application and to file it with the California Governor's Office of Emergency Services for the purpose of obtaining federal financial assistance for any existing or future grant program, including, but not limited to any of the following:

- **Federally declared Disaster (DR), Fire Mitigation Assistance Grant (FMAG), California State Only Disaster (CDAA), Immediate Services Program (ISP), Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), Legislative Pre-Disaster Mitigation Program (LPDM),** under
- Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.
- **Flood Mitigation Assistance Program (FMA)**, under Section 1366 of the National Flood Insurance Act of 1968.
- **National Earthquake Hazards Reduction Program (NEHRP)** 42 U.S. Code 7704 (b) ((2) (A) (ix) and 42 U.S. Code 7704 (b) (2) (B) National Earthquake Hazards Reduction Program, and also The Consolidated Appropriations Act, 2018, Div. F, Department of Homeland Security Appropriations Act, 2018, Pub. L. No. 115-141
- **California Early Earthquake Warning (CEEW)** under CA Gov Code – Gov, Title 2, Div. 1, Chapter 7, Article 5, Sections 8587.8, 8587.11, 8587.12

That the City of Atwater (Name of Applicant), a public entity established under the laws of the State of California, hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.

DESIGNATION OF APPLICANT'S AGENT RESOLUTION NON-STATE AGENCIES

OES-FPD-130 (Rev. 10-2022)

Please check the appropriate box below

☑ This is a universal resolution and is effective for all open and future disasters/grants declared up to three (3) years following the date of approval.

☐ This is a disaster/grant specific resolution and is effective for only disaster/grant number(s):_____

Passed and approved this 23 day of June, 20 25

Mike Nelson, Mayor
(Name and Title of Governing Body Representative)

John Cale, Mayor Pro Tem
(Name and Title of Governing Body Representative)

Brian Raymond, City Councilmember
(Name and Title of Governing Body Representative)

CERTIFICATION

I, Kory Billings (Name), duly appointed and City Clerk (Title) of City of Atwater (Name of Applicant), do hereby certify that the above is a true and correct copy of a resolution passed and approved by the City Council (Governing Body) of the City of Atwater (Name of Applicant) on the _____ day of June, 20 25.

_____ City Clerk

(Signature) (Title)

Cal OES Form 130 Instructions

A Designation of Applicant's Agent Resolution for Non-State Agencies is required of all Applicants to be eligible to receive funding. A new resolution must be submitted if a previously submitted resolution is older than three (3) years from the last date of approval, is invalid, or has not been submitted.

When completing the Cal OES Form 130, Applicants should fill in the blanks on pages 1 and 2. The blanks are to be filled in as follows:

Resolution Section:

Governing Body: This is the group responsible for appointing and approving the Authorized Agents.

Examples include: Board of Directors, City Council, Board of Supervisors, Board of Education, etc.

Name of Applicant: The public entity established under the laws of the State of California.

Examples include: School District, Office of Education, City, County or Non-profit agency that has applied for the grant, such as: City of San Diego, Sacramento County, Burbank Unified School District, Napa County Office of Education, University Southern California.

Authorized Agent: These are the individuals that are authorized by the Governing Body to engage with the Federal Emergency Management Agency and the California Governor's Office of Emergency Services regarding grants for which they have applied. There are two ways of completing this section:

1. Titles Only: The titles of the Authorized Agents should be entered here, not their names. This allows the document to remain valid if an Authorized Agent leaves the position and is replaced by another individual. If "Titles Only" is the chosen method, this document must be accompanied by either a cover letter naming the Authorized Agents by name and title, or the Cal OES AA Names document. The supporting document can be completed by any authorized person within the Agency (e.g., administrative assistant, the Authorized Agent, secretary to the Director). It does not require the Governing Body's signature.

2. Names and Titles: If the Governing Body so chooses, the names **and** titles of the Authorized Agents would be listed. A new Cal OES Form 130 will be required if any of the Authorized Agents are replaced, leave the position listed on the document, or their title changes.

Checking Universal or Disaster-Specific Box: A Universal resolution is effective for all past disasters and for those declared up to three (3) years following the date of approval. Upon expiration it is no longer effective for new disasters, but it remains in effect for disasters declared prior to expiration. It remains effective until the disaster goes through closeout unless it is superseded by a newer resolution.

Governing Body Representative: These are the names and titles of the approving Board Members.

Examples include: Chairman of the Board, Director, Superintendent, etc. The names and titles **cannot** be one of the designated Authorized Agents. A minimum of three (3) approving board members must be listed. If less than three are present, meeting minutes must be attached in order to verify a quorum was met.

Certification Section:

Name and Title: This is the individual in attendance who recorded the creation and approval of this resolution.

Examples include: City Clerk, Secretary to the Board of Directors, County Clerk, etc. This person **cannot** be one of the designated Authorized Agents or Approving Board Member. If a person holds two positions (such as City Manager and Secretary to the Board) and the City Manager is to be listed as an Authorized Agent, then that person could sign the document as Secretary to the Board (not City Manager) to eliminate "Self-Certification."

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER DESIGNATING THE APPLICANT'S AGENT FOR NON-STATE AGENCIES TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AUTHORIZING THE CITY MANAGER AND POLICE CHIEF TO EXECUTE FOR AND ON BEHALF OF THE CITY OF ATWATER

WHEREAS, the City of Atwater established under the laws of the State of California, hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required; and

WHEREAS, this application and to file it with the California Governor's Office of Emergency Services for the purpose of obtaining federal financial assistance for any existing or future grant program, including, but not limited to any of the following: **Federally declared Disaster (DR), Fire Mitigation Assistance Grant (FMAG), California State Only Disaster (CDAA), Immediate Services Program (ISP), Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), and Legislative Pre-Disaster Mitigation Program (LPDM)**; and

WHEREAS, Under Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.

- **Flood Mitigation Assistance Program (FMA)**, under Section 1366 of the National Flood Insurance Act of 1968.

- **National Earthquake Hazards Reduction Program (NEHRP)** 42 U.S. Code 7704 (b)((2) (A) (ix) and 42 U.S. Code 7704 (b) (2) (B) National Earthquake Hazards Reduction Program, and also The Consolidated Appropriations Act, 2018, Div. F, Department of Homeland Security Appropriations Act, 2018, Pub. L. No. 115-141

- **California Early Earthquake Warning (CEEW)** under CA Gov Code – Gov, Title 2, Div. 1, Chapter 7, Article 5, Sections 8587.8, 8587.11, 8587.12

WHEREAS, this is a universal resolution and is effective for all open and future disasters/grants declared up to three (3) years following the date of approval.

BE IT FURTHER RESOLVED that the City Council of the City of Atwater hereby authorizes and directs the City Manager or Police Chief to execute for and on behalf of the City of Atwater.

The foregoing resolution is hereby adopted the 23rd day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
MICHAEL G. NELSON, MAYOR

ATTEST:

_____
KORY J. BILLINGS, CITY CLERK

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Janell Martin, Assistant City Clerk/Records Coordinator
SUBJECT: **Approving Fee Waiver Requested by Bloss Memorial Healthcare District to use Atwater Community Center to Host a Senior Adult Information Day** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Approval of a fee waiver requested by Bloss Memorial Healthcare District to use the Atwater Community Center on Tuesday, September 16, 2025, from 9:00 AM to 1:00 PM; and authorizes and directs the City Manager, or designee, to execute any and all documents necessary to waive the facility rental fees associated with Bloss Memorial Healthcare District using the Atwater Community Center to host a Senior Adult Information Day.

I. BACKGROUND/ANALYSIS:

This would be the second annual Senior Adult Information Day and Bloss Memorial Healthcare District in conjunction with several other community sponsors, would like to host a Senior Information Day at the Atwater Community Center on Tuesday, September 16, 2025, from 7:00 AM to 3:00 PM. The event will be provided at no cost to the participants and the vendors.

This event will be open to the public and have booths to share information about various provided services (such as senior adult housing, hearing aids, public transportation, the library, hearing screenings, Trust Attorney, Parkinson's specialist, senior aerobics, etc.)

Bloss Memorial Healthcare District will provide the required insurance for use of the facility. Such a waiver would encourage maximum participation for a critical part of the community that may otherwise be prevented from coming should the costs be prohibitive.

II. FISCAL IMPACTS:

The cost the city would waive for the non-profit rental fee for the use of the Community Center is $1,520.00. This is the cost for the rental of all the rooms being used in the Community Center for 4 hours. This doesn't include the amount of a deposit that would

normally be required, which would be given back to the applicant if the building was in as good of shape as before the event started, which would come out to $980.00.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's office.

IV. EXISTING POLICY:

This item is consistent with goal number three (3) of the City of Atwater's 2020-2025 Strategic Plan: to improve internal and external communication.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

The City Administration Department, Public Works, Recreation and Community Events Department collaborated and coordinated efforts to work with the Bloss Memorial Healthcare District to reserve the Atwater Community Center.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This item is not a “project” under the California Environmental Quality Act (CEQA) as this activity does not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to Public Resources Code section 21065.

IX. STEPS FOLLOWING APPROVAL:

Upon City Council's approval of Bloss Memorial Healthcare District's fee waiver request, staff will work with them to complete the necessary application and documents to use the Atwater Community Center for the event and to waive all applicable fees.

Submitted by:



Justin Vinson, Public Works Director

Approved by:



Chris Hoem, City Manager

Attachments:

1. Bill_20250528_0001

BLOSS MEMORIAL HEALTHCARE DISTRICT

City of Atwater
Attn: City Manager
750 Bellevue Road
Atwater, CA 95301

Date: May 28, 2025

Subject: Fee Waiver Request for Use of Atwater Community Center – Second Annual Senior Information Day

Dear City Manager and Honorable Members of the City Council,

On behalf of Bloss Memorial Healthcare District, I am writing to formally request a waiver of the rental fee for the use of the Atwater Community Center on **Tuesday, September 16, 2025**, for the purpose of hosting our **Second Annual Senior Information Day**.

This event is dedicated to serving our local senior community by connecting them with vital resources, services, and information that promote health, wellness, and independent living. Last year's event was a great success, drawing participation from numerous local agencies and organizations, and was well-received by attendees. We anticipate an even greater turnout this year.

Last year the City co-sponsored the event and we had 30 booths and approximately 75 participants came to our event. The vendors were very happy with the results and have asked if we will be hosting again this year.

As a community-focused, non-profit initiative, we rely heavily on partnerships and the generosity of local agencies to make this day impactful and accessible. Waiving the facility fee would significantly support our ability to continue offering this valuable event free of charge to all seniors and participants.

We respectfully request the City's support in this endeavor and sincerely hope you will consider granting this fee waiver. If additional information is required, we would be happy to provide further details or attend a city council meeting to present our request in person.

Thank you for your consideration and for your continued support of initiatives that enhance the well-being of Atwater residents.

Sincerely,
Kory J. Billings
Chief Executive Officer
Bloss Memorial Healthcare District
209 349-0500

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Janell Martin, Assistant City Clerk/Records Coordinator
SUBJECT: **Approving Fee Waiver Requested by the Employment Development Department (EDD), in collaboration with Resources for Independence Central Valley (RICV), GATEway Adult Education Network, and Central Valley Regional Center (CVRC), to use Atwater Community Center to Host a Hiring and Resource Event** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Approval of a fee waiver requested by the Employment Development Department (EDD) to use the Atwater Community Center on Thursday, September 18, 2025, from 10:00 AM to 2:00 PM; and authorizes and directs the City Manager, or designee, to execute any and all documents necessary to waive the facility rental fees associated with the EDD using the Atwater Community Center to host a Hiring and Resource Event.

I. BACKGROUND/ANALYSIS:

The Employment Development Department (EDD), in collaboration with Resources for Independence Central Valley (RICV), GATEway Adult Education Network, and Central Valley Regional Center (CVRC), is planning to host the City of Atwater Hiring & Resource Event – Operation Possibilities on Thursday, September 18, 2025, 10:00 AM to 2:00 PM. The Facility will be open from 7:00 AM to 3:00 PM. The event will be provided at no cost to the participants and the vendors.

This event will be open to the public and have booths where they will have the opportunity to connect with attendees, share valuable resources, and facilitate employment opportunities.

The primary objective is to bring employment opportunities and essential resources to Atwater residents, particularly veterans and individuals with disabilities.
To ensure compliance with facility requirements, Resources for Independence Central Valley will provide the necessary insurance coverage for the event. Waiving this fee will further that objective.

II. FISCAL IMPACTS:

The cost the city would waive for the non-profit rental fee for the use of the Community Center is $1,520.00. This is the cost for the rental of all the rooms being used in the Community Center for 4 hours. This doesn't include the amount of a deposit that would normally be required, which would be given back to the applicant if the building was in as good of shape as before the event started, which would come out to $980.00.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's office.

IV. EXISTING POLICY:

This item is consistent with goal number three (3) of the City of Atwater's 2020-2025 Strategic Plan: to improve internal and external communication.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

The City Administration Department, Public Works, Recreation and Community Events Department collaborated and coordinated efforts to work with the Bloss Memorial Healthcare District to reserve the Atwater Community Center.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This item is not a “project” under the California Environmental Quality Act (CEQA) as this activity does not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to Public Resources Code section 21065.

IX. STEPS FOLLOWING APPROVAL:

Upon City Council's approval of the Employment Development Department's fee waiver request, staff will work with them to complete the necessary application and documents to use the Atwater Community Center for the event and to waive all applicable fees.

Submitted by:

Justin Vinson, Public Works Director

Approved by:

Chris Hoem, City Manager

Attachments:

1. EDD request to waive fees

April 3, 2025

City of Atwater

Dear City of Atwater Council Members:

The Employment Development Department (EDD), in collaboration with Resources for Independence Central Valley (RICV), GATEway Adult Education Network, and Central Valley Regional Center (CVRC), is planning to host the **City of Atwater Hiring & Resource Event – Operation Possibilities** on **Thursday, September 18, 2025, from 10:00 AM to 2:00 PM**.

As you know, the City of Atwater hosts very few job fairs, despite its continuous growth. One of our most underserved populations includes **Veterans and individuals with disabilities**. Our goal is to provide a job fair specifically designed to support these individuals while also welcoming all job seekers.

This event will be **free of charge** for both vendors and job seekers. Using the **Atwater Community Center** our employers and resource organizations will be stationed inside the **Multi-Purpose Room**, where they will have the opportunity to connect with attendees, share valuable resources, and facilitate employment opportunities.

Additionally, we would like to utilize the **Evelyn Chambers Room** to provide tables and chairs for our vendors to take breaks and enjoy a complimentary lunch provided by the organizing committee. The **kitchen** will be used exclusively for serving food (no food preparation will take place on-site). We would like tables and chairs included for our job fair.

We respectfully request that the **City Council consider waiving all fees and costs associated with using the facility**. Our primary objective is to bring employment opportunities and essential resources to Atwater residents, particularly Veterans and individuals with disabilities.

To ensure compliance with facility requirements, Resources for Independence Central Valley is prepared to provide the necessary **insurance coverage** for the event.

We sincerely appreciate your time and consideration and look forward to your support in making this event a success. Please let us know if you require any additional information.

Best Regards,

Nancy Mendoza

Nancy Mendoza
Business Specialist
Merced EDD
(209) 726-5421

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Justin Vinson, Public Works Director
SUBJECT: **Accepting Well 20-A Project as complete** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Accepts work done under the contract for Well 20-A Project, City Project 20-02; and authorizes and directs the City Manager to sign a Notice of Completion and have it recorded on behalf of the City.

I. BACKGROUND/ANALYSIS:

At their regular meeting of October 10, 2022, the City Council awarded a contract to W.M. Lyles Co. of Bakersfield, California for the Well 20-A Project. Improvements are located at 709 Rancho Vista Dr, Atwater, CA. The site had a well drilled, but existing piping and well-head needed to be demolished. After the demolition, the project included a new pump and motor, granulated activated carbon vessels for treatment of the water, a new generator, a backwash tank, new electrical equipment, updating the disinfection system, and a new connection to the storm drain system.

The work was satisfactorily completed in accordance with the plans and specifications. The total amount of the contract is $5,095,690.97. Staff and the designer, Provost and Pritchard, have inspected the work and find it acceptable.

The Notice of Completion has been prepared (**EXHIBIT "A"**) for this project.

II. FISCAL IMPACTS:

Sufficient funding is budgeted in the Water Fund, Capital Improvements, Account No. 6001-1080-X015.H015 and TCP Fund, Capital Improvement, Account No. 6007.1080.H015.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item was reviewed by the City Attorney's office.

IV. EXISTING POLICY:

N/A

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been reviewed by all departments.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This project is Categorically Exempt (CE) pursuant to the California Environmental Quality Act (CEQA) guidelines, Section 15301, "Existing Facilities" Class1(c): Operation, repair, maintenance, or minor alteration to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

IX. STEPS FOLLOWING APPROVAL:

Upon City Council approval, the City Manager will execute the Notice of Completion and the City Clerk's office will record the Notice. Acceptance of the Contract begins the 1-year guarantee period, during which staff monitors the completed improvements for any required corrective work. Contract bonds remain in place for 1 year or until the completion of any required corrective work.

Submitted by:



Justin Vinson, Public Works Director

Approved by:



Chris Hoem, City Manage

Attachments:

1. Exhibit A - Notice of Completion (Well 20A)

Recorded at the request of:

CITY CLERK

Return to

CITY OF ATWATER

1160 FIFTH STREET

ATWATER, CA 95301

NOTICE OF COMPLETION

(INDIVIDUAL OR CORPORATION)

Notice is Hereby Given That:

1. The work of improvement as a whole was completed upon the hereinafter described real property on: June 13,2025.

2. The name and address of the owner giving and filing this notice:

Name	Street and No.	City	State
CITY OF ATWATER	1160 FIFTH STREET	ATWATER	CALIFORNIA

The interest of said owner was acquired subsequent to the commencement of the work of improvement from:

Name	Street and No.	City	State
	N/A		

The names and addresses of all other co-owners, if any, who own an estate or interest in said real property, whether as joint tenants or tenants in common, or otherwise, are:

Name	Street and No.	City	State
	N/A		

3. That the nature of the interest or estate of the owner in and to said real property is in fee: yes

4. That the name of the original contractor for the work of improvement referred to above is: W.M. Lyles. of Bakersfield, CA

5. That the street address of said property is 709 Rancho Vista Dr, Atwater, CA 95301.

6. That the real property herein referred to is situated in the City of Atwater, County of Merced, State of California, and particularly described as follows:

Well 20-A Project

City Project No. 20-02

Verification for CORPORATE owner:

_____

CHRIS HOEM, CITY MANAGER

STATE OF CALIFORNIA

} ss

County of Merced

On _____ before me, Janell A. Martin, Notary Public, personally appeared Chris Hoem, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.*

_____

Janell A. Martin, NOTARY PUBLIC

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Justin Vinson, Public Works Director
SUBJECT: **Accepting Civic Center Building 2 (City Hall) Project as complete** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Accepts work done under the contract for Civic Center Building 2 Project, City Project 21-03; and authorizes and directs the City Manager to sign a Notice of Completion and have it recorded on behalf of the City.

I. BACKGROUND/ANALYSIS:

At their regular meeting of December 11, 2023, the City Council awarded a contract to DGN Build of Stockton, California for the Civic Center Building 2 (new City Hall) Project. Improvements are located at 1350 Broadway Avenue, Atwater, CA. The site had tenant improvements completed to house the Finance and Community Development Departments. There was also ADA parking installed in the city-owned parking lot across the street from 1350 Broadway Avenue.

The work was satisfactorily completed in accordance with the plans and specifications. The total amount of the contract is $1,309,299. Staff has inspected the work and finds it acceptable.

The Notice of Completion has been prepared (**EXHIBIT "A"**) for this project.

II. FISCAL IMPACTS:

Sufficient funding is budgeted in the ARPA Fund, Capital Improvements, Account No. 1010.1080.V001.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item was reviewed by the City Attorney's office.

IV. EXISTING POLICY:

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been reviewed by all departments.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This project is Categorically Exempt (CE) pursuant to the California Environmental Quality Act (CEQA) guidelines, Section 15301, "Existing Facilities" Class1(c): Operation, repair, maintenance, or minor alteration to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

IX. STEPS FOLLOWING APPROVAL:

Upon City Council approval, the City Manager will execute the Notice of Completion and the City Clerk's office will record the Notice. Acceptance of the Contract begins the 1-year guarantee period, during which staff monitors the completed improvements for any required corrective work. Contract bonds remain in place for 1 year or until the completion of any required corrective work.

Submitted by:

Justin Vinson, Public Works Director

Approved by:

Chris Hoem, City Manage

Attachments:

1. Exhibit A - Notice of Completion (City Hall)

Recorded at the request of:

CITY CLERK

Return to

CITY OF ATWATER

1160 FIFTH STREET

ATWATER, CA 95301

NOTICE OF COMPLETION

(INDIVIDUAL OR CORPORATION)

Notice is Hereby Given That:

1. The work of improvement as a whole was completed upon the hereinafter described real property on: June 16,2025.

2. The name and address of the owner giving and filing this notice:

Name	Street and No.	City	State
CITY OF ATWATER	1160 FIFTH STREET	ATWATER	CALIFORNIA

The interest of said owner was acquired subsequent to the commencement of the work of improvement from:

Name	Street and No.	City	State
	N/A		

The names and addresses of all other co-owners, if any, who own an estate or interest in said real property, whether as joint tenants or tenants in common, or otherwise, are:

Name	Street and No.	City	State
	N/A		

3. That the nature of the interest or estate of the owner in and to said real property is in fee: yes

4. That the name of the original contractor for the work of improvement referred to above is: DGN Build. of Stockton, CA

5. That the street address of said property is 1350 Broadway Ave, Atwater, CA 95301.

6. That the real property herein referred to is situated in the City of Atwater, County of Merced, State of California, and particularly described as follows:

Civic Center Building 2

City Project No. 21-03

Verification for CORPORATE owner:

_____

CHRIS HOEM, CITY MANAGER

STATE OF CALIFORNIA

} ss

County of Merced

On _____ before me, Janell A. Martin, Notary Public, personally appeared Chris Hoem, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.*

_____

Janell A. Martin, NOTARY PUBLIC

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Jim Vang, Civil Engineering Assistant
SUBJECT: **Accepting the Public Improvements and Related Work by BFD-ATWCA-2401 for the Development of a Coffee Restaurant** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Accepts the Public Improvements and Related Work by BFD-ATWCA-2401 for the development of a coffee restaurant pursuant to a Subdivision Improvement Agreement; and authorizes and directs the City Manager, or designee, to sign a Notice of Acceptance and have it recorded on behalf of the City.

I. BACKGROUND/ANALYSIS:

On February 21, 2024, the Planning Commission adopted Resolution No.2410-23, approving the tentative map for the drive through coffee restaurant subject to certain conditions of approval and approving the site plan. The condition of approval required that either (1) certain improvements be constructed prior to approval of the final map, or (2) that developer enter into an agreement with the City provided the future construction of such improvements. The developer applied for final parcel map approval without having completed all required improvements and therefore entered into an agreement with the City providing for the construction and installation of improvements as required by the Subdivision Map Act, Government Code Section 66410 et. Seq., and the City of Atwater Municipal Code section 16.16.040.

At their regular meeting on April 22, 2024, the City Council approved the subdivision improvement agreement with BFD-ATWCA-2401 for the construction and completion of certain public improvements. Staff inspected the work and finds it acceptable. A warranty bond will be posted for the required one-year warranty period, which is to begin upon the City Council's acceptance of the subject improvements. The warranty bond shall be in place prior to the release of any and all performance bonds secured for the construction of the improvements.

II. FISCAL IMPACTS:

The fiscal impacts from this project are covered at the expense of the developer.

III. LEGAL REVIEW:

This item was reviewed by the City Attorney's office.

IV. EXISTING POLICY:

This item is consistent with Atwater Municipal Code Chapter 16.16.040 and Chapter 16.36.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item was reviewed by relevant departments.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

The Planning Commission of the City of Atwater made a finding that this project is categorically exempt under California Environmental quality act (CEQA) guideline section 15332: "In-Fill Development Projects".

IX. STEPS FOLLOWING APPROVAL:

Upon City Council Approval, the City Manager, or designee, will execute the Notice of Acceptance and the City Clerk's office will record the Notice. Acceptance of improvements begins the 1-year guarantee period, during which staff monitors the completed improvements for any required corrective work. The warranty bond remains in place for 1 year or until the completion of any required corrective work.

Submitted by:



Justin Vinson, Public Works Director

Approved by:



Chris Hoem, City Manage

Attachments:

1. Resolution XXXX-25 Accepting Public Improvement - BFD-ATWCA-2401
2. Subdivision Improvement Agreement 4-22-24
3. Notice of Acceptance - BFD-AtwCA-2401-c1

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. XXXX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER ACCEPTING THE PUBLIC IMPROVEMENTS AND RELATED WORK BY BFD-ATWCA-2401 FOR THE DEVELOPMENT OF A COFEE RESTRUARANT PURSUANT TO A SUBDIVSION IMPROVEMENT AGREEMENT

WHEREAS, BFD-AtwCA-2401 LLC (the "Developer") submitted an application to the City of Atwater ("City") for the development of a Subdivision Map and a Site Plan to construct a 949 square foot Coffee Restaurant on the property located near 1109 Bellevue Road, Atwater, CA 95301, Assessor Parcel Numbers 150-190-036; and

WHEREAS, on February 21, 2024, the Planning Commission of the City of Atwater ("Planning Commission) adopted Resolution No. 241023, approving the tentative map for the drive through coffee restaurant, prepared by Vang Inc. Consulting Engineers, dated December 1, 2023, subject to certain conditions of approval, and approving the Site Plan; and

WHEREAS, the conditions of approval required that either (1) certain improvements be constructed prior to approval of the final map, or (2) that Developer enter into an agreement with the City providing for the future construction of such improvements; and

WHEREAS, Developer entered into an agreement with the City providing for the future construction of improvements as required by the Subdivision Map Act, Government Code Section 66410 et. seq., and the City of Atwater Municipal Code section 16.16.040; and

WHEREAS, the City and Developer entered into a subdivision improvement agreement dated April 22, 2024 ("Subdivision Improvement Agreement"), a copy of which is attached hereto as Attachment "1" to Exhibit "A" and incorporated herein by reference for the construction and completion of certain public improvements; and

WHEREAS, Developer has completed the necessary work in accordance with the Improvement Plans, attached hereto as Attachment "2" to Exhibit "A" as well as the terms and conditions of the Subdivision Improvement Agreement; and

WHEREAS, the City Engineer has inspected the work and repairs and has sent the Developer a written notice stating that the work has been satisfactorily completed; and

WHEREAS, the City Engineer recommends acceptance of the Improvements ("Engineer Recommendation"); and

WHEREAS, the Improvements have been constructed in accordance with the City's accepted plans and to the satisfaction of the City in accordance with the terms in the above mentioned Subdivision Improvement Agreement,

NOW, THEREFORE, the City Council of the City of Atwater does hereby resolve as follows:

Section 1. Recitals. All of the above recitals and exhibits are true and correct and incorporated herein by reference.

Section 2. Acceptance of Public Improvements. The City hereby accepts the Improvements based on the terms of the Subdivision Improvement Agreement. The Improvements are depicted in Attachment 2 to Exhibit "A" to this Resolution. The Improvements will be included in the appropriate City asset management systems.

Section 3. Warranty Period & Inspection. Pursuant to Section 18 of the Subdivision Improvement Agreement, the City accepts the Improvements without waiving the Developer's requirement to guarantee, for one (1) year following the recordation of the notice of acceptance of Improvements, that the Improvements perform in an acceptable manner and are free from defects. In the event an Improvement fails to perform as expected, the Developer shall be responsible for the prompt repair or replace the failed improvement. If the Developer fails to perform the required repairs, the Developer has agreed, pursuant to the terms of the Permit, to pay the City the costs of any such removal, repair, or correction, plus twenty five (25) percent.

Section 4. Warranty Bond. Pursuant to Section 18.2 of the Subdivision Improvement Agreement, the Developer shall furnish and deliver a warranty bond in the amount of ten percent of the value of the improvements upon the passage of this Resolution. This Warranty Bond shall be in place prior to the release of any and all performance bonds secured for the construction of the Improvements. The Warranty bond shall be in a form acceptance to the City Attorney and shall guarantee and warranty the Work for a period of one year following the date of recordation of the notice of acceptance of the Improvements against any defective work or labor done, or defective materials furnished.

Section 5. Release of Performance Bond. Upon Developer's furnishing a delivering a warranty bond to the City in the form and manner acceptable pursuant to Section 4 of this Resolution, the City shall release the entirety of the Performance Bond for the Developer's work.

Section 6. Recordation of Notice of Acceptance. Upon adoption of this Resolution, the City Engineer shall record a notice of acceptance, in a form to be approved by the City Attorney, in the official Records of Merced County. Title to, and ownership of, all Improvements constructed by Developer under the Subdivision Improvement Agreement within the public right of way, or designated for public use, shall vest in the City upon the Recordation of the Notice of Acceptance.

The foregoing resolution is hereby adopted this 23th day of June 2025.

AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON, MAYOR

ATTEST:

_____
KORY J. BILLINGS, CITY CLERK

Recorded in Official Records, MERCED COUNTY

MATT H. MAY
Merced County Clerk – Recorder

P Public

05/06/2024
01:10 PM
RE20

Doc#: 2024010074

Titles: 1 Pages: 22
Fees NO FEE

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF ATWATER
750 Bellevue Road
Atwater, California 95301

Attention: City Clerk

(Space Above This Line for Recorder's Use Only)
Exempt from recording fee per Gov. Code § 27383.

SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the "**Agreement**") is made and entered into on this 22nd day of April, 2024 (the "**Effective Date**") by and between BFD-AtwCA-2401 , a Limited Liability Company ("**Developer**"), and the CITY OF ATWATER, a California municipal corporation ("**City**") (collectively, the "**Parties**").

RECITALS

A. Developer is the applicant/party of interest of certain real property located near 1109 Bellevue Road in the City of Atwater, Merced County, California, and identified by Merced County Assessor Parcel Numbers 150-190-036, as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "**Property**"). Developer has submitted an application to the City for the development of a Subdivision Map and a Site Plan to construct a 949 Square foot Coffee Restaurant on the Property (the "**Project**").

B. On February 21, 2024, the Planning Commission of the City of Atwater ("Planning Commission") adopted Resolution No. 241-23, approving the tentative map for A drive thru coffee restaurant, prepared by Vang Inc. Consulting Engineers, dated 12/1/2023, subject to certain conditions of approval (the "**Conditions**"). On that same date, the Planning Commission also adopted Resolution No.241-23 approving Site Plan.

The Conditions require either (1) that certain improvements be constructed prior to approval of the final map, or (2) that Developer enter into an agreement with the City providing for the future construction of such improvements.

C. Developer has applied to City for final parcel map approval without having completed all required improvements and therefore will enter into an agreement with the City providing for the future construction and installation of the improvements, as required by the Subdivision Map Act, Government Code Section 66410 *et seq.*, and City of Atwater Municipal Code section 16.16.040, et seq., may be amended from time to time (the "**Subdivision Ordinance**").

D. Developer has submitted an Engineers Estimate for the improvements titled "Bellevue Street repair, Engineers Probable Cost" prepared by Vang Inc. Consulting Engineers and dated 3/12/2024 (the "**Engineers Estimate**"), which Engineers Estimate have been approved by the City Engineer. The Engineers Estimate are attached hereto as Exhibit B and incorporated by this reference.

E. City and Developer desire to enter an agreement providing for the construction and installation of the improvements in accordance with the Conditions of Approval.

AGREEMENT

NOW, THEREFORE, in consideration of the faithful performance of the terms and conditions set forth in this Agreement, the parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to guarantee completion of certain improvements in accordance with the Improvement Plans and ensure satisfactory performance by Developer of Developer's obligations to satisfy the Conditions.

2. Duty to Install Improvements. Developer will construct, install and complete, or cause to be constructed, installed and completed, at the Developer's sole cost and expense, all improvements required by the Conditions and/or described in the Improvement Plans (the "**Improvements**"), in accordance with such plans, all applicable federal, state and local laws, regulations and standards, including without limitation State of California Division of Industrial Safety Construction Orders, and to the satisfaction of the City Engineer in his or her reasonable discretion. Developer will also supply all labor and materials therefor, all in strict accordance with the terms and conditions of this Agreement. The construction, installation and completion of the Improvements and all labor and materials furnished in connection therewith are hereinafter referred to collectively as the "**Work**."

3. Duty to Maintain Improvements. City shall not be responsible or liable for the maintenance or care of the Improvements until City formally approves and accepts them in accordance with its policies and procedures. City shall exercise no control over the Improvements until approved and accepted. Any use by any person of the Improvements, or any portion thereof, shall be at the sole and exclusive risk of the Developer at all times prior to City's acceptance of the Improvements. Developer shall maintain all the Improvements in a state of good repair until they are completed by Developer and approved and accepted by City. Maintenance shall include, but shall not be limited to, repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly prosecute its maintenance obligation under this Section 3, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Improvements or their condition prior to acceptance. Notwithstanding the above, Developer shall make available for public use any streets, curbs, gutters, sidewalks or walkways, streetlights, street furniture, storm drain improvements, fire hydrants, and any other facilities intended for general public use, which are installed, altered or affected by the Work, as soon as they can be safely placed in service.

4. Commencement and Completion Date. Developer will notify City in writing at least ten (10) days prior to the commencement of the Work, and shall provide the City Engineer with a construction schedule, in a form specified by the City Engineer, before beginning any work.. Construction of all required public improvements shall be commenced by the Developer within one-hundred eighty (180) days of the Effective Date and shall be completed within three hundred-sixty five (365) calendar days thereafter. All Work will be

completed in a good and workmanlike manner in accordance with accepted design and construction practices. This completion date may be extended by the City Engineer in consultation with the City Attorney in its sole and absolute discretion at the request of Developer, which request shall be accompanied by a written assurance acceptable to the City Attorney that the securities required by Section 13 shall remain enforceable throughout the term of the extension.

5. Estimated Cost of Work. The estimated cost of the Work is Fifty four thousand eight-hundred fifty dollars ($54,850). Notwithstanding this estimate, Developer hereby acknowledges and agrees that (a) the actual costs to complete the Work may significantly exceed this estimate, (b) this estimate in no way limits Developer's financial obligation, and (c) that Developer is obligated to complete the Work at its own cost, expense, and liability.

6. Modifications to the Plans. Approval of this Agreement by City does not release Developer of its responsibility to correct mistakes, errors or omissions in the Improvement Plans. If, at any time, in the opinion of the City Engineer, in his or her reasonable discretion, the Improvement Plans are deemed inadequate in any respect Developer agrees to make such modifications, changes or revisions as necessary in order to complete the Work in a good and workmanlike manner in accordance with this Agreement.

7. Repairs. Developer agrees to repair or have repaired in a timely manner at its sole cost and expense all public or private property damaged as a result of or incidental to the Work or in connection with the development of the Property or to pay to the property owner of any property the full cost of such repair. In addition, Developer shall obtain the written acceptance of such repair or payment from any owner whose private property was repaired by Developer or to whom Developer has paid the full cost of such repair in accordance with this Section 7. City shall be under no obligation whatsoever to approve or accept the Work completed under this Agreement until such time as all repairs have been completed or have been paid for and required written acceptances have been provided to the City Engineer.

8. Foreman or Superintendent. Developer shall give personal attention to the Work. A competent foreman or superintendent, satisfactory to the City Engineer, in his or her reasonable discretion, with authority to act for and on behalf of Developer, shall be named in writing by Developer prior to commencement of the Work, shall be present on the Property during the performance of the Work and may not be changed without advance notification to and approval of the City Engineer. Developer shall provide the City with emergency contact information for the foreman or superintendent prior to commencement of the Work.

9. Examination of Work. All of the Work, equipment, and materials shall be performed to the satisfaction of the City Engineer in their reasonable discretion. The City and its authorized agents shall, at all times during the performance of the Work, have free access to the Work, equipment, and materials and shall be allowed to examine the Work, equipment, and materials used and to be used in the Work. No Work shall be performed without inspection by City. Any Work performed without inspection is subject to rejection by City. All Work shall be performed during the City's normal working hours and work days. If any Work is planned to be performed during non-working hours or work days, there must be a request made in writing to City at least sixty four (72) hours in advance. If an inspector is available, Developer shall pay the actual costs for overtime work as provided in Section 10 below. If an inspector is not available, no Work shall be performed.

9.1 The City Engineer is not required to make comprehensive or continuous inspections to check the quality of the work, and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work.

9.2 Visits and observations made by the City Engineer shall not relieve the Developer of its obligation to conduct comprehensive inspections of the Work and to furnish proper materials, labor, equipment and tools, construct acceptable Work, and to provide adequate safety precautions, in conformance with this Agreement.

9.3 Work performed without inspection may be required to be removed and replaced under proper inspection. In such instances, the entire cost of removal and replacing such Work, including the cost of City furnished materials used in the Work, shall be borne by the Developer, regardless of whether or not the work exposed is found to be defective.

9.4 The Developer shall furnish promptly without additional charge all facilities, labor and materials reasonably needed by the City Engineer for performing all inspection and tests. Developer shall be charged with any additional cost of inspection when material and workmanship are not ready at the time of its inspection.

9.5 Where any part of the Work is being done under an encroachment permit or building permit, or is subject to Federal, State, County or City codes, laws, ordinances, rules or regulations, representatives of the applicable government agency shall have full access to the work and shall be allowed to make any inspection or tests in accordance with such permits, codes, laws, ordinances, rules, or regulations. If advance notice of the readiness of the Work for inspection is required by the governing agency, the Developer shall furnish such notice to the appropriate agency.

10. City's Inspection, Administration and Testing. Developer shall pay to City the actual cost for all inspection, administration and testing services furnished by City in connection with this Agreement, including those performed by consultants under contract with the City (the "**City Costs**"). The estimated cost for City Costs will be determined prior to the issuance of an encroachment permit. Concurrently with the execution of this Agreement, Developer shall deposit an amount equal to the Estimated Cost with City for the payment of the City Costs. In the event that the Estimated Cost is insufficient to cover the actual City Costs incurred, Developer shall, upon notice in writing by the City Engineer, deposit such additional amount as may be required to pay the City Costs. Any amount of the Estimated Cost, initial deposit or additional amounts deposited remaining after payment of all City Costs will be returned to Developer. City may, at its discretion, deposit such funds in an interest-bearing account and retain any and all interest earned.

11. Compliance with Laws. Developer shall fully comply with all federal, state and local laws, ordinances and regulations, including the Subdivision Ordinance, in the performance of this Agreement. Developer shall, at its own cost and expense, obtain all necessary permits and licenses for the Work, give all necessary notices, pay all fees and taxes required by law and make any and all deposits legally required by those public utilities that will serve the development on the Property. Copies and/or proof of payment of said permits, licenses, notices, fee and tax payments and deposits shall be furnished to the City Engineer upon request.

12. Encroachment Permits. Developer shall obtain, at its sole cost and expense, any encroachment permits required by the City in order to perform the Work. Prior to excavating within the public right of way for connections to public utilities, Developer must provide to the

City documentation satisfactory to the City Engineer that the providers of such utilities services have agreed to serve the Project.

13. Performance, Labor and Materials and Warranty Security. In accordance with the Subdivision Ordinance and the Subdivision Map Act, Developer will furnish and deliver to City, within the times set forth below, the following surety bonds, each of which must be issued by a surety company duly and regularly authorized to do general surety business in the State of California, or such other surety as may be acceptable to the City Attorney in accordance with the Subdivision Ordinance.

13.1 Performance Bond. Developer must provide a performance bond or security as described Section 16.16.040 and Chapter 16.36 of the City of Atwater Municipal , to guarantee the construction or installation of the improvements, which the Parties estimate at Fifty four thousand Eight Hundred Fifty ($54,850). In addition, Developer shall deposit Fifty-Four Thousand Eight Hundred Fifty Dollars ($54,850.00) in cash and shall also furnish and deliver a performance surety bond in the amount of Zero ($0), concurrently with the execution of this Agreement, which bond must meet the requirements of the Section 16.16.040 and Chapter 16.36 of the City of Atwater Municipal Code and Government Code Section 66499.1, et seq, as may be amended, and be acceptable to the City Attorney. The bond shall be conditioned upon the faithful performance of this Agreement with respect to the Work and shall be released by the City effective upon the date of recordation of the notice of acceptance or final approval of the Improvements and Developer's delivery of a Warranty Bond, as described below, or as otherwise allowed by Government Code Section 66499.7.

13.2 Labor and Materials Bond. Pursuant to Section 16.16.040 and Chapter 16.36 of the Atwater Municipal Code , Developer shall deposit Twenty-Seven Thousand Four Hundred Twenty-Five Dollars ($27,425.00) in cash and shall also furnish and deliver a labor and materials surety bond in the amount of Zero ($0.00), concurrently with the execution of this Agreement, which bond must meet the requirements of the Atwater Municipal Code and Government Code Section 66499.2, as may be amended, and be acceptable to the City Attorney. The cash and bond shall secure payment to the contractor(s) and subcontractor(s) performing the Work and to all persons furnishing labor, materials or equipment to them. The City shall retain the cash and bond until both (a) the City accepts or gives final approval to the Work, and (b) the statute of limitations to record a claim of lien under Civil Code section 8410 *et seq.* has expired. After said date, the cash deposited and/or the bond may be reduced by the City Engineer to an amount not less than the total amount claimed by all claimants for whom claims of lien have been recorded and notice given in writing to the City Council. The balance of the cash and bond shall be retained until the final settlement of all such claims and obligations. If no such claims have been recorded, the cash deposited and the bond shall be released in full by the City Engineer.

14. Additional Security. If either upon execution of this Agreement or during the course of performance the City considers that it is necessary to have an updated engineer's estimate prepared, the City shall provide written notice to Developer. Developer shall provide such estimate within the timeframe set forth in the City's notice and shall make such modifications to the estimate as may be reasonably requested by City. Developer shall provide additional security as may be required by the updated engineer's estimate. If Developer is required to post additional security, the City may require either a cash deposit or a surety bond guaranteeing performance in a form and signed by sureties satisfactory to City. The condition of the security shall be that if Developer fails to perform its obligations under this Agreement, the City may, as applicable, use the proceeds or require the sureties to perform the obligations, of the Agreement.

15. No Waiver by City. Inspecting of the work and/or materials, or approval of work and/or materials, or a statement by an officer, agent or employee of the City indicating the work complies with this Agreement, or acceptance of all or any portion of the work and/or materials, or payments thereof, or any combination of all of these acts shall not relieve Developer or its obligation to fulfill this Agreement; nor is the City by these acts prohibited from bringing an action for damages arising from the failure to comply with this Agreement.

16. Completion of Work. After Developer (a) completes the Work in accordance with the Improvement Plans and the terms and conditions of this Agreement, and (b) repairs any private or public property damaged as a result of the Work, or pays the full cost of such repair to the owner whose property was damaged, and obtains the written acceptance of such repair or payment from any owner whose private property was repaired by Developer or to whom Developer paid the full cost of such repair in accordance with Section 7 above, Developer will provide City with a written notice of completion pursuant to section 17.1 of this Agreement, together with copies of all written acceptances as described in Section 7. City, in its sole and absolute discretion, may accept or give final approval to the Work in phases and allow a partial release of the bonds provided under Section 13 above.

17. Final Acceptance.

17.1 Notice of Completion. Within thirty (30) days of receipt of Developer's written notification pursuant to Section 16 above, City Engineer shall inspect the Work and repairs and review the written acceptances, if any, and send Developer a written notice stating whether the Work and repair are complete to the satisfaction of the City Engineer, in his reasonable discretion, and whether the written acceptances described in Section 7 have been provided. If the Work and repair are, in the opinion of the City Engineer, not complete, not satisfactory, and/or written acceptances have not been provided, the City Engineer will list the deficiencies that must be corrected to find the Work and repair complete and satisfactory. Upon satisfactory completion of the Work and repair and submittal of written acceptances, the City Engineer will send Developer a written notice of satisfactory completion. The requirement for written acceptances may be waived by the City Engineer, in his reasonable discretion, if Developer has made commercially reasonable efforts to obtain such acceptances. City Engineer's failure to respond to Developer's written notification within thirty (30) days will not be deemed a breach or default under this Agreement.

17.2 Acceptance of Improvements. After sending Developer a written notice of satisfactory completion pursuant to Section 17.1, the City Engineer will recommend acceptance of the Improvements within the public right of way, or designated for public use, to the City Council. The acceptance of those Improvements shall be by resolution. Upon adoption of such resolution, the City Engineer shall record a notice of acceptance, in a form to be approved by the City Attorney, in the Official Records of Merced County. Title to, and ownership of, all Improvements constructed by Developer under this Agreement within the public right of way, or designated for public use, shall vest in City upon City's acceptance of such Improvements. Acceptance of the Improvements by the City shall be deemed as final approval of the completed Improvements that are not accepted for ownership by the City.

18. Warranty Period.

18.1 Warranty; Repair and Reconstruction. Without limiting the foregoing, Developer expressly warrants and guarantees all Work and all materials used in the Work for a period of one year after the date of recordation of the notice of acceptance of the Improvements in accordance with Section 17. If, within this one-year period, any Improvement or part of any

Improvement installed or constructed, or caused to be installed or constructed by Developer, or any of the Work, fails to fulfill any of the requirements of the Improvement Plans or this Agreement, Developer shall, without delay and without cost to City, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work or Improvement to the satisfaction of the City Engineer. Should Developer fail to act promptly or in accordance with this requirement, or should the exigencies of the situation require repairs, replacements or reconstruction to be made before Developer can be notified, City may, at its option, make the necessary repairs, replacements or perform the necessary reconstruction and Developer shall pay to the City upon demand the actual cost of such repairs, replacements or reconstruction plus 25 percent.

18.2 Warranty Bond. Developer shall furnish and deliver a warranty bond in the amount of ten percent of the value of the Improvements upon acceptance and final approval of the Improvements and prior to release of the entirety of the Performance Bond. The bond shall be in a form acceptable to the City Attorney and shall guarantee and warranty the Work for a period of one year following the date of recordation of the notice of acceptance of the Improvements against any defective work or labor done, or defective materials furnished.

19. Developer Not Agent of City. Neither Developer nor Developer's contractors, subcontractors, agents, officers, or employees are agents, partners, joint venturers or employees of City and the Developer's relationship to the City, if any, arising herefrom is strictly that of an independent contractor. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Further, there are no intended third party beneficiaries of any right or obligation assumed by the Parties.

20. Indemnification. Developer agrees to indemnify, defend and hold the City, its elective and appointed boards, commissions, officers, agents, employees and consultants, harmless from and against any and all claims, liabilities, losses, damages, including property damage, injuries, including death, penalties, fines, judgments, awards, decrees, attorneys' fees and related costs or expenses of any kind or nature (collectively, "**Claims**") arising directly or indirectly out of this Agreement, including without limitation Developer's, or Developer's contractors', subcontractors', agents' or employees', acts, omissions, or operations under this Agreement, and the performance of the Work, whether such acts, omissions, or operations are by Developer or any of Developer's contractors, subcontractors, agents or employees. The aforementioned indemnity shall apply regardless of whether or not City has prepared, supplied or approved plans and/or specifications for the Work or Improvements and regardless of whether any insurance required under this Agreement is applicable to any Claims. The City does not and shall not waive any of its rights under this indemnity provision because of its acceptance of the bonds or insurance required under the provisions of this Agreement. Developer's obligation to indemnify City shall survive the expiration or termination of this Agreement.

21. Insurance. During the term of this Agreement, Developer shall maintain at its cost and expense the following insurance coverage against Claims, including Claims for injuries to persons or damages to property that may arise from or in connection with the performance of the Work and the results of that Work by the Developer, its contractors, agents, representatives, employees or subcontractors, with insurers with an A.M. Best's rating of no less than A:VII unless otherwise accepted by the City in writing:

21.1 Commercial General Liability (CGL). Developer shall provide or cause to be provided Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal &

advertising injury with limits no less than **$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to the Project and Property or the general aggregate limit shall be twice the required occurrence limit.

21.2 Automobile Liability Insurance. Developer shall provide or cause to be provided ISO Form Number CA 00 01 covering any auto (Code 1), or if Developer has no owned autos, hired (Code 8), and non-owned autos (Code 9), with limit no less than **$1,000,000** per accident for bodily injury and property damage.

21.3 Workers' Compensation Insurance. Developer shall provide, or cause to be provided, workers' compensation insurance as required by law, and shall cause its contractors and their subcontractors, agents and representatives to maintain workers' compensation insurance as required by the State of California, with statutory limits, and employer's liability insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease. For services deemed public works, by signing this agreement, Developer is certifying, pursuant to Section 1861 of the California Labor Code, that: "I am aware of the provisions of Section 3700 of the Labor Code which require 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 of this Agreement."

21.4 Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

21.4.1 Additional Insured Status. The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Developer including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Developer's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

21.4.2 Primary Coverage. For any Claims related to this Agreement, the Developer's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Developer's insurance and shall not contribute with it.

21.4.3 Notice of Cancellation. Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

21.4.4 Waiver of Subrogation. Developer hereby grants to City a waiver of any right to subrogation which any insurer of said Developer may acquire against the City by virtue of the payment of any loss under such insurance. Developer agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

21.4.5 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Developer to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

21.5 Certificate of Insurance and Endorsements. Developer shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Section. All certificates and endorsements are to be received and approved by the City before the Work commences. However, failure to obtain the required documents prior to the commencement of the Work shall not waive the Developer's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

21.6 Developer's Consultants and Contractors. Developer shall include all of their consultants and all prime contractors and subcontractors as insured under its polices or shall furnish separate certificates and endorsements for each consultant and contractor. All coverages for consultants and contractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming additional insureds.

21.7 Higher Limits. If the Developer maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Developer. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

22. Payments. Developer agrees that it will pay, when due, all those furnishing labor or materials in connection with the Work. Developer further agrees that pursuant to Government Code section 66499.7, the Labor and Materials Bond provided by Developer in accordance with Section 13.2 of this Agreement shall not be released if any mechanics liens or stop notices are outstanding, unless said liens are released by bond in compliance with Civil Code section 3143.

23. Notice of Breach and Default. The occurrence of any of the following constitutes a breach and default of this Agreement:

(1) Developer refuses or fails to complete the Work within the time set forth herein or abandons the Work;

(2) Developer assigns the Agreement without the prior written consent of City;

(3) Developer is adjudged bankrupt or makes a general assignment for the benefit of creditors, or a receiver is appointed in the event of Developer's insolvency;

(4) Developer or Developer's consultants, contractors, subcontractors, agents or employees, fail to comply with any terms or conditions of this Agreement or

(5) There is any delay in the construction of any portion of the Work or repairs, which in the reasonable opinion of the City Engineer, endangers public or private property.

The City may serve written notice of breach and default upon Developer and the financial institution holding the bonds.

24. Breach of Agreement; Performance by City; Remedies. In the event that Developer fails to cure any such breach in its entirety within fifteen (15) days of any such notice of breach and default given pursuant to Section 23, those entities or individuals providing improvement security to the Developer under Section 13 shall have the duty to take over and complete the required public improvements herein specified. However, if within fifteen (15)

days after the servicing upon it of such notice of breach, the security improvement providers do not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within twenty (20) days after notice to such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Developer and those providing improvement security to the Developer shall be liable to City for any excess cost or damages occasioned City thereby. If City completes the Work, Developer, immediately upon demand, shall pay the costs and charges related to the Work and any subsequent repairs. City, without liability for doing so, may take possession of and utilize in completing the Work and repairs, if any, such materials and other property belonging to Developer as may be on or about the Property and necessary for completion of the work. In the event of default, the financial institution holding the bonds shall be liable to City to pay the face amount of the bonds, as specified in this Agreement. As noted above, City may bring legal action to compel performance of this Agreement and recover the costs of completing the Work and/or repairs, if any, including City's administrative and legal costs. Developer agrees that if legal action is brought by City under this Section of the Agreement, Developer shall pay all of the costs of suit, reasonable attorney fees, arbitration costs and such other costs as may be determined by the court or arbitrator. No failure on the part of City to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that City may have hereunder.

25. Erosion Control. Developer shall take all necessary actions during the Work to prevent erosion damage and to prevent migration of soil or silt- or sediment-contaminated storm water run-off onto streets or other properties or into creeks, seasonal drainage courses or the public storm drain system. It is understood and agreed that in the event of failure on the part of Developer to prevent erosion or soil migration or storm water contamination, City may implement any and all erosion or storm water protection and/or mitigation measures it determines to be necessary on an emergency basis and Developer shall, within thirty (30) days of receiving notice in writing from the City Engineer, reimburse City for all of City's actual expenses incurred (including administrative and/or legal expenses) in implementing such erosion protection and/or mitigation measures. If Developer fails to timely reimburse City, City may proceed against the Performance Bond described in Section 13.1 to cover all of City's actual expenses.

26. Final Drawings. Upon completion of the Work and prior to final acceptance and approval, Developer shall deliver to City a set of "as-built" drawings. These drawings shall be in a form acceptable to the City Engineer, shall be certified as being "as-built" and shall reflect the Work as actually constructed, with any and all changes incorporated therein. The drawings shall be signed and sealed as accurate by the engineer of record.

27. Attorneys' Fees. Should any legal action or arbitration be brought by either party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing party shall be entitled to all costs of suit, reasonable attorneys' fees, arbitration costs and such other costs as may be determined by the court or arbitrator.

28. Notices. Formal written notices, demands, correspondence and communications between City and Developer shall be sufficiently given if: (a) personally delivered; (b) dispatched by next day delivery by a reputable carrier such as Federal Express to the offices of City and Developer indicated below, provided that a receipt for delivery is provided; or (c) if dispatched by first class mail, postage prepaid, to the offices of City and Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such persons and addresses as either party may from time-to-time designate by

next day delivery or by mail as provided in this Section.

City: CITY OF ATWATER
750 Bellevue Road,
Atwater, California
95301 Attention: City
Engineer

Developer: BFD-AtwCA-2401, LLC
2828 Enterprise Ave
Clovis, CA 93619
Attention: Mike Fillebrown

Notices delivered by deposit in the United States mail as provided above shall be deemed to have been served two (2) business days after the date of deposit if addressed to an address within the State of California, and three (3) business days if addressed to an address within the United States but outside the State of California.

29. Prevailing Wages:

29.1 Developer acknowledges that City has made no representation, express or implied, to Developer or any person associated with Developer regarding whether or not laborers employed relative to the construction of the improvements to be constructed pursuant to this Agreement must be paid the prevailing per diem wage rate for their labor classification, as determined by the State of California, pursuant to Labor Code Section 1720, *et seq.* ("Prevailing Wage Laws"). Developer agrees with City that Developer shall assume any and all responsibility and be solely responsible for determining whether or not laborers employed relative to the construction undertaken pursuant to this Agreement must be paid the prevailing per diem wage rate pursuant to the Prevailing Wage Laws or other applicable law.

29.2 Developer, on behalf of itself, its successors, and assigns, waives and releases City from any right of action that may be available to any of them pursuant to Labor Code Section 1781 or any similar law. Relative to the waiver and release set forth in this Section, Developer acknowledges the protections of Civil Code Section 1542, which reads as follows:

> A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.

By initialing below, Developer knowingly and voluntarily waives the provisions of Section 1542 or any similar law solely in connection with the waivers and releases contained in this Section. _____(Initials of Authorized Developer Representative)

29.3 Developer shall indemnify, hold harmless and defend City against any claim for damages, compensation, fines, penalties or other amounts arising out of the

failure or alleged failure of any person or entity (including Developer , its contractor(s) and subcontractors) to pay prevailing wages as required by law or to comply with the other applicable provisions of Labor Code Sections 1720 *et seq.* and implementing regulations of the Department of Industrial Relations in connection with construction and installation of the improvements required pursuant to this Agreement. Developer 's defense of the City shall be provided by counsel reasonably acceptable to the City. The foregoing indemnity shall survive any termination of this Agreement.

30. Transfers; Assignments. Developer may assign its obligations under this Agreement to successor owner(s) of the Property only with the prior written consent of the City. In connection with any such assignment, Developer and its assignee shall execute and deliver to City a written assignment and assumption agreement in a form acceptable to the City Attorney.

31. Binding Upon Heirs, Successors and Assigns. The terms, covenants and conditions of this Agreement shall be binding upon all heirs, successors and assigns of the parties hereto; provided, however, that this Agreement shall not be binding upon a purchaser or transferee of any portion of the Property unless this Agreement has been assigned pursuant to Section 30. If this Agreement has not been assigned or if the assignment has not been consented to by City, it shall remain binding on Developer.

32. Headings. Section headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions contained in this Agreement.

33. Severability. If any provision of this Agreement is held, to any extent, invalid, the remainder of this Agreement shall not be affected, except as necessarily required by the invalid provision, and shall remain in full force and effect.

34. Entire Agreement. The terms and conditions of this Agreement constitute the entire agreement between City and Developer with respect to the matters addressed in this Agreement. This Agreement may not be altered, amended or modified without the written consent of both parties.

35. Governing Law; Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California, without reference to choice of law provisions. Any legal actions under this Agreement shall be brought only in the Superior Court of the County of Merced, California, State of California.

36. Authority. Each party executing this Agreement on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Agreement and perform all of its obligations hereunder.

37. Time is of the Essence. Time is of the essence of this Agreement and of each and every term and condition hereof.

38. Runs with the Land; Recordation. This Agreement pertains to and shall run with the Property. Upon execution, this Agreement shall be recorded in the Official Records of Merced County.

CITY

CITY OF ATWATER, a California municipal corporation

By: _____
Greg Thompson, City Manager

ATTEST:

_____
Kory J Billings, City Clerk

APPROVED AS TO FORM:

_____
Frank Splendorio, City Attorney

DEVELOPER

By: _____
Name: Mike Fillebrown, BFD-AtwCA-2401

Date: 5/02/2024

California All-Purpose 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 Merced)

On May 6, 2024, before me Gisela Peralta, a Notary Public, personally appeared Gregory K. Thompson 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.

Peralta
(Signature)

GISELA PERALTA
COMM. #2445976
Notary Public - California
Merced County
My Comm. Expires May 4, 2027

(Seal)

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)

COUNTY OF Fresno)

On May 2nd, 2024 before me, Thomas Vang,
Notary Public, personally appeared Michael Fillerbrown,
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.

Thang
_____(SEAL)
Notary Public

THOMAS VANG
Notary Public - California
Fresno County
Commission # 2421992
My Comm. Expires Oct 17, 2026

* * * * * * * * * * * * *

STATE OF CALIFORNIA)

COUNTY OF_____)

On_____, 2024 before me,_____,
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.

_____(SEAL)
Notary Public

EXHIBIT "A"

Legal Description

Real property in the City of Atwater, County of Merced, State of California, described as follows:
PARCEL 1:

PARCEL 2, IN THE CITY OF ATWATER, AS SHOWN ON A PARCEL MAP FILED IN BOOK 33 OF PARCEL MAPS, PAGE 45, MERCED COUNTY RECORDS, BEING A PORTION OF LOT 4, GERTRUDE COLONY, AS PER PLAT RECORDED IN BOOK 2 OF MAPS AND PLATS, PAGE 57, MERCED COUNTY RECORDS.

EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP FILED IN BOOK 87, PAGE 23 OF PARCEL MAPS, MERCED COUNTY RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR VEHICLES AND PEDESTRIANS IN, OVER AND ACROSS THE PARCEL DESCRIBED ABOVE, AS SAID EASEMENTS ARE DISCLOSED IN THAT CERTAIN DRIVEWAY AND ACCESS AGREEMENT, RECORDED FEBRUARY 27, 1986 IN VOL. 2526 OF OFFICIAL RECORDS, PAGE 723, MERCED COUNTY RECORDS.

APN: 150-190-036-000

PARCEL MAP NO. 23-22-0100

PARCEL 2, IN THE CITY OF ATWATER, AS SHOWN ON A PARCEL MAP FILED IN BOOK 33 OF PARCEL MAPS, PAGE 45, MERCED COUNTY RECORDS, BEING A PORTION OF LOT 4, GERTRUDE COLONY, AS PER PLAT RECORDED IN BOOK 2 OF MAPS AND PLATS, PAGE 57, MERCED COUNTY RECORDS.

OWNER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

ETHAN CONRAD, AN UNMARRIED MAN

BY: _____ _____
ETHAN CONRAD DATE

SUNCREST BANK

BY: _____ _____
NAME, [TITLE] DATE

CITIZENS BUSINESS BANK

BY: _____ _____
NAME, [TITLE] DATE

NOTARY ACKNOWLEDGEMENT

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 _____, COUNTY OF _____

ON _____ 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 HE/SHE/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

SIGNATURE _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

NOTARY ACKNOWLEDGEMENT

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 _____, COUNTY OF _____

ON _____ 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 HE/SHE/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

SIGNATURE _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED AS THEIR RESPECTIVE INTERESTS CANNOT RIPEN INTO A FEE:

(5.) PACIFIC GAS AND ELECTRIC COMPANY, THE HOLDER OF EASEMENTS FOR A POLE LINE, GAS PIPELINES AND ELECTRICAL FACILITIES PER DOCUMENTS RECORDED MAY 12, 1953, IN VOLUME 1079, PAGE 303 OF OFFICIAL RECORDS AND SEPTEMBER 5, 1986, IN VOLUME 2560, PAGE 376 OF OFFICIAL RECORDS.

THE CITY OF ATWATER, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES, A SEWAGE PIPELINE, WATER METER ACCESS AND A PUBLIC RIGHT OF WAY PER MAP FILED (6.) JULY 18, 1977, IN BOOK 33 OF PARCEL MAPS, PAGE 45 AND PER DOCUMENTS RECORDED (7.) JULY 11, 1986, IN VOLUME 2549, PAGE 804 OF OFFICIAL RECORDS; (8.) JULY 11, 1986, IN VOLUME 2549, PAGE 817 OF OFFICIAL RECORDS, (9.) JULY 11, 1986, IN VOLUME 2549, PAGE 827 OF OFFICIAL RECORDS AND (10.) SEPTEMBER 23, 1986, IN VOLUME 2563, PAGE 885 OF OFFICIAL RECORDS.

(11.) HOWARDS S FONG, TOY FONG, HING OWYANG, JR., HELEN W. OWYANG, H.T. BROOKS, MATTHEW JERKOVIC AND CALIFORNIA NATIONAL BANK, PARTIES TO A JOINT DRIVEWAY AND ACCESS AGREEMENT PER DOCUMENT RECORDED FEBRUARY 27, 1986 IN VOLUME 2526, PAGE 723 OF OFFICIAL RECORDS.

TITLE REPORT STATEMENT

A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 1015-6995215 DATED 02/8/2024 WAS USED IN THE PREPARATION OF THIS MAP AND IS INCLUDED BY REFERENCE.

FLOOD ZONE

THE PROPERTY IS LOCATED FLOOD ZONE X PER FEMA FIRM MAP NO 06047C0405G EFFECTIVE DECEMBER 2, 2008.

NOTARY ACKNOWLEDGEMENT

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 _____, COUNTY OF _____

ON _____ 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 HE/SHE/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

SIGNATURE _____ NAME _____

COUNTY OF _____ MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE: $_____

FILED THIS ____ DAY OF _____, 20__, AT _____M IN BOOK _____

OF PARCEL MAPS, AT PAGES _____, AT THE REQUEST OF VANG INC. CONSULTING ENGINEERS.

MERCED COUNTY RECORDS, MATT H. MAY, C.P.A., RECORDER

BY: _____
DEPUTY COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR
PETER PAO MOUA
NO. 8413
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN SEYMOUR
NO. C-92033
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
RYAN VANCE
NO. 8225
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MIKE FILLEBROWN ON AUGUST 28, 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ _____
PETER PAO MOUA, L.S. 8413 DATE
EXPIRES 12/31/2024

CITY ENGINEER'S STATEMENT

I, JOHN SEYMOUR, CITY OF ATWATER CITY ENGINEER, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

_____ _____
JOHN SEYMOUR, P.E. 92033 DATE
CITY ENGINEER OF THE CITY OF ATWATER

SURVEYOR FOR THE CITY STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT, AND THAT I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT

_____ _____
RYAN VANCE, P.L.S. 8225 DATE
CONTRACT CITY SURVEYOR OF THE CITY OF ATWATER

PLANNING COMMISSION STATEMENT

THIS MAP HAS BEEN EXAMINED THIS ____ DAY OF _____, 2024 AND FOUND TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP REVIEWED AND APPROVED OR CONDITIONALLY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ATWATER WHICH HAS MADE A DETERMINATION THAT IS CONSISTENT WITH THE CITY OF ATWATER GENERAL PLAN.

_____ _____
GREG THOMPSON DATE

CITY CLERK'S STATAEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ATWATER, BY RESOLUTION DID APPROVE THE MAP WITHIN, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

_____ _____
KORY J. BILLINGS DATE
CITY CLERK OF THE CITY OF ATWATER

LEGAL DESCRIPTION

PARCEL 1:

PARCEL 2, IN THE CITY OF ATWATER, AS SHOWN ON A PARCEL MAP FILED IN BOOK 33 OF PARCEL MAPS, PAGE 45, MERCED COUNTY RECORDS, BEING A PORTION OF LOT 4, GERTRUDE COLONY, AS PER PLAT RECORDED IN BOOK 2 OF MAPS AND PLATS, PAGE 57, MERCED COUNTY RECORDS. EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP FILED IN BOOK 87, PAGE 23 OF PARCEL MAPS, MERCED COUNTY RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR VEHICLES AND PEDESTRIANS IN, OVER AND ACROSS THE PARCEL DESCRIBED ABOVE, AS SAID EASEMENTS ARE DISCLOSED IN THAT CERTAIN DRIVEWAY AND ACCESS AGREEMENT, RECORDED FEBRUARY 27, 1986 IN VOL. 2526 OF OFFICIAL RECORDS, PAGE 723, MERCED COUNTY RECORDS.

Moua Engineering & Surveying LLC

VICE
VANG INC. CONSULTING ENGINEERS
4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

PARCEL MAP NO. 23-22-0100

LEGEND

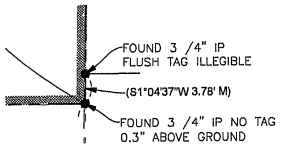
- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED LOT
- PROPOSED PROPERTY LINE

(R-1) REFERS TO BELLEVUE PROPERTIES MAP, BOOK 33, PAGE 45, OF PARCEL MAPS, M.C.R.
(R-2) REFERS TO GERTRUDE COLONY MAP, VOL 2, PAGE 57, OF OFFICIAL PLATS, M.C.R.
(R-3) REFERS TO TRACT 76-7, BOOK 31, PAGE 32, OF PARCEL MAPS, M.C.R.
(R-4) REFERS TO PM 99-3, BOOK 87, PAGES 23-24, OF PARCEL MAPS, M.C.R.
(R-5) REFERS TO TRACT 93-4, VOL. 46, PAGE 16, OF OFFICIAL PLATS, M.C.R.
(R-6) REFERS TO RECORD OF SURVEY VOL. 28, PAGES 1 THRU 4, OF OFFICIAL PLATS, M.C.R.
(R-7) REFERS TO TRACT 93-6, VOL 45, PAGE 41, OF OFFICIAL PLATS, M.C.R.

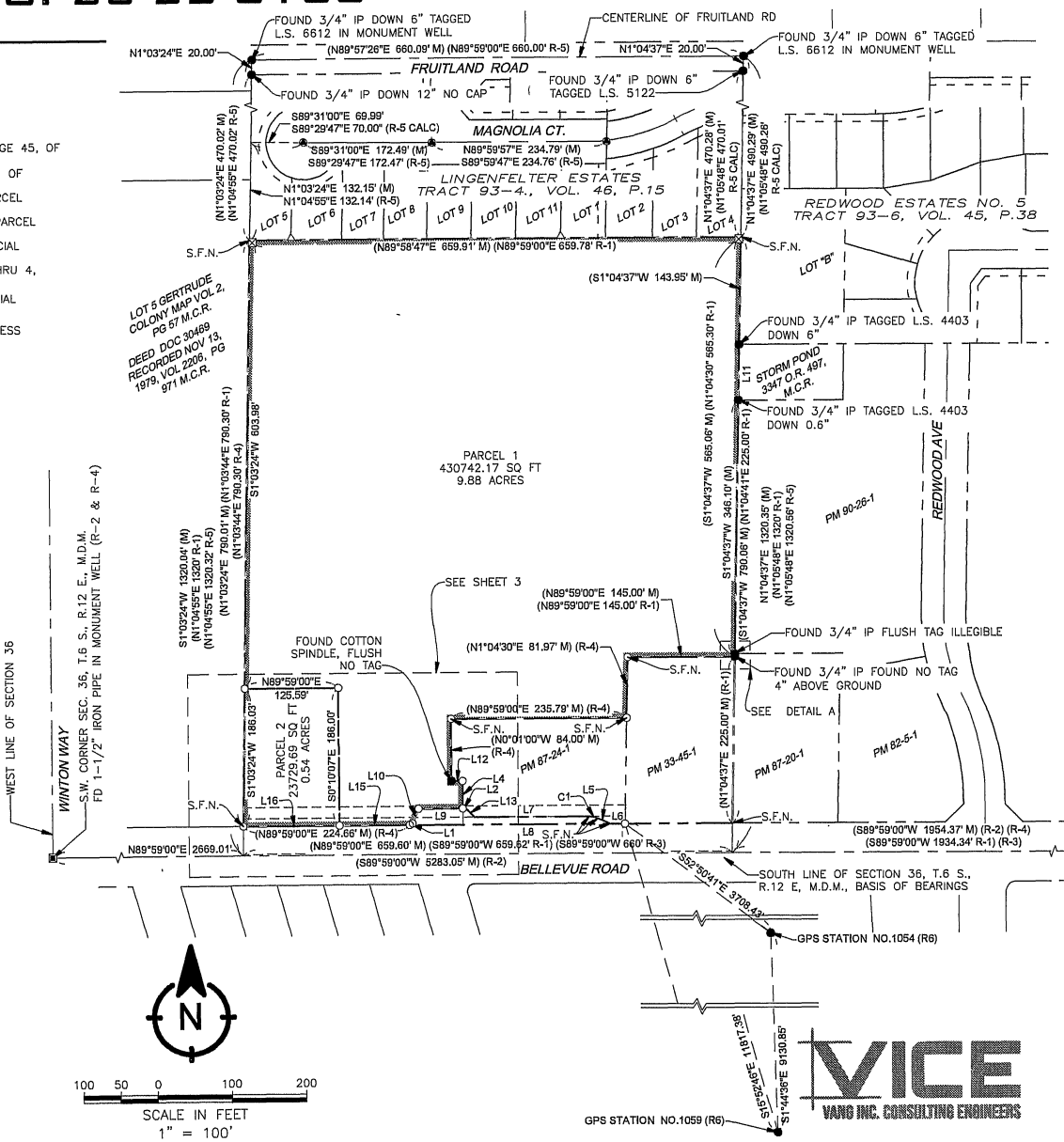
(M) DISTANCES AND BEARINGS SHOWN ARE MEASURED UNLESS NOTED
S.F.N. SEARCHED, FOUND NOTHING
▣ FOUND AND ACCEPTED SECTION CORNER OR QUARTER CORNER, DESCRIBED HEREON.
△ PREVIOUSLY DEDICATED STREET RIGHT OF WAY.
○ SET 3/4" X 30" IRON PIPE, DOWN 6", TAGGED LS 8413
◉ FOUND MONUMENT 3/4" IRON PIPE WITH LS 5122 TAG SET, IN MONUMENT WELL
● FOUND AND ACCEPTED MONUMENT AS DESCRIBED HEREON
△ FOUND AND ACCEPTED WITNESS CORNER 3/4" IRON PIPE DOWN 6" TAG NOT LEGIBLE, PER (R-5), HELD FOR NORTH LINE OF PARCEL 1.
⊠ SET WITNESS 3' X 3' OFFSET WITH 3/4" X 30" IRON PIPE DOWN 6" TAGGED LS 8413
▣ FOUND SECTION CORNER IN MONUMENT WELL AS DESCRIBED

BASIS OF BEARINGS:

THE CENTERLINE OF BELLEVUE ROAD (SOUTH LINE OF SECTION 36, T6S, R12E, MDM), BEING S 89°59'00" W, RECORDED IN BOOK 33, PAGE 45 OF PARCEL MAPS, M.C.R.



A DETAIL
NOT TO SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.53'	N63°11'53"E
L2	4.09'	N89°57'36"W
L4	37.00'	N0°01'00"W
L5	18.01'	N65°34'03"W
L6	20.00'	N89°59'00"E
L7	154.00'	S89°59'00"W
L8	198.06'	N89°59'00"E
L9	60.09'	N89°59'00"E
L10	21.43'	N21°17'05"E
L12	15.00'	S89°59'00"W
L13	16.97'	N45°01'00"W
L15	95.09'	N89°59'00"E
L16	129.57'	N89°59'00"E

CURVE DATA			
SEGMENT	DELTA	RADIUS	LENGTH
C1	24°26'57"	28.00'	11.95'

N

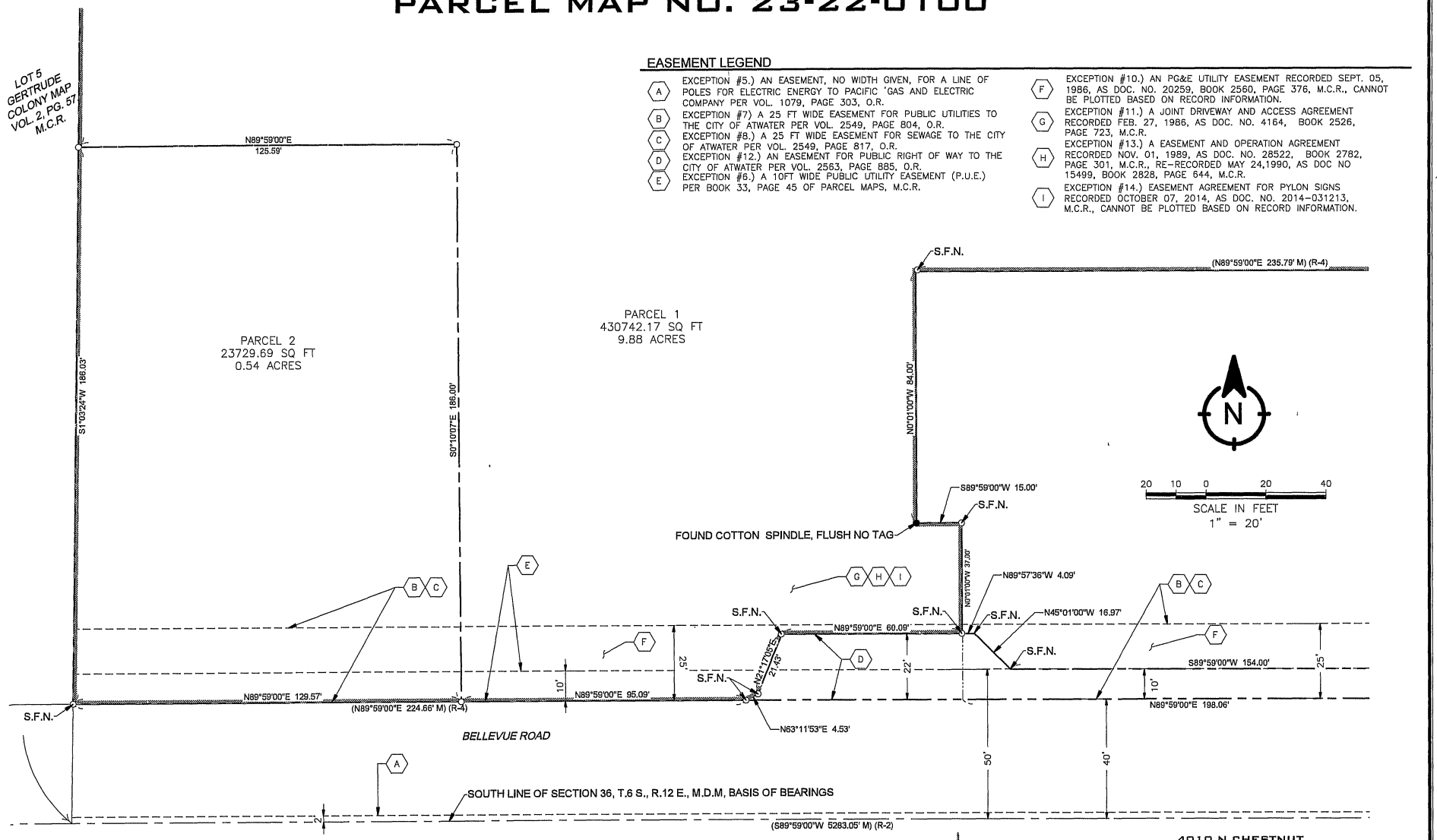
100 50 0 100 200
SCALE IN FEET
1" = 100'

Moua Engineering & Surveying LLC

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FAX: (559) 775-0016
WWW.VICE-ENGR.COM

SHEET NO. 2 / 3

PARCEL MAP NO. 23-22-0100



EASEMENT LEGEND

- (A) EXCEPTION #5.) AN EASEMENT, NO WIDTH GIVEN, FOR A LINE OF POLES FOR ELECTRIC ENERGY TO PACIFIC 'GAS AND ELECTRIC COMPANY PER VOL. 1079, PAGE 303, O.R.
- (B) EXCEPTION #7) A 25 FT WIDE EASEMENT FOR PUBLIC UTILITIES TO THE CITY OF ATWATER PER VOL. 2549, PAGE 804, O.R.
- (C) EXCEPTION #8.) A 25 FT WIDE EASEMENT FOR SEWAGE TO THE CITY OF ATWATER PER VOL. 2549, PAGE 817, O.R.
- (D) EXCEPTION #12.) AN EASEMENT FOR PUBLIC RIGHT OF WAY TO THE CITY OF ATWATER PER VOL. 2563, PAGE 885, O.R.
- (E) EXCEPTION #6.) A 10FT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) PER BOOK 33, PAGE 45 OF PARCEL MAPS, M.C.R.
- (F) EXCEPTION #10.) AN PG&E UTILITY EASEMENT RECORDED SEPT. 05, 1986, AS DOC. NO. 20259, BOOK 2560, PAGE 376, M.C.R., CANNOT BE PLOTTED BASED ON RECORD INFORMATION.
- (G) EXCEPTION #11.) A JOINT DRIVEWAY AND ACCESS AGREEMENT RECORDED FEB. 27, 1986, AS DOC. NO. 4164, BOOK 2526, PAGE 723, M.C.R.
- (H) EXCEPTION #13.) A EASEMENT AND OPERATION AGREEMENT RECORDED NOV. 01, 1989, AS DOC. NO. 28522, BOOK 2782, PAGE 301, M.C.R., RE-RECORDED MAY 24,1990, AS DOC NO 15499, BOOK 2828, PAGE 644, M.C.R.
- (I) EXCEPTION #14.) EASEMENT AGREEMENT FOR PYLON SIGNS RECORDED OCTOBER 07, 2014, AS DOC. NO. 2014-031213, M.C.R., CANNOT BE PLOTTED BASED ON RECORD INFORMATION.

Moua Engineering & Surveying LLC

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FAX: (559) 775-0016

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SHEET NO. 3 / 3

VANG INC. CONSULTING ENGINEERS
4010 N. CHESTNUT AVE STE101
FRESNO, CA 93726

PROJECT #: 23-036
PROJECT NAME: BELLEVUE STREET REPAIR

BY: KEN VANG
DATE: 3/12/2024

ENGINEERS OPINION OF PROBABLE COST

1. DEMOLITION AND MISC

	DESCRIPTION	QUANTITY		PRICE	EXTENSION
1	SAWCUT, DEMOLITION, REMOVAL, & DISPOSAL O	1	LS		12,000.00
2	SWPPP EROSION CONTROL/DUST CONTROL	1	LS	N/A	
3	TRAFFIC CONTROL	1	LS		2,800.00

SUBTOTAL COST $ 14,800.00 -

2. STREET CONSTRUCTION

	DESCRIPTION	QUANTITY		PRICE	EXTENSION
1	5" ASPHALT PAVEMENT	114.1	TN		38,050.00
2	STRIPING & SIGNAGE	260	LF		2,000.00
3	COMPACTION TESTING	1	LS	N/A	

STREET CONSTRUCTION SUBTOTAL COST $ 40,050.00

TOTAL COST = $ 54,850.00

Recording requested by
and when recorded mail to:

City of Atwater
1350 Broadway Avenue
Atwater, CA 95301
Attn:

(Space Above for Recorder's Use Only)

[FEE EXEMPT PURSUANT TO GOVERNMENT CODE §§ 6103, 27383 & 27361, SUBD. (e)]

NOTICE OF ACCEPTANCE

NOTICE IS HEREBY GIVEN by the City of Atwater ("City"), which on or about on April 22, 2024, entered into a contract with BFD-AtwCA-2401, LLC ("Direct Contractor"), whose address is 2828 Enterprise Avenue, Clovis, CA 93619, for construction of certain public improvements titled "Bellevue Street repair" ("Project") as conditions of approval for recording the final map for the construction of the real property located at 1109 Bellevue Road, Atwater, CA 95301, APN 150-190-036, as follows:

A. The City hereby accepts the public improvements of the Project made by the Direct Contractor for the Project.
B. That the nature of the interest of the undersigned is as an interest in fee in the above-described public improvements.
C. That the name and address of the undersigned owner of the above-described public improvements is: City of Atwater, 1350 Broadway Avenue, Atwater, CA 95301

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

CITY OF ATWATER

By:_____
Name & Title: _____
Dated:_____

VERIFICATION

I, _____, state that I am the authorized agent of the City identified in the foregoing Notice of Acceptance. I have read said Notice of Acceptance and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 23th day of June, 2025, at Atwater, California.

CITY OF ATWATER
By:_____
Name & Title: _____
Dated:_____

[attach executed notarial acknowledgement]

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Christopher Hoem, City Manager, Jon OConnor, Community Development Director
PREPARED BY: Kayla Rashad, Executive Assistant
SUBJECT: **Waive the First Reading by Title only, and introduce an Ordinance Adopting Zoning Ordinance Text Amendment No. 25-08-0100 Amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code to Modernize the Parking Ordinance** (City Manager Hoem)

RECOMMENDED COUNCIL ACTION

Open the public hearing and receive any testimony from the public; and,

Close the public hearing; and,

Motion to waive the first reading by title only, and introduce Ordinance No. CS 1071 approving a Zoning Ordinance Text Amendment, amending Chapter 17.63 "Parking Requirements" of the Atwater Municipal Code.

Motion to approve staff's recommendation as presented.

I. BACKGROUND/ANALYSIS:

1. BACKGROUND:

The regulations for parking requirements were first adopted in 1979 and only partially revised in 1985 and 2023. While other nearby cities have modernized their corresponding regulations, the City of Atwater is in need of an update in this matter.

The City of Merced has a modern and comprehensive parking ordinance, which has been reviewed by staff and is used as the foundation of the proposed amendment.

2. **ANALYSIS:**

The proposed code reflects current best practices in urban planning and land use regulation. It moves away from a one-size-fits-all parking mandate and instead provides a toolkit that allows parking requirements to be tailored to context, such as location and land use. This flexibility enables the City to promote walkability, mixed-use development, and more efficient land use.

Peer jurisdictions throughout the region are updating their parking requirements in response to changing mobility patterns and state housing mandates. By adopting this updated ordinance, the City positions itself as a forward-thinking community, competitive for investment and grant funding, and aligned with statewide objectives around housing and transportation.

II. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

The ordinance will amend Chapter 17.63, "Parking Requirements,".

The draft ordinance does not conflict with any policies of the General Plan or other City policies or guidelines.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been coordinated with all the necessary departments.

VII. PUBLIC PARTICIPATION:

The public hearing was noticed and advertised for the regularly scheduled City Council hearing. The public can provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the draft ordinance is categorically exempt under section 15061, (b)(3). This exemption states that the activity

is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Therefore, the activity is not subject to CEQA.

IX. STEPS FOLLOWING APPROVAL:

The second reading and adoption of the ordinance will be scheduled for the next regular City Council meeting.

Submitted and Approved by:



Chris Hoem, City Manager

Attachments:

1. RSO 0270-25 Resolution Signed
2. RSO 0270-25 Draft Ordinance
3. Exhibit A
4. Exhibit B
5. Exhibit C

PLANNING COMMISSION
OF THE CITY OF ATWATER

RESOLUTION NO. 0270-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER RECOMMENDING THE CITY COUNCIL ADOPT ZONING ORDINANCE TEXT AMENDMENT NO. 25-08-0100 AMENDING CHAPTER 17.63: "PARKING REQUIREMENTS" OF THE ATWATER MUNICIPAL CODE TO MODERNIZE THE PARKING ORDINANCE AND TO MAKE IT SIMILAR TO THE PARKING ORDINANCE OF THE CITY OF MERCED.

WHEREAS, the City of Atwater wishes to modernize its parking ordinance; and,

WHEREAS, Chapter 17.63 "Parking Requirements" of the City of Atwater Municipal Code was initially adopted in 1979 and only partially revised in 1985 and 2023; and,

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law on May 21, 2025; and,

WHEREAS, this project is exempt under California Environmental Quality Act (CEQA) guideline section 15061(b)(3), "Review for Exemption". This exemption states, the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This is not subject to CEQA.; and,

WHEREAS, the ZOTA will not have a detrimental effect on the health, safety, and welfare of the neighborhood, nor will it have any adverse effect on the community; and,

WHEREAS, the Planning Commission finds that the following findings can be made for ZOTA No. 25-08-0100:

1. The proposed ordinance is consistent with the Atwater General Plan.
2. Adoption of the resolution recommending the City Council adopt the proposed ordinance is exempt from CEQA review under CEQA guideline section 15061(b)(3).
3. The public hearing for this project has been adequately noticed and advertised.

4. The project will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

NOW THEREFORE BE IT RESOLVED, that the recitals above are true and correct and hereby incorporated by reference. The Planning Commission of the City of Atwater does hereby recommend that the City Council adopt ZOTA No. 25-08-0100.

The foregoing resolution is hereby adopted this 21st day of May, 2025.

AYES:
NOES:
ABSENT:

APPROVED:

DON BORGWARDT,
CHAIR

ATTEST:

CHRIS HOEM,
CITY MANAGER

CITY COUNCIL
OF THE
CITY OF ATWATER

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATWATER ADOPTING ZONING ORDINANCE TEXT AMENDMENT NO. 25-08-0100 AMENDING CHAPTER 17.63: "PARKING REQUIREMENTS" OF THE ATWATER MUNICIPAL CODE TO MODERNIZE THE PARKING ORDINANCE AND TO MAKE IT SIMILAR TO THE PARKING ORDINANCE OF THE CITY OF MERCED.

WHEREAS, the City of Atwater wishes to enact programs, policies, and regulations in support of housing and commercial development; and,

WHEREAS, the City of Atwater wishes to modernize its parking ordinance; and,

WHEREAS, Chapter 17.63 "Parking Requirements" of the City of Atwater Municipal Code was initially adopted in 1979 and only partially revised in 1985 and 2023; and,

WHEREAS, on May 21, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning this proposed Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, this project is exempt under California Environmental Quality Act (CEQA) guideline section 15061(b)(3), "Review for Exemption". This exemption states, the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This is not subject to CEQA.; and,

WHEREAS, the ZOTA will not have a detrimental effect on the health, safety, and welfare of the neighborhood, nor have any adverse effect on the community; and,

WHEREAS, the City Council finds that the following findings can be made for ZOTA No. 25-08-0100:

DRAFT

1. The proposed ordinance is consistent with the Atwater General Plan.
2. Adoption of the ordinance is exempt from CEQA review under CEQA guideline section 15061(b)(3).
3. The public hearing for this project has been adequately noticed and advertised.
4. The project will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Atwater as follows:

SECTION 1. Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. this project is exempt under California Environmental Quality Act (CEQA) guideline section 15061(b)(3), "Review for Exemption". This exemption states, the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This is not subject to CEQA.

SECTION 3. General Plan. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan.

SECTION 4. Code Amendment. Chapter 17.63: "Parking Requirements," of the Atwater Municipal Code is hereby amended and restated to read in its entirety as provided in "Exhibit A," attached hereto and incorporated herein by reference.

SECTION 5. Effective Date. Within fifteen (15) days from and after adoption, this Ordinance shall be published once in a newspaper of general circulation printed and published in Merced County and circulated in Atwater, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

.

SECTION 7. Publication. The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 8. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 1160 Fifth St, Atwater, CA 95301.

SECTION 9. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

DRAFT

INTRODUCED:
ADOPTED:
AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON,
MAYOR

ATTEST:

_____
KORY J. BILLINGS,
CITY CLERK

DRAFT

CHAPTER 17.63 PARKING REQUIREMENTS

17.63.010 Definitions.

A. "Employee" means any person employed on the premises after working part or full time and for the purposes of this chapter shall reflect those individuals anticipated to be employed in the conduct of the business.

B. "Floor area" for the purposes of this chapter means the net floor area. In the case of offices, merchandising or service types of uses, it shall not include areas principally for nonpublic purposes such as incidental repair, processing or packaging of merchandise, for show windows, for toilets or restrooms, for utilities, for dressing rooms, fitting rooms or alteration rooms.

C. "Seating facilities." In places of public assembly in which spectators or patrons occupy benches, pews or other similar seating facilities, each 24 inches of such seating facilities shall be counted as one seat for the purposes of determining off-street parking facilities.

D. "Vehicles" for the purposes of this chapter include any auto, truck, bus, van or other similarly described conveyance.

(Prior Code § 10-3.1809; Ord. CS 407, § 1, 1979)

17.63.020 General requirements.

Off-street parking requirements in all districts and for all uses shall be stated in this chapter and shall be provided for every building or portion of building hereafter erected. To accommodate the vehicles used by the occupants, visitors, customers, clientele and employees of such buildings, all off-street parking facilities shall be permanently available and shall be permanently maintained for off-street parking purposes in accordance with the standards as adopted by the Planning Commission and City Council.

(Prior Code § 10-3.1801; Ord. CS 407, § 1, 1979)

17.63.030 Residential uses.

Parking requirements for residential uses shall be as follows:

A. Single-family residential dwellings: two spaces per unit not located in any required front or side yard except on lots with less than 60-foot frontage which are not located on culs-de-sac.

B. Multifamily residential: two spaces per unit not located in any required front or side yard setback. In complexes of five or more units the required off street parking may be reduced to one and one-half spaces per unit provided that one-half space per unit is designated and made available for guest parking.

C. Senior citizen housing and studio apartments: two spaces per unit not located in any front or side yard, but 0.5 spaces (twenty-five percent) of them may be landscaped at the discretion of the Planning Commission until the need arises for additional parking.

D. Single family dwelling which are financed under Farmers Home Administration: one off street parking space per unit not located in any required front or side yard setback.

E. Access drives to required off street parking spaces for multifamily uses may be permitted to encroach into required side yard setbacks, provided an area equal to the amount of paving that encroaches is provided as additional on site landscaping.

(Prior Code § 10-3.1802; Ord. CS 407, § 1, 1979; Ord. CS 598, 1985)

17.63.040 Commercial uses.

Parking requirements for commercial uses shall be as follows:

A. Retail stores, personal services, professional and business offices, banks and post offices: one space for each 250 square feet of floor area; except, uses not generating much traffic, e.g., furniture stores, may convert part of the required parking into landscaping at the discretion of the Planning Commission; this landscaped area is to be converted to parking if the need arises, or the land use changes.

B. Restaurants: For cafes, restaurants and other businesses in the sale and consumption of food or beverages, one space for each three seats or one space per 35 square feet of floor area, whichever is greater.

C. Hotels and motels: One space per room, and one space for each employee.

D. Mortuary and funeral homes: One space for each five permanent seats, or one space per 35 square feet of floor area where moveable seats can be placed.

E. For parking requirements for the Downtown Business District (D-BD) refer to Section 17.43.060 of this Title 17.

(Prior Code § 10-3.1803; Ord. CS 407, § 1, 1979; Ord. CS 1065, § 1(Exh. A), 8-14-2023)

17.63.050 Industrial uses.

A. Warehouse and Storage: One space per 800 square feet of floor area or one space per employee for the largest shift and one space for each vehicle used in the conduct of the business, which ever is greater.

B. Light Manufacturing: One space per 400 square feet of floor area or one space per employee for the largest shift and one space for each vehicle used in the conduct of the business, whichever is greater.

C. Heavy manufacturing: One space per 250 square feet of floor area or one space per employee for the largest shift and one space for each vehicle used in the conduct of the business, whichever is greater.

D. Industrial uses containing commercial activities as a part of the business shall provide additional off street parking as specified in Section 17.63.040.

(Prior Code § 10-3.1804; Ord. CS 407, § 1, 1979; Ord. CS 598, 1985)

17.63.060 Health related uses.

Parking requirements for health related uses shall be as follows:

A. Medical Offices and Clinics: for medical, dental, and optometrists offices, one space per 100 square feet of floor area and one per doctor.

B. Hospitals: One space per three patient beds plus one space per employee, including nurses and staff doctors, on the largest shift.

C. Rest Homes: for convalescent and nursing homes and similar uses, one space per each 250 square feet of floor area; Planning Commission may approve landscaping for part of the parking if it is not needed.

(Prior Code § 10-3.1805; Ord. CS 407, § 1, 1979)

17.63.070 Public assembly uses.

Parking requirements for assembly uses shall be as follows:

A. Auditoriums: for auditoriums, sports arenas, stadiums, and theaters, one space for each four seats or one space per square feet of floor area where moveable seats can be placed.

B. Bowling alleys: four spaces for each alley.

C. Dance hall: one space per 35 square feet of floor area.

D. Churches: one space for each four seats.

E. Clubs and lodges: one space per 50 square feet of floor area for clubs and lodges with no sleeping facilities.

17.63.080 Educational uses.

Parking requirements for educational uses shall be as follows:

A. Libraries and museums: one space per 500 square feet of floor area.

B. Elementary and junior high school: one and one-half spaces per classroom plus one space for each two employees, including faculty.

C. High school: one space for each five students plus one space for each two employees, including faculty.

(Prior Code § 10-3.1807; Ord. CS 407, § 1, 1979)

17.63.090 Reserved.

Ord. CS 1065, § 1(Exh. A), adopted August 14, 2023, repealed § 17.63.090, which pertained to uses not specified and mixed uses and derived from prior Code § 10-3.1808; Ord. CS 407, § 1, 1979; Ord. CS 1059, § 1, adopted March 27, 2023. The user's attention is directed to § 17.43.060.

17.63.100 Compact spaces.

Where off street parking is required according to this chapter up to one-quarter of the required spaces may be compact car spaces.

(Ord. CS 598, 1985)

17.63.110 Parking areas.

Where off street parking is required according to this chapter all parking areas shall be graded, surfaced and drained in accordance with City standards; and where applicable parking stalls, lanes and directional guides shall be marked in accordance with City standards.

(Ord. CS 598, 1985)

~~*Chapter 20.38 PARKING AND LOADING*~~*CHAPTER 17.63 PARKING REQUIREMENTS*

~~20.38~~17.63.010 Purpose.

This chapter establishes off-street parking requirements in order to:

A. Provide a sufficient number of off-street parking spaces for all land uses;

B. Provide for functional off-street parking areas that are safe for vehicles and pedestrians;

C. Ensure that parking areas are well-designed and contribute to high-quality design environment within ~~Merced~~Atwater;

D. Allow for flexibility in off-street parking requirements to support a multi-modal transportation system and sustainable development pattern; and,

E. Ensure that off-street parking areas do not adversely impact land uses on neighboring properties.

~~(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)~~

~~20.38~~17.63.020 Applicability.

A. New Structures and Uses. All new structures and uses shall comply with the standards in this chapter, including the amount of required off-street parking as specified in Table ~~20.38~~17.63-1 (Off-Street Parking Requirements).

B. Changes in Existing Structures and Uses.

1. Additional parking shall be required for a change in use or any modification to an existing structure that results in an increase in the unit of measurement used to determine the amount of required off-street parking as specified in Table ~~20.38~~17.63-1 (Off-Street Parking Requirements).

2. Additional off-street parking shall be required only to accommodate the incremental change or expansion of the structure or use. Additional parking shall not be required to remedy parking deficiencies existing prior to the change to an existing structure or use.

3. Additional parking for nonresidential uses is not required if the parking needed to accommodate the change is either:

   a. Two (2) or fewer parking spaces; or,

b. Ten (10) percent or less of the total required off-street parking spaces for the use.

Table ~~20.38~~17.63 -1 Off-Street Parking Requirements	
Land Uses	**Number of Required Parking Spaces**
RESIDENTIAL LAND USES	
Caretaker's Home	1 per unit
Duplexes	1 per unit unless ~~the exceptions in MMC 20.08.020(2) are met~~an exception is met in Note 1, below.
Group Homes and Facilities	1 per unit plus 1 per 300 sq. ft. of office and other nonresidential areas
Group Housing	1 per unit
Live/Work Units	1.75 per unit
Mobile Home Parks	1 per unit and 1 per office or employee
Multiple Family Dwellings/Condominiums	1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 spaces per additional full or partial bathroom over 3 in each unit
Residential Care Facilities, Small	1 per unit
Residential Care Facilities, Large (Includes Convalescent/Nursing Homes)	1 per 4 beds; plus 1 per 300 sq. ft. of office or 1 per employee, whichever is greater
Accessory Dwelling Units	One or more bedrooms: 1 per unit, unless an exception in AMC 17.28.010 F.7. is met.~~exceptions in MMC 20.42.030(H) are met.~~
Single Family Dwellings	~~1~~ 2 per unit, however, if the lot is not located on a cul-de-sac and has less than 60-feet of frontage, then only 1 space is required
Single-Room Occupancy	1 per unit
Transitional/Supportive Housing	1 per 4 beds plus 1 per 300 sq. ft. of office and other nonresidential areas
PUBLIC AND QUASI-PUBLIC LAND USES	
Cemeteries, Mausoleums, Funeral Parlors, and Mortuaries	1 per 5 fixed seats, or 1 per 35 sq. ft. of largest assembly area without fixed seats
Colleges and Trade Schools	1 per 100 sq. ft. of classroom area or 1 per employee, whichever is greater
Community Assembly	1 per 3.5 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats
Cultural Institutions	

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Day Care Centers	1 per 400 sq. ft. of floor area used for daycare and 1 per employee
Day Care Home Facilities, Small *(1-8 children)*	1 per unit
Day Care Home Facilities, Large *(9-14 children)*	1 per unit plus 1 per employee
Drug Rehabilitation Center	1 per 6 beds plus 1 per 300 sq. ft. of office or other nonresidential floor area
Emergency Shelters	1 per 10 beds plus 1 per 300 sq. ft. of office or other nonresidential floor area
Government Offices	1 per 300 sq. ft. of floor area
Hospitals	1 per bed up to 100 beds; 1 per 2 beds for up to next 100 beds; 1 per 4 beds thereafter
Medical Offices and Clinics	1 per 200 sq. ft. of floor area
Public Safety Facilities	1 per 1,000 sq. ft. and 2 additional parking spaces for station vehicles
Schools, Public or Private	2 per classroom or 1 per employee, whichever is greater
Social Assistance Services	1 space per 300 square feet of floor area
COMMERCIAL LAND USES	
Adult Entertainment Businesses	1 per 300 sq. ft. of floor area
Alcoholic Beverage Sales, Retail	1 per 250 sq. ft. of floor area
Animal Sales and Services	1 per 300 sq. ft. of floor area
Banks, Retail	1 per 250 sq. ft. of floor area or 1 per employee, whichever is greater
Bars and Nightclubs	1 per 100 sq. ft. of floor area or 1 per 50 sq. ft. of floor area used for dancing or 1 per 2.5 seats, whichever is greater
Bed and Breakfast	1 per bedroom plus 2 for owner plus 1 for each employee on largest shift
Building Supplies and Home Improvement Stores	1 per 400 sq. ft. of floor area
Business Support Services	1 per 500 sq. ft. of floor area
Card rooms/Gaming Establishments	1 per 2.5 seats
Check Cashing Establishments	1 per 250 sq. ft. of floor area
Drive-Through and Drive-Up Sales	1 per 350 sq. ft. of floor area
Equipment Sales and Rental	1 per 400 sq. ft. of floor area plus 1 per vehicle for sale or rent
Flea Market	1 per 300 sq. ft. of display/sales area or 1 per booth, whichever is greater
Food and Beverage Sales	1 per 250 sq. ft. of floor area

Furniture and Appliance Stores	1 per 600 sq. ft. of floor area plus 1 per vehicle used in the conduct of business
Gas and Service Stations	3 spaces plus 1 per 250 sq. ft. of retail sales area
Hotels and Motels	1 per sleeping unit or suite up to 100 units, 1 per each 2 units for each unit thereafter
Mobile Home Sales	1 per 400 sq. ft. of floor area, but in no case less than 6 spaces, plus 1 for each mobile home for sale
Mobile Vending	2 per motorized coach, none required for pushcarts
Office, Professional	1 per 250 sq. ft. of floor area
Pawn Shops	1 per 300 sq. ft. of floor area
Personal Services	1 per 250 sq. ft. of floor area or 1 per employee, whichever is greater
Restaurant, Full Service	1 per 100 sq. ft. of floor seating area or 1 for each 2.5 seats, whichever is greater
Restaurant, Limited Service	
Retail, General	1 per 300 sq. ft. of floor area
Vehicle Sales and Rental	1 per 400 sq. ft. of floor area; for outdoor vehicle sales lots, 3 per lot
Vehicle Parts and Accessories Sales	
Vehicle Repair and Maintenance	
INDUSTRIAL LAND USES	
Contractors' Facilities	1 per 500 sq. ft. of floor area
Maintenance and Repair Services	1 per 1,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater; and 1 per vehicle used in the conduct of business
Manufacturing and Processing, General	
Manufacturing and Processing, Heavy	
Manufacturing and Processing, Light	
Public/Mini Storage	1 per 50 storage units or 5 spaces, whichever is greater
Recycling Collection or Processing Facilities	1 per 1,000 sq. ft. of floor area
Research and Development	1 per 1,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater; and 1 per vehicle used in the conduct of business
Warehousing, Wholesaling and Distribution	1 per 2,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater
RECREATIONAL LAND USES	

Commercial Recreation, Indoor	1 per 3.5 fixed seats or 1 per 300 sq. ft. of floor area used by customers, whichever is greater
Commercial Recreation, Outdoor	1 per 3.5 fixed seats or 1 per 400 sq. ft. of floor area used by customers, whichever is greater
Golf Courses	3 per hole plus 1 per 300 sq. ft. of office or other retail area
Parks and Recreational Facilities	25 per ball field plus 5 spaces per acre of active recreational area
Sports Stadium or Arenas or Theaters	1 per 4 seats or 1 per 50 sq. ft. of floor area if no fixed seats
AGRICULTURE AND NATURAL RESOURCES LAND USE	
Agricultural Processing, On-Site	1 per 1,000 sq. ft. of floor area for all habitable buildings associated with the use, or 1 per each 2 employees on the largest shift, whichever greater
Animal Processing, On-Site	
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES LAND USES	
Airports and Heliports	1 per 500 sq. ft. of floor area of enclosed passenger terminal area
Freight Terminals	1 per 2,000 sq. ft. of floor area
Parking Facilities	1 per 300 sq. ft. of floor area used by employees or 1 per employee whichever is greater
Utilities, Major	1 per 300 sq. ft. of office area, plus 1 per vehicle required to service each facility
Utilities, Minor	
Wireless Communications Facilities	1 per 300 sq. ft. of floor area for habitable buildings

Note 1: For duplexes, no parking may be required if either of the following is true:

a. The parcel is located within one-half (½) mile walking distance of either a high-quality transit corridor as defined in Subsection (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code; or

b. There is a car share vehicle located within one (1) block of the parcel.

~~(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016; Ord. No. 2502, § 5, 8-19-19; Ord. No. 2543, §§ 60, 61, 9-6-2022)~~

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~~20.38~~17.63.030 Required parking spaces.

A. Number of Spaces. All land uses shall provide a minimum number of off-street parking spaces as specified in Table ~~20.38~~17.63-1 (Off-Street Parking Requirements), except as provided in Section ~~20.38~~17.63.050 (Parking Reductions).

B. Unlisted Uses.

1. The ~~director of development services~~Community Development Director shall determine the minimum number of required off-street parking spaces for land uses not listed in Table ~~20.38~~17.63-1 based on the requirements for the most comparable use in this chapter or an analysis of parking requirements for similar uses in other jurisdictions or state or national standards.

2. Off-street parking requirements for unlisted land uses shall be based on the parking requirements of similar uses in Table ~~20.38~~17.63-1.

3. The ~~director of development services~~Community Development Director may require the preparation of a parking demand study at the expense of the applicant to determine the parking requirement for unlisted uses.

C. Mixed or Multiple Uses. When more than one (1) land use is conducted on a parcel, the minimum number of required off-street parking spaces shall be the sum of the number of parking spaces required for each individual use.

D. Unknown Uses.

1. The Community Development Director~~director of development services~~ shall determine the minimum number of required off-street parking spaces for nonresidential "shell" structures with no identified tenants.

2. Off-street parking requirements for nonresidential "shell" structures shall be based on anticipated tenants for the structures, as determined by the Community Development Director~~director~~.

E. Units of Measurement.

1. For the purpose of this chapter, "floor area," in the case of offices, merchandising or service types of uses, means the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale or merchandise. It shall not include areas used principally for nonpublic purposes such as incidental repair, processing or packaging of merchandise, for show windows, for restrooms, for utilities, or for dressing rooms, fitting rooms, or alteration rooms. Unless additional information is provided by the applicant, these "non-public areas" will be assumed to be fifteen (15) percent of the total gross floor area and will not be used in calculating floor area for parking purposes.

2. In indoor or outdoor places of assembly in which spectators or patrons occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining off-street parking facilities.

3. When units of measurements determining the number of required parking spaces result in requirements of a fractional space, fractions of spaces over one-half (½) shall be rounded up to the next whole number.

F. Conforming Status. Structures or uses established prior to the effective date of the zoning ordinance shall not be deemed nonconforming by reason of providing fewer off-street parking spaces than required by Table ~~20.38~~17.63-1. However, no such structure or use may further reduce the number of provided off-street parking spaces below the requirements of this chapter.

G. Additional Required Parking. The planning commission may require more off-street parking than required by Table ~~20.38~~17.63-1 if the commission determines that additional parking is needed to serve the proposed use and to minimize adverse impacts on neighboring properties.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

~~20.38~~17.63.040 General requirements.

A. Availability and Use of Spaces.

1. Required parking spaces shall be permanently available and maintained for parking purposes for the use they are intended to serve.

2. Owners, lessees, tenants, or persons having control of the operation of a use for which parking spaces are required shall not prevent or restrict authorized persons from using these spaces.

3. Required parking spaces shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, advertising, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the zoning ordinance.

B. Location of Parking.

1. Required parking spaces shall be located on the same lot as the use they are intended to serve, except as allowed by subsection C below.

2. When the required off-street parking for a one-family or two-family structure in any ~~R~~residential zone ~~district~~ is not to be provided in a covered garage or carport, each required car space shall be so located that it may later be covered by a garage or carport structure in accordance with the provisions of this chapter.

C. Off-Site Parking.

1. For multi-family housing and nonresidential uses, the ~~site plan review committee~~review authority may approve off-site parking if it finds that practical difficulties prevent the parking from being located on the same lot it is intended to serve.

2. Off-site parking shall be located within four hundred (400) feet of the use it is intended to serve or another reasonable distance as determined by the ~~site plan review committee~~review authority.

3. If off-site parking is approved, a covenant record, approved by the city attorney, shall be filed with the county recorder. The covenant record shall require the owner of the property where the off-site parking is located to continue to maintain the parking space so long as the building, structure, or improvement is maintained within the city. This covenant shall stipulate that the title and right to use the spaces shall not be subject to multiple covenants or contracts for use, or termination, without prior written consent of the city.

D. Parking for Persons with Disabilities.

1. Parking spaces for persons with disabilities shall be provided in compliance with California Code of Regulations Title 24.

2. Parking spaces required for the disabled shall count toward compliance with the number of parking spaces required by Table ~~20.38~~17.63-1.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

~~20.38~~17.63.050 Parking reductions.

The minimum number of required off-street parking spaces as specified in Table ~~20.38~~17.63-1 may be reduced as described below. The various reductions in this Section (17.63.050) are mutually exclusive and may not be combined. Projects eligible for multiple reduction types may only apply the single, greater reduction.

A. Shared Parking. Multiple land uses on a single parcel or development site may use shared parking facilities when operations for the land uses are not normally conducted during the same hours, or when hours of peak use differ. Requests for the use of shared parking may be approved if:

1. A parking demand study approved by the Community Development Director ~~director of development services~~ demonstrates that there will be no substantial conflicts between the land uses' principal hours of operation and periods of peak parking demand;

2. The total number of parking spaces required for the land uses does not exceed the number of parking spaces anticipated at periods of maximum use;

3. The proposed shared parking facility is located no further than four hundred (400) feet from the primary entrance of the land use which it serves; and,

4. A covenant record as described in Section ~~20.38~~17.63.040.C.3 shall be recorded.

B. Common Parking Facilities. Common parking facilities, public or private, may be provided in lieu of the individual requirements contained in this chapter, provided, the total of such off-street parking facilities, when used together, shall not be less than the sum of the various uses computed separately. Such common facilities shall be approved by the planning commission with a conditional use permit, and the planning commission may grant a reduction in the total required parking for the uses by no more than fifteen (15) percent.

C. Low Demand. The number of parking spaces may be reduced if the land use will not utilize the required number of spaces due to the nature of the specific use, as demonstrated by a parking demand study approved by the Community Development Director~~director of development services~~.

D. Transportation Demand Management Plan. The number of parking spaces may be reduced by the Community Development Director ~~director of development services~~ up to twenty (20) percent if the project applicant prepares a transportation demand management plan which demonstrates a reduction in the demand for off-street parking spaces by encouraging the use of transit, ridesharing, biking, walking, or travel outside of peak hours.

E. Bus Stop/Transportation Facility Credit. The number of parking spaces may be reduced by up to five (5) percent for commercial or multiple-family development projects within four hundred (400) feet of a City-approved bus stop. Alternatively, if~~f~~ a commercial or multiple-family development project is located within four hundred (400) feet of a transit center, the project may reduce parking spaces by up to ten (10) percent.

F. Mixed-Use Projects. A mixed-use project with commercial and residential units may reduce parking requirements by up to thirty (30) percent as demonstrated by a parking demand analysis approved by the Community Development Director~~director of development services~~.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

~~20.38~~17.63.060 Parking assessment districts.

If a parking assessment district has been established, a fee may be paid to the city in lieu of providing required off-street parking within the district.

A. Exception for Parking Districts. Property located within a district in which special assessments have been or are to be levied for providing public off-street parking shall not be required to provide off-street parking facilities for the ground floor of any such structure.

B. Special Assessment Financing.

1. In any special assessment proceedings for financing the cost of public off-street parking facilities, any improved property shall be granted a credit against the assessment to be levied, in such ratio as the ~~c~~City Council shall determine, for any improved customer, owner, tenant or employee parking spaces or reasonable access areas.

2. In determining the amount of assessment credit, the area of credit shall be improved in accordance with this code. If not so improved at the time of granting the credit, the owner shall cause the area to be so improved within sixty (60) days thereafter, or otherwise the credit shall be removed. A parking space is defined as an area of eight and one-half (8½) by twenty (20) feet in dimension. The determination of the ~~c~~City ~~c~~Council as to the amount of "reasonable access" shall be final.

3. Areas used for parking of delivery vehicles or other commercial or industrial vehicles, and open areas used for storage or otherwise in the operation of the business, shall not be included in any area of credit. Any area for which a credit for parking is granted shall remain subject to the requirements of this chapter for providing off-street parking.

C. In-lieu Parking Fee. In lieu of providing off-street parking within a special assessment parking district, an owner may pay to the city a sum equal to one thousand two hundred dollars ($1,200.00) per parking space, which money shall be deposited in a special fund and used for providing, improving or maintaining off-street parking facilities in said district.

D. Additions to Parking Districts.

1. Each owner of a property not included within a district in which special assessments are levied for providing public off-street parking, but within four hundred (400) feet of a public parking lot located within such a district, may pay a participation fee to defray the cost of providing required off-street public parking facilities, in exchange for the benefits and the responsibilities of inclusion in said district. Upon payment of the participation fee as provided in Section ~~20.38~~17.63.060.D.2 and continuing payment of assessments imposed by the district, the owner of the subject property shall not be required to provide off-street parking facilities for the ground floor of any structure on the property, and may also pay in-lieu parking fees as provided in Section ~~20.38~~17.63.060.C.

2. The participation fee shall be deposited in a special fund and used for providing, improving, or maintaining off-street parking facilities in said district. The amount of participation fee shall be computed as follows:

   a. Participation fee = (Basic Charge + Cost Index)

   b. "Basic charge" is ninety (90) cents per square foot of the subject property, and two hundred forty-five dollars ($245.00) per front foot of the subject property,

measured as the subject property's frontage along the public right-of-way with the highest traffic volume.

c. "Cost index" is the most current cost index (calculated on an annual basis based on the previous year's Consumer Price Index, All Urban Consumers, published by the U.S. Department of Labor), multiplied by the total square foot and front foot of the subject property. In the event of discontinuation of such index, the index most closely resembling said index.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

~~20.38~~17.63.070 Parking design and development standards.

A. Dimensions. The minimum required dimensions for off-street parking spaces shall conform to the latest edition of the city's Standard Designs of Common Engineering Structures. ~~However, all parking spaces shall be a minimum of nine (9) feet in width.~~

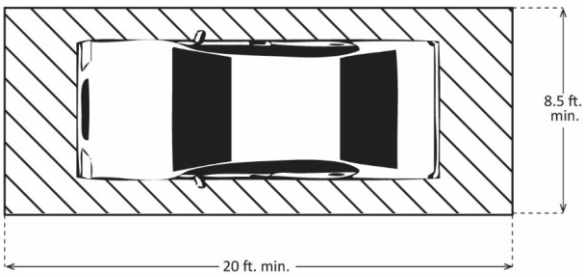
B. Compact Spaces.

1. A maximum of twenty-five (25) percent of required off-street parking spaces may be compact spaces.

2. All parking spaces for compact cars shall be clearly marked with the word "Compact" either on the wheel stop or curb, or on the pavement at the opening of the space.

C. Parking Access. The required dimensions for driveways providing access to off-street parking spaces shall conform to the latest edition of the city's Standard Designs of Common Engineering Structures.

Figure ~~20.38~~17.63-1 Example of 90-Degree Parking Space Dimensions



D. Surfacing.

1. All permanent parking spaces and drive aisles shall be paved with asphalt, concrete or other all-weather surface per the latest edition of the city's Standard Designs of Common Engineering Structures.
2. Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a permitted surface material, subject to approval by the city engineer.

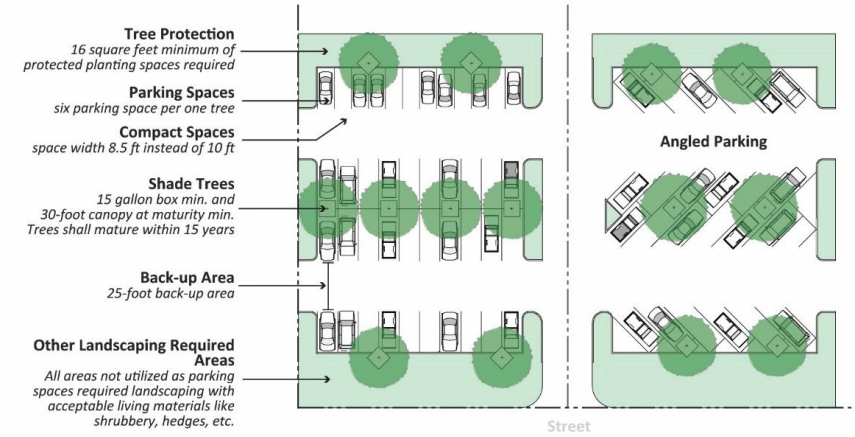
E. Tandem Parking Spaces. Tandem parking spaces may be permitted for all residential land uses, provided that they comply with the following standards:

1. Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit.
2. All required guest parking shall be provided as single, non-tandem parking spaces.
3. Tandem parking spaces shall not block the use of the drive aisle to access other parking spaces located within the parking area.
4. Tandem parking spaces shall be used to accommodate passenger vehicles only.

F. Landscaping.

1. General Standards. All landscaping within parking areas shall comply with the requirements of Chapter ~~20.36~~8.34 (Landscape Maintenance~~ing~~) in addition to the standards within this section.
2. Landscaping Defined. Except as otherwise specified in this section, landscaping and landscaped areas shall consist of drought-tolerant plant materials, including any combination of trees, shrubs, and ground cover.
3. Parking Lot Standards. As illustrated in Figure ~~20.38~~17.63-2 (Parking Lot Landscaping Standards), the following landscaping standards, as well as the standards in the city's Standard Designs of Common Engineering Structures, shall apply to parking lots containing six (6) or more parking spaces. All landscape areas shall have an irrigation system.

Figure ~~20.38~~17.63-2 Parking Lot Landscaping Standards



a. Interior Landscaping. All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped with plantings with drought-tolerant, non-invasive species.

b. Shade Trees.

(1) One (1) shade tree shall be provided for every six (6) parking spaces, or portion thereof, in a parking lot in addition to street trees.

(2) Shade trees shall be a minimum fifteen (15) gallon box in size and shall provide a minimum thirty (30)-foot canopy at maturity.

(3) Shade trees shall be of a type that can reach maturity within fifteen (15) years of planting and shall be selected from a city-approved list of canopy tree species suitable for the valley climate.

(4) Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a thirty (30)-foot canopy) on August 21. The arrangement should approximate nearly fifty (50) percent shade coverage at noon on August 21 within fifteen (15) years of planting.

(5) The above standards may be modified at the discretion of the review authority~~with a minor use permit~~ if alternative shade structures (including solar carports) are provided. Design standards for such shade structures shall be subject to approval by the review authority~~approved as part of the minor use permit process as well~~.

4. Concrete Curbs

a. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a raised concrete curb. Raised concrete curbs shall be a minimum of six (6) inches high by six (6) inches deep.

b. The city may approve alternatives to raised concrete curbs as needed to comply with any mandatory storm water drainage standards.

5. Parking Space Landscaping. A maximum of two (2) feet at the front end of a parking space may be landscaped in lieu of paving surface.

6. Timing. Landscaping shall be installed prior to the city's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot, unless otherwise approved by the Community Development Director~~director of development services~~.

G. Lighting.

1. A parking area with six (6) or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot candles over the entire parking area or as otherwise required by the building code.

2. Outdoor lighting as required by Subsection G.1 above shall be provided during nighttime business hours.

3. All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.

4. All fixtures shall be hooded.

H. Pedestrian Access. Parking lots shall include pedestrian walkways in compliance with American with Disabilities Act (ADA) requirements and the California Building Code.

I. Screening. Parking lots of six (6) spaces or more shall comply with the following screening standards, unless otherwise approved ~~with a minor use permit~~by the review authority.

1. Location. Screening with a minimum width of five (5) feet shall be provided along the perimeter of parking lots fronting a public or private street or abutting a residential zone.

2. Height.

a. Screening adjacent to streets shall have a minimum height of two and one-half (2½) feet.

b. Screening abutting a residential zoning district shall have a minimum height of six (6) feet, except in required setback areas, where the minimum height shall be four (4) feet.

c. Commercial parking lots abutting residential zoning districts shall have a solid wall with a minimum height of six (6) feet.

3. Materials. Required screening may consist of one (1) or more of the following materials:
    a. Low-profile walls constructed of brick, stone, stucco or other durable material with graffiti-proof coating materials or landscaping/vines.
    b. Evergreen plants that form an opaque screen.
    c. An open fence combined with landscaping to form an opaque screen.
    d. A berm landscaped with ground cover, shrubs, or trees.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

~~20.38~~17.63.080 Bicycle parking.

A. Applicability. All multi-family and nonresidential land uses shall provide bicycle parking as specified in this section and in accordance with Sections ~~20.38~~17.63.020 (Applicability) and ~~20.38~~17.63.030 (Required Parking Spaces), except for the following uses:
    1. Gas and service stations
    2. Maintenance and repair services
    3. Vehicle repair
    4. Vehicle sales and rental
    5. Wholesaling
    6. Construction and material yards
    7. Warehousing and distribution
    8. Other similar uses as determined by the Community Development Director~~director of development services~~.

B. Types of Bicycle Parking.
    1. Short-Term/Class II Bicycle Parking. Short-term/Class II bicycle parking provides shoppers, customers, and other visitors who generally park for two (2) hours or less a convenient and readily accessible place to park bicycles.
    2. Long-Term/Class I Bicycle Parking. Long-term/Class I bicycle parking provides employees, residents, visitors and others who generally stay at a site for several hours a secure and weather-protected place to park bicycles.

C. Bicycle Parking Spaces Required. The number of required bicycle parking spaces shall be as specified in Table ~~20.38~~17.63-4 (Required Bicycle Parking Spaces).

Table ~~20.38~~17.63-4 Required Bicycle Parking Spaces Required Bicycle Parking Spaces

Land Use	Short-Term Spaces	Long-Term Spaces
Multi-Family Dwellings of 6 units or more, Group Housing, and Single Room Occupancy	10% of required automobile parking spaces; minimum of 2 spaces	For uses 10 units or greater: 1 per 10 units~~;~~, minimum of 2 spaces
Non-Residential Uses	8% of required automobile spaces, minimum of 2 spaces	For uses 20,000 sq. ft. or greater: ~~8~~5% of required automobile spaces, ~~for uses 10,000 sq. ft. or greater;~~ minimum of 2 spaces

D. Short-Term/Class II Bicycle Parking Standards. Short-term bicycle parking shall be located within one hundred (100) feet of the primary entrance of the structure or use it is intended to serve~~,~~ and be readily visible to passers-by~~, and at least twenty-five (25) percent of required short-term bicycle parking spaces shall be covered~~.

E. Long-Term Bicycle Parking Standards. The ~~F~~following standards shall be recommended, but not required, for long-term bicycle parking:

1. Location. Long-term bicycle parking shall be located in highly visible, well-lighted areas that are convenient to the street and users.
2. Cover. A minimum of seventy-five (75) percent of required long-term bicycle parking spaces shall be covered.
3. Parking Facilities. Long-term bicycle parking spaces must be secure and may include:
   a. Covered, lockable enclosures with permanently anchored racks for bicycles; or,
   b. Lockable bicycle rooms or areas with permanently anchored racks; or,
   c. Lockable, permanently anchored bicycle lockers.

F. Parking Space Dimensions.

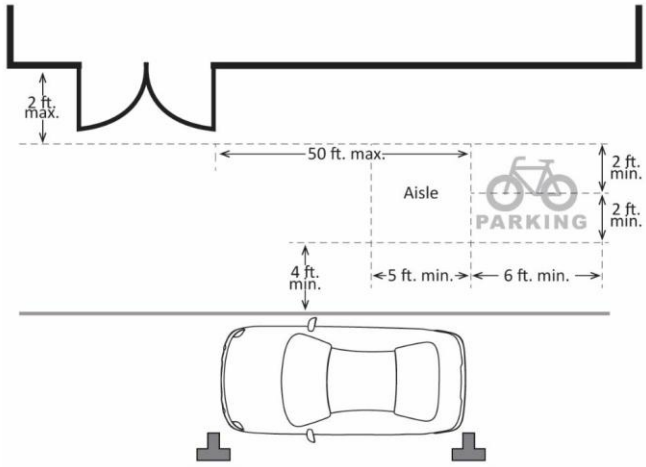
1. Minimum dimensions of two (2) feet by six (6) feet shall be provided for each bicycle parking space (illustrated in Figure ~~20.38~~17.63-3).
2. An aisle of at least five (5) feet shall be provided behind all bicycle parking to allow room for maneuvering.
3. Two (2) feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.
4. Four (4) feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.

G. Rack Design. Bicycle racks must be capable of locking both the wheels (one (1) wheel with a U-type lock), providing at least two (2) points of contact with the frame of the bicycle,

and supporting bicycles in an upright position. "Inverted U" bicycle racks are highly recommended.

H. Cover. Required cover for bicycle parking spaces shall be permanent, designed to protect the bicycle from sun and rainfall, and be at least seven (7) feet above the floor or ground.

Figure ~~20.38~~17.63-3 Short-Term/Class II Bicycle Parking Dimensions



(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

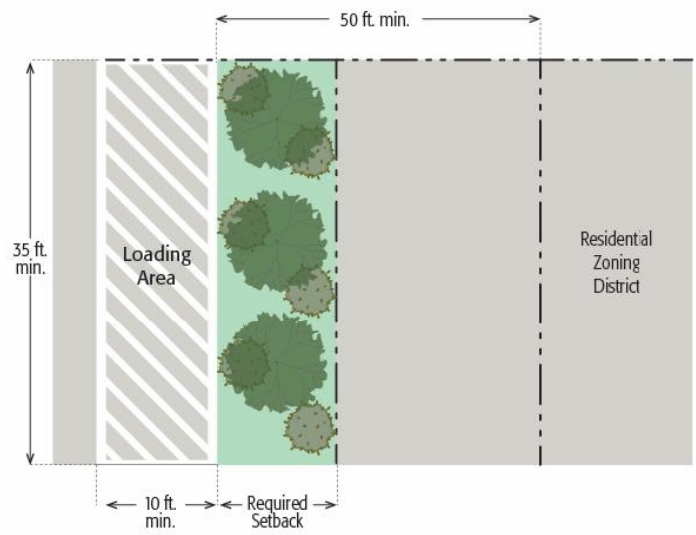
~~20.38~~17.63.090 Off-street loading.

A. Applicability. All retail, restaurant, hotel, warehousing, manufacturing, hospitals, laundry, and similar uses that involve the frequent receipt or delivery of materials or merchandise shall provide off-street loading spaces consistent with the requirements of this section.

B. Number of Loading Spaces. The minimum number of required loading spaces shall be as specified in Table ~~20.28~~17.63-5 (Required Loading Spaces).

Table ~~20.38~~17.63-5 Required Loading Spaces	
Total Gross Floor Area	Required Loading Spaces
Less than 5,000 sq. ft.	None
5,000 to 25,000 sq. ft.	1
Greater than 25,000 sq. ft.	2 plus 1 per each additional 20,000 sq. ft.

Figure ~~20.38~~17.63-4 Off-Street Loading



C. Location.

1. Required loading spaces shall be located on the same lot as the use they are intended to serve.
2. A formal agreement among property owners shall be required and recorded if an immediately adjacent lot is used as required loading spaces.
3. No loading space shall be located closer than fifty (50) feet to a residential zone, unless the loading space is wholly enclosed within a building or screened by a solid wall not less than eight (8) feet in height.

D. Dimensions.

1. Each loading space shall have minimum dimensions of ten (10) feet wide, thirty-five (35) feet long, and fourteen (14) feet in vertical clearance.
2. Deviations from the minimum dimensions standards may be approved by the Community Development Director ~~director of development services~~ if the spatial needs are less than the minimum required due to the truck size and type that will be utilized in the operation of a specific business.

E. Design and Configuration.

1. Loading spaces shall be configured to ensure that loading and unloading takes place on-site and not within adjacent public rights-of-way.
2. Sufficient maneuvering area shall be provided for loading spaces so that vehicles may enter and exit an abutting street in a forward direction.
3. Loading spaces and their associated maneuvering areas shall not encroach into required employee or visitor parking areas or other on-site areas required for vehicle circulation.
4. Loading spaces shall be striped and clearly identified as for loading purposes only.

~~(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)~~

CHAPTER 17.63 PARKING REQUIREMENTS

17.63.010 Purpose.

This chapter establishes off-street parking requirements in order to:

A. Provide a sufficient number of off-street parking spaces for all land uses;

B. Provide for functional off-street parking areas that are safe for vehicles and pedestrians;

C. Ensure that parking areas are well-designed and contribute to high-quality design environment within Atwater;

D. Allow for flexibility in off-street parking requirements to support a multi-modal transportation system and sustainable development pattern; and,

E. Ensure that off-street parking areas do not adversely impact land uses on neighboring properties.

17.63.020 Applicability.

A. New Structures and Uses. All new structures and uses shall comply with the standards in this chapter, including the amount of required off-street parking as specified in Table 17.63-1 (Off-Street Parking Requirements).

B. Changes in Existing Structures and Uses.

1. Additional parking shall be required for a change in use or any modification to an existing structure that results in an increase in the unit of measurement used to determine the amount of required off-street parking as specified in Table 17.63-1 (Off-Street Parking Requirements).

2. Additional off-street parking shall be required only to accommodate the incremental change or expansion of the structure or use. Additional parking shall not be required to remedy parking deficiencies existing prior to the change to an existing structure or use.

3. Additional parking for nonresidential uses is not required if the parking needed to accommodate the change is either:

   a. Two (2) or fewer parking spaces; or,

   b. Ten (10) percent or less of the total required off-street parking spaces for the use.

Table 17.63 -1 Off-Street Parking Requirements

Land Uses	Number of Required Parking Spaces
RESIDENTIAL LAND USES	
Caretaker's Home	1 per unit
Duplexes	1 per unit unless an exception is met in Note 1, below.
Group Homes and Facilities	1 per unit plus 1 per 300 sq. ft. of office and other nonresidential areas
Group Housing	1 per unit
Live/Work Units	1.75 per unit
Mobile Home Parks	1 per unit and 1 per office or employee
Multiple Family Dwellings/Condominiums	1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 spaces per additional full or partial bathroom over 3 in each unit
Residential Care Facilities, Small	1 per unit
Residential Care Facilities, Large (Includes Convalescent/Nursing Homes)	1 per 4 beds; plus 1 per 300 sq. ft. of office or 1 per employee, whichever is greater
Accessory Dwelling Units	One or more bedrooms: 1 per unit, unless an exception in AMC 17.28.010 F.7. is met.
Single Family Dwellings	2 per unit, however, if the lot is not located on a cul-de-sac and has less than 60-feet of frontage, then only 1 space is required
Single-Room Occupancy	1 per unit
Transitional/Supportive Housing	1 per 4 beds plus 1 per 300 sq. ft. of office and other nonresidential areas
PUBLIC AND QUASI-PUBLIC LAND USES	
Cemeteries, Mausoleums, Funeral Parlors, and Mortuaries	1 per 5 fixed seats, or 1 per 35 sq. ft. of largest assembly area without fixed seats
Colleges and Trade Schools	1 per 100 sq. ft. of classroom area or 1 per employee, whichever is greater
Community Assembly	1 per 3.5 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats
Cultural Institutions	
Day Care Centers	1 per 400 sq. ft. of floor area used for daycare and 1 per employee
Day Care Home Facilities, Small *(1-8 children)*	1 per unit
Day Care Home Facilities, Large *(9-14 children)*	1 per unit plus 1 per employee

Drug Rehabilitation Center	1 per 6 beds plus 1 per 300 sq. ft. of office or other nonresidential floor area
Emergency Shelters	1 per 10 beds plus 1 per 300 sq. ft. of office or other nonresidential floor area
Government Offices	1 per 300 sq. ft. of floor area
Hospitals	1 per bed up to 100 beds; 1 per 2 beds for up to next 100 beds; 1 per 4 beds thereafter
Medical Offices and Clinics	1 per 200 sq. ft. of floor area
Public Safety Facilities	1 per 1,000 sq. ft. and 2 additional parking spaces for station vehicles
Schools, Public or Private	2 per classroom or 1 per employee, whichever is greater
Social Assistance Services	1 space per 300 square feet of floor area
COMMERCIAL LAND USES	
Adult Entertainment Businesses	1 per 300 sq. ft. of floor area
Alcoholic Beverage Sales, Retail	1 per 250 sq. ft. of floor area
Animal Sales and Services	1 per 300 sq. ft. of floor area
Banks, Retail	1 per 250 sq. ft. of floor area or 1 per employee, whichever is greater
Bars and Nightclubs	1 per 100 sq. ft. of floor area or 1 per 50 sq. ft. of floor area used for dancing or 1 per 2.5 seats, whichever is greater
Bed and Breakfast	1 per bedroom plus 2 for owner plus 1 for each employee on largest shift
Building Supplies and Home Improvement Stores	1 per 400 sq. ft. of floor area
Business Support Services	1 per 500 sq. ft. of floor area
Card rooms/Gaming Establishments	1 per 2.5 seats
Check Cashing Establishments	1 per 250 sq. ft. of floor area
Drive-Through and Drive-Up Sales	1 per 350 sq. ft. of floor area
Equipment Sales and Rental	1 per 400 sq. ft. of floor area plus 1 per vehicle for sale or rent
Flea Market	1 per 300 sq. ft. of display/sales area or 1 per booth, whichever is greater
Food and Beverage Sales	1 per 250 sq. ft. of floor area
Furniture and Appliance Stores	1 per 600 sq. ft. of floor area plus 1 per vehicle used in the conduct of business
Gas and Service Stations	3 spaces plus 1 per 250 sq. ft. of retail sales area

Hotels and Motels	1 per sleeping unit or suite up to 100 units, 1 per each 2 units for each unit thereafter
Mobile Home Sales	1 per 400 sq. ft. of floor area, but in no case less than 6 spaces, plus 1 for each mobile home for sale
Mobile Vending	2 per motorized coach, none required for pushcarts
Office, Professional	1 per 250 sq. ft. of floor area
Pawn Shops	1 per 300 sq. ft. of floor area
Personal Services	1 per 250 sq. ft. of floor area or 1 per employee, whichever is greater
Restaurant, Full Service	1 per 100 sq. ft. of floor seating area or 1 for each 2.5 seats, whichever is greater
Restaurant, Limited Service	
Retail, General	1 per 300 sq. ft. of floor area
Vehicle Sales and Rental	1 per 400 sq. ft. of floor area; for outdoor vehicle sales lots, 3 per lot
Vehicle Parts and Accessories Sales	
Vehicle Repair and Maintenance	
INDUSTRIAL LAND USES	
Contractors' Facilities	1 per 500 sq. ft. of floor area
Maintenance and Repair Services	1 per 1,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater; and 1 per vehicle used in the conduct of business
Manufacturing and Processing, General	
Manufacturing and Processing, Heavy	
Manufacturing and Processing, Light	
Public/Mini Storage	1 per 50 storage units or 5 spaces, whichever is greater
Recycling Collection or Processing Facilities	1 per 1,000 sq. ft. of floor area
Research and Development	1 per 1,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater; and 1 per vehicle used in the conduct of business
Warehousing, Wholesaling and Distribution	1 per 2,000 sq. ft. of floor area or 1 per 2 employees on the largest shift, whichever is greater
RECREATIONAL LAND USES	
Commercial Recreation, Indoor	1 per 3.5 fixed seats or 1 per 300 sq. ft. of floor area used by customers, whichever is greater
Commercial Recreation, Outdoor	1 per 3.5 fixed seats or 1 per 400 sq. ft. of floor area used by customers, whichever is greater

Golf Courses	3 per hole plus 1 per 300 sq. ft. of office or other retail area
Parks and Recreational Facilities	25 per ball field plus 5 spaces per acre of active recreational area
Sports Stadium or Arenas or Theaters	1 per 4 seats or 1 per 50 sq. ft. of floor area if no fixed seats
AGRICULTURE AND NATURAL RESOURCES LAND USE	
Agricultural Processing, On-Site	1 per 1,000 sq. ft. of floor area for all habitable buildings associated with the use, or 1 per each 2 employees on the largest shift, whichever greater
Animal Processing, On-Site	
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES LAND USES	
Airports and Heliports	1 per 500 sq. ft. of floor area of enclosed passenger terminal area
Freight Terminals	1 per 2,000 sq. ft. of floor area
Parking Facilities	1 per 300 sq. ft. of floor area used by employees or 1 per employee whichever is greater
Utilities, Major	1 per 300 sq. ft. of office area, plus 1 per vehicle required to service each facility
Utilities, Minor	
Wireless Communications Facilities	1 per 300 sq. ft. of floor area for habitable buildings

Note 1: For duplexes, no parking may be required if either of the following is true:

a. The parcel is located within one-half (½) mile walking distance of either a high-quality transit corridor as defined in Subsection (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code; or

b. There is a car share vehicle located within one (1) block of the parcel.

17.63.030 Required parking spaces.

A. Number of Spaces. All land uses shall provide a minimum number of off-street parking spaces as specified in Table 17.63-1 (Off-Street Parking Requirements), except as provided in Section 17.63.050 (Parking Reductions).

B. Unlisted Uses.

1. The Community Development Director shall determine the minimum number of required off-street parking spaces for land uses not listed in Table 17.63-1 based on the requirements for the most comparable use in this chapter or an analysis of

parking requirements for similar uses in other jurisdictions or state or national standards.

2. Off-street parking requirements for unlisted land uses shall be based on the parking requirements of similar uses in Table 17.63-1.

3. The Community Development Director may require the preparation of a parking demand study at the expense of the applicant to determine the parking requirement for unlisted uses.

C. Mixed or Multiple Uses. When more than one (1) land use is conducted on a parcel, the minimum number of required off-street parking spaces shall be the sum of the number of parking spaces required for each individual use.

D. Unknown Uses.

1. The Community Development Directorshall determine the minimum number of required off-street parking spaces for nonresidential "shell" structures with no identified tenants.

2. Off-street parking requirements for nonresidential "shell" structures shall be based on anticipated tenants for the structures, as determined by the Community Development Director.

E. Units of Measurement.

1. For the purpose of this chapter, "floor area," in the case of offices, merchandising or service types of uses, means the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale or merchandise. It shall not include areas used principally for nonpublic purposes such as incidental repair, processing or packaging of merchandise, for show windows, for restrooms, for utilities, or for dressing rooms, fitting rooms, or alteration rooms. Unless additional information is provided by the applicant, these "non-public areas" will be assumed to be fifteen (15) percent of the total gross floor area and will not be used in calculating floor area for parking purposes.

2. In indoor or outdoor places of assembly in which spectators or patrons occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining off-street parking facilities.

3. When units of measurements determining the number of required parking spaces result in requirements of a fractional space, fractions of spaces over one-half (½) shall be rounded up to the next whole number.

F. Conforming Status. Structures or uses established prior to the effective date of the zoning ordinance shall not be deemed nonconforming by reason of providing fewer off-street

parking spaces than required by Table 17.63-1. However, no such structure or use may further reduce the number of provided off-street parking spaces below the requirements of this chapter.

G. Additional Required Parking. The planning commission may require more off-street parking than required by Table 17.63-1 if the commission determines that additional parking is needed to serve the proposed use and to minimize adverse impacts on neighboring properties.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

17.63.040 General requirements.

A. Availability and Use of Spaces.

1. Required parking spaces shall be permanently available and maintained for parking purposes for the use they are intended to serve.

2. Owners, lessees, tenants, or persons having control of the operation of a use for which parking spaces are required shall not prevent or restrict authorized persons from using these spaces.

3. Required parking spaces shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, advertising, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the zoning ordinance.

B. Location of Parking.

1. Required parking spaces shall be located on the same lot as the use they are intended to serve, except as allowed by subsection C below.

2. When the required off-street parking for a one-family or two-family structure in any residential zone is not to be provided in a covered garage or carport, each required car space shall be so located that it may later be covered by a garage or carport structure in accordance with the provisions of this chapter.

C. Off-Site Parking.

1. For multi-family housing and nonresidential uses, the review authority may approve off-site parking if it finds that practical difficulties prevent the parking from being located on the same lot it is intended to serve.

2. Off-site parking shall be located within four hundred (400) feet of the use it is intended to serve or another reasonable distance as determined by the review authority.

3. If off-site parking is approved, a covenant record, approved by the city attorney, shall be filed with the county recorder. The covenant record shall require the owner of the

property where the off-site parking is located to continue to maintain the parking space so long as the building, structure, or improvement is maintained within the city. This covenant shall stipulate that the title and right to use the spaces shall not be subject to multiple covenants or contracts for use, or termination, without prior written consent of the city.

D. Parking for Persons with Disabilities.

1. Parking spaces for persons with disabilities shall be provided in compliance with California Code of Regulations Title 24.

2. Parking spaces required for the disabled shall count toward compliance with the number of parking spaces required by Table 17.63-1.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

17.63.050 Parking reductions.

The minimum number of required off-street parking spaces as specified in Table 17.63-1 may be reduced as described below. The various reductions in this Section (17.63.050) are mutually exclusive and may not be combined. Projects eligible for multiple reduction types may only apply the single, greater reduction.

A. Shared Parking. Multiple land uses on a single parcel or development site may use shared parking facilities when operations for the land uses are not normally conducted during the same hours, or when hours of peak use differ. Requests for the use of shared parking may be approved if:

1. A parking demand study approved by the Community Development Director demonstrates that there will be no substantial conflicts between the land uses' principal hours of operation and periods of peak parking demand;

2. The total number of parking spaces required for the land uses does not exceed the number of parking spaces anticipated at periods of maximum use;

3. The proposed shared parking facility is located no further than four hundred (400) feet from the primary entrance of the land use which it serves; and,

4. A covenant record as described in Section 17.63.040.C.3 shall be recorded.

B. Common Parking Facilities. Common parking facilities, public or private, may be provided in lieu of the individual requirements contained in this chapter, provided, the total of such off-street parking facilities, when used together, shall not be less than the sum of the various uses computed separately. Such common facilities shall be approved by the planning commission with a conditional use permit, and the planning commission may grant a reduction in the total required parking for the uses by no more than fifteen (15) percent.

C. Low Demand. The number of parking spaces may be reduced if the land use will not utilize the required number of spaces due to the nature of the specific use, as demonstrated by a parking demand study approved by the Community Development Director.

D. Transportation Demand Management Plan. The number of parking spaces may be reduced by the Community Development Director up to twenty (20) percent if the project applicant prepares a transportation demand management plan which demonstrates a reduction in the demand for off-street parking spaces by encouraging the use of transit, ridesharing, biking, walking, or travel outside of peak hours.

E. Bus Stop/Transportation Facility Credit. The number of parking spaces may be reduced by up to five (5) percent for commercial or multiple-family development projects within four hundred (400) feet of a City-approved bus stop. Alternatively, if a commercial or multiple-family development project is located within four hundred (400) feet of a transit center, the project may reduce parking spaces by up to ten (10) percent.

F. Mixed-Use Projects. A mixed-use project with commercial and residential units may reduce parking requirements by up to thirty (30) percent as demonstrated by a parking demand analysis approved by the Community Development Director.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

17.63.060 Parking assessment districts.

If a parking assessment district has been established, a fee may be paid to the city in lieu of providing required off-street parking within the district.

A. Exception for Parking Districts. Property located within a district in which special assessments have been or are to be levied for providing public off-street parking shall not be required to provide off-street parking facilities for the ground floor of any such structure.

B. Special Assessment Financing.

1. In any special assessment proceedings for financing the cost of public off-street parking facilities, any improved property shall be granted a credit against the assessment to be levied, in such ratio as the City Council shall determine, for any improved customer, owner, tenant or employee parking spaces or reasonable access areas.

2. In determining the amount of assessment credit, the area of credit shall be improved in accordance with this code. If not so improved at the time of granting the credit, the owner shall cause the area to be so improved within sixty (60) days thereafter, or otherwise the credit shall be removed. A parking space is defined as an area of eight and one-half (8½) by twenty (20) feet in dimension. The determination of the City Council as to the amount of "reasonable access" shall be final.

3. Areas used for parking of delivery vehicles or other commercial or industrial vehicles, and open areas used for storage or otherwise in the operation of the business, shall not be included in any area of credit. Any area for which a credit for parking is granted shall remain subject to the requirements of this chapter for providing off-street parking.

C. In-lieu Parking Fee. In lieu of providing off-street parking within a special assessment parking district, an owner may pay to the city a sum equal to one thousand two hundred dollars ($1,200.00) per parking space, which money shall be deposited in a special fund and used for providing, improving or maintaining off-street parking facilities in said district.

D. Additions to Parking Districts.

1. Each owner of a property not included within a district in which special assessments are levied for providing public off-street parking, but within four hundred (400) feet of a public parking lot located within such a district, may pay a participation fee to defray the cost of providing required off-street public parking facilities, in exchange for the benefits and the responsibilities of inclusion in said district. Upon payment of the participation fee as provided in Section 17.63.060.D.2 and continuing payment of assessments imposed by the district, the owner of the subject property shall not be required to provide off-street parking facilities for the ground floor of any structure on the property, and may also pay in-lieu parking fees as provided in Section 17.63.060.C.

2. The participation fee shall be deposited in a special fund and used for providing, improving, or maintaining off-street parking facilities in said district. The amount of participation fee shall be computed as follows:

a. Participation fee = (Basic Charge + Cost Index)

b. "Basic charge" is ninety (90) cents per square foot of the subject property, and two hundred forty-five dollars ($245.00) per front foot of the subject property, measured as the subject property's frontage along the public right-of-way with the highest traffic volume.

c. "Cost index" is the most current cost index (calculated on an annual basis based on the previous year's Consumer Price Index, All Urban Consumers, published by the U.S. Department of Labor), multiplied by the total square foot and front foot of the subject property. In the event of discontinuation of such index, the index most closely resembling said index.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

17.63.070 Parking design and development standards.

A. Dimensions. The minimum required dimensions for off-street parking spaces shall conform to the latest edition of the city's Standard Designs of Common Engineering Structures.

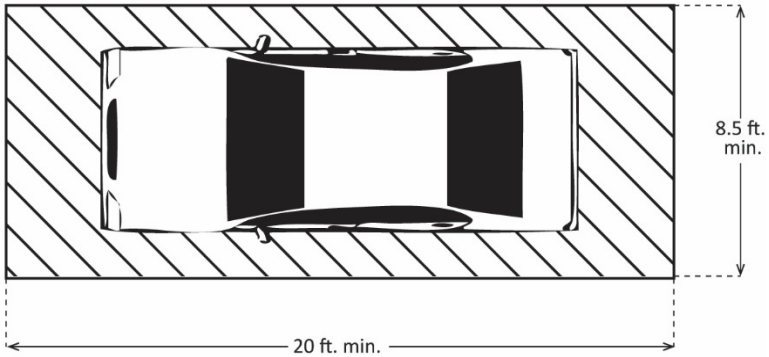
B. Compact Spaces.

1. A maximum of twenty-five (25) percent of required off-street parking spaces may be compact spaces.

2. All parking spaces for compact cars shall be clearly marked with the word "Compact" either on the wheel stop or curb, or on the pavement at the opening of the space.

C. Parking Access. The required dimensions for driveways providing access to off-street parking spaces shall conform to the latest edition of the city's Standard Designs of Common Engineering Structures.

Figure 17.63-1 Example of 90-Degree Parking Space Dimensions



D. Surfacing.

1. All permanent parking spaces and drive aisles shall be paved with asphalt, concrete or other all-weather surface per the latest edition of the city's Standard Designs of Common Engineering Structures.

2. Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a permitted surface material, subject to approval by the city engineer.

E. Tandem Parking Spaces. Tandem parking spaces may be permitted for all residential land uses, provided that they comply with the following standards:

1. Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit.

2. All required guest parking shall be provided as single, non-tandem parking spaces.

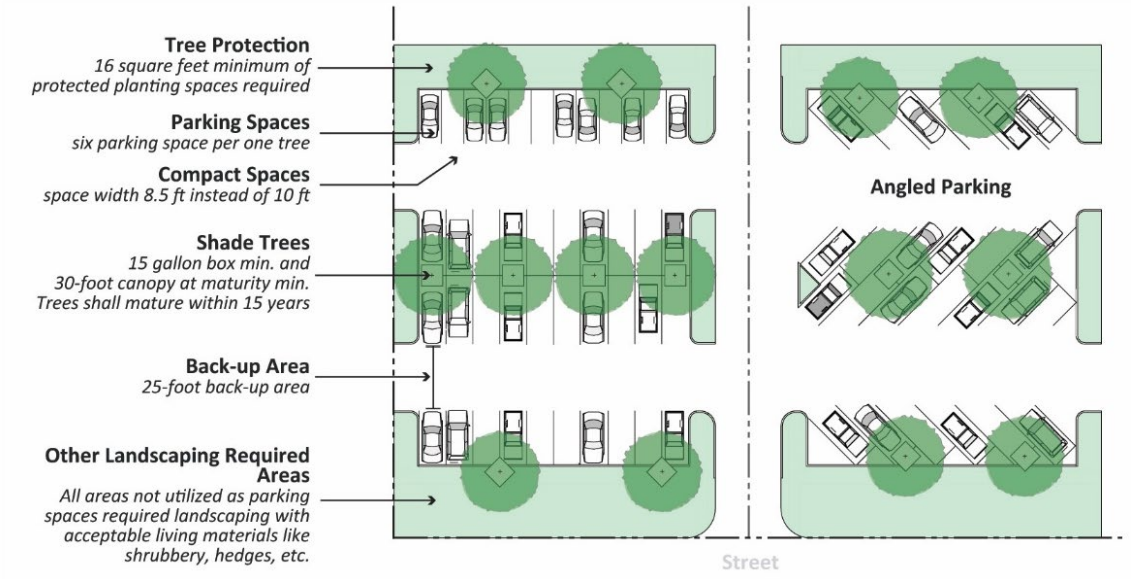
3. Tandem parking spaces shall not block the use of the drive aisle to access other parking spaces located within the parking area.

4. Tandem parking spaces shall be used to accommodate passenger vehicles only.

F. Landscaping.

1. General Standards. All landscaping within parking areas shall comply with the requirements of Chapter 8.34 (Landscape Maintenance) in addition to the standards within this section.
2. Landscaping Defined. Except as otherwise specified in this section, landscaping and landscaped areas shall consist of drought-tolerant plant materials, including any combination of trees, shrubs, and ground cover.
3. Parking Lot Standards. As illustrated in Figure 17.63-2 (Parking Lot Landscaping Standards), the following landscaping standards, as well as the standards in the city's Standard Designs of Common Engineering Structures, shall apply to parking lots containing six (6) or more parking spaces. All landscape areas shall have an irrigation system.

Figure 17.63-2 Parking Lot Landscaping Standards



a. Interior Landscaping. All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped with plantings with drought-tolerant, non-invasive species.

b. Shade Trees.

(1) One (1) shade tree shall be provided for every six (6) parking spaces, or portion thereof, in a parking lot in addition to street trees.

(2) Shade trees shall be a minimum fifteen (15) gallon box in size and shall provide a minimum thirty (30)-foot canopy at maturity.

(3) Shade trees shall be of a type that can reach maturity within fifteen (15) years of planting and shall be selected from a city-approved list of canopy tree species suitable for the valley climate.

(4) Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a thirty (30)-foot canopy) on August 21. The arrangement should approximate nearly fifty (50) percent shade coverage at noon on August 21 within fifteen (15) years of planting.

(5) The above standards may be modified at the discretion of the review authority if alternative shade structures (including solar carports) are provided. Design standards for such shade structures shall be subject to approval by the review authority.

4. Concrete Curbs

a. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a raised concrete curb. Raised concrete curbs shall be a minimum of six (6) inches high by six (6) inches deep.

b. The city may approve alternatives to raised concrete curbs as needed to comply with any mandatory storm water drainage standards.

5. Parking Space Landscaping. A maximum of two (2) feet at the front end of a parking space may be landscaped in lieu of paving surface.

6. Timing. Landscaping shall be installed prior to the city's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot, unless otherwise approved by the Community Development Director.

G. Lighting.

1. A parking area with six (6) or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot candles over the entire parking area or as otherwise required by the building code.

2. Outdoor lighting as required by Subsection G.1 above shall be provided during nighttime business hours.

3. All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.

4. All fixtures shall be hooded.

H. Pedestrian Access. Parking lots shall include pedestrian walkways in compliance with American with Disabilities Act (ADA) requirements and the California Building Code.

I. Screening. Parking lots of six (6) spaces or more shall comply with the following screening standards, unless otherwise approved by the review authority.

1. Location. Screening with a minimum width of five (5) feet shall be provided along the perimeter of parking lots fronting a public or private street or abutting a residential zone.
2. Height.
    a. Screening adjacent to streets shall have a minimum height of two and one-half (2½) feet.
    b. Screening abutting a residential zoning district shall have a minimum height of six (6) feet, except in required setback areas, where the minimum height shall be four (4) feet.
    c. Commercial parking lots abutting residential zoning districts shall have a solid wall with a minimum height of six (6) feet.
3. Materials. Required screening may consist of one (1) or more of the following materials:
    a. Low-profile walls constructed of brick, stone, stucco or other durable material with graffiti-proof coating materials or landscaping/vines.
    b. Evergreen plants that form an opaque screen.
    c. An open fence combined with landscaping to form an opaque screen.
    d. A berm landscaped with ground cover, shrubs, or trees.

(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

17.63.080 Bicycle parking.

A. Applicability. All multi-family and nonresidential land uses shall provide bicycle parking as specified in this section and in accordance with Sections 17.63.020 (Applicability) and 17.63.030 (Required Parking Spaces), except for the following uses:
    1. Gas and service stations
    2. Maintenance and repair services
    3. Vehicle repair
    4. Vehicle sales and rental
    5. Wholesaling
    6. Construction and material yards
    7. Warehousing and distribution
    8. Other similar uses as determined by the Community Development Director.

B. Types of Bicycle Parking.

1. Short-Term/Class II Bicycle Parking. Short-term/Class II bicycle parking provides shoppers, customers, and other visitors who generally park for two (2) hours or less a convenient and readily accessible place to park bicycles.

2. Long-Term/Class I Bicycle Parking. Long-term/Class I bicycle parking provides employees, residents, visitors and others who generally stay at a site for several hours a secure and weather-protected place to park bicycles.

C. Bicycle Parking Spaces Required. The number of required bicycle parking spaces shall be as specified in Table 17.63-4 (Required Bicycle Parking Spaces).

Table 17.63-4 Required Bicycle Parking Spaces		
	Required Bicycle Parking Spaces	
Land Use	Short-Term Spaces	Long-Term Spaces
Multi-Family Dwellings of 6 units or more, Group Housing, and Single Room Occupancy	10% of required automobile parking spaces; minimum of 2 spaces	For uses 10 units or greater: 1 per 10 units, minimum of 2 spaces
Non-Residential Uses	8% of required automobile spaces, minimum of 2 spaces	For uses 20,000 sq. ft. or greater: 5% of required automobile spaces, minimum of 2 spaces

D. Short-Term/Class II Bicycle Parking Standards. Short-term bicycle parking shall be located within one hundred (100) feet of the primary entrance of the structure or use it is intended to serve and be readily visible to passers-by.

E. Long-Term Bicycle Parking Standards. The following standards shall be recommended, but not required, for long-term bicycle parking:

1. Location. Long-term bicycle parking shall be located in highly visible, well-lighted areas that are convenient to the street and users.

2. Cover. A minimum of seventy-five (75) percent of required long-term bicycle parking spaces shall be covered.

3. Parking Facilities. Long-term bicycle parking spaces must be secure and may include:

   a. Covered, lockable enclosures with permanently anchored racks for bicycles; or,

   b. Lockable bicycle rooms or areas with permanently anchored racks; or,

   c. Lockable, permanently anchored bicycle lockers.

F. Parking Space Dimensions.

1. Minimum dimensions of two (2) feet by six (6) feet shall be provided for each bicycle parking space (illustrated in Figure 17.63-3).

2. An aisle of at least five (5) feet shall be provided behind all bicycle parking to allow room for maneuvering.

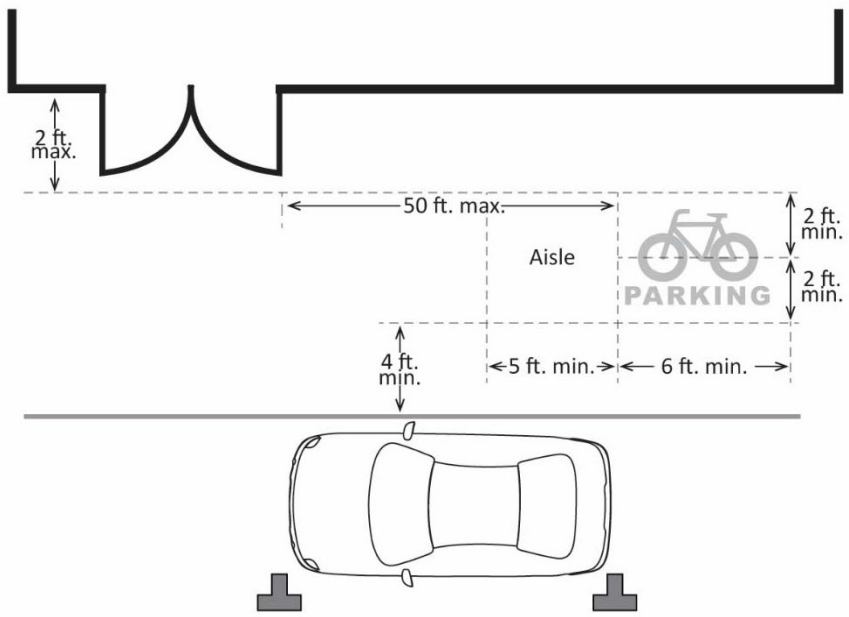
3. Two (2) feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.

4. Four (4) feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.

G. Rack Design. Bicycle racks must be capable of locking both the wheels (one (1) wheel with a U-type lock), providing at least two (2) points of contact with the frame of the bicycle, and supporting bicycles in an upright position. "Inverted U" bicycle racks are highly recommended.

H. Cover. Required cover for bicycle parking spaces shall be permanent, designed to protect the bicycle from sun and rainfall, and be at least seven (7) feet above the floor or ground.

Figure 17.63-3 Short-Term/Class II Bicycle Parking Dimensions



(Ord. No. 2465, § 2(Exhs. A., B.), 9-19-2016)

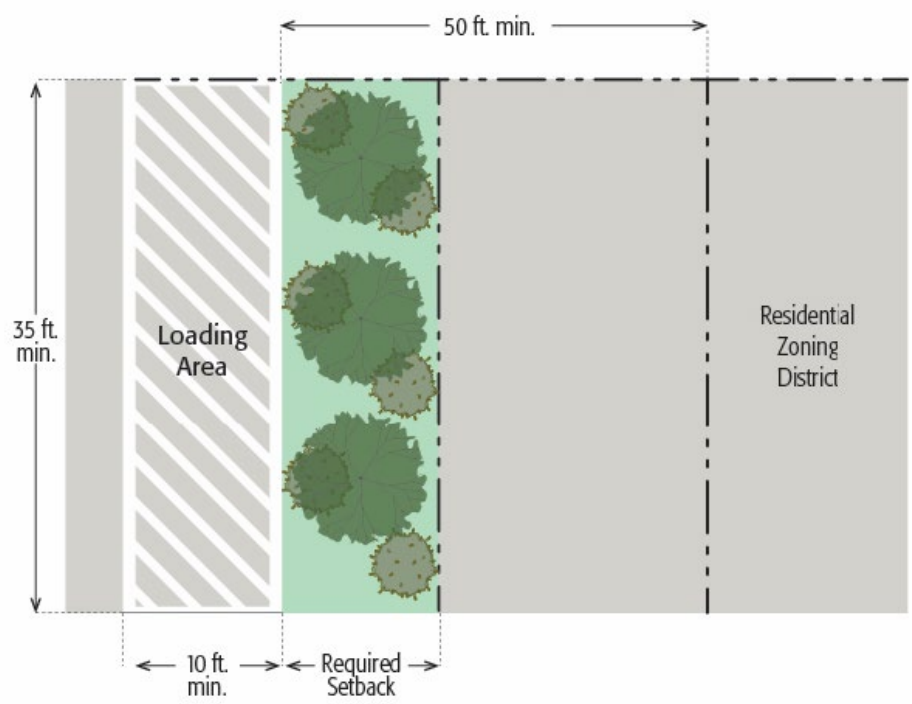
17.63.090 Off-street loading.

A. Applicability. All retail, restaurant, hotel, warehousing, manufacturing, hospitals, laundry, and similar uses that involve the frequent receipt or delivery of materials or merchandise shall provide off-street loading spaces consistent with the requirements of this section.

B. Number of Loading Spaces. The minimum number of required loading spaces shall be as specified in Table 17.63-5 (Required Loading Spaces).

Table 17.63-5 Required Loading Spaces	
Total Gross Floor Area	Required Loading Spaces
Less than 5,000 sq. ft.	None
5,000 to 25,000 sq. ft.	1
Greater than 25,000 sq. ft.	2 plus 1 per each additional 20,000 sq. ft.

Figure 17.63-4 Off-Street Loading



C. Location.

1. Required loading spaces shall be located on the same lot as the use they are intended to serve.
2. A formal agreement among property owners shall be required and recorded if an immediately adjacent lot is used as required loading spaces.
3. No loading space shall be located closer than fifty (50) feet to a residential zone, unless the loading space is wholly enclosed within a building or screened by a solid wall not less than eight (8) feet in height.

D. Dimensions.

1. Each loading space shall have minimum dimensions of ten (10) feet wide, thirty-five (35) feet long, and fourteen (14) feet in vertical clearance.
2. Deviations from the minimum dimensions standards may be approved by the Community Development Director if the spatial needs are less than the minimum required due to the truck size and type that will be utilized in the operation of a specific business.

E. Design and Configuration.

1. Loading spaces shall be configured to ensure that loading and unloading takes place on-site and not within adjacent public rights-of-way.
2. Sufficient maneuvering area shall be provided for loading spaces so that vehicles may enter and exit an abutting street in a forward direction.
3. Loading spaces and their associated maneuvering areas shall not encroach into required employee or visitor parking areas or other on-site areas required for vehicle circulation.
4. Loading spaces shall be striped and clearly identified as for loading purposes only.

CITY COUNCIL AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Brian Raymond
John Cale — Kalisa Rochester

MEETING DATE: June 23, 2025
TO: Mayor and City Council
FROM: Christopher Hoem, City Manager, Jon OConnor, Community Development Director
PREPARED BY: Kayla Rashad, Executive Assistant
SUBJECT: **Waive the First Reading by Title only, and introduce an Ordinance approving an Amendment to the Development Agreement by and between the City of Atwater and the Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNS: 005-120-045 & 005-120-046** (City Manager Hoem)

RECOMMENDED COUNCIL ACTION

Open the public hearing and receive any testimony from the public; and,

Close the public hearing; and,

Motion to waive the first reading by title only, and introduce Ordinance No. CS 1072 approving an Amendment to the Development Agreement by and between the City of Atwater and The Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNS: 005-120-045 & 005-120-046.

Motion to approve staff's recommendation as presented.

I. BACKGROUND/ANALYSIS:

1. BACKGROUND:

In 2017, the City Council approved a Development Agreement (DA) by and between the City of Atwater and the Ferrari Ranch Owners. The DA enabled the owners to move forward with applying for development applications and required certain infrastructure to be installed.

In 2022, the City was designated $3 million in federal funds to improve access to clean drinking water, sanitation services, and water management. The specific area designated was for water, sewer, and storm water infrastructure from Buhach Road to Gurr Road, along Green Sands Avenue. As this area is adjacent to Ferrari Ranch, an amendment to the DA is necessary to clarify the responsible parties of developing such infrastructure.

2. **ANALYSIS:**

Ferrari Ranch is poised for future development, having already been annexed and planned out. Infrastructure is a major component of this future development. The proposed amended DA clarifies that once the federal funding is used for infrastructure, the developer is responsible for their portion.

The proposed amended DA removes certain language related to terms that applied prior to annexation. Since the area has been annexed, that language has become obsolete. There were also minor clerical corrections in the proposed amended DA.

II. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney.

IV. EXISTING POLICY:

N/A

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This project has been reviewed by all relevant departments.

VII. PUBLIC PARTICIPATION:

The public notice was adequately noticed and advertised. The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

The City reviewed the proposed amended and restated development agreement and

conducted a Section 15162 consistency evaluation with the previously certified EIR (SCH# 2014011045). The evaluation substantiates the conclusion that supports a determination that no subsequent document is required as it is not anticipated that the implementation of the proposed restated and amended development agreement would result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified EIR (SCH# 2014011045). The project would not result in new impacts or changed circumstances that would require a new environmental document.

IX. STEPS FOLLOWING APPROVAL:

The second reading and adoption of the ordinance will be scheduled for the next regular City Council meeting.

Submitted and Approved by:



Chris Hoem, City Manager

Attachments:

1. CS 981 Adopts Ferrari Ranch Development Agreement
2. Document_20170508_0001
3. 0269-25 Draft Ordinance UPDATED
4. Ferrari Ranch DA REVISED 6-23-2025

CITY COUNCIL OF THE CITY OF ATWATER

ORDINANCE NO. CS 981

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATWATER ADOPTING THE FERRARI RANCH DEVELOPMENT AGREEMENT

WHEREAS, Government Code Section 65864 et seq. permits the City of Atwater to contract with private interests for their mutual benefits in a manner not otherwise available to the contracting parties, and such agreements assure property developers that they may proceed with their projects with the assurance that approvals granted by the City of Atwater will not change during the period of development, and the City of Atwater is equally assured that costly infrastructure such as roads, sewers, fire protection facilities, etc., will be available at the time development projects are proposed are constructed; and

WHEREAS, the applicant proposes to enter into a Development Agreement for development of a retail/commercial/medical/recreational project within the 159.5-acre Ferrari Ranch property (Assessor Parcel Numbers 005-120-045 and 005-120-046), consistent with the General Plan, as amended, the Housing Element as it has been adopted by the City Council on July 18, 2016, and prezoning; and

WHEREAS, pursuant to the California Environmental Quality Act, the City Council adopted Resolution No. 2943-17 on May 8, 2017 which certified that project environmental impacts were adequately evaluated in the Ferrari Project Final Program Environmental Impact Report (EIR) State Clearinghouse No. 20141011045, incorporated herein by reference; and

WHEREAS, through adoption of Resolution No. 2944-17 on May 8, 2017 the City Council approved a General Plan Amendment (GPA 17-01), amending the land use designation for Ferrari Ranch to Business Park; and

WHEREAS, on May 22, 2017 the City Council adopted Ordinance CS 980 prezoning Ferrari Ranch as Planned Development (PD) with a Business Park Overlay (Z 17-01); and

WHEREAS, through adoption of Resolution No. 2945-17 on May 8, 2017 the City Council approved the initiation of annexation proceedings for a 358.79-acre "Annexation Area" which includes the 159.50-acre Ferrari Ranch Site (ANX 17-01); and

WHEREAS, through adoption of Resolution No. 2946-17 on May 8, 2017 the City Council disestablished Ferrari Ranch from the Merced County Agricultural Preserve; and

WHEREAS, through adoption of Resolution No. 2947-17 on May 8, 2017 the City Council approved a Planned Development Master Plan (PD 17-01) as submitted by the applicant, for Ferrari Ranch; and

WHEREAS, subject to the mitigation measures and conditions of approval in the Planned Development Master Plan and the Vesting Tentative Map, the use is in conformance with the codes and standards of the City of Atwater;

THEREFORE BE IT RESOLVED, that the City Council finds that the Development Agreement conforms to the California Government Code section 65864 et seq. (the "Development Agreement Statute").

THEREFORE BE IT FURTHER RESOLVED that the City Council approves the Ordinance Adopting the Development Agreement to which the Ferrari Ranch Development Agreement is incorporated by reference.

THEREFORE, THE CITY COUNCIL OF THE CITY OF ATWATER DOES ORDAIN AS FOLLOWS:

Section 1.

A. The City Council has considered and certified the Ferrari Project Final Program Environmental Impact Report for the development project, and finds that there is no evidence which would require the preparation of a new or updated environmental document pursuant to the California Environmental Quality Act.

B. The Ferrari Ranch project is in compliance with the General Plan, as amended, including its Housing Element as it has been adopted by the City Council on July 18, 2016.

Section 2. The City Council finds that the draft Development Agreement, attached hereto as Exhibit A and incorporated by reference herein, is consistent with the City of Atwater General Plan, as amended, including its Housing Element as it has been adopted by the City Council on July 18, 2016.

Section 3. The City Manager hereby certifies that the developer/applicant has deposited with the City a sum equal to the estimated costs associated with the processing of the Development Agreement.

Section 4. Upon the passage of this Ordinance, the City is authorized to execute the Development Agreement on behalf of the City. Within ten (10) days of the execution, but no earlier than 30 days after passage of this Ordinance, the City Clerk shall cause the Development Agreement to be recorded in the Office of the County Recorder as provided for by Government Code §65868.5. The Development Agreement shall not

take effect for thirty (30) days following passage and adoption of this Ordinance and shall not become operative until the completion of annexation proceedings.

Introduced by Council Member Creighton seconded by Mayor Price on the 8th day of May, 2017.

Passed on the 22nd day of May, 2017, by the following vote:

INTRODUCED:	**May 8, 2017**
ADOPTED:	**May 22, 2017**
AYES:	**Vineyard, Creighton, Raymond, Vierra, Price**
NOES:	**None**
ABSENT:	**None**

APPROVED:

JAMES E. PRICE, MAYOR

ATTEST:

DON HYLER III
CITY CLERK

Attachment:

Attachment A Ferrari Ranch Development Agreement (with associated exhibits)

FERRARI RANCH DEVELOPMENT AGREEMENT ORDINANCE ATTACHMENT A

DEVELOPMENT AGREEMENT (WITH ASSOCIATED EXHIBITS)

RECORDING REQUESTED BY:
CITY OF ATWATER

When Recorded Mail To:
City Clerk
City of Atwater
750 Bellevue Road
Atwater, CA 95301

Fee Waived per Govt. Code section 27383

Space above this line for Recorder's use

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF ATWATER

AND

THE FERRARI RANCH OWNERS

RELATING TO THE

FERRARI RANCH PROJECT

May 22, 2017

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ATWATER
AND THE FERRARI RANCH OWNERS
RELATING TO THE FERRARI RANCH PROJECT

THIS DEVELOPMENT AGREEMENT (this "**Development Agreement**" or this "**Agreement**") is made and entered into as of May 22, 2017, by and between the City of Atwater, a municipal corporation ("**City**"), and the parties owning Ferrari Ranch as indicated by their signatures below (such parties cumulatively, "**Owner**") pursuant to the authority of California Government Code Section 65864 et seq. (City and Owner each are also referred to individually as a "**Party**" and together as the "**Parties.**")

RECITALS

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs and risk of development, the Legislature of the State of California enacted California Government Code section 65864 et seq. (the "**Development Agreement Statute**"), which authorizes City to enter into a development agreement for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property. City has not adopted local regulations or procedures for consideration of development agreements, but instead relies on and follows the Development Agreement Statute and the Atwater Municipal Code as applicable.

B. Owner is the legal owner of that certain approximately 171-5-acre real property located in unincorporated Merced County, California commonly known as Ferrari Ranch and identified as Assessor Parcel Nos. 005-120-045 and 005-120-046, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

C. Owner proposes that City authorize use and development of the Property consisting of up to 1,574,990 square feet of commercial uses on 102.5 acres, a medical complex with up to 666,100 square feet of hospital and medical office space on 30.1 acres, a storm water detention area on 6.5 acres, and associated infrastructure to serve the Property and the immediate vicinity, with 20.4 acres set aside for a potential regional sports center, all as further described in the Ferrari Ranch Planned Development Master Plan described below (the "**Project**").

D. The Property is part of a larger area of unincorporated land adjacent to the City of Atwater, as shown on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Annexation Area**"). The Annexation Area consists of the Property plus an additional approximately 199.3 acres also designated for development but not subject to this Development Agreement.

E. City and Owner's representative entered into a reimbursement agreement dated March 11, 2013, which set forth terms and conditions upon which City would be reimbursed for processing Owner's applications for various discretionary approvals, but without committing City to approve any such applications (the "**Processing Agreement**").

F. On May 8, 2017, the Atwater City Council held a duly noticed public hearing and took the following actions requested by Owner (collectively, the "**Initial Approvals**", and together with approval of this Agreement, the "**Project Approvals**"):

(1) **Environmental Impact Report.**

(a) Adopted Resolution No. 2943-17 certifying the Ferrari Project Final Program Environmental Impact Report (SCH No. 2014101045) (the "**EIR**") as adequate under the California Environmental Quality Act (Public Resources Code section 21000 et seq., hereinafter "**CEQA**") to consider approval of the other Initial Approvals and this Agreement, and

(b) Adopted Resolution No. 2949-17 (i) adopting findings as required by CEQA supporting certification of the EIR and approval of the Initial Approvals and this Agreement, including a Statement of Overriding Considerations, and (ii) adopting mitigation measures and a mitigation monitoring and reporting program ("**Mitigation Program**") to be applied to development of the Property and the overall Annexation Area;

(2) **General Plan Amendment.** Adopted Resolution No. 2944-17 amending the City of Atwater General Plan (the "**General Plan**") to allow the uses proposed by Owner on the Property and the overall Annexation Area (the "**General Plan Amendment**");

(3) **Prezoning.** Introduced Ordinance No. CS 980 prezoning the Property and the overall Annexation Area to allow the uses proposed by Owner, conditioned and effective upon annexation of the Annexation Area to the City (the "**Prezoning**"), which Ordinance No. CS 980 at its second reading was adopted by the City Council at a duly noticed public hearing on May 22, 2017 approving the Prezoning;

(4) **Agricultural Designation Removal.** Adopted Resolution No. 2946-17 removing the "Agricultural Preserve" designation applied by Merced County from the Annexation Area, conditioned and effective upon annexation of the Annexation Area to the City;

(5) **Master Plan.** Adopted Resolution No. 2947-17 approving The Ferrari Ranch Planned Development Master Plan designating specified uses and criteria to be applied to the Property to allow development of the Project (the "**Ferrari Ranch Planned Development Master Plan**" or "**Master Plan**");

(6) **Vesting Tentative Map.** Adopted Resolution No. 2948-17 approving Vesting Tentative Map No. VTM 1701 subdividing the Property into parcels for development of the Project (the "**Ferrari Ranch Vesting Tentative Map**" or "**Tentative Map**"); and

(7) **Annexation.** Adopted Resolution No. 2945-17 authorizing submission of an application to the Merced County Local Agency Formation Commission ("**LAFCO**") requesting approval to annex the Annexation Area to the City of Atwater (the "**Annexation**").

G. On May 8, 2017, as part of the public hearing cited in Recital F above, the Atwater City Council introduced Ordinance No. CS 981 to approve this Agreement. On May 22, 2017 (the "**Approval Date**"), the Atwater City Council held a duly noticed public hearing for a second reading of Ordinance No. CS 981, considered the certified EIR as it applied to this Agreement, and adopted Ordinance No. CS 981 approving this Agreement and authorizing its execution (the "**Approving Ordinance**"). As part of the Approving Ordinance, the City Council has made the findings required by the Atwater Municipal Code and the Development Agreement Statute with respect to this Agreement. As required by Government Code section 65867.5, the City Council has found that, among other attributes, this Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan, and it has been reviewed and evaluated in accordance with the Development Agreement Statute. As required by Government Code section 65865.5, the City Council has adopted findings and imposed conditions on this Agreement that will provide the required flood protection for the Property.

H. The Parties acknowledge that pursuant to Government Code section 65865(b), this Agreement shall not become operative unless the Property is annexed to the City on or before one year from the Approval Date, which shall be May 22, 2018 (the **"Annexation Deadline"**), and that this Agreement shall be null and void if annexation proceedings annexing the Property to the City are not completed by that date unless City in its discretion agrees to extend the Annexation Deadline. To avoid uncertainty, the Parties acknowledge that the action which must occur to complete annexation by the Annexation Deadline is issuance of the Certificate of Completion by LAFCO, and the date of such issuance shall be the "**Operative Date**".

I. City has determined that the Project implements the goals and policies of the General Plan applicable to the Project and the Property and imposes appropriate standards and requirements with respect to development of the Property as to maintain and improve the overall quality of life and of the environment within and around City. As part of the process of approving the Project and the Project Approvals, the City has in accordance with CEQA undertaken the required analyses of potential environmental effects that could be caused by the Project, and City as part of the Project Approvals has imposed mitigation measures to address anticipated adverse effects.

J. Development of the Property is subject to other future discretionary and non-discretionary City approvals and permits (collectively, the "**Subsequent Approvals**") including but not limited to additional subdivision maps and site development review approvals, which if granted by City in accordance with this Agreement shall automatically become part of the Project Approvals for purposes of this Agreement.

K. By entering into this Agreement, in exchange for the benefits it will provide Owner as described herein, City will recognize substantial benefits, including but not limited to the following:

(1) Ensure the productive use of property and foster orderly growth and quality development in City;

(2) Ensure that development will proceed in accordance with the goals and policies set forth in the General Plan and will implement City's stated General Plan policies;

(3) Receive substantially increased property tax revenues;

(4) Benefit from increased employment opportunities for residents that are created by the Project and from continued diversification of City's economic base;

(5) Benefit from availability of high-quality medical services and sports recreation facilities to be developed in the Project for City's residents;

(6) Enhance the image, appearance and identity of City and its primary gateway;

(7) Ensure coordination and consistency in subsequent construction on the Property, in terms of land use, architecture, landscaping, site engineering and design, infrastructure and other elements of development;

(8) Ensure construction of required public facilities, improvements and services as and when expected; and

(9) Induce Owner to incur substantial financial and other commitments to provide public infrastructure and amenities by giving Owner the certainty and predictability in the development process provided by this Agreement.

L. By entering into this Agreement, in exchange for providing the benefits to City described herein, Owner will obtain sufficient certainty and predictability in the development process to justify the substantial investments required to plan and develop a Project that will take many years to fully construct, and will be able to proceed with development of the Project in accordance with the Applicable Law (as defined herein) and the Project Approvals, subject to the terms, conditions and exceptions contained herein. This Agreement will promote and encourage development of the Project by providing Owner and any future owners and lenders a greater degree of certainty of the ability to expeditiously and economically complete the development effort.

M. City and Owner have reached agreement and desire to express herein a Development Agreement that will facilitate development of the Project subject to conditions set forth herein. This Agreement is intended to be and should be construed as a development

agreement within the meaning of the Development Agreement Statute. City and Owner have taken all actions mandated by and have fulfilled all requirements set forth in the Development Agreement Statute. The consideration to be received by City and the rights secured to Owner pursuant to this Agreement constitute sufficient consideration to support the covenants and agreements of City and Owner herein.

N. City, by electing to enter into this Agreement, acknowledges that the obligations of City herein shall survive beyond the term or terms of the present City Council members and that such action will serve to bind City and future City Councils to the obligations undertaken. By approving this Agreement, the City Council has elected to exercise certain governmental powers at the time of entering into this Agreement rather than deferring its actions to some undetermined future date. The terms and conditions of this Agreement have undergone extensive review by both City and its City Council and have been found to be fair, just and reasonable, and City has concluded that the pursuit of the Project will serve the best interests of its citizens and the public health, safety and welfare will be best served by entering into this obligation.

AGREEMENT

NOW, THEREFORE, with reference to the Recitals above, and in consideration of the mutual promises, obligations and covenants herein contained and other considerations, the value and adequacy of which are hereby acknowledged, City and Owner agree as follows:

1. Definition of Terms. The following capitalized terms are defined where indicated below, which shall apply when the capitalized terms are used in this Agreement:

Administrative Agreement Amendment: See Section 9.1.4.

Administrative Project Amendment: See Section 9.2.1.

Agreement: See Introductory paragraph.

Annexation Deadline: see Recital H.

Annexation: See Recital F.

Annexation Area: See Recital D.

Applicable Law: See Section 5.1.

Approval Date: See Recital G.

Approving Ordinance: See Recital G.

Benefitted Properties: See Section 7.2.1.

Benefitting Approvals: See Section 7.2.2.

Benefitting Improvements: See Section 7.2.2 and **Exhibit C**.

Benefitting Labor Costs: See Section 7.2.2.

CEQA: See Recital F.

City: See Introductory paragraph.

Construction Codes: See Section 5.4.1.

Cure Period: See Section 11.1.

Development Agreement: See Introductory Paragraph.

Development Agreement Statute: See Recital A.

Development Fees: See Section 5.3.1.

Development Restrictions: See Section 5.7.

Director: See Section 9.1.4.

Effective Date: See Section 4.1.

EIR: See Recital F.

Enforced Delay: See Section 15.9.

Enhanced Infrastructure Financing District or EIF: See Section 7.1.1.

Event of Default: See Section 11.1.

Ferrari Ranch Planned Development Master Plan: See Recital F.

Ferrari Ranch Vesting Tentative Map: See Recital F.

Financing Mechanism: See Section 7.1.1.

General Plan: See Recital F.

General Plan Amendment: See Recital F.

Initial Approvals: See Recital F.

LAFCO: See Recital F.

Local Traffic Improvements: See Section 7.2.5.

Master Plan: See Recital F.

Mitigation Program: See Recital F.

Mortgage: See Section 13.1.

Mortgagee: See Section 13.1.

New Rules: See Section 5.5.1.

Notice of Default: See Section 11.1.

Notice of Intent to Terminate: See Section 12.2.

Notice of Non-Compliance: See Section 10.4.

Notice of Termination: See Section 12.2.

Offsite Land: See Section 5.12.

Operative Date: See Recital H.

Owner: See Introductory paragraph and signature pages.

Party and Parties: See Introductory paragraph.

PDMP: See Recital F.

Portion: See Section 9.1.3.

Prezoning: See Recital F.

Processing Agreement: See Recital E.

Processing Fees: See Section 5.3.2.

Project: See Recital C.

Project Approvals: See Recital F.

Project-Related Infrastructure: See Section 8.1.

Property: See Recital B.

Regional Traffic Improvements: See Section 7.2.5.

Regional Transportation Impact Fee or RTIF: See Section 5.3.1.

Reimbursable Expenses: See Section 7.2.2.

Release from Obligations: See Section 12.3.

Sewer Facilities: See Section 8.1.

Storm Drainage Facilities: See Section 8.1.

Subsequent Approvals: See Recital J.

Tentative Map: See Recital F.

Term: See Section 5.2.1.

Transportation Facilities: See Section 8.1.

Transportation Improvement Plan or TIP: See Section 7.2.5 and **Exhibit D**.

Water Facilities: See Section 8.1.

2. Property and Owner.

2.1. Property. The Property which is the subject of this Development Agreement is described in Recital B.

2.2. Interest of Owner. Owner has a legal or equitable interest in the Property in that it owns the Property in fee simple. Accordingly, this Agreement once executed and effective shall be fully binding and enforceable by the Parties.

3. Relationship of City and Owner.

This Agreement has been negotiated and voluntarily entered into by City and Owner. Owner is not an agent of City, and City is not an agent of Owner. City and Owner hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making City and Owner joint venturers or partners.

4. Effective Date and Term.

4.1 Effective Date. The effective date of this Agreement **("Effective Date")** shall be June 21, 2017, which is thirty (30) days after the Approval Date as defined in Recital G. Said date shall function as the Effective Date for purposes of this Agreement even if annexation making this Agreement operative as described in Recital H occurs later.

4.2 Term of Agreement.

The following provisions were established by the Parties as a reasonable estimate of the time required to carry out the Project, develop the Property, and obtain the public benefits of the Project. City finds that such time and provisions are reasonably necessary to assure City of realization of the public benefits of the Project.

4.2.1 Term. The term of this Development Agreement (the **"Term"**) shall commence on the Effective Date and shall continue for twenty (20) years from the Effective Date, unless otherwise modified, extended or terminated as provided in this Agreement.

4.2.2 Tolling of Term. The Term shall not begin or continue to run during any time that there is litigation or other action challenging this Agreement or any other Project Approval, or challenging or preventing Owner's efforts to implement the Project, or challenging or preventing City or any service provider from taking the actions necessary to develop or occupy the Project, including associated environmental analyses and determinations. The Term shall be extended for the period of time from the date such litigation or other action is commenced until its final conclusion so as to eliminate the challenge or remove the obstacle. By way of illustration but not limitation, in the case of litigation the tolling and extension period shall start upon filing of such litigation and continue until its dismissal or final entry of judgment. Filing of litigation shall not delay or stop the development, construction or occupancy of the Project or processing and approval of any Subsequent Approval unless enjoined by a court of competent jurisdiction, and City shall not stipulate to the issuance of any such order.

4.3 Term of Project Approvals. Pursuant to the Subdivision Map Act (Government Code section 66410 *et seq.),* and in particular, Government Code section 66452.6(a), the term of any tentative or vesting tentative map, parcel map or vesting parcel map, and subdivision improvement agreement for the Property or any Portion thereof, shall be the longer of (i) the Term of this Agreement (as it may be extended) or (ii) the term of such map otherwise allowed under the Subdivision Map Act and the Municipal Code (as may be extended by changes to such laws during the life of the map). Pursuant to Government Code section 65863.9, the term of any use permit or other entitlement for development for the Property or any Portion thereof shall be the longer of (i) the Term of this Agreement (as it may be extended), (ii) the term of such permit or entitlement, or (iii) the term of the subdivision or parcel map relating to that portion of the Property that is the subject of the permit or entitlement.

5. Vested Rights/Use of the Property/Applicable Law/Processing.

5.1 Right to Develop. Owner shall have the vested right to develop the Project on the Property in accordance with, and subject only to, the terms and conditions of this Agreement, the Project Approvals (as and when issued), and any amendments to any of them as shall, from time to time, be approved pursuant to this Agreement. For the Term of this Agreement, the City's ordinances, codes, resolutions, rules, regulations and official policies governing the development, construction, subdivision, occupancy and use of the Project and the Property including without limitation the General Plan, the Atwater Municipal Code, and the Master Plan, shall be those that are in force and effect on the Approval Date (collectively, the **"Applicable Law"**). In exercising its discretion when acting upon Subsequent Approvals, City shall apply the Applicable Law as the controlling body of law. Notwithstanding the foregoing, Owner in its sole discretion may elect to comply with or receive the benefits of changes in Applicable Law by providing written notice to City of said election. Notwithstanding anything to the contrary contained herein, this Agreement shall not supersede any other rights Owner may obtain pursuant to City's approval of the Vesting Map or any other vesting tentative tract map or vesting tentative parcel map for the Project.

5.2 Permitted Uses. The permitted uses of the Property, density and intensity of use of the Property, the maximum height, bulk and size of proposed buildings, the general provisions for reservation or dedication of land for public purposes and for the location and maintenance of on-site and off-site improvements and public utilities, and other terms and conditions of development applicable to the Property, shall be those set forth in the Project Approvals and this Agreement.

5.3 Applicable Fees, Exactions and Dedications.

5.3.1 Development Impact Fees. City may levy those fees, charges, exactions and dedication requirements relative to development of the Property which are in force and effect as of the Approval Date (collectively, the "**Development Fees**"). Unless otherwise set forth in this Agreement, no increase in the amount of Development Fees and no new Development Fees shall be imposed. Notwithstanding the above:

(a) Adjustments to the Regional Transportation Impact Fee (**"RTIF"**) may be allowed if and when adopted by the City Council or if already specified or authorized in applicable City codes and regulations, so long as the fee as adjusted is applied uniformly to similar development within the City; provided, Owner preserves its right to object to such adjustment for failing to comply with statutory or procedural requirements, including but not limited to nexus standards and CEQA compliance. If City elects to withdraw from the RTIF program and adopt a new local transportation impact fee, the amount of such fee equal to the "return to source" funds the City then was receiving from the RTIF may be levied on future applications for the Project from the time the new fee takes effect, and the entirety of such new City fee may be imposed starting in year eleven (11) of the Term.

(b) No increase to any other Development Fee shall be allowed during the first ten (10) years of the Term, even if already specified or authorized in applicable City codes and regulations; provided, City may adjust the amount of its different Development Fees from time to time so long as the total of all City Development Fees does not exceed the

total in effect as of the Approval Date (e.g., reducing one fee and increasing another fee by the same amount). Beginning in year eleven (11) of the Term, new increases to Development Fees and any new Development Fees adopted since the Approval Date may be applied from time to time during the remainder of the Term so long as the fees as adjusted are applied uniformly to similar development within the City; provided, Owner preserves its right to object to such adjustment for failing to comply with statutory or procedural requirements, including but not limited to nexus standards and CEQA compliance.

(c) This Agreement does not limit City's discretion to impose or require payment of fees, dedication of land, or construction of public improvements or facilities in connection with development of the Property that are identified as required to mitigate specific environmental and other impacts of a Subsequent Approval, so long as not inconsistent with the terms and conditions of this Agreement.

(d) Nothing shall restrict the ability of City to impose conditions or fees on the issuance of building permits that lawfully could have been imposed as conditions of approval of an approved tentative map based on a finding that the condition or fee is necessary because (i) it is required in order to comply with state or federal law, or (ii) failing to impose the condition or fee would place occupants of the Project or the community in a condition dangerous to their health or safety.

5.3.2 Processing Fees. City may levy those fees and charges adopted for the purpose of defraying City's actual costs incurred for the processing and administration of the Subsequent Approvals and any form of regulatory permit, license, land use entitlement, financing district or mechanism, or other approval related to development, use or occupancy of the Property, or to defray the costs of periodically updating City's plans, policies and procedures, including without limitation the fees and charges referred to in Government Code section 66014 (collectively, the "**Processing Fees**") which are in force and effect as of the Approval Date, so long as and to the extent that such fees are applied uniformly to all similar development on a City-wide basis. City may levy new or increased Processing Fees adopted after the Approval Date so long as (a) such fees are applied uniformly to all similar development on a City-wide basis, (b) the application of such fees is prospective, and (c) the application of such fees would not prevent, impose a substantial financial burden on, or materially delay development of the Project in accordance with this Agreement. By so agreeing, Owner does not waive its rights to challenge the legality or amount of any such new or increased Processing Fee. To avoid uncertainty, the Parties agree that if not terminated earlier the Reimbursement Agreement shall expire as of the Operative Date, and thereafter the Processing Fees shall apply as to any applications and permits for the Project.

5.4 Construction Codes.

5.4.1 Uniform Codes Applicable. Notwithstanding the provisions of Section 5.1 above, to the extent Applicable Law includes requirements under the state or locally adopted building, plumbing, mechanical, electrical and fire codes (collectively the **"Construction Codes"),** the Construction Codes included shall be those in force and effect at the time Owner submits its application for the relevant building, grading, or other construction

permits to City; provided, in the event of a conflict between such Construction Codes and the Project Approvals, the Project Approvals shall, to the maximum extent allowed by law, prevail.

5.4.2 Rules for Public Improvements. For construction of public infrastructure, the Construction Codes along with any ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to such construction shall be those in force and effect at the time of execution of the applicable improvement agreement between City and Owner, or at the time of permit approval if there is no improvement agreement.

5.5 New Rules and Regulations.

5.5.1 During the term of this Agreement, City may apply new or modified ordinances, resolutions, rules, regulations and official policies of the City to the Property which were not in force and effect on the Approval Date (**"New Rules"**), so long as the New Rules are applied uniformly to similar development on a City-wide basis; provided, however, such New Rules shall be applicable to the Project or the Property only to the extent that such application will not modify, prevent or impede development of the Project or conflict with any of the vested rights granted by this Agreement, the Applicable Law, or the Project Approvals. In addition to any other conflicts that may occur, each of the following New Rules shall be deemed to conflict and may not be applied if it would:

(a) Cause or impose a substantial financial burden on, or materially delay development of the Property as otherwise contemplated by this Agreement or the Project Approvals;

(b) Frustrate in a more than insignificant way the intent or purpose of the Project Approvals or preclude compliance therewith including, without limitation, by preventing or imposing limits or controls in the rate, timing, phasing or sequencing of development of the Project;

(c) Prevent or limit the processing or procuring of Subsequent Approvals;

(d) Reduce the density or intensity of use of the Property as a whole, or otherwise require any reduction in the square footage of, or total number of, proposed improvements;

(e) Restrict the types of uses permitted, in a manner that is inconsistent with or more restrictive than the limitations included in this Agreement and the Master Plan; and/or

(f) If any of such ordinances, resolutions, rules, regulations or official policies do not have general (City-wide) applicability.

5.5.2 Notwithstanding Section 5.5.1, City shall not be precluded from applying any New Rules to the Project or the Property under the following circumstances, where the New Rules are:

(a) Specifically mandated by changes in state or federal laws or regulations adopted after the Approval Date pursuant to Government Code section 65869.5;

(b) Specifically mandated by a court of competent jurisdiction taking into consideration the vested rights protection provided by this Agreement and the Development Agreement Statute;

(c) Changes to the Uniform Building Code or similar uniform construction codes, or to City's local construction standards for public improvements so long as such code or standard has been adopted by City and is in effect on a City-wide basis; or

(d) Required as a result of facts, events or circumstances presently unknown or unforeseeable that would otherwise have an immediate adverse risk on the health and safety of the surrounding community.

5.6 Flood Protection. In conjunction with filing the initial application for a detailed development plan approval pursuant to Section 17.44.110 of the Atwater Municipal Code, Owner shall prepare and submit a detailed flood study confirming that areas subject to flooding within the Project outside of the Canal Creek channel itself will meet federal, state and local flood control protection standards as of the Approval Date.

5.7 Moratorium Not Applicable. Notwithstanding anything to the contrary contained herein, if an ordinance, resolution, policy, directive or other measure is enacted or becomes effective, whether by action of City, by initiative, referendum, or otherwise, and if it imposes a building moratorium, a limit on the rate of development, or a voter-approval requirement which affects all or any part of the Property or Owner's ability to develop the Project (collectively, "**Development Restrictions**"), City agrees that such Development Restriction shall not apply to the Project, the Property, this Agreement or the Project Approvals unless it is imposed as part of a declaration of a local emergency or state of emergency as defined in Government Code section 8558, provided that to the extent it applies to all or any part of the Project then the Term shall automatically be extended for a period of time equal to the period during which the Development Restriction applies.

5.8 New Taxes and Assessments. No new taxes, assessments or other charges not in force and effect as of the Approval Date shall be levied against the Property, the Project or Owner except as specified in this Agreement. No increase in an existing tax, assessment or other charge shall be levied during the first ten (10) years of the Term, even if an increase already is specified or authorized in applicable City codes and regulations. Thereafter, new increases to those taxes, assessments and other charges in force and effect as of the Approval Date may be applied during the remainder of the Term so long as the adjustments are applied uniformly to similar development within the City; provided, Owner preserves its right to object to such

adjustment for failing to comply with statutory or procedural requirements, including but not limited to nexus standards and CEQA compliance.

5.9 Development of the Project; Phasing; Timing.

5.9.1 No Requirement to Develop. Notwithstanding any provision of this Agreement, City and Owner expressly agree that there is no requirement that Owner must initiate or complete any action, including without limitation development of the Project or any phase of the Project, within any period of time set by City, and City shall not impose such a requirement on any Project Approval or Subsequent Approval except as needed to ensure that necessary infrastructure is completed in an orderly fashion. Nothing in this Agreement is intended to create nor shall it be construed to create any affirmative development obligations to develop the Project at all or in any particular order or manner, or liability in Owner under this Agreement if the development fails to occur. It is the intention of this provision that Owner be able to develop the Property in accordance with its own time schedules and the Project Approvals. City acknowledges that Owner at this time cannot predict when or the rate at which or the order in which phases of the Project will be developed, and City recognizes that many factors affect such actions that may not be within Owner's control, including but not limited to market orientation and demand, interest rates and funding availability, and competition. Nothing in this Agreement shall exempt Owner from completing work required by a subdivision agreement, road improvement agreement or similar agreement in accordance with the terms thereof, nor shall this Section 5.9 affect the term of this Agreement or of any related Project Approvals or Subsequent Approvals.

5.9.2 No Restriction on Timing. City agrees that Owner shall be able to develop in accordance with Owner's own time schedule as such schedule may exist from time to time, and Owner shall determine which part of the Property to develop first, and in what sequence, and at Owner's chosen schedule. In particular, and not in limitation of any of the foregoing, since the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal. 3d 465, that the failure of the parties therein to consider and expressly provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the Parties' intent to avoid that result by acknowledging that Owner shall have the right to develop the Property in such order and at such rate and at such times as Owner deems appropriate within the exercise of its subjective business judgment, and that the timing, rate or sequence of development and occupancy of the Project shall not be restricted or dictated by any means other than as specifically may be recognized in this Agreement.

5.10 Processing and City Discretion.

(a) Nothing in this Agreement shall be construed to limit the authority or obligation of City to hold necessary public hearings, nor to limit the discretion of City or any of its officers or officials with regard to those Subsequent Approvals that require the exercise of discretion by City, provided that such discretion shall be exercised consistent with the vested rights granted by this Agreement, the Applicable Law and the Project Approvals.

(b) Owner acknowledges that implementation of the Project will require City's consideration and approval of applications for Subsequent Approvals and that City will complete environmental review in connection with those Subsequent Approvals as required by CEQA and other applicable federal, state and local laws and regulations. City's environmental review of the Subsequent Approvals pursuant to CEQA shall utilize the EIR to the fullest extent permitted by law; provided, however, nothing in this Agreement shall be deemed to limit the legal authority of City to conduct any environmental review required under CEQA or other applicable laws and regulations.

5.11 Regulation by Other Public Agencies. The Parties acknowledge that other public agencies not within City's control may possess authority to regulate aspects of development of the Property, and this Agreement does not limit such authority of other public agencies.

5.12 Eminent Domain. The Parties acknowledge and agree that development of the Project-Related Infrastructure (as defined in Section 8.1) is a critical component of the Project and also will result in key benefits to the community generally. The Parties further acknowledge that fulfilling said obligations may require acquisition of additional land outside the Property. If such acquisition is necessary to develop any aspect of the Project Infrastructure, Owner shall use its best efforts to acquire any and all such land (**"Offsite Land"**), which shall include: a) paying for and obtaining an appraisal prepared by a qualified Member of the Appraisal Institute (MAI), in connection with acquisition of the Offsite Land; and b) offering to acquire the Offsite Land based on such appraisal. In the event Owner is not successful in acquiring the Offsite Land, City and Owner shall meet and confer to determine: (a) whether the need for the Offsite Land is such that City should consider informally intervening to facilitate said acquisition; (b) whether there may be other feasible means of accomplishing the public objectives at issue such that acquisition of the Offsite Land is no longer needed; and (c) whether it would be appropriate for City to consider using its statutory powers of eminent domain to acquire the Offsite Land. In the event that City determines to use its statutory powers of eminent domain to pursue acquisition of the Offsite Land, Owner shall be responsible for all costs associated therewith. Notwithstanding the foregoing, neither this Section 5.12 nor any other provision of this Agreement is intended to abrogate City's responsibilities, in the exercise of eminent domain, to satisfy the substantive and procedural requirements of the Eminent Domain Law (California Code of Civil Procedure Part 3, Title 7, Sections 1230.010-1273.050), as amended from time to time. In the event the Offsite Land is not ultimately acquired, either through private acquisition or eminent domain, or in the event that City determines not to pursue eminent domain of the Offsite Land, Owner's obligations in connection with that aspect of the Project Infrastructure that necessitated acquisition of the Offsite Land shall terminate and be of no further force or effect in accordance with Government Code section 66462.5 of the Subdivision Map Act.

6. Obligations of City.

The Parties acknowledge and agree that Owner's agreement to perform and abide by its covenants and obligations set forth in this Agreement, including Owner's decision to annex the

Property to the City and process siting of the Project in the City, is material consideration for City's agreement to perform and abide by the covenants and obligations of City, as set forth in this Agreement.

6.1 Processing of Annexation. City shall promptly, in cooperation with Owner, process all documents necessary to achieve annexation of the Annexation Area, and at a minimum annexation of the Property, to the City.

6.2 Cooperation in Subsequent Approvals.

6.2.1 Owner's Application for Subsequent Approvals. Owner shall be obligated to obtain any and all required Subsequent Approvals to develop the Project. Owner's obligations under this Section 6.2.1 apply to those approvals that are under City's jurisdiction and also to those approvals that may be required by other governmental or quasi-governmental agencies having jurisdiction over the implementation of any aspect of the Project (including, without limitation, the Department of Transportation; agencies having jurisdiction over boundary changes or district formation, flood control, sewer service, water service or fire protection; and agencies having jurisdiction over air quality, biological resources, solid wastes and hazardous wastes and materials). City shall cooperate with Owner in its efforts to obtain such approvals from other agencies and shall at the request of Owner use its best efforts to ensure the timely availability of such approvals.

6.2.2 City's Processing of Subsequent Approvals. City shall cooperate and diligently work to promptly process and consider all applications for Subsequent Approvals, provided they are in a proper form and include payment of any applicable fees and provided that Owner is in compliance with this Agreement. In the event that City and Owner mutually determine that additional personnel or outside consultants need to be retained to assist City to expeditiously process any Subsequent Approval, the cost of any such personnel or consultants shall be paid by Owner but shall be under the direction of City. City shall retain its discretion in its consideration of any and all Subsequent Approvals but shall exercise that discretion in a manner consistent with the Master Plan and this Agreement.

6.3 Availability of Public Services.

6.3.1 Sewage Capacity. To the extent permitted by law, City shall reserve or provide such capacity for sewage transmission and treatment as may be necessary to serve the Project. Owner will consult and cooperate with City from time to time in determining the anticipated timing, sequence and amount of development in the Project so as to give City sufficient advance notice to ensure that adequate capacity is available when needed, so as to avoid delaying development or occupancy of any portion of the Project.

6.3.2 Water System. To the extent required to ensure adequate domestic and firefighting water capacity and redundancy for the Project, City shall cooperate in connecting the Project's water supply system with the City's. City acknowledges that such connection also benefits City by providing similar redundancy from the Project's water well.

6.3.3 Construction Water. Until the Project's own water supply infrastructure is installed and operating, City agrees to make construction water available to the Project by permitting the Project to connect with the existing City water supply infrastructure at one or more locations Owner may from time to time request, subject to City approval in its reasonable discretion, at Owner's cost and on those terms and conditions and charges customarily applied by City to similar requests consistent with City standards. City also shall permit Owner to install such temporary construction water pipelines and related infrastructure as reasonably necessary to provide construction water to various portions of the Property for Owner's use in any and all Project grading and construction operations.

6.4 Right to Rebuild. City agrees that Owner, in Owner's sole discretion, may renovate or rebuild the Project or portions thereof during the Term should it become necessary due to natural disaster, changes in seismic, flood or other requirements, or other causes. Any such renovation or rebuilding shall comply with the terms of this Agreement and shall be subject to CEQA as may be required under applicable law.

7. Financing Mechanisms and Owner Funding.

7.1. Assessment Districts or Other Funding Mechanisms. The Parties acknowledge that each of them requires financial assistance to build the infrastructure and improvements required to support the Project and serve the Annexation Area, and that City's assurances to cooperate in arranging such assistance is a material consideration for Owner agreeing to proceed with development of the Project. City also acknowledges that development of the Project will provide material benefits, including but limited to employment opportunities for City's residents and tax revenues to support City operations, constituting consideration for City to enter into this Agreement and to provide the assurances in this Section 7.

(a) City shall cooperate in the formation of, or annexation to, one or more assessment districts, geologic hazard abatement districts, landscaping and lighting districts, community facilities districts, utility authority, lease leasebacks, project-specific tax reimbursement tax-exempt financing mechanisms, or other funding mechanisms related to public safety, traffic, sewer, water, fire, storm water, recreation or other infrastructure or public service needs (collectively, "**Funding Mechanisms**") that include the Property and to the extent permitted by law include other properties within or outside the City, to the extent such Funding Mechanism and its provisions are permitted under applicable law, that Owner requests to help fund infrastructure improvements and to ensure the orderly development of the Project.

(b) City shall diligently and expeditiously process applications by Owner necessary to establish such Funding Mechanisms, as long as (i) the application complies with law, (ii) is consistent with City standards, and (iii) will result in no commitment of City general funds. Notwithstanding the foregoing, while City agrees to cooperate in the process of formation of Funding Mechanisms, the final determination as to City's participation in any Funding Mechanism, including an EIFD as defined below (either by pledging property tax increment or otherwise) or any other financing district shall be made by the City Council in its sole and absolute discretion.. City shall cooperate in good faith with Owner's efforts to obtain the participation of Merced County or other public agencies as needed to establish and implement such Funding Mechanisms. Without limiting the foregoing, among the Financing

Mechanisms Owner may request, City acknowledges that Owner initially proposes utilizing one or more Enhanced Infrastructure Financing Districts (**"EIFD"**) pursuant to Government Code section 53398.50 et seq. with participation by Merced County to fund infrastructure of regional significance within and outside the City.

(c) City shall diligently seek to sell any bonds to be issued and secured by such Funding Mechanisms upon the best terms reasonably available in the marketplace.

(d) Notwithstanding the foregoing, Owner retains all its rights to oppose the formation or proposed assessments of new Funding Mechanisms, or any new or increased assessment under a Funding Mechanism, or to request or pursue assessment credits or reductions, unless otherwise provided for herein. Notwithstanding any terms to the contrary, nothing contained in this Agreement shall be construed as waiving City's discretion to the extent required under applicable law in deciding whether and in what form to establish a Funding Mechanism, impose and collect assessments, issue and sell bonds, or undertake any other discretionary action related thereto. Any and all costs associated with forming or joining and then implementing Funding Mechanisms under this Section 7.1 shall be shared equally by City (50%) and Owner and other benefitting property owners (50%).

7.2. Owner Reimbursement by Benefitting Properties.

7.2.1 Reimbursement Obligation. City acknowledges that Owner has expended and will expend considerable funds for approvals and improvements which may benefit properties within the Annexation Area but outside the Property (collectively, the **"Benefitted Properties"**) by facilitating their development and use. To the extent that the owner of a Benefitted Property either (i) applies for and is approved to develop the Benefitted Property relying on the Benefitting Approvals (as defined below), or (ii) makes use of a Benefitting Improvement (as defined below) to support either the current use on the Benefitted Property or some new development or use on the Benefitted Property, Owner shall be entitled to reimbursement based on a pro rata, fair share apportionment of the Reimbursable Expenses (as defined below), such reimbursement to come directly from the owner of the Benefitted Property unless Owner agrees to reimbursement via a Financing Mechanism. Notwithstanding the foregoing, Owner agrees that residential development will not be required to provide any payment, and the Reimbursable Expenses will be shared by development on the Property and non-residential development on the Benefitted Properties.

7.2.2 Reimbursable Expenses. City agrees that expenditures by Owner for the following items will qualify for fair share reimbursement by the Benefitted Properties pursuant to the terms of this Section 7.2 (collectively, the "**Reimbursable Expenses**");:

(a) Preparation, processing and approval of the EIR, General Plan Amendment, Prezoning, Master Plan, Agricultural Designation Removal, Annexation, and General Plan Housing Element update, including related consultant studies and work (collectively, the "(**Benefitting Approvals**");

(b) Those portions of Project-Related Infrastructure (as defined in Section 8.1) to be built or funded by Owner as part of developing the Project, that either are (i) oversized to accommodate use by the Benefitted Properties or (ii) extend services that as of the Effective Date are not available to the Benefitted Properties, including related consultant studies and work (collectively, the **"Benefitting Improvements"**);

(c) Consultant and legal fees to manage and implement the planning, design, approval and implementation effort, payments to subsidize or reimburse City approval processing and other expenses, and expenses to determine the appropriate water service entity and other utility service providers (collectively, the "**Benefitting Labor Costs**")

7.2.3 Reimbursement Procedure.

(a) If Owner seeks reimbursement from time to time under this Section 7.2, City shall negotiate in good faith with Owner to enter into one or more reimbursement agreements with Owner, in which among other things City will (i) identify the improvements qualifying as Benefitting Improvements, (ii) identify the properties qualifying as Benefitted Properties as to each Benefitting Approval or Benefitting Improvement, (iii) determine the Owner costs qualifying as Reimbursable Expenses, (iv) establish the allocation of Reimbursable Expenses to each Benefitted Property, and (v) establish the timing and method of reimbursement to Owner.

(b) City thereafter shall use its best efforts, to the extent permitted under applicable law, (i) to require as a condition to approval of development or use on the Benefitted Property that Owner be reimbursed by the owner of the Benefitted Property at the earliest opportunity, and (ii) to form, consistent with all applicable federal, state, and local laws and regulations (including without limitation Proposition 218), a local benefit district for the purpose of facilitating the reimbursement of Owner, to the extent such reimbursement is not otherwise provided. Owner shall pay all of City's costs associated therewith and shall indemnify and hold City harmless from and against all claims in connection therewith. Notwithstanding the foregoing, Owner agrees that City's obligations hereunder are limited to facilitating reimbursement from other private property owners as set forth above, and City shall have no obligation to reimburse Owner.

7.2.4 Reimbursement by Financing Mechanisms. To the extent not reimbursed by the Benefitted Properties, Owner shall be entitled to reimbursement from the Financing Mechanisms for Owner's actual costs to install improvements that are included in the Financing Mechanisms beyond Owner's fair share for such improvements, including but not limited to a share of the costs to plan and design such improvements. The details of such reimbursement shall be included as part of establishing each Financing Mechanism.

7.2.5 Credit Against Traffic Fees.

(a) In return for Owner's obligation to install any of the "City Fee Program" facilities listed in Table 9 of the Transportation Improvement Plan ("**TIP**"), such Table 9 attached hereto as **Exhibit C** (the "**Local Traffic Improvements**"), Owner shall be

entitled to credit its costs against City's Traffic Circulation Fee that otherwise would be payable for development of the Project.

(b) In return for Owner's obligation to install any of the "Regional Fee Program" facilities (or portions thereof) listed in Table 9 of the TIP, as shown in **Exhibit C** (the "**Regional Traffic Improvements**"), Owner shall be entitled to credit its costs against the RTIF that otherwise would be payable for development of the Project.

(c) City agrees that credit against City's Traffic Circulation Fee and against the RTIF is justified by the many traffic improvements beyond CEQA-required mitigation measures that Owner will provide, in addition to the substantial employment, tax and other benefits that the Project will provide City, the County and their residents.

8. Owner Obligations.

8.1 Project-Related Infrastructure. As part of developing the Project, Owner shall build or cause to be built the following public improvements (collectively, the "**Project-Related Infrastructure**"):

(a) The water storage, transmission and distribution facilities shown in Figure 20 of the Master Plan and in Sheet 7 of the Vesting Map (collectively, the "**Water Facilities**"); provided, the Master Plan shall govern if there is any inconsistency between them;

(b) The sanitary sewer facilities shown in Figure 23 of the Master Plan and in Sheet 7 of the Vesting Map (collectively, the "**Sewer Facilities**"); provided, the Master Plan shall govern if there is any inconsistency between them;

(c) The storm drainage facilities shown in Figure 26 of the Master Plan and in Sheet 7 of the Vesting Map (collectively, the "**Storm Drainage Facilities**"); provided, the Master Plan shall govern if there is any inconsistency between them; and

(d) The traffic, roadway and transportation facilities shown in Figures 14 and 15(a) of the Master Plan, in Sheet 2 of the Vesting Map, and in the TIP attached hereto as **Exhibit D** (collectively, the "**Transportation Facilities**"); provided, the TIP shall govern if there is any inconsistency between them.

The precise phasing of each aspect of the Project-Related Infrastructure will be determined at the time of Subsequent Approvals. Notwithstanding the above, Owner may be eligible for reimbursement by the Benefitted Properties, funding or reimbursement by the Financing Mechanisms, and/or credit against Development Fees, to the extent authorized by this Agreement as to qualifying portions of the Project-Related Infrastructure.

9. Amendment or Cancellation.

9.1 Amendment of Agreement.

9.1.1 Modification Because of Conflict with State or Federal Laws. If state or federal laws or regulations enacted after the Approval Date or an action of any state or federal agency prevents or precludes compliance with one or more provisions of this Agreement or the Project Approvals or require changes in plans, maps or permits approved by City, the Parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such federal or state laws or regulations or with the actions of state or federal agencies in a manner that protects, to the greatest extent feasible, the vested rights of Owner under this Agreement. Any such amendment of this Agreement shall be consented to by Owner and considered by the City Council. Each Party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans. During the interim until this Agreement is so amended, or for the remainder of the Term if this Agreement is not so amended, the provisions at issue shall be deemed suspended but the remainder of this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce; provided, Owner retains the right in Owner's sole discretion to terminate this Agreement and Owner's obligations hereunder in response to suspension of such provisions.

9.1.2 Amendment or Cancellation by Mutual Consent. This Agreement may be amended (in whole or part) in writing from time to time by mutual consent of the Parties and in accordance with the procedures of Government Code section 65868. Except as otherwise permitted herein, this Agreement may be canceled in whole or in part only by an action which complies with Government Code section 65868.

9.1.3 Amendment as to Portion of Property. When a Party that is successor to Owner as to a portion of the Property (**"Portion"**) seeks such an amendment, then such Party may only seek amendment of this Agreement as directly relates to the Portion, and the Party or Parties owning the remainder of the Property shall not be required or entitled to be a signatory or to consent to an amendment that affects only the other Party's Portion so long as such amendment does not directly or indirectly affect the rights or obligations of the Parties owning the remainder of the Property. If any Portion of the Property is subject to a document which creates an association which oversees common areas and any construction or reconstruction on or of the same, then the association shall be deemed to be the "owner" of that Portion of the Property for the purpose of amending this Agreement.

9.1.4 Administrative Agreement Amendments. Notwithstanding the provisions of Section 9.1.2, City's Community Development Director or designee (**"Director"**) may, except to the extent otherwise required by law, enter into certain amendments to this Agreement on behalf of City so long as such amendment does not substantially affect (a) the Term; (b) the permitted uses of the Property; (c) provisions for significant reservation or dedication of land; (d) conditions, terms, restrictions or requirements for subsequent discretionary actions; (e) the density or intensity of use of the Property; (f) the maximum height

or size of proposed buildings; or (g) monetary contributions by Owner as provided in this Agreement ("**Administrative Agreement Amendment**"), and shall not, except to the extent otherwise required by law, require notice or public hearing before the Parties may execute an amendment hereto. The Director shall determine whether a reservation or dedication is "significant", and shall evaluate and apply the term "substantially affect" in the context of the Project as a whole.

9.1.5 Amendment Exemptions. No amendment of an Initial Approval or Subsequent Approval, whether done as an administrative amendment or otherwise, shall require an amendment to this Agreement. Instead, any such matter automatically shall be deemed to be incorporated into the Project and vested under this Agreement when written and executed by the Parties.

9.1.6 Amendment Limitations. In consideration of the scope of benefits to City provided by this Agreement and the Project, any amendment to this Agreement shall only be subject to such new terms and conditions, including new exactions or other obligations, as are reasonably related to impacts on City directly attributable to such amendment.

9.2 Amendment of Project Approvals. To the extent permitted by law, any Initial Approval or Subsequent Approval may, from time to time, be amended or modified in the following manner.

9.2.1 Administrative Project Amendments. Upon written request by Owner for an amendment or modification to an Initial Approval or Subsequent Approval, the Director shall determine (a) whether the requested amendment or modification is minor when considered in light of the Project as a whole, and (b) whether the requested amendment or modification is consistent with this Agreement, Applicable Law, applicable Construction Codes, and State and Federal law. If the Director finds that the proposed amendment or modification satisfies the terms of this Section 9.2.1, and will result in no new significant environmental impacts not addressed and mitigated in the EIR or mitigated by conditions to any Project Approval, it shall be determined to be an "**Administrative Project Amendment**" and the Director may, except to the extent otherwise required by law, approve the Administrative Project Amendment without notice or public hearing. Without limiting the generality of the foregoing, lot line adjustments, reductions in the density, intensity, scale or scope of the Project, minor alterations in vehicle circulation patterns or access points, changes in pedestrian path alignments, minor variations in lot layouts, substitutions of comparable landscaping for any landscaping shown on any final development plan or landscape plan, variations in the location of structures that do not substantially alter the design concepts of the Project, variations in the location or installation of utilities and other infrastructure that do not substantially alter the design concepts of the Project, and minor adjustments to the Project site diagram or Property legal description shall be treated as Administrative Project Amendments.

9.2.2. Non-Administrative Project Amendments. Any request of Owner for an amendment or modification to an Initial Approval or Subsequent Approval which is determined not to be an Administrative Project Amendment pursuant to Section 9.2.1 shall be subject to review, consideration and action pursuant to Applicable Law and this Agreement.

10. Annual Review.

10.1 Initiation of Review. The annual review date for this Agreement shall be during the thirty (30) days following each anniversary of the Effective Date during the Term. The Director shall initiate the annual review, as required under Government Code section 65865.1, by giving Owner at least thirty (30) days' written notice that the City intends to undertake such review. At least ten (10) days prior to any annual review, City shall deposit in the mail and transmit by electronic mail to Owner a copy of all staff reports and related exhibits concerning contract performance that City will rely on in its annual review.

10.2 Good Faith Compliance. Owner shall provide evidence to the Director demonstrating Owner's good faith efforts to comply with the provisions of this Agreement. Owner shall be permitted an opportunity to respond to City's documentation and City's evaluation of Owner's performance.

10.3 Procedure. Director shall review Owner's good faith compliance with the terms of this Agreement, after considering any evidence and responses provided by Owner, and shall make written findings and determinations on the basis of substantial evidence as to whether or not Owner has complied in good faith with this Agreement. Director's decision may be appealed to the City Council, which shall hold a duly noticed hearing on the appeal and thereafter uphold or reverse the Director's decision.

10.4 Notice of Non-Compliance. If on the basis of the annual review, the Director, or on appeal the City Council, finds and determines, on the basis of substantial evidence, that Owner has not complied in good faith with the terms or conditions of this Agreement, or if the City determines that Owner has failed to cure a default in accordance with Section 11.2, City may commence proceedings to enforce, modify or terminate this Agreement as follows. City shall give Owner a written "**Notice of Non-Compliance**" and thereafter Owner shall have forty-five (45) days, or such longer period as City and Owner may agree in writing, to respond in writing to such finding by specifying either how Owner's non-compliance has been cured (or is diligently being cured) or the grounds upon which it believes that it is complying with this Agreement. If Owner's response to the Notice of Non-Compliance has not been received by City within the prescribed forty-five (45) days, or such additional period of time as mutually agreed, the Notice of Non-Compliance shall be conclusively presumed to be valid, and the City may commence proceedings on termination or modification of this Agreement pursuant to Section 10.5. If Owner responds within the time period provided, the Parties agree to meet in good faith at reasonable times and from time to time for a period of at least sixty (60) days to arrive at a mutually acceptable resolution of the matters asserted in the Notice of Non-Compliance and disputed in the response. If after sixty (60) days, or any extension of time as mutually agreed to by the Parties, the Parties have failed to arrive at a mutually acceptable resolution of such matter(s), City may commence proceedings on termination or modification of this Agreement pursuant to Section 10.5.

10.5 Modification or Termination. If City determines to proceed with modification or termination of this Agreement after following the procedure under Section 10.4, City shall give notice to Owner or successor in interest thereto of its intention to do so in accordance with the procedures for such notice set forth in Government Code section 65868. Nothing in this Section 10 shall prevent or restrict Owner from providing additional evidence as to Owner's compliance with the terms of this Agreement.

10.6 Costs. Costs reasonably incurred by City in connection with the annual review shall be paid by Owner in accordance with the City's schedule of fees in effect at the time of review; provided, Owner shall not be liable for City's costs incurred to terminate this Agreement.

10.7 Written Notice of Compliance. Within thirty (30) days of a written request by Owner, City shall provide Owner with written notice of compliance, in recordable form, duly executed and acknowledged by City. Owner shall have the right in its sole discretion to record such notice of compliance.

10.8 Failure to Conduct Annual Review. If City fails to initiate or complete its annual review in any year, then after thirty (30) days of Owner's notice regarding such failure Owner shall be deemed in compliance with the terms of this Agreement for the year in question.

11. Default.

11.1 Notice and Cure. Failure or unreasonable delay by a Party to perform any material provision herein shall constitute a default of this Agreement. The Party alleging a default shall serve written notice ("**Notice of Default**") upon the defaulting Party, specifying the nature of the alleged default and the manner and period of time in which the default may be satisfactorily cured. If the default is not cured by the defaulting Party within thirty (30) days after actual receipt of the Notice of Default by the defaulting Party or such longer period of time that may be specified in the Notice of Default (the "**Cure Period**"), such uncured default shall be treated as an "**Event of Default**"; provided, however, that if the nature of the alleged default is such that it cannot reasonably be cured within the Cure Period, no Event of Default shall be deemed to have occurred if the defaulting Party (a) begins to cure the default within the Cure Period, (b) gives the nondefaulting Party notice before the end of the Cure Period that the cure cannot practicably be completed in the Cure Period, together with an explanation and estimated cure time needed, and (c) diligently pursues such cure to completion. Failure to give notice of an alleged default shall not constitute a waiver of any default.

11.2 Right to Challenge Notice. After receiving a Notice of Default, during the Cure Period a defaulting Party may provide evidence establishing it was never in fact in breach of this Agreement, and may initiate mediation proceedings. Unless curing the alleged default in the interim is reasonably necessary to protect the public health and safety, the defaulting Party need not initiate cure efforts specified in the Notice of Default during mediation and the Cure Period shall not begin to run until mediation either concludes or is terminated by a Party.

11.3 Remedies and Damages. Following expiration of any applicable Cure Period resulting in an uncured Event of Default, the nondefaulting Party may institute legal proceedings to enforce the terms of this Agreement, or in the event of a material Event of Default (as defined in Section 12.2) may terminate this Agreement pursuant to the provisions of Section 12.2, subject to the defaulting Party's ability to require mediation. In no event shall either Party be liable in damages for any default or upon termination of this Agreement, it being expressly understood and agreed that the sole legal or equitable remedy available to either Party for a breach or violation of this Agreement by the other Party shall be an action in mandamus, specific performance or other injunctive or declaratory relief to enforce the provisions of this Agreement by the other Party, or to terminate this Agreement. This limitation on damages shall not preclude actions by a Party to enforce payments of monies or the performance of obligations requiring an obligation of money from the other Party under the terms of this Agreement including, but not limited to obligations to pay reasonable attorneys' fees and obligations to advance monies or reimburse monies.

11.4 Default as to a Portion of the Property. When an Event of Default applies only to a Portion of the Property owned by a successor to Owner, and does not affect or involve the rights or obligations under this Agreement regarding the remainder of the Property or the separate Owner(s) of such remainder, the proceedings under this Section 11 and the remedies available to City shall be applied to and enforced against only said Portion and the Owner thereof, and this Agreement shall remain in full force and effect as to such remainder and separate Owner(s).

12. Termination of Agreement.

12.1 Termination Generally. This Agreement shall terminate (a) upon the expiration of the Term (plus any extensions mutually agreed), or (b) when the Project has been fully developed and (i) all of Owner's obligations in connection therewith and with this Agreement have been satisfied as reasonably determined by City and (ii) the Project and Property have no further need for the rights and protections provided by this Agreement as reasonably determined by Owner. This Agreement may be terminated by mutual consent of the Parties.

12.2 Termination Due to Default.

12.2.1 Default by Owner.

(a) After notice and expiration of the Cure Period process as specified in Section 11 above and completion of any mediation process, if the Event of Default has not been cured by Owner or it is not being diligently cured in the manner set forth above, then in the case of an Event of Default that is alleged to be material, City may, at its option, give notice of its intent to terminate this Agreement pursuant to the Development Agreement Statute ("**Notice of Intent to Terminate**"). As used herein, City's finding of materiality allowing termination shall be based on the effect of the default in relation to the size and scope of the Project.

(b) The City Council shall hold a duly noticed and conducted public hearing within thirty (30) days after sending Owner the Notice of Intent to Terminate, in compliance with the requirements of the Development Agreement Statute. Owner shall have the right to offer written and oral evidence prior to or at the public hearing.

(c) Following consideration of the evidence presented in said hearing, if the City Council determines that a material Event of Default has occurred and is continuing, and elects to terminate this Agreement, City shall give Owner written notice of termination of this Agreement by certified mail ("**Notice of Termination**"), and this Agreement shall be deemed terminated sixty (60) days following receipt of the Notice of Termination by Owner; provided, if Owner files an action to challenge City's termination of this Agreement within such sixty- (60-) day period, this Agreement shall remain in full force and effect until a trial court has affirmed termination and all appeals have been exhausted (or the time for requesting any and all appellate review has expired).

12.2.2 Default by City. After notice and expiration of the Cure Period process as specified in Section 11 above and completion of any mediation process, if the Event of Default has not been cured by City or it is not being diligently cured in the manner set forth above, then in the case of a material Event of Default, Owner may, at its option, give City a Notice of Termination terminating this Agreement"), and this Agreement shall be deemed terminated sixty (60) days following receipt of the Notice of Termination by City; provided, if City files an action to challenge Owner's termination of this Agreement within such sixty (60) day period, this Agreement shall remain in full force and effect until a trial court has affirmed termination and all appeals have been exhausted (or the time for requesting any and all appellate review has expired). As used herein, Owner's treatment of an Event of Default as material allowing termination shall be based on the effect of the default on Owner's rights and obligations under this Agreement, Owner's ability to develop the Project, or financial commitments and requirements to develop the Project.

12.2.3 Remaining Rights and Obligations. Notwithstanding the foregoing, a Notice of Termination given under this Section 12.2 is effective to terminate the obligations of the nondefaulting Party under this Agreement only if an Event of Default has occurred and such Event of Default, as a matter of law, authorizes the nondefaulting Party to terminate its obligations under this Agreement. In the event the nondefaulting Party is not so authorized to terminate, the nondefaulting Party shall have all rights and remedies provided herein or under applicable law, including, without limitation, the right to specific performance of this Agreement. Once a Party alleging an Event of Default has given a Notice of Termination, mediation proceedings may be instituted to attempt to resolve the dispute and determine the respective termination rights and obligations of the Parties under this Agreement. Where an Event of Default only involves a Portion pursuant to Section 11.4, termination of this Agreement shall only apply as to that Portion.

12.3 Release from Obligations with Respect to Individual Parcels. The Owner of a Portion may request that City provide certification in recordable form that said Owner and Portion have no further obligations under this Agreement (the "**Release from Obligations**"), which City in its reasonable discretion shall provide and the Owner may record. Thereafter the

assignment provisions of Section 14 shall not apply, and the obligations of this Agreement shall terminate with respect to the Portion and the Owner of such Portion.Notwithstanding the above, the rights provided and protected by this Agreement shall remain in effect as to such Portion and its Owner (and successors) for the remainder of the Term, including without limitation the uses permitted and type and intensity of development.

12.4 Recordation of Termination. Upon termination of this Agreement as to all or part of the Property, City upon request by Owner shall cause a notice of termination to be duly recorded in the official records of Merced County.

13. Mortgagee Protection; Certain Rights of Cure.

13.1 Mortgagee Protection. This Agreement shall not prevent or limit Owner, in any manner, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property **("Mortgage").** This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof after the date of recording this Agreement, including the lien for any Mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee (**"Mortgagee"**) who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

13.2 Mortgagee Not Obligated. Notwithstanding the provisions of Section 13.1, no Mortgagee shall have any obligation or duty under this Agreement, before or after foreclosure or a deed in lieu of foreclosure, to construct or complete the construction of improvements, or to guarantee such construction of improvements, or to guarantee such construction or completion, or to pay, perform or provide any fee, dedication, improvements or other exaction or imposition; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by the Project Approvals or by this Agreement or as may be otherwise authorized by City.

13.3 Notice of Default to Mortgagee and Extension of Right to Cure. If City receives notice from a Mortgagee requesting a copy of any notice of default given Owner hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Owner, any notice given to Owner with respect to any claim by City that Owner has defaulted or committed an Event of Default. Each Mortgagee shall have the right during the same period available to Owner to cure or remedy, or to commence to cure or remedy, the default claimed set forth in the City's notice. City, through the Director, may extend the cure periods provided in Section 11 for not more than an additional sixty (60) days upon request of Owner or a Mortgagee.

14. Transfers and Assignments.

14.1 Agreement Runs with the Land. All of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to applicable laws, including but not limited to Civil Code section 1468. Each covenant to do, or refrain from doing, some act on all or any part of the Property, (a) is a burden upon such property, (b) is for the benefit of each other portion of the Property, (c) runs with such properties, and (d) is binding upon each Party and each successive Owner during its ownership of such properties or any portion thereof, and shall be a benefit to and a burden upon each Party and its property hereunder and each other person succeeding to an interest in such properties. The provisions of this Section 15.1 are subject and subordinate to the provisions of Section 9.1 which permit amendment of this Agreement.

14.2 Owner's Right to Assign. All of Owner's rights, interests and obligations hereunder (or any portion of such rights which Owner wishes to transfer) may be transferred, sold or assigned in conjunction with the transfer, sale, or assignment of the Property, or any Portion thereof, at any time during the Term, provided that no transfer, sale or assignment of Owner's rights, interests and obligations hereunder shall occur without prior written notice to City and approval by the Director, which approval shall not be unreasonably withheld or delayed and shall not be conditioned. The Director shall consider and decide the matter within twenty (20) business days after Owner's notice provided and receipt by the Director of all necessary documents, certifications and other information required by the Director to decide the matter. In considering the request, the Director shall base the decision upon the proposed assignee's reputation, experience, financial resources and access to credit and capability to successfully carry out development of the Property to completion. The Director's approval shall be for the purposes of: a) providing notice to City; b) assuring that all obligations of Owner are allocated as between Owner and the proposed purchaser, transferee or assignee as provided by this Agreement; and c) assuring City that the proposed purchaser, transferee or assignee is financially capable of performing the Owner's obligations hereunder not withheld by Owner.

14.3 Release Upon Transfer. Upon the transfer, sale, or assignment of Owner's rights, interests and obligations hereunder, Owner shall be released from the obligations under this Agreement with respect to the Property transferred, sold, or assigned pertaining to the Portion of the Property transferred to such transferee, purchaser or assignee to the extent that such obligations are expressly assumed by the transferee, purchaser, or assignee. In any event, the transferee, purchaser, or assignee shall be subject to all the provisions hereof pertaining to the Portion of the Property transferred to such transferee, purchaser or assignee, and shall provide all necessary documents, certifications and other necessary information prior to Director approval if required by the provisions of this Agreement. The allocation of rights and responsibilities between the transferor and transferee shall be set forth in the assignment agreement executed by such parties.

14.4 Owner's Right to Retain Specified Rights or Obligations. Owner may withhold from a sale, transfer or assignment of this Agreement or any Portion of the Property transferred, certain rights, interests and/or obligations which Owner wishes to retain, provided that Owner specifies such rights, interests and/or obligations in a written document to be appended to this Agreement and recorded with the Merced County Recorder prior to the sale, transfer or assignment of the Property. Owner's purchaser, transferee or assignee shall then have no interest or obligations for such rights, interests and obligations and this Agreement shall remain applicable to Owner with respect to such retained rights, interests and/or obligations.

15. Miscellaneous.

15.1. Estoppel Certificate. Any Party may, at any time, and from time to time, request written notice from the other Party requesting such Party to certify in writing that, (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (c) to the knowledge of the certifying Party the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate within twenty (20) days following the receipt thereof, or such longer period as may reasonably be agreed to in writing by the Parties. The Director shall be authorized to execute any certificate requested by Owner. The certificate shall be addressed to and may be relied upon by the requesting Party.

15.2. Severability; Conflict. The unenforceability, invalidity or illegality (collectively, "illegality" or "illegal") of any provision, covenant, condition or term of this Agreement (collectively, "provision(s)") shall not render the other provisions of this Agreement illegal, and shall be considered "severed" from this Agreement. In the event of a conflict between this Agreement or any provision hereof and the Project Approvals or any provision thereof, this Agreement shall control.

15.3. Attorneys' Fees and Costs.

15.3.1 Prevailing Party. If City or Owner initiates any action at law or in equity to enforce or to interpret the terms and conditions of this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees and costs in addition to any other relief to which it may otherwise be entitled.

15.3.2 Third Party Challenge. If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement, the Parties shall cooperate in defending such action or proceeding. Owner shall bear its own costs of defense as a real party in interest in any such action, and shall reimburse City for all reasonable court costs and attorneys' fees expended by City in defense of any such action, including but not limited to City's costs for outside counsel.

15.4. Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

15.5. Indemnification. Owner agrees to indemnify, defend and hold harmless City, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs (including legal fees and costs) and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or inactions by Owner, or any actions or inactions of Owner's contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Project, provided that Owner shall have no obligation under this Section 15.5 with respect to negligence or wrongful conduct of City, its contractors, subcontractors, agents or employees or with respect to the maintenance, use or condition of any improvement after the time it has been delivered or dedicated to and accepted by City or another public entity (except as provided in an improvement agreement or maintenance bond). If City is named as a party to any legal action for which Owner has a duty to defend or indemnify City then City will cooperate with Owner, will appear in such action and will not unreasonably withhold approval of a settlement otherwise acceptable to Owner. Notwithstanding anything to the contrary set forth in this Section 15.5 or elsewhere in this Agreement, it is understood that each Party or successor or transferee of Owner is providing the indemnities described in this Section 15.5 as to its respective development on its respective Portion only.

15.6. Insurance.

15.6.1 Public Liability and Property Damage Insurance. At all times that Owner is constructing any improvements that will become public improvements, Owner shall maintain in effect a policy of commercial general liability insurance with a per-occurrence combined single limit of not less than one million dollars ($1,000,000.00) and a deductible of not more than ten thousand dollars ($10,000.00) per claim. The policy so maintained by Owner shall name City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

15.6.2 Workers' Compensation Insurance. At all times that Owner is constructing any improvements that will become public improvements, Owner shall maintain Workers' Compensation insurance for all persons employed by Owner for work at the Project site. Owner shall require each contractor and subcontractor similarly to provide Workers' Compensation insurance for its respective employees. Owner agrees to indemnify City for any damage resulting from Owner's failure to maintain any such insurance.

15.6.3 Evidence of Insurance. Prior to commencement of construction of any improvements which will become public improvements, Owner shall furnish City satisfactory evidence of the insurance required in this Section 15.6 and evidence that the carrier is required to give City at least fifteen (15) days prior written notice of the cancellation or reduction in coverage of a policy.

15.7 Notices. All notices required or provided for under this Agreement shall be in writing. A Party may change address by giving notice in writing to the other Party and

thereafter all notices shall be addressed and transmitted to the new address. Notices shall be deemed given and received upon personal delivery, or if mailed, upon the expiration of 48 hours after being deposited in the United States Mail. Notices may also be given by overnight courier which shall be deemed given the following business day. Notices may also be given by facsimile transmission which shall be deemed given upon verification of receipt if received during normal business hours, otherwise on the next business day.

Notices required to be given to City shall be addressed as follows:

City Manager
City of Atwater
750 Bellevue Road
Atwater, CA 95301
Fax: (209) 357-6364

With copies to:

Thomas H. Terpstra
The Law Office of Thomas H. Terpstra
City of Atwater City Attorney
578 N. Wilma Avenue, Suite A
Ripon, CA 95366
Fax: (209) 599-5008

Notices required to be given to Owner shall be addressed as follows:

Ferrari Ranch Owners
c/o John P. Ferrari
By Mail: P.O. Box 55
Ballico, CA 95303
By Delivery: 11016 North Ballico Avenue
Ballico, CA 95303
Fax: (209) 667-1013

With copies to:

David Dolter
3068 Oakraider Drive
Alamo, CA 94507
Fax: (925) 718-8532

15.8 Agreement is Entire Understanding. This Agreement constitutes the entire understanding and agreement of the Parties with respect to the subject of this Agreement.

15.9 Enforced Delay; Extension of Time of Performance. No Party shall be deemed in default of its obligations under this Agreement where a delay or default is due to an act of God,

natural disaster, accident, breakage or failure of equipment, enactment of conflicting federal or state laws or regulations, third-party litigation, strikes, lockouts or other labor disturbances or disputes of any character, interruption of services by suppliers thereof, unavailability of materials or labor, rationing or restrictions on the use of utilities or public transportation whether due to energy shortages or other causes, war, civil disturbance, riot, terrorism, inability or delay in obtaining funding through Financing Mechanisms, inability or delay in obtaining use of Offsite Land, unforeseen adverse economic circumstances, or by any other severe and unforeseeable occurrence that is beyond the control of that Party (collectively, "**Enforced Delay**"). Performance by a Party of its obligations shall be excused during, and extended for a period of time equal to, the period (on a day-for-day basis) for which the cause of such Enforced Delay is in effect.

15.10 Dispute Resolution.

15.10.1 Mediation. If a dispute arises related to the interpretation or enforcement of, or compliance with, the provisions of this Agreement, City and Owner shall first attempt to resolve it through informal discussions. In the event a dispute cannot be resolved in this manner within twenty-one (21) days, City and Owner shall endeavor to settle the dispute by non-binding mediation using the San Jose, California office of Judicial Arbitration and Mediation Services, Inc. ("JAMS") or other mutually acceptable mediator. Either City or Owner may commence mediation by providing the other Party a written request for mediation setting forth the subject of the dispute and the relief requested. City and Owner shall cooperate in selecting a mediator (either from JAMS' panel of neutrals or otherwise) and in scheduling the mediation proceedings. If the Parties cannot agree on the appointment of the mediator or the date of the mediation within thirty (30) days after the written request for mediation has been received, then JAMS shall appoint the mediator at its discretion and/or set the mediation date. City and Owner agree to participate in any such mediation in good faith, and shall share equally in its costs. All offers, promises, conduct, and statements, whether oral or written, made in the course of the mediation by either of the Parties, their agents, employees, experts and attorneys, and by the mediator and any mediator employees, are confidential, privileged, and inadmissible for any purpose, including impeachment, in any other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Either Party may seek equitable relief prior to the mediation to preserve the status quo pending completion of the mediation process. Each Party shall bear its own expenses of mediation, and shall share the mediator fees and other costs of mediation.

15.10.2 Litigation. By agreeing to the mediation process in Section 15.10.1, neither City nor Owner hereby loses or waives its right to assert the operation of any applicable statute of limitations as an affirmative defense. Except for an action for equitable relief, neither Party may commence a civil action with respect to the matters submitted to mediation until after completion of the initial mediation session or ninety (90) days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after commencement of a civil action, if the Parties agree in writing. Nothing in this Agreement shall prevent the Parties from submitting a dispute to binding or non-binding arbitration if mutually acceptable.

15.11 Further Documents. Each Party shall execute and deliver to the other Party all other instruments and documents as may be reasonably necessary to carry out the purpose of this Agreement in order to provide or secure to the other Party the rights and privileges granted by this Agreement.

15.12 Time of Essence. Time is of the essence in the performance of each and every covenant and obligation to be performed by the Parties hereunder.

15.13 Recordation of Agreement. Within ten (10) days of the Effective Date, City shall cause this Agreement to be duly recorded in the official records of Merced County.

15.14. Recitals; Exhibits. The foregoing Recitals are true and correct and are made a part hereof. The following documents are referred to in this Agreement and are attached hereto and incorporated herein as though set forth in full:

Exhibit A	Legal Description of the Property
Exhibit B	Map of Annexation Area and Property
Exhibit C:	Local and Regional Traffic Improvements
Exhibit D:	Transportation Improvement Plan ("TIP")

15.15. Counterparts. This Agreement may be executed in two or more counterparts, each of which is deemed to be an original.

[REMAINDER OF PAGE LEFT BLANK. SIGNATURES ON NEXT PAGE.]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date and year first above written.

CITY OF ATWATER:

_____
James E. Price
Mayor

Attest:

_____
Donald Hyler III
City Clerk

Approved as to form:

_____
Tom Terpstra
City Attorney

OWNER:

THE GAIL FERRARI-MARTIN SEPARATE PROPERTY TRUST
DATED JANUARY 27, 1989, AS RESTATED MAY 13, 2005

_____ Dated:_____
Gail Ferrari Martin, Trustee
By John P. Ferrari, attorney-in-fact

THE CAL FERRARI MARTIN SEPARATE PROPERTY TRUST
DATED JUNE 30, 2008

_____ Dated:_____
Cal Ferrari Martin, Trustee
By John P. Ferrari, attorney-in-fact

THE LUIGI FERRARI MARTIN SEPARATE PROPERTY TRUST
DATED SEPTEMBER 11, 2008

_____ Dated:_____
Luigi Ferrari Martin, Trustee
By John P. Ferrari, attorney-in-fact

THE DARRELL DIGIOVANNI SEPARATE PROPERTY TRUST
DATED MAY 8, 2008

_____ Dated:_____
Darrell Digiovanni, Trustee
By John P. Ferrari, attorney-in-fact

THE VICTOR DIGIOVANNI AND JOANN DIGIOVANNI IRREVOCABLE
FAMILY TRUST DATED OCTOBER 30, 2012

_____ Dated:_____
Darrell Digiovanni, Trustee
By John P. Ferrari, attorney-in-fact

THE DAMON A. FERRARI SEPARATE PROPERTY TRUST
DATED JANUARY 23, 2002

_____ Dated:_____
Damon A. Ferrari, Trustee
By John P. Ferrari, attorney-in-fact

THE PAIGE FERRARI SEPARATE PROPERTY TRUST
DATED DECEMBER 27, 2004

_____ Dated:_____
Paige Ferrari, Trustee
By John P. Ferrari, attorney-in-fact

THE FAMILY TRUST CREATED UNDER THE LIVING TRUST OF
JUSTIN FERRARI AND MARGARET HOOKS DATED OCTOBER 9, 2008

_____ Dated:_____
Margaret Hooks, Trustee
By John P. Ferrari, attorney-in-fact

EXHIBIT A: LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Merced, State of California, described as follows:

PARCEL ONE:

LOTS 4A, 5, 6, 6A, 7, 8, 9, 15, 16, 17, 18, 24, 25, 26, 27 AND 28, AS SHOWN ON THE MAP ENTITLED, "MAP OF THE BUHACH COLONY SUBDIVISION NO. TWO" FILED DECEMBER 16, 1915 IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY IN VOL. 7 OF OFFICIAL PLATS, AT PAGE 6.

ALSO ALL THAT PORTION OF LOTS 3A, 4, 19, 20, 21 AND 21A OF SAID SUBDIVISION, LYING SOUTHWESTERLY OF THE CENTERLINE OF A DITCH, SAID CENTER LINE BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT 4 THAT IS SOUTH 89° 29' WEST 1651.05 FEET FROM THE ONE-QUARTER CORNER ON THE EAST LINE OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B. & M., THENCE ALONG THE CENTER LINE OF SAID DITCH THE FOLLOWING COURSES AND DISTANCES, SOUTH 28° 15' EAST 212.40 FEET; SOUTH 24° 36' EAST 158.20 FEET; SOUTH 20° 20' EAST 216.87 FEET; SOUTH 10° 15' EAST 211.88 FEET; SOUTH 32° 15' EAST 263.37 FEET; SOUTH 45° 39' EAST 284.96 FEET AND SOUTH 17° 25' EAST 1629.60 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID BUHACH COLONY SUBDIVISION NO. 2.

EXCEPTING THEREFROM THAT PORTION OF LOTS 24, 25, 26, 27 AND 28 AS GRANTED BY GENERAL AMERICAN LIFE INSURANCE COMPANY TO STATE OF CALIFORNIA BY DEED RECORDED MARCH 19, 1945 IN VOL. 798 OF OFFICIAL RECORDS, PAGE 409.

ALSO EXCEPTING THAT PORTION OF SAID LOTS 24, 25, 26, 27 AND 28, AS CONVEYED IN THE DEEDS FROM MARJORIE TREADWELL MCGOWAN AND BEATRICE TREADWELL WHITE TO THE STATE OF CALIFORNIA DATED APRIL 26, 1960 AND RECORDED JUNE 15, 1960 IN VOL. 1482 OF OFFICIAL RECORDS AT PAGE 353, FILE NO. 10592 (AS TO AN UNDIVIDED ½ INTEREST) AND IN THE DEED FROM SAMUEL HAMBURGER, INC., A CORPORATION TO THE STATE OF CALIFORNIA DATED APRIL 26, 1960 AND RECORDED JUNE 15, 1960, IN VOL. 1482 OF OFFICIAL RECORDS, AT PAGE 349, FILE NO. 10591 (AS TO AN UNDIVIDED ½ INTEREST).

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MERCED BY GRANT DEED DATED SEPTEMBER 27, 2012, RECORDED JUNE 14, 2013 AS DOCUMENT NUMBER 2013-022215 IN THE OFFICIAL RECORDS OF MERCED COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MERCED BY GRANT DEED RECORDED JUNE 14, 2013 AS DOCUMENT NO'S. 2013-022215; 2013-022217; 2013-022218; ALL OFFICIAL RECORDS OF MERCED COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MERCED BY GRANT DEED RECORDED JUNE 14, 2013 AS DOCUMENT NO. 2013-022216 AND ALSO RE-RECORDED ON AUGUST 29, 2013 AS DOCUMENT NO. 2013-031670, BOTH OF OFFICIAL RECORDS OF MERCED COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MERCED BY GRANT DEED RECORDED JUNE 14, 2013 AS DOCUMENT NO. 2013-022218 AND ALSO RE-RECORDED ON AUGUST 29, 2013 AS DOCUMENT NO. 2013-031671, BOTH OF OFFICIAL

RECORDS OF MERCED COUNTY, CALIFORNIA.

PARCEL TWO:

ALL THAT PORTION OF BUHACH COLONY SUBDIVISION NUMBER TWO, LYING IN SECTION 8 AND SECTION 17, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, BUHACH COLONY SUBDIVISION NUMBER TWO, IN THE COUNTY OF MERCED, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGES 6 AND 6A, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89° 29' WEST 50 FEET FROM THE ONE-QUARTER CORNER ON THE EAST LINE OF SAID SECTION 8, THE SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF LOT 1 OF SAID BUHACH COLONY SUBDIVISION NUMBER TWO; THENCE SOUTH 89° 29' WEST 1601.05 FEET ALONG THE NORTH LINE OF LOTS 1 AND 4 OF SAID SUBDIVISION; THENCE LEAVING SAID LOT LINE AND RUNNING ALONG THE CENTER LINE OF A DITCH THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 15' EAST 212.40 FEET; THENCE SOUTH 24° 36' EAST 158.20 FEET; SOUTH 20° 20' EAST 216.87 FEET; SOUTH 10° 15' EAST 211.88 FEET; SOUTH 32° 15' EAST 263.37 FEET; SOUTH 45° 39' EAST 284.96 FEET AND SOUTH 17° 25' EAST 1629.60 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID BUHACH COLONY SUBDIVISION NO. 2; THENCE SOUTH 89° 04' EAST 451.58 FEET ALONG THE NORTH LINE OF SAID LOT 22 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 0° 37' EAST 103.16 FEET ALONG THE EAST LINE OF LOT 21 AND THE WEST LINE OF THE 50 FOOT CANAL RESERVE OF SAID BUHACH COLONY SUBDIVISION NO. 2; THENCE NORTH 0° 48' EAST 2638.51 FEET ALONG THE EAST LINE OF LOTS 21, 20, 19A, 3, 2 AND 1 AND THE WEST LINE OF THE 50 FOOT CANAL RESERVE OF SAID BUHACH COLONY SUBDIVISION NO. 2 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89° 29' WEST 50 FEET AND SOUTH 0° 37' WEST 103.16 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE 61.06 ACRE PARCEL OF LAND CONVEYED TO HUBERT J. TRINIDADE, ET UX, BY J.W. TREADWELL, A WIDOWER, IN DEED RECORDED NOVEMBER 5, 1947, IN BOOK 866, PAGE 235, OFFICIAL RECORDS; THENCE NORTH 0° 37' EAST 103.16 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH 0° 48' EAST 367.84 FEET; THENCE NORTH 89° 04' WEST 605 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID 61.06 ACRE PARCEL; THENCE SOUTH 17° 25' EAST ALONG SAID WEST LINE, 495 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID 61.06 ACRE PARCEL; THENCE SOUTH 89° 04' EAST 451.58 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MERCED BY GRANT DEED RECORDED JUNE 14, 2013 AS DOCUMENT NO. 2013-022211 OF OFFICIAL RECORDS OF MERCED COUNTY, CALIFORNIA.

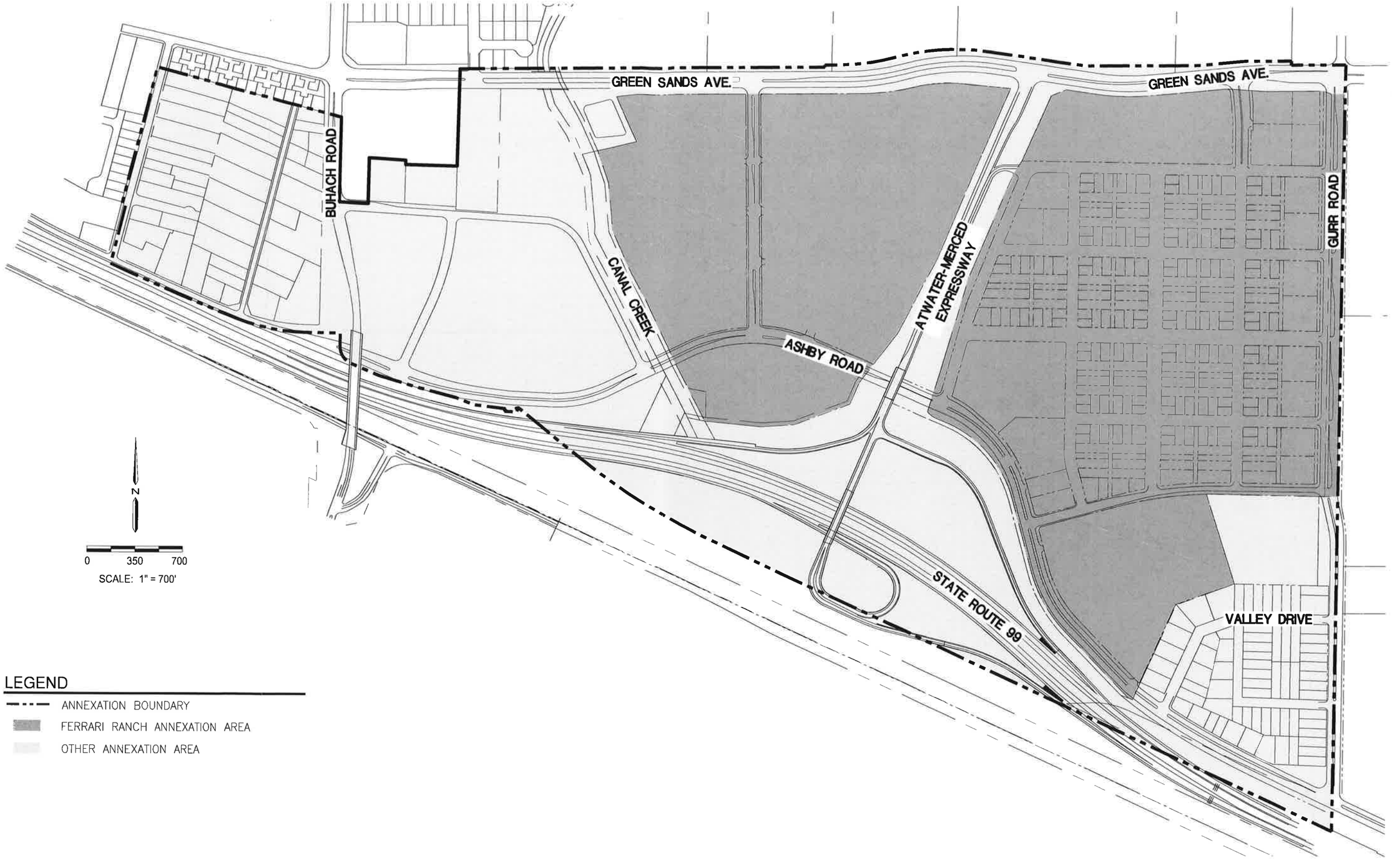
PARCEL THREE:

ALL THAT PORTION OF THE "50 FOOT CANAL RESERVE" LYING EAST OF LOTS 1, 2, 3, 19A AND A PORTION OF LOT 20, MAP OF BUHACH COLONY SUBDIVISION NUMBER TWO, IN THE COUNTY OF MERCED, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGES 6 AND 6A, RECORDS OF SAID COUNTY. THE SOUTHERLY LINE OF THAT PORTION OF SAID 50 FOOT CANAL RESERVE HEREIN BEING A LINE THAT BEGINS AT A POINT IN THE WESTERLY LINE OF SAID CANAL RESERVE THAT BEARS NORTHERLY THEREON 367.84 FEET FROM THE SOUTHERLY LINE OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND BEARS SOUTH 89° 04' EAST TO A POINT IN THE EASTERLY LINE OF SAID CANAL RESERVE.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MERCED BY GRANT DEED RECORDED JUNE 14, 2013 AS DOCUMENT NO. 2013-022211 OF OFFICIAL RECORDS OF MERCED COUNTY, CALIFORNIA.

APN: 005-120-045-000 (Affects: Parcel One)
005-120-046-000 (Affects: Parcels Two and Three)

EXHIBIT B: MAP OF ANNEXATION AREA AND PROPERTY



LEGEND

- ANNEXATION BOUNDARY
- FERRARI RANCH ANNEXATION AREA
- OTHER ANNEXATION AREA

O'DELL ENGINEERING
Modesto Palo Alto Pleasanton

1165 Scenic Drive, Suite B
Modesto, CA 95350
Ph 209.571.1765/Fax 209.571.2466
odellengineering.com

FERRARI RANCH

ATWATER, CALIFORNIA

ANNEXATION EXHIBIT

DATE: 4/19/2017	DRAWN: EV
JOB NO: 21250	CHECKED: MP
SCALE	
FILE NAME: 21250-EXH-ANNEX AND FERRARI AREA.dwg	

1 of 1

H:\21250-Atwater Ferrari Annexation\Civil\Exhibits\21250-EXH-ANNEX AND FERRARI AREA.dwg 10:50:20 04/20/2017

LEGAL DESCRIPTION

All that portion of the south half of Sections 7 and 8, the southwest quarter of Section 9, the northwest quarter of Section 16, and the north half of Section 17, Township 7 South, Range 13 East, Mount Diablo Base and Meridian, County of Merced, State of California, said portion described as follows:

Beginning at the southeast corner of the "Atwater South Annexation to the City of Atwater" filed for record May 9, 2005 as Document No. 2005034368, Merced County Records, thence along the east-west quarter section line of said Section 8, North 89° 29' 04" East, 625.56 feet to the southwest corner of that parcel of land as described in Grant Deed to the County of Merced filed for record as Document No. 2013023038, Merced County Records;

thence along the west and northerly boundary of said parcel the following four (4) courses:

1.) North 01° 15' 01" East, 11.12 feet;
2.) North 89° 29' 28" East, 74.38 feet to the beginning of a tangent curve to the left;
3.) along said curve having a radius of 1124.06 feet, through a central angle of 14° 45' 15", an arc length of 289.46 feet to the beginning of a reverse curve;
4.) along said curve having a radius of 1276.06 feet, through a central angle of 13° 43' 30", an arc length of 305.68 feet to the northeast corner of said parcel, being also the northwest corner of that parcel of land as described in Grant Deed to the County of Merced filed for record as Document No. 2013010505, Merced County Records ;

thence along the northerly line of last said parcel the following two (2) courses;

1.) continuing along last mentioned curve, through a central angle of 09° 46' 08", an arc length of 217.57 feet;
2.) South 81° 46' 09" East, 495.40 feet to aforesaid east-west quarter section line;

thence along said quarter section line, North 89° 29' 04" East, 603.65 feet to the most westerly corner of that parcel of land as described in Grant Deed to the County of Merced filed for record as Document No. 2013000907, Merced County Records; thence along the northerly and east boundary of said parcel the following three (3) courses:

1.) North 84° 35' 52" East, 245.04 feet;
2.) North 89° 20' 43" East, 245.61 feet;
3.) South 00° 45' 12" West, 21.47 feet to aforesaid east-west quarter section line;

thence along said quarter section line, North 89° 29' 04" East, 250.40 feet to east quarter corner of said Section 8; thence along the east-west quarter section line of said Section 9, North 89° 32' 18" East, 40.01 feet to a line that is parallel with and 40 feet east of the north-south section line common to said Sections 8 and 9, said line also being the east right of way line of Gurr Road; thence along said east right of way line, South 00° 52' 02" West, 2640.75 feet to south line of

said Section 9; thence continuing along said east right of way line, said line being parallel with and 40 feet east of the north-south section line common to said Sections 16 and 17, South 00° 43' 39" West, 1349.95 feet to the intersection with the northerly line "Canal" parcel as shown on map of "Valley Homes Sites Addition No. 1" filed in Volume 12 of Official Plats at Page 19, Merced County Records;

thence along the northerly and westerly lines of said "Canal" parcel the following two (2) courses:

1.) North 65° 21' 05" West, 98.51 feet;
2.) South 00° 43' 39" West, 28.44 feet to the north line of State Highway Route 99 right of way;

thence along said north line, North 65° 21' 05" West, 3305.84 feet;

thence leaving said north line and along the south line of Ashby Road right of way the following three (3) courses:

1.) North 64° 54' 38" West, 254.50 feet to the beginning of a tangent curve to the right;
2.) along said curve having a radius of 3530.00 feet, through a central angle of 13° 19' 08", an arc length of 820.59 feet;
3.) North 51° 35' 29" West, 399.34 feet to the beginning of a non-tangent curve to the right, to which point a radial line bears North 55° 12' 39" East;

thence leaving said south line southeasterly along said curve having a radius of 108.00 feet, through a central angle of 21° 52' 19", an arc length of 41.23 feet to the northeast corner of that parcel of land as described in Grant Deed to the County of Merced filed for record as Document No. 2013012904, Merced County Records;

thence along the north line of said parcel, North 86° 28' 29" West, 70.19 feet to the east line of that parcel of land as described in Grant Deed to the County of Merced filed for record as Document No. 2013012654, Merced County Records;

thence along the east and north line of said parcel the following two (2) courses:

1.) North 24° 14' 54" East, 15.05 feet;
2.) North 83° 02' 20" West, 166.01 feet to the south line of that parcel of land as described in Grant Deed to Noah Williams and Lorna Williams filed for record as Document No. 2006048630, Merced County Records;

thence along said south line the following two (2) courses:

1.) North 68° 38' 09" West, 104.54 feet;
2.) North 75° 03' 51" West, 220.83 feet;

thence leaving said south line and across Buhach Road, North 73° 22' 20" West, 196.31 feet to the southwesterly line of Parcel 1 as shown on that map filed in Volume 10 of Parcel Maps at Page 44, Merced County Records;

thence along the southwesterly and west boundary of said Parcel 1 the following three (3) courses:

1.) North 66° 33' 39" West, 158.22 feet, to the beginning of a tangent curve to the right;
2.) along said curve having a radius of 100.00 feet, through a central angle of 67° 43' 00", an arc length of 118.19 feet;
3.) North 01° 09' 21" East, 66.82 feet;

thence leaving said west line and along the south line of Broadway Avenue right of way the following five (5) courses:

1.) North 88° 56' 39" West, 190.66 feet to the beginning of a tangent curve to the right;
2.) along said curve having a radius of 1013.00 feet, through a central angle of 20° 44' 00", an arc length of 366.57 feet;
3.) North 68° 12' 39" West, 203.94 feet to the beginning of a tangent curve to the right;
4.) along said curve having a radius of 6013.00 feet, through a central angle of 02° 33' 00", an arc length of 267.61 feet;
5.) North 65° 39' 39" West, 255.70 feet to the intersection with the southerly projection of the west right of way line of Station Avenue (40 feet wide), being also the southeast corner of the existing city limit boundary;

thence along said existing city limit boundary the following six (6) courses:

1.) along said west line of Station Avenue and its southerly projection, North 14° 10' 21" East, 316.27 feet to the intersection with the easterly projection of the south line of "The Cottages at Ventana Del Rey, Unit No. 2" as shown on that map filed in Volume 55 of Official Plats at Page 31, Merced County Records;
2.) along said easterly projection, North 75° 22' 08" West, 20.00 feet to the southeast corner of said map of "The Cottages at Ventana Del Rey, Unit No. 2", also being the west right of way line of Station Avenue (60 feet wide);
3.) along said west right of way line, North 14° 10' 21" East, 747.35 feet to the intersection with the westerly projection of the south line "Villa Italia" as shown on that map filed in Volume 63 of Official Plats at Page 11, Merced County Records;
4.) along said westerly projection, the southerly line and easterly projection of the south line of said map of "Villa Italia", South 75° 02' 39" East, 1012.70 feet to a line that is parallel with and 60 feet east of the north-south section line common to said Sections 7 and 8;
5.) along said parallel line, North 01° 09' 21" East, 252.59 feet to the southwest corner of aforesaid "Atwater South Annexation to the City of Atwater", also being the east-

west quarter section line of said Section 8;

6.) along the south line of said "Atwater South Annexation to the City of Atwater", North 89° 29' 04" East, 1919.97 feet to the **Point Of Beginning** all as shown on the attached exhibit "Ferrari Ranch Area Annexation to the City of Atwater" and made a part hereof and containing 358.79 acres, more or less.

END DESCRIPTION



EXHIBIT C: LOCAL AND REGIONAL TRAFFIC IMPROVEMENTS

TABLE 9
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
1. Buhach Road & Avenue Two/Juniper Ave	Add overlap phasing on eastbound right-turn; New 150-ft long northbound LTL	$32,300		**$30,976**	$1,324	
2. Buhach Road & Avenue One/Lake Ridge Street	New 200-ft long eastbound LTL; adjust signal phasing to a protected eight-phase signal; change east-west phasing from split to permissive phasing	$110,000		**$106,810**	$3,190	
3. Buhach Road & Green Sands Avenue	Change eastbound and westbound approaches to protected phasing, resulting in an eight phase signal; Widen Green Sands Ave east of Buhach Rd to 4 lanes, and designate second westbound approach lane to be free right-turn lane	$2,019,000		**$1,992,753**	$26,247*	
6. Buhach Road Overcrossing & Ashby Road	Add a second southeastbound through lane, and overlap phasing to the southeastbound movement	$165,000		**$161,205**	$3,795*	
8. Ashby Road & Gurr Road	Add a second eastbound approach lane to the roundabout, and extend lane to exit at eastbound departure with a lane drop	$90,000		**$77,310**	$12,690*	
9. Ashby Road & Franklin Rd./NB SR 99 Ramps	New traffic signal, new 300-ft long LTLs for eastbound, westbound, and southbound approaches, new dual 300-ft LTL on northbound approach, new 200-ft southbound RTL, and new second westbound departure lane	$718,500		**$260,097**	$458,403**	
10. Gurr Road & Avenue Two	New traffic signal and new 300-ft long northbound LTL	$254,000		**$122,428**	$131,572	
11. Gurr Road & Avenue One	New traffic signal, new 200 ft long LTL on all approaches, and new 200 ft long northbound RTL	$480,000		**$467,520**	$12,480	
12. Avenue Two & Santa Fe Drive	New traffic signal, widening of Avenue Two approach with new LTL and RTL, new northbound LTL, and add overlap phasing for eastbound right-turn movement	$568,000		**$479,392**	$88,608	

TABLE 9 (cont'd)
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
13. AME & Green Sands Avenue	Improvements include: on northbound approach, three 400-ft LTLs, two through lanes, and one 300-ft RTL; on southbound approach, two 300-ft LTLs, three through lanes (one of which is only 400-ft long), and one 400-ft LTL; on eastbound approach, two 400-ft LTLs, two through lanes, and one free RTL; on westbound approach, three 600-ft LTLs, three through lanes (one of which is added about midway between AME and Ferrari project access), and one 300-ft RTL; on eastbound departure, three departure lanes; on southbound departure, four departure lanes, which merges to three lanes and then merges to two lanes.	$1,156,500		**$1,134,527**	**$21,974***	
14. AME & SR 99 Northbound Ramps	New traffic signal, modify westbound approach to include free-right turn from off-ramp, and add third northbound lane on AME that would be an auxiliary lane to off-ramp into the Ferrari Ranch project site	$539,000		**$522,291**	**$16,709***	
15. AME & SR 99 Southbound Ramps	Modify southbound right-turn movement to the loop on-ramp to be a free right-turn	$36,000		**$34,884**	**$1,116***	
16. Gurr Road & Green Sands Avenue	Improvements include: on northbound approach, include two 450-ft LTLs, one exclusive through lane, and one 200-ft combined through/RTL; on southbound approach, include one 100-ft LTL, one exclusive through lane, and one 300-ft combined through/RTL; on eastbound approach, include two 150-ft LTLs, two through lanes, and one "free" RTL; on westbound approach, include one LTL, one exclusive through lane, and one combined through/RTL; on northbound departure, include two departure lanes, which merge to one lane 300-ft north of intersection.	$486,000		**$473,850**	**$12,150***	

TABLE 9 (cont'd)
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
48. Ashby Road & Project Site Access Driveway #8	New traffic signal with protected eastbound left-turn phasing, new 200-ft southeastbound LTL, new 200-ft southwestbound LTL, and new TWLTL for departures from the driveway.	$333,000	**$333,000**			
49. Ashby Road & Project Site Access Driveway #9	New 150-ft southbound LTL.	$27,000	**$27,000**			
50. Ashby Road & Project Site Access Driveway #10	New 100-ft eastbound LTL, new 150-ft southbound LTL, and new TWLTL for receiving departures from the project site driveway.	$81,000	**$81,000**			
51. Ashby Road & Regional Medical Center Collector Road	New traffic signal, new 300-ft eastbound LTL, and new 300-ft westbound RTL.	$308,000	**$308,000**			
52. Green Sands Avenue Regional Medical Center Collector Road	New traffic signal, two 300-ft westbound LTLs, two westbound through lanes, two eastbound through lanes, eastbound RTL, northbound LTL, and "free" northbound LTL that would extend to intersection 13.	$750,000	**$750,000**			
Roadway Segments						
Avenue One - Gurr Road to Trindade Road	Widen Avenue One from 2 to 4 lanes	$1,125,000		**$859,500**	**$265,500**	
Gurr Road - North of Green Sands Ave	Widen Gurr Road from 2 to 4 lanes	$1,452,000		**$1,430,220**	**$21,780**	
Green Sands Ave. - Buhach Road to AME	Add six through lanes on Green Sands Ave between Ferrari project access and AME	$2,694,000		**$2,675,142**	**$18,858***	

TABLE 9 (cont'd)
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
Freeway Ramp Junctions						
21. Northbound SR 99 off-ramp to Atwater Blvd.	Extend length of northbound off-ramp deceleration lane to 925 ft	$166,500		**$166,500**	**$0**	
27. Southbound SR 99 on-ramp from Atwater Blvd.	Add a third southbound mainline lane on SR99 at the Atwater Blvd SB on-ramp	$0		**$0**	**$0**	
Site Access Intersection Improvements						
41. Gurr Road & Project Site Access Driveway #1	New Traffic Signal and new 200-ft northbound LTL	$261,000	**$261,000**			
42. Gurr Road & Project Site Access Driveway #2	New traffic signal, new 200-ft northbound LTF, new 150-ft southbound RTL, and widen Gurr Rd to 2 through lanes in each direction through intersections 42 and 43.	$633,800	**$633,800**			
44. Gurr Road & Project Site Access Driveway #4	New traffic signal, add second 300-ft eastbound LTL, new 200-ft northbound LTL, new 200-ft southbound RTL, and widen Gurr Rd to 2 through lanes in each direction through intersections 44 and 45.	$727,400	**$727,400**			
46. Green Sands Avenue & Project Site Access Driveway #6	New traffic signal, add second eastbound and westbound through lanes, new eastbound RTL extending from intersection 13, add second 300-ft northbound LTL, and two new 200-ft westbound LTLs.	$570,000	**$570,000**			
47. Ashby Road & Project Site Access Driveway #7	New 100-ft eastbound LTL and new TWLTL for departures from project site driveway.	$54,000	**$54,000**			

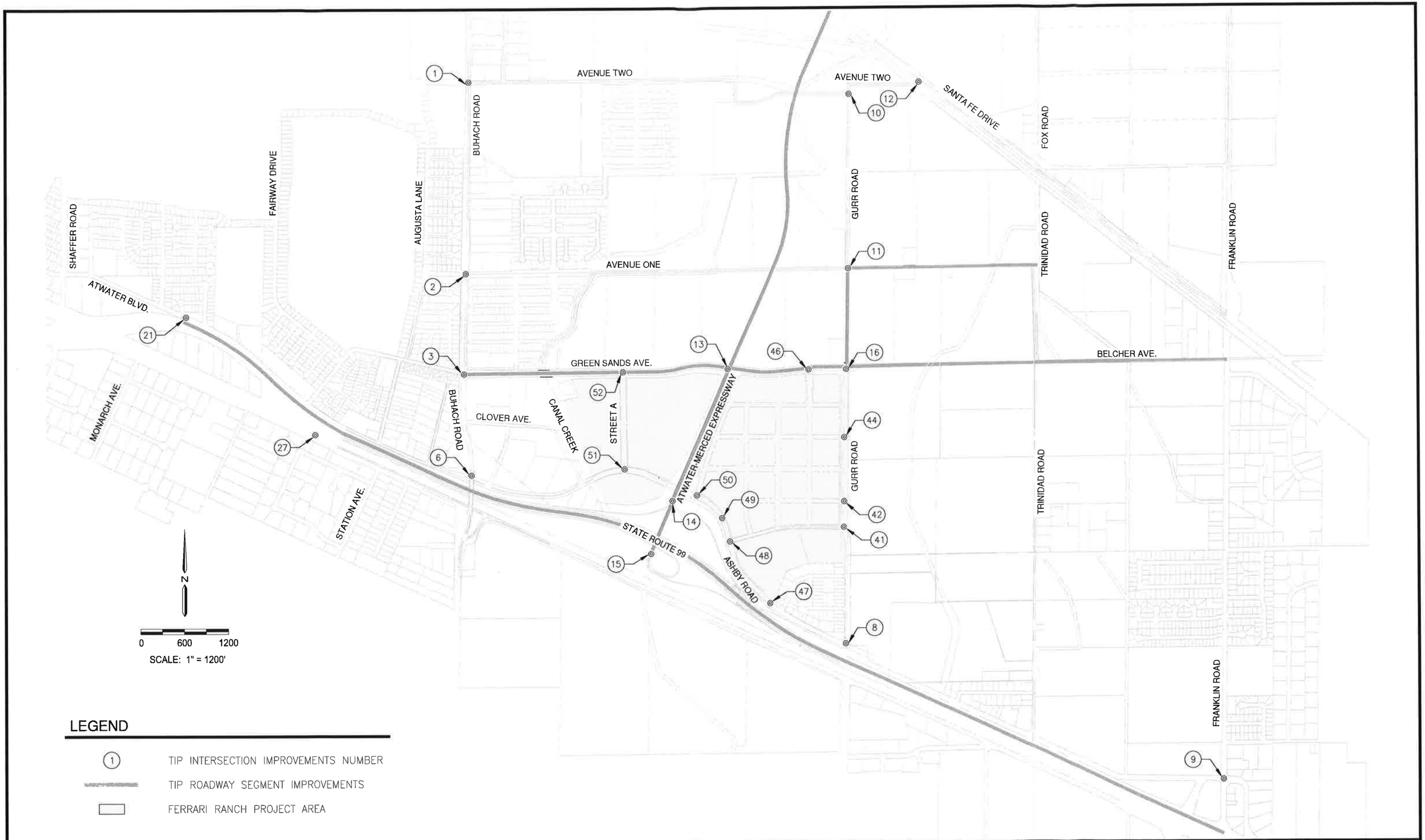
TABLE 9 (cont'd)
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
Green Sands Ave. - AME to Gurr Road	Widen Green Sands Ave from 2 to 4 lanes	$1,164,000		**$1,119,768**	**$44,232***	
Green Sands Ave. (Belcher Ave.) - Gurr Road to Franklin Road	Extend Green Sands Ave (4 lanes)	$2,808,000				**$2,808,000**
Atwater-Merced Expressway Santa Fe Dr. to Green Sands Ave	AME project (6 lanes)	$66,200,000				**$66,200,000**
Atwater-Merced Expressway Northeast of Santa Fe Drive	AME project from Santa Fe Dr to Bellevue Rd, 6 lanes	$83,900,000				**$83,900,000**
Atwater-Merced Expressway Green Sands Ave. to SR 99	Widen Atwater-Merced Expressway from 2 to 6 lanes	$2,928,000				**$2,928,000**
State Route 99 - Atwater Blvd. to AME	Widen SR99 from 4 to 6 lanes	$5,100,000		**$1,116,900**	**$178,500**	(***)
State Route 99 - AME to Franklin Road	Widen SR99 from 4 to 6 lanes	$5,400,000		**$1,652,400**	**$102,600**	(***)
	TOTAL	**$183,337,000**	**$3,745,200**	**$14,884,472**	**$1,421,728**	**$155,836,000**

(*) may be attributed to RTIF. Total for Merced County share of items 3, 6, 8, 13, 14, 15, 16 and Green Sands Avenue segments is $157,771
(**) may be covered by Franklin Beachwood Community Bridge & Thoroughfare Fee Total for Merced county share of item 9 is $458,403
(***) balance of improvements cost borne by others and totals $7,431,600

COST ESTIMATES AND FEE PROGRAM CONTRIBUTION
Ancillary Locations

Buhach Road / SP Avenue	Interim Signal	$354,900		$330,767	$24,133	
Ashby Rd / Trindade Rd	Roundabout or turn lanes	$322,283		$236,233	$86,050	
Ashby Rd / Franklin Road	Roundabout or turn lanes	$298,422		$218,743	$79,679	
	TOTAL	**$975,605**		**$785,744**	**$189,861**	



LEGEND

(1)	TIP INTERSECTION IMPROVEMENTS NUMBER
	TIP ROADWAY SEGMENT IMPROVEMENTS
	FERRARI RANCH PROJECT AREA

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Ph 209.571.1765/Fax 209.571.2466
odellengineering.com

FERRARI RANCH

ATWATER, CALIFORNIA

TRANSPORTATION IMPROVEMENT PLAN (TIP) MITIGATION MEASURES

DATE: 04/19/2017	DRAWN: EV
JOB NO: 21250	CHECKED: MP
SCALE: 1"=1200'	
FILE NAME: 21250-EXH-FEE PROGRAM.DWG	

1 of 1

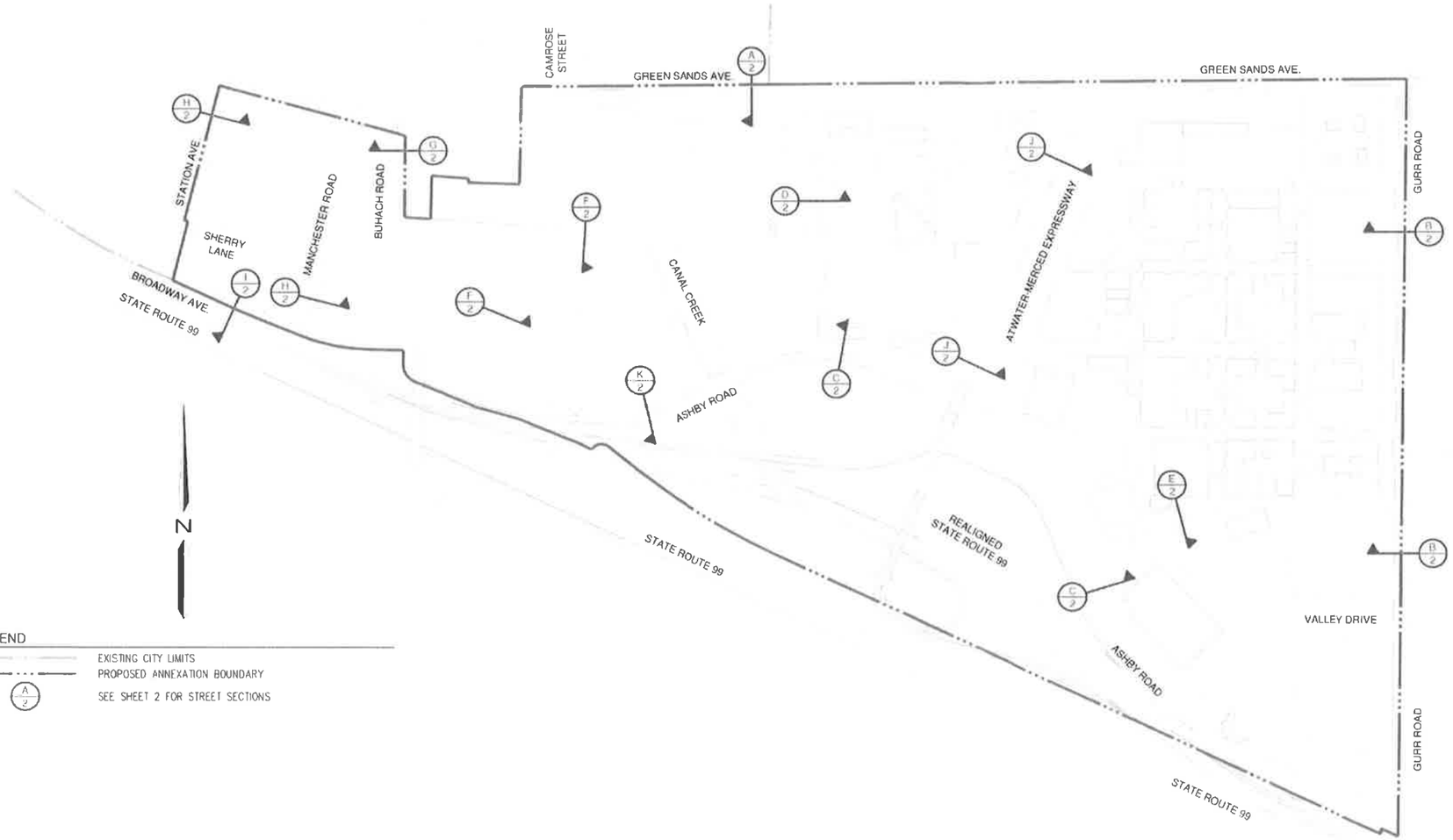
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EXHIBIT D: TRANSPORTATION IMPROVEMENT PLAN

FERRARI RANCH™

Atwater, Merced County, California

Planned Development Master Plan - Commercial, Retail, Medical, Office



All plans are schematic and final calculations and designs are to confirmed as detailed development plans are reviewed and approved.

Not To Scale

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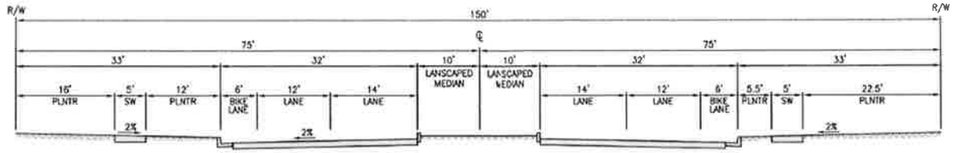
Street Section Key Map

Figure 14
Updated August, 2016

FERRARI RANCH™

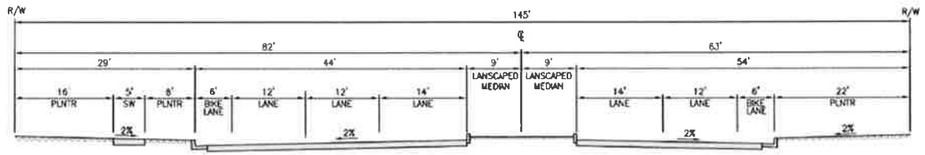
Atwater, Merced County, California

Planned Development Master Plan - Commercial, Retail, Medical, Office



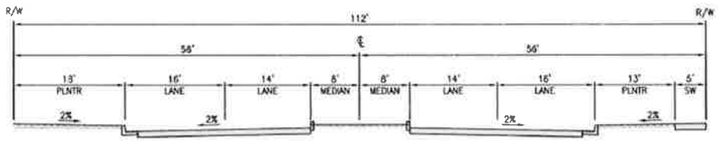
SECTION Ⓐ

A - Typical Street Section - Green Sands Avenue



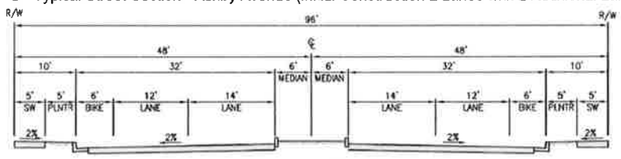
SECTION Ⓑ

B - Typical Street Section - Gurr Road



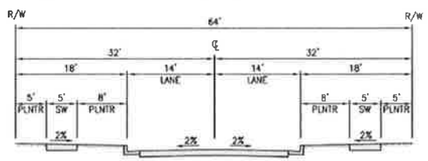
SECTION Ⓒ

C - Typical Street Section - Ashby Avenue (Initial Construction 2 Lanes with 2 Additional Lanes when Needed)



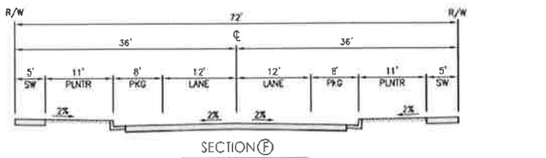
SECTION Ⓓ

D - Typical Street Section - @ Regional Medical and Sports Park



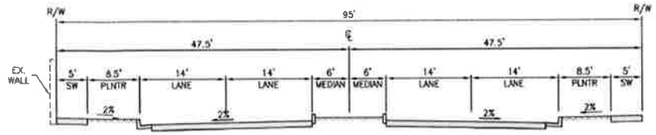
SECTION Ⓔ

E - Typical Street Section - Internal Street @ Regional Retail



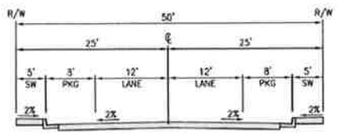
SECTION Ⓕ

F - Typical Street Section - Commercial East Side of Buhach Road



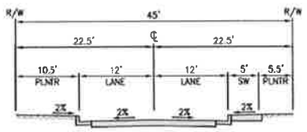
SECTION Ⓖ

G - Typical Street Section - Buhach Road



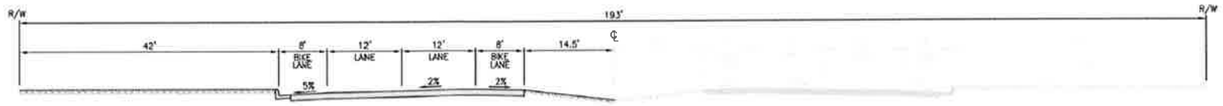
SECTION Ⓗ

H - Typical Street Section - @ Station Ave. and Manchester Road



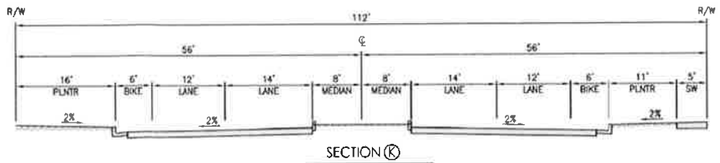
SECTION Ⓘ

I- Typical Street Section - Broadway West of Buhach Road



SECTION Ⓙ

J - Typical Street Section - Atwater-Merced Expressway (Phase I)



SECTION Ⓚ

K - Ashby Avenue - West of North/South Street at Regional Medical

All plans are schematic and final calculations and designs are to confirmed as detailed development plans are reviewed and approved.

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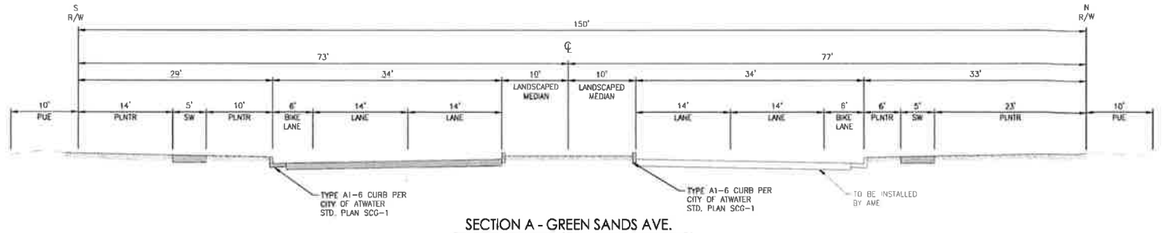
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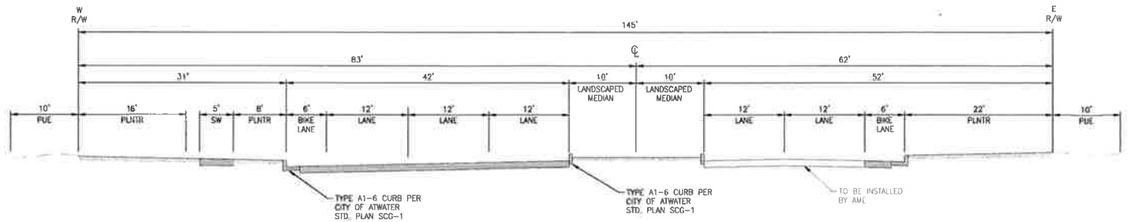
Typical Street Sections

Figure 15a
Updated August, 2016



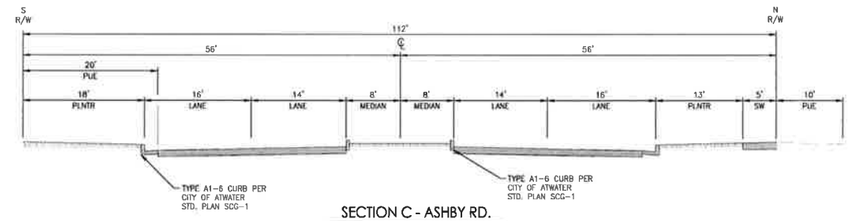
SECTION A - GREEN SANDS AVE.

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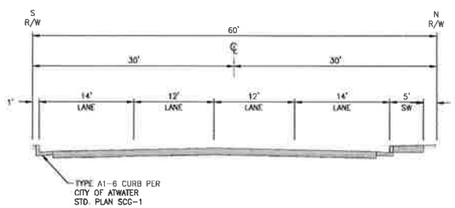
SECTION B - GURR RD.

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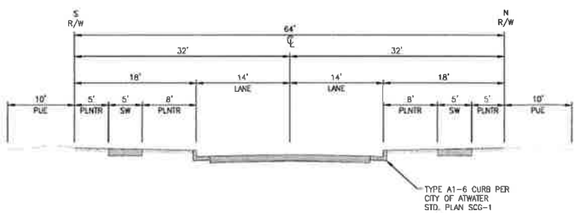
SECTION C - ASHBY RD.

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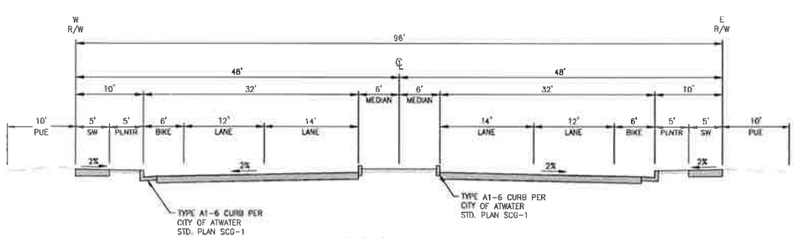
SECTION D - ASHBY RD. @ UNDERPASS

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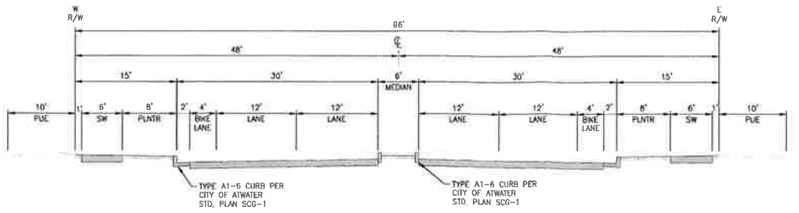
SECTION E - STREET B

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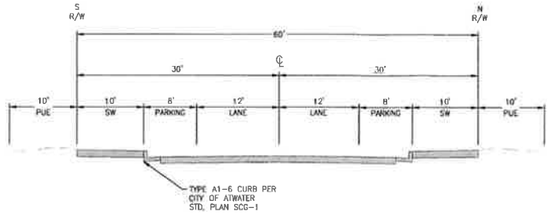
SECTION F - STREET A

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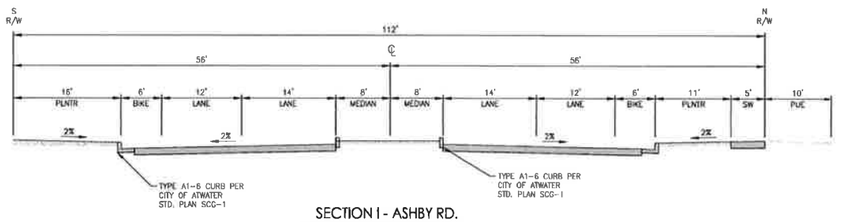
SECTION G - PRIVATE STREET H (ENTRY)

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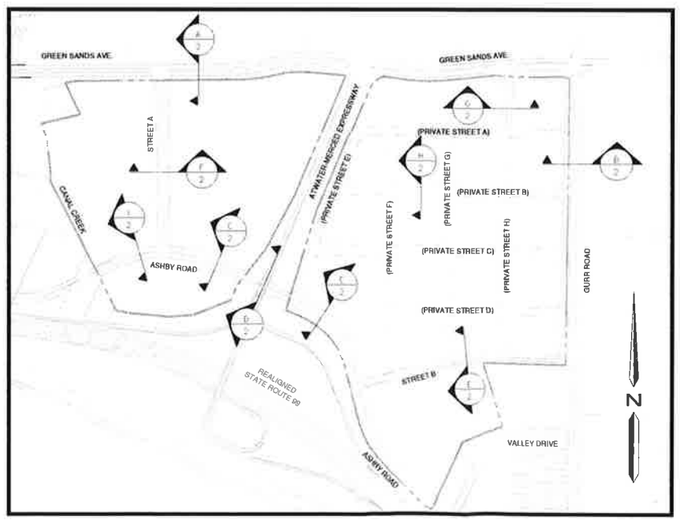
SECTION H - TYPICAL PRIVATE STREET

NTS



SECTION I - ASHBY RD.

NTS



KEY MAP

NTS

Plan Revisions:

Rev No.	Date	Applicable Sheets/Revisions

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VESTING TENTATIVE MAP

FERRARI RANCH

ATWATER, CALIFORNIA

STREET SECTIONS

Approved

Designed:	SC
Drawn:	SC
Checked:	MP
Scale:	NTS
Date	08/19/2015
Job No	21250
File No	21250-SS-TENT.dwg

Sheet No.
2
Of
7

ANALYSIS TO SUPPORT IMPLEMENTATION OF

FERRARI PROJECT EIR
MITIGATION TRANS–2 TRANSPORTATION IMPROVEMENT PLAN (TIP)

FINAL REPORT

Prepared By:

KD Anderson & Associates, Inc.
3853 Taylor Road, Suite G
Loomis, CA 95650
(916) 660-1555



November 3, 2016

Job No. 3241-03

Ferrari Ranch TIP 11-3-2016

KD Anderson & Associates, Inc.
Transportation Engineers

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APPENDIX (Under Separate Cover)

INTRODUCTION

The Ferrari Project Draft Program Environmental Impact Report (DEIR) includes a mitigation, **TRANS-2,** that requires preparation of a Transportation Improvement Plan (TIP) that would be included in the Project Development Agreement. The need for mitigation measure TRANS-2 is based on analysis contained in the DEIR, which in turn was based on information in the Ferrari Annexation, General Plan Amendment, and Planned Development Master Plan Traffic Impact Analysis prepared by KDA, dated February 27, 2015. The traffic impact analysis was included in Appendix N of the DEIR. The TIP expands upon the DEIR's mitigation discussion to identify the roadway and intersection improvements that will ultimately be installed and notes the improvements required to mitigate the impacts of individual elements of the overall development plan. The information in this document has been developed to support implementation of mitigation measure TRANS-2. This document also includes information to address Merced County's comments on the DEIR requesting collaboration to address effects on the County's circulation network. As part of the collaboration process, County staff was consulted regarding the TIP study methodology and scope. Preparation of the TIP represents an effort to advance the implementation of mitigation measure TRANS-2, and to coordinate with the County regarding mitigation for facilities under its jurisdiction.

The methodology employed to allocate the costs for improvements is based on current traffic volumes and the traffic contribution of development that is anticipated within the area that will contribute to the costs of improvements. The report has five sections:

1. Summary Of Current Traffic Conditions
2. Land Use / Trip Generation from Future Development in Annexation Area and adjoining Merced County
3. Fair Share Traffic Contribution of Identified Development
4. Cost Estimates for Improvements
5. Phasing Analysis for Initial Ferrari Ranch Development

Study Area. This analysis is intended to evaluate the need to implement mitigation measures at key locations noted in the DEIR. Other locations of interest to Merced County are discussed to assist with refining traffic improvement needs for County facilities.

Intersections. The following **off-site** intersections were investigated in the DEIR and found to be impacted under short term conditions (i.e., Year 2015 with AME and Annexation Area).

1. Buhach Road / Avenue Two
2. Buhach Road / Avenue One
3. Buhach Road / Green Sands Avenue
4. Buhach Road Overcrossing / Ashby Road
5. Ashby Road / Gurr Road

6. Ashby Road / Franklin Road
7. Gurr Road / Avenue Two
8. Gurr Road / Avenue One
9. Avenue Two / Santa Fe Drive
10. AME Expressway / Green Sands Avenue
11. AME Expressway / NB SR 99 ramps
12. Gurr Road / Green Sands Avenue

One additional intersection has been addressed based on consultation with Merced County.

13. Buhach Road / SP Avenue (2016)

Roadway Segments. The following roadway segments were investigated in the DEIR and found to be impacted under short term conditions (i.e., Year 2015 with AME, Ferrari Ranch and Balance of Annexation). One additional location has been evaluated.

1. Ashby Road from Gurr Road to Franklin Road
2. Avenue Two from Gurr Road to Santa Fe Drive
3. Avenue One from Gurr Road to Trindade Road
4. Gurr Road from Avenue Two to Green Sands Avenue
5. Gurr Road from Green Sands Avenue to Ashby Road
6. Green Sands Avenue from Buhach Road to AME
7. Green Sands Avenue from AME to Gurr Road
8. AME Expressway from Green Sands Avenue to SR 99
9. SR 99 from Atwater Blvd to AME
10. SR 99 from AME to Franklin Road

One additional location has been evaluated.

11. Buhach Road from SP Avenue to Mulberry Road

BACKGROUND YEAR 2016 TRAFFIC CONDITIONS

For this analysis traffic counts were conducted at key locations to determine how completion of the AME Phase 1A Reduced improvements affected the background traffic conditions originally presented in the DEIR traffic study, and volumes were adjusted accordingly or replaced to support the cost allocation methodology.

Daily roadway segment and intersection peak hour traffic counts were conducted on May 3, 2016, May 24, 2016 and August 23, 2016 when area schools were in session.

Daily Traffic Volumes and LOS

Overall, the traffic data indicated that AME and Green Sands Avenue west of AME carried roughly 8,000 vehicles per day in the area north of the State Route 99 northbound ramps. Traffic volumes are shown in Table 1. All study area roads carried volumes that indicate LOS C or D conditions and meet current City of Atwater or Merced County minimum LOS standards. A daily volume is shown, and recent traffic volume data was collected for SR 99 from Caltrans PeMS system. The current peak hour volume was used for Level of Service analysis.

TABLE 1 YEAR 2016 TRAFFIC VOLUMES				
Road	**Location**	**Classification**	**Daily Volume (2016)**	**LOS**
Ashby Road	Gurr Road to Franklin Road	(1)	2,357	A
Avenue Two	Gurr Road to Santa Fe Drive	(2)	5,830	C
Avenue One	Gurr Road to Trindade Road	(2)	1,100	C
Buhach Road	SP Avenue to Mulberry Road	(2)	5,634	C
Gurr Road	Avenue Two to Green Sands Avenue	(2)	2,858	C
	Green Sands Avenue to Ashby Road	(2)	2,025	C
Green Sands Avenue	Buhach Road to AME	(3)	8,000	D
	AME to Gurr Road	(3)	3,300	C
AME	Green Sands Avenue to NB SR 99 ramps	(4)	8,073	C
State Route 99	Franklin Road to AME	(5)	51,727 (6)	C
	AME to Atwater Blvd	(5)	45,483	C

(1) Rural 1-lane road Uninterrupted (LOS C is 8,600 ADT, LOS D is 13,800

(2) Rural 2 lane road with Isolated Stops (LOS C is 8,000 ADT, LOS D is 10,700 ADT)

(3) Urban Arterial (LOS C is 7,000 ADT, LOS D is 13,600)

(4) Urban Highway (LOS C is 13,100 and LOS D is 15,500)

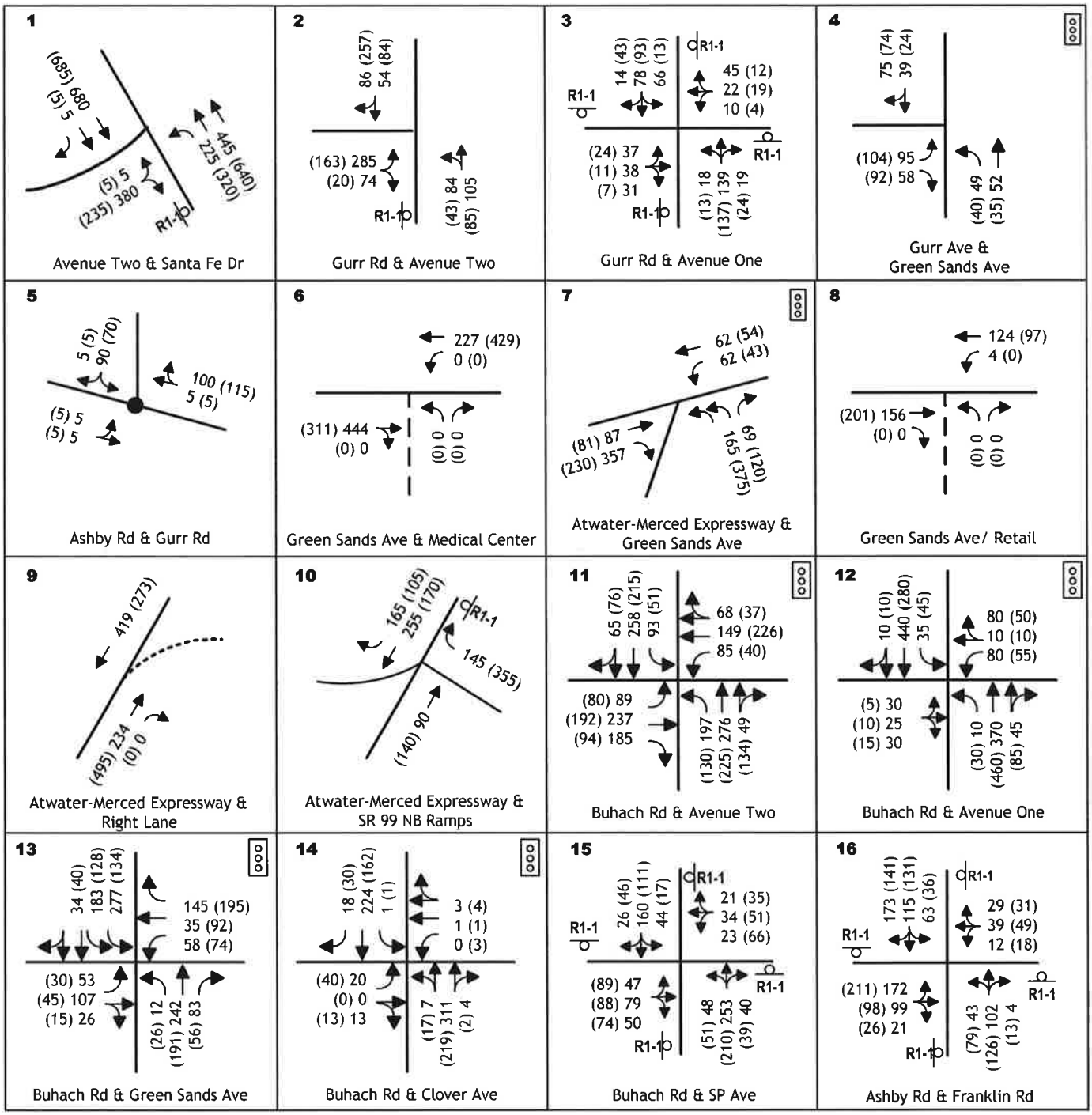
(5) Four lane freeway (HCM)

(6) PeMS (6/29/2016)

Source of Classification / Thresholds: Merced County GPU EIR

Peak Hour Levels of Service

Figure 1 presents Year 2016 intersection volumes. The Levels of Service occurring at study area intersections were evaluated using the methodology employed for the DEIR traffic study, and the results are presented in Table 2. As shown, most intersections operate within the minimum LOS C or LOS D standard established by the City of Atwater or Merced County. However, in the morning peak hour the **Avenue Two / Gurr Road intersection** operates with LOS F on the eastbound approach. This is primarily the result of peak traffic accompanying Buhach Colony HS, and conditions in the p.m. peak hour are much better. One intersection operates with delays that approach but do not yet reach LOS E. **The Santa Fe Drive / Avenue Two intersection** operates at LOS D with average delay on the Avenue Two approach that is within one second of LOS E.



Legend

- XX — AM Peak Hour Volume
- (XX) — PM Peak Hour Volume
- Signal
- R1-1 — Stop Sign
- Future Roadway

KD Anderson & Associates, Inc.
Transportation Engineers

2016 TRAFFIC VOLUMES AND LANE CONFIGURATIONS

3241-01 RA 11/3/2016

figure 1

TABLE 2 YEAR 2016 INTERSECTION LEVELS OF SERVICE							
Intersection	**Control**	**AM Peak Hour**			**PM Peak Hour**		
		Average Delay (sec/veh)	**LOS**	**Signal Warrants Met?**	**Average Delay (sec/veh)**	**LOS**	**Signal Warrants Met?**
Santa Fe Drive / Avenue Two	NB Stop			Yes			Yes
(overall)		(9)	(A)		(5)	(A)	
Westbound left turn		11	B		12	B	
Northbound approach		34	D		21	C	
Gurr Road / Avenue Two	EB Stop			No			No
(overall)		(44)	(E)		(5)	(A)	
Northbound left turn		8	A		8	A	
EB Approach		83	F		15	B	
Gurr Road / Avenue One	AWS	10	A	No	8	A	No
Green Sands Ave / Gurr Road	Signal	8	A	n.a.	8	A	n.a.
Ashby Road / Gurr Road	Roundabout	4	A	n.a.	4	A	n.a.
Green Sands Ave / AME	Signal	9	A	n.a.	8	A	n.a.
AME/ NB SR 99 ramps	NB Stop			No			No
(overall)		(3)	A		(6)	(A)	
Off ramp approach		10	A		12	B	
Buhach Road / Avenue Two	Signal	31	C	n.a	25	C	n.a
Buhach Road / Avenue One	Signal	31	C	n.a	17	B	n.a
Buhach Road / Green Sands Ave	Signal	22	C	n.a	23	C	n.a
Buhach Road / Clover Ave	Signal	14	B	n.a	14	B	n.a
Buhach Road / SP Avenue	AWS	18	C	No	12	B	No
Ashby Road / Franklin Road	AWS	15	B	No	17	C	No

Traffic Signal Warrants

The peak hour traffic volumes at un-signaled intersections were compared to MUTCD warrant No. 3 (Peak Hour volume: Urban conditions) to determine whether traffic signals or alternative traffic control may already be justified. The results of this investigation are also shown in Table 2. As indicated, the **Santa Fe Drive / Avenue Two** intersection carries volumes that satisfy warrant requirements. However, as nearly all of the traffic on the Avenue Two approach turns right, a traffic signal has not been needed.

LAND USE & TRIP GENERATION

To provide basis for implementing TRANS–2 the TIP analysis identifies the land uses within the area that are tributary to the streets and intersections to be addressed by the TIP and identifies the use of those facilities based on the trip generation associated with these uses. The identified land uses within the Ferrari Project annexation area were identified in the DEIR, while anticipated development in the adjoining areas of Merced County north of SR 99 were identified in the County's recent Franklin-Beachwood Transportation Study and Impact Fee Update[1]. Future development in the County south of SR 99 was identified from the MCAG traffic model's land use data base.

Additional areas beyond the study area limits were not included. While undeveloped areas exist within the City's sphere north of Green Sands Avenue, development would be speculative at this time. No mechanism exists to collect additional fees from approved development in other areas of Atwater. Subsequent environmental review of future annexations may require participation in study area improvements as mitigation. These areas were excluded to avoid allocating costs to development that may not occur.

Land Use Summary

Table 3 summarizes the land uses to be developed in the study area bounded by and including the annexation area on the west, the Franklin-Beachwood area on the east, Santa Fe Drive on the north and SR 99 on the south. Information for the Merced County area was taken from the Franklin-Beachwood Transportation Study in the form of residential dwelling units and employees. The number of employees was converted to building square footage based on the typical conversion factors noted.

Trip Generation

Table 4 summarizes the trip generation associated with the land uses to be developed in the study area. Information for the annexation area was taken from the DEIR.

[1] Franklin-Beachwood Transportation Study and Impact Fee Update, Omni-Means, 2016

TABLE 3 FUTURE GROWTH					
Location	**Land Use**				
	Residential (Du's)	**Retail (ksf)**	**Medical (ksf)**	**BP / Office (ksf)**	**Industrial (ksf)**
Annexation Area					
Sub Area 1 Station / Manchester	128	60	0	0	0
Sub Area 2 Canal Creek	0	0	0	777	0
Sub Area 3 Ferrari Ranch*	0	1,495	666	0	0
Sub Area 4 – 6.3-Acre Parcel	0	0	0	83	0
Sub Area 5 - Valley	63	0	0	0	0
Merced County					
East of Gurr Road to Franklin-Beachwood limit	8	0	0	0	0
Franklin-Beachwood Area	464	93**	0	0	1,260**
McSwain area south of SR 99	60	0	0	0	0

Note:
(*) Ferrari Ranch also includes 180 room hotel and 6 field sports complex
(**) Merced County non-residential land use employee data converted to ksf @ 2 retail employees per 1,000 sf, 4 office employees per 1,000 sf and 2.2 industrial employees per 1,000 sf.

TABLE 4
TRIP GENERATION ASSOCIATED WITH FUTURE GROWTH

Location	Land Use					Trip Generation		
	Residential (Du's)	Retail (Ksf)	Medical (ksf)	BP / Office (ksf)	Industrial (ksf)	Daily	AM Peak Hour	PM Peak Hour
Annexation Area								
Sub Area 1 Station / Manchester	128	60	0	0	0	3,890	158	361
Sub Area 2 Canal Creek	0	0	0	777	0	9,666	1,088	979
Sub Area 3 Ferrari Ranch	0	1,495	666	0	0	64,481	2,578	5,871
Sub Area 4 – 6.3-Acre Parcel	0	0	0	83	0	1,037	117	105
Sub Area 5 - Valley	63	0	0	0	0	600	47	63
Subtotal						79,674	3,988	7,379
Merced County								
East of Gurr Road to Franklin Beachwood limit	8	0	0	0	0	76	6	8
Franklin Beachwood Area	464	93	0	0	1,260	15,806	1,573	1,905
McSwain Area	60	0	0	0	0	571	45	60
Subtotal						16,453	1,624	1,973
Total						96,127	5,612	9,352

Note: ITE rates applied to Merced County non-residential land use
Retail trips are "new" less pass-by

Trip Assignment

For the purpose of implementing the TIP, the new trips associated with identified development were manually assigned to the study area circulation system under Year 2016 plus Project conditions. The manual assignment process differs from the regional model based approach taken for both the DEIR and Merced County's Franklin-Beachwood Transportation Study and Impact Fee Update, but is useful for the purpose of identifying relative facility utilization.

The trip distribution assumptions identified in the DEIR were employed to assign trips associated with this portion of the study area. No similar distribution assumptions were presented in Franklin-Beachwood Transportation Study for growth in the County. To identify trip assignment assumptions for locations in the County a "select-link" analysis was performed using the short term traffic model created for the DEIR traffic study. Buildout assumptions for Franklin-Beachwood were added, and the trips associated with specific residential and non-residential zones in the Franklin-Beachwood and McSwain areas were tracked. Table 5 presents the general assumptions made for those areas.

TABLE 5
MERCED COUNTY LAND USE TRIP DISTRIBUTION ASSUMPTIONS

Direction- Route	Share of Total External Trips		
	Franklin Beachwood		McSwain
	Residential	Non-Residential	Residential
West on State Route 99	6%	14%	0%*
Santa Fe Drive west of Buhach Road	6%	8%	3%
Atwater north of SR 99 and west of Buhach Road	9%	8%	9%
Atwater between Buhach Road and Gurr Road	19%	6%	18%
Atwater south of SR 99 and west of Franklin Road	1%	2%	30%
Santa Fe Drive east of Avenue Two	0%	0%	1%
Merced east of Franklin Beachwood	26%	44%	4%
SR 99 east of Franklin Beachwood	23%	8%	3%
Buhach Road south of State Route 99	1%	1%	32%
Franklin Road south of State Route 99	7%	9%	0%
Total	98.00%	100.00%	100.00%
(*) Access to SR 99 occurs outside of study area			

FAIR SHARE PERCENTAGES

Approach

Traffic Volumes / Calculations. Tables 6, 7 and 8 summarize the resulting traffic volumes at subject intersections and on roadway segments created by superimposing the trips associated with identified development onto current volumes. The tables identify the contribution of specific development areas and calculate each area's share of the total traffic under two scenarios. The first scenario includes current traffic in the allocation, while the second scenario excludes the current traffic volume. Under Merced County policy, fair share calculations omit the contribution of "existing traffic" for those facilities where current conditions satisfy minimum standards.

Typically fair share calculation is based on p.m. peak hour volumes as this is the hourly period with the greatest traffic volume. This is the approach taken by Merced County. However, a.m. peak hour calculation has been employed when the traffic impact occurs during that time period, and because daily traffic volume is the DEIR evaluation criteria it has been employed to allocate fair share on roadway segments.

TABLE 6
AM PEAK HOUR INTERSECTION TRAFFIC VOLUMES
PERCENT OF TOTAL TRAFFIC

Location	Existing	Annexation Area					Franklin Beachwood		McSwain	TOTAL
		Sub Area 3 Ferrari Ranch	Sub Area 1	Sub Area 2	Sub Area 4	Sub Area 5	Residential	Non-Residential		
Santa Fe Drive / Avenue Two	1,740	468	29	163	16	7	40	159	0	2,619
	66%	18%	1%	6%	1%	<1%	2%	6%	0%	100%
	0%	53%	3%	18%	2%	1%	5%	18%	0%	100%
Gurr Road / Avenue Two	788	536	29	163	18	7	7	12	2	1,561
	50%	34%	2%	10%	1%	<1%	<1%	1%	<1%	100%
	0%	69%	4%	21%	2%	1%	1%	2%	<1%	100%
Gurr Road / Avenue One	517	635	16	163	20	8	21	12	0	1,391
	37%	46%	1%	12%	1%	1%	2%	1%	0%	100%
	0%	73%	2%	19%	2%	1%	2%	1%	0%	100%
Green Sands Ave / Gurr Road	368	1,106	16	163	54	23	23	150	0	1,903
	19%	58%	1%	9%	3%	1%	1%	8%	0%	100%
	0%	72%	1%	11%	4%	2%	2%	10%	0%	100%
Ashby Road / Gurr Road	210	497	17	87	50	22	55	283	1	1,224
	17%	41%	1%	7%	4%	2%	4%	23%	0%	100%
	0%	49%	2%	9%	5%	2%	5%	28%	0%	100%
Green Sands Ave / AME	802	1,539	99	577	35	15	13	153	0	3,232
	25%	48%	3%	18%	1%	<1%	<1%	5%	0%	100%
	0%	63%	4%	24%	1%	1%	1%	6%	0%	100%
AME / NB SR 99 ramps	655	1,219	75	391	32	13	5	158	0	2,553
	26%	48%	3%	15%	1%	1%	<1%	6%	0%	100%
	0%	64%	4%	21%	2%	1%	<1%	8%	0%	100%

TABLE 6 (cont'd)
AM PEAK HOUR INTERSECTION TRAFFIC VOLUMES
PERCENT OF TOTAL TRAFFIC

Location	Existing	Annexation Area					Franklin Beachwood		McSwain	TOTAL
		Sub Area 3 -Ferrari Ranch	Sub Area 1	Sub Area 2	Sub Area 4	Sub Area 5	Residential	Non-Residential		
Buhach Road / Avenue Two	1,798	531	50	175	18	8	14	39	2	2,632
	68%	20%	2%	7%	1%	<1%	1%	1%	<1%	100%
	0%	64%	6%	21%	2%	1%	2%	5%	>1%	100%
Buhach Road / Avenue One	1,165	528	53	196	18	8	7	27	3	2,005
	58%	26%	3%	10%	1%	<1%	<1%	1%	<1%	100%
	0%	63%	6%	23%	2%	1%	1%	3%	<1%	100%
Buhach Road / Green Sands Ave	1,234	674	183	358	19	8	7	15	3	2,493
	50%	27%	7%	14%	1%	<1%	<1%	1%	<1%	100%
	0%	54%	15%	28%	2%	1%	1%	1%	<1%	100%
Buhach Rd / Clover Ave	602	388	76	423	15	6	10	16	3	1,540
	39%	25%	5%	27%	1%	<1%	1%	1%	<1%	100%
	0%	41%	8%	45%	2%	1%	1%	2%	<1%	100%
Buhach Road / SP Avenue	825	376	23	120	12	5	1	50	12	1,424
	58%	26%	2%	8%	1%	<1%	<1%	4%	1%	100%
	0%	63%	4%	20%	2%	1%	<1%	8%	2%	100%
Ashby Road / Franklin Road	872	177	11	55	10	4	113	620	2	1,865
	47%	9%	1%	3%	1%	<1%	6%	33%	<1%	100%
		18%	1%	6%	1%	<1%	11%	62%	<1%	100%

TABLE 7
PM PEAK HOUR INTERSECTION TRAFFIC VOLUMES
PERCENT OF TOTAL TRAFFIC

Location	Existing	Annexation Area					Franklin Beachwood		McSwain	TOTAL
		SubArea 3 - Ferrari Ranch	Sub Area 1	Sub Area 2	Sub Area 4	Sub Area 5	Residential	Non-Residential		
Santa Fe Drive / Avenue Two	1,890	1,051	74	146	15	9	52	186	0	3,425
	55%	31%	2%	4%	<1%	<1%	2%	5%	0%	100%
	0%	68%	5%	10%	1%	1%	3%	12%	0%	100%
Gurr Road / Avenue Two	652	1,250	74	146	16	10	8	14	0	2,172
	30%	58%	3%	7%	1%	<1%	<1%	1%	0%	100%
	0%	82%	5%	10%	1%	1%	1%	1%	0%	100%
Gurr Road / Avenue One	400	1,498	41	146	17	11	32	14	0	2,159
	19%	69%	2%	7%	1%	1%	1%	1%	0%	100%
	0%	85%	2%	8%	1%	1%	2%	1%	0%	100%
Green Sands Ave / Gurr Road	369	2,769	41	146	47	29	40	37	0	3,480
	11%	80%	1%	4%	1%	1%	1%	1%	0%	100%
	0%	89%	1%	5%	2%	1%	1%	1%	0%	100%
Ashby Road / Gurr Road	205	1,183	45	78	45	27	78	150	3	1,809
	11%	65%	2%	4%	2%	1%	4%	8%	<1%	100%
	0%	74%	3%	5%	3%	2%	5%	9%	<1%	100%
Green Sands Ave / AME	903	3,238	264	519	30	18	26	55	0	5,052
	18%	64%	5%	10%	1%	<1%	1%	1%	0%	100%
	0%	78%	6%	13%	1%	<1%	1%	1%	0%	100%
AME/ NB SR 99 ramps	770	2,740	200	352	27	17	16	91	0	4,212
	18%	65%	5%	8%	1%	<1%	<1%	2%	0%	100%
	0%	80%	6%	10%	1%	<1%	<1%	3%	0%	100%

TABLE 7 (cont'd)
PM PEAK HOUR INTERSECTION TRAFFIC VOLUMES
PERCENT OF TOTAL TRAFFIC

Location	Existing	Annexation Area					Franklin Beachwood		McSwain	TOTAL
		Sub Area 3 -Ferrari Ranch	Sub Area 1	Sub Area 2	Sub Area 4	Sub Area 5	Residential	Non-Residential		
Buhach Road / Avenue Two	1,412	1,199	129	157	16	10	11	46	3	2,988
	47%	40%	4%	5%	1%	<1%	1%	2%	<1%	100%
	0%	76%	8%	10%	1%	1%	1%	3%	<1%	100%
Buhach Road / Avenue One	1,055	1,150	141	176	17	10	8	32	3	2,594
	41%	44%	5%	7%	1%	<1%	<1%	1%	<1%	100%
	0%	75%	9%	11%	1%	1%	1%	2%	<1%	100%
Buhach Road / Green Sands Ave	1,029	1,443	482	320	17	11	8	18	3	3,333
	31%	43%	14%	10%	1%	<1%	<1%	1%	<1%	100%
	0%	63%	21%	14%	1%	<1%	<1%	1%	<1%	100%
Buhach Road / Clover Ave	491	930	201	381	14	8	12	19	3	2,061
	24%	45%	10%	18%	1%	<1%	1%	1%	<1%	100%
	0%	59%	13%	24%	1%	1%	1%	4%	1%	100%
Buhach Road / SP Avenue	877	843	61	108	12	6	1	59	17	1,982
	44%	43%	3%	5%	1%	<1%	<1%	3%	1%	100%
	0%	76%	6%	10%	1%	1%	<1%	5%	2%	100%
Ashby Road / Franklin Road	959	399	28	49	8	5	156	707	6	2,311
	42%	17%	1%	2%	<1%	<1%	7%	31%	<1%	100%
	0%	30%	2%	4%	1%	<1%	12%	52%	<1%	100%

KDA

TABLE 8
DAILY TRAFFIC VOLUMES
PERCENTAGE OF TOTAL TRAFFIC

Road	Location	Daily Volume								
		Existing	Sub Area 3 - Ferrari Ranch	Sub Area 1	Sub Area 2	Sub Area 4 and 5	Franklin Beachwood		McSwain	Total
							Residential	Non-Residential		
Ashby Road	Gurr Road to Franklin Road	2,357	6,960	490	775	180	720	2,310	25	13,820
		17%	50%	4%	6%	1%	5%	17%	<1%	100%
		0%	61%	4%	7%	1%	6%	20%	<1%	100%
Avenue Two	Gurr Road to Santa Fe Drive	5,830	11,700	825	1,450	230	75	140	5	20,250
		29%	58%	4%	7%	1%	<1%	1%	<1%	100%
		0%	81%	6%	10%	2%	1%	1%	<1%	100%
Avenue One	Gurr Road to Trindade Road	1,100	1,280	90	0	20	290	135	5	2,920
		38%	44%	3%	0%	1%	10%	5%	<1%	100%
		0%	70%	5%	0%	1&	16%	8%	<1%	100%
Buhach Road	SP Avenue to Mulberry Road	5,634	3,010	670	1,065	80	10	0	160	13,640
		41%	22%	5%	8%	1%	<1%	0%	1%	100%
		0%	38%	8%	13%	1%	<1%	0%	2%	8,000
Gurr Road	Avenue Two to Green Sands Ave	2,858	16,740	460	1,450	270	290	0	10	22,070
		13%	76%	2%	7%	1%	1%	0%	<1%	100%
		0%	87%	2%	8%	1%	2%	0%	<1%	18,950
	Green Sands Ave to Ashby Road	2,025	24,640	0	0	750	190	1,005	0	28,610
		7%	86%	0%	0%	3%	1%	4%	0%	100%
		0%	93%	0	0	3%	1%	4%	0%	100%

TABLE 8 (cont'd)
DAILY TRAFFIC VOLUMES
PERCENTAGE OF TOTAL TRAFFIC

Road	Location	Daily Volume								
		Existing	Sub Area 3 - Ferrari Ranch	Sub Area 1	Sub Area 2	Sub Area 4 and 5	Franklin Beachwood		McSwain	Total
							Residential	Non-Residential		
Green Sands Ave	Buhach Road to AME	8,000	21,460	2,895	5,125	40	95	110	5	37,730
		21%	57%	8%	14%	<1%	<1%	<1%	<1%	100%
		0%	72%	10%	17%	<1%	<1%	<1%	<1%	100%
	AME to Gurr Road	3,300	27,530	705	1,640	480	210	1,005	5	34,870
		9%	79%	2%	5%	1%	1%	3%	<1%	100%
		0%	87%	2%	5%	2%	1%	3%	<1%	100%
AME	Green Sands Ave to NB Right Turn	8,073	21,470	2,195	5,060	440	115	1,005	0	38,255
		21%	56%	6%	13%	1%	>1	3%	0%	100%
		0%	71%	7%	17%	1%	<1%	4%	0%	100%
	NB Right turn to NB SR 99 ramps	8,073	30,525	2,195	3,480	440	211	1,327	0	46,160
		18%	66%	5%	8%	1%	1%	3%	0%	100%
		0%	80%	6%	9%	1%	1%	4%	0%	100%
State Route 99	Franklin Road to AME	51,727	19,450	1,400	2,225	330	115	1,325	5	76,580
		68%	25%	2%	3%	<1%	<1%	2%	<1%	100%
		0%	78%	6%	9%	1%	<1%<	5%	<1%	100%
	AME to Atwater Blvd	45,483	11,060	790	1,260	110	230	2.010	5	60,360
		75%	18%	1%	2%	<1%	<1%	3%	>1%	100%
		0%	74%	5%	9%	1%	2%	14%	>1%	100%

KDA

COST ESTIMATES / FEE PROGRAM ALLOCATION

Cost Estimates

Table 9 summarizes the costs of DEIR mitigations as well as the costs of ancillary improvements to be made based on consultation with Merced County staff. As indicated the total cost of DEIR improvements is $183.3 million, and ancillary costs total roughly $1 million.

Fair Share Allocation

These costs have been allocated to these funding sources.

- Fronting developer responsibility
- The Annexation Area's portion of a local area fee program
- The County portion of a local area fee program
- The existing Regional Transportation Improvement Fee (RTIF) program

It is important to note additional local funding mechanisms exist within Merced County. The Franklin-Beachwood Community Bridge and Major Thoroughfare addresses facilities within that community. In addition, some of the projects to be funded locally may also fall under the umbrella of the RTIF. Thus, while an allocation has been attributed to development in Merced County in order to calculate "fair share", these alternative mechanism may be the source of actual funds.

Assumptions. In the case of the local area fee program, the allocation to Annexation area and to County development based on traffic and described in the previous chapter has been employed. With a few exceptions, the allocation is based on p.m. peak hour (intersections) or daily traffic (segments), and the allocation assumes no contribution based on existing traffic. The following exceptions to that approach are noted.

Buhach Road / Avenue Two: Because a current deficiency exists in the a.m. peak hour, the allocation includes existing traffic and is based on conditions during the a.m. peak hour.

State Route 99: The allocation for SR 99 widening assumed contribution from existing traffic.

Results. The total allocation for DEIR improvements can be summarized as follows:

• Fronting developer responsibility	$ 3,735,200
• The Annexation Area's portion of a local area fee program	$ 14,884,472
• The Merced County portion of a local area fee program or paid through other mechanisms	$ 1,421,728
• The existing regional fee program (RTIF)	$ 155,836,000

For ancillary locations:

- The Annexation Area's portion of a local area fee program $ 785,744
- The Merced County portion of a local area fee program or paid through other mechanisms $ 189,861

TABLE 9
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
1. Buhach Road & Avenue Two/Juniper Ave	Add overlap phasing on eastbound right-turn; New 150-ft long northbound LTL	$32,300		**$30,976**	$1,324	
2. Buhach Road & Avenue One/Lake Ridge Street	New 200-ft long eastbound LTL; adjust signal phasing to a protected eight-phase signal; change east-west phasing from split to permissive phasing	$110,000		**$106,810**	$3,190	
3. Buhach Road & Green Sands Avenue	Change eastbound and westbound approaches to protected phasing, resulting in an eight phase signal; Widen Green Sands Ave east of Buhach Rd to 4 lanes, and designate second westbound approach lane to be free right-turn lane	$2,019,000		**$1,992,753**	$26,247*	
6. Buhach Road Overcrossing & Ashby Road	Add a second southeastbound through lane, and overlap phasing to the southeastbound movement	$165,000		**$161,205**	$3,795*	
8. Ashby Road & Gurr Road	Add a second eastbound approach lane to the roundabout, and extend lane to exit at eastbound departure with a lane drop	$90,000		**$77,310**	$12,690*	
9. Ashby Road & Franklin Rd./NB SR 99 Ramps	New traffic signal, new 300-ft long LTLs for eastbound, westbound, and southbound approaches, new dual 300-ft LTL on northbound approach, new 200-ft southbound RTL, and new second westbound departure lane	$718,500		**$260,097**	$458,403**	
10. Gurr Road & Avenue Two	New traffic signal and new 300-ft long northbound LTL	$254,000		**$122,428**	$131,572	
11. Gurr Road & Avenue One	New traffic signal, new 200 ft long LTL on all approaches, and new 200 ft long northbound RTL	$480,000		**$467,520**	$12,480	
12. Avenue Two & Santa Fe Drive	New traffic signal, widening of Avenue Two approach with new LTL and RTL, new northbound LTL, and add overlap phasing for eastbound right-turn movement	$568,000		**$479,392**	$88,608	

TABLE 9 (cont'd)
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
13. AME & Green Sands Avenue	Improvements include: on northbound approach, three 400-ft LTLs, two through lanes, and one 300-ft RTL; on southbound approach, two 300-ft LTLs, three through lanes (one of which is only 400-ft long), and one 400-ft LTL; on eastbound approach, two 400-ft LTLs, two through lanes, and one free RTL; on westbound approach, three 600-ft LTLs, three through lanes (one of which is added about midway between AME and Ferrari project access), and one 300-ft RTL; on eastbound departure, three departure lanes; on southbound departure, four departure lanes, which merges to three lanes and then merges to two lanes.	$1,156,500		**$1,134,527**	**$21,974***	
14. AME & SR 99 Northbound Ramps	New traffic signal, modify westbound approach to include free-right turn from off-ramp, and add third northbound lane on AME that would be an auxiliary lane to off-ramp into the Ferrari Ranch project site	$539,000		**$522,291**	**$16,709***	
15. AME & SR 99 Southbound Ramps	Modify southbound right-turn movement to the loop on-ramp to be a free right-turn	$36,000		**$34,884**	**$1,116***	
16. Gurr Road & Green Sands Avenue	Improvements include: on northbound approach, include two 450-ft LTLs, one exclusive through lane, and one 200-ft combined through/RTL; on southbound approach, include one 100-ft LTL, one exclusive through lane, and one 300-ft combined through/RTL; on eastbound approach, include two 150-ft LTLs, two through lanes, and one "free" RTL; on westbound approach, include one LTL, one exclusive through lane, and one combined through/RTL; on northbound departure, include two departure lanes, which merge to one lane 300-ft north of intersection.	$486,000		**$473,850**	**$12,150***	

TABLE 9 (cont'd)
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
Freeway Ramp Junctions						
21. Northbound SR 99 off-ramp to Atwater Blvd.	Extend length of northbound off-ramp deceleration lane to 925 ft	$166,500		**$166,500**	**$0**	
27. Southbound SR 99 on-ramp from Atwater Blvd.	Add a third southbound mainline lane on SR99 at the Atwater Blvd SB on-ramp	$0		**$0**	**$0**	
Site Access Intersection Improvements						
41. Gurr Road & Project Site Access Driveway #1	New Traffic Signal and new 200-ft northbound LTL	$261,000	**$261,000**			
42. Gurr Road & Project Site Access Driveway #2	New traffic signal, new 200-ft northbound LTF, new 150-ft southbound RTL, and widen Gurr Rd to 2 through lanes in each direction through intersections 42 and 43.	$633,800	**$633,800**			
44. Gurr Road & Project Site Access Driveway #4	New traffic signal, add second 300-ft eastbound LTL, new 200-ft northbound LTL, new 200-ft southbound RTL, and widen Gurr Rd to 2 through lanes in each direction through intersections 44 and 45.	$727,400	**$727,400**			
46. Green Sands Avenue & Project Site Access Driveway #6	New traffic signal, add second eastbound and westbound through lanes, new eastbound RTL extending from intersection 13, add second 300-ft northbound LTL, and two new 200-ft westbound LTLs.	$570,000	**$570,000**			
47. Ashby Road & Project Site Access Driveway #7	New 100-ft eastbound LTL and new TWLTL for departures from project site driveway.	$54,000	**$54,000**			

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TABLE 9 (cont'd)
COST ESTIMATES AND FEE PROGRAM CONTRIBUTION

Study Facility	Description of Ultimate Improvements	Total Project Cost	Fronting Developer	Annexation Area Share	County Share	Regional Fee Program
48. Ashby Road & Project Site Access Driveway #8	New traffic signal with protected eastbound left-turn phasing, new 200-ft southeastbound LTL, new 200-ft southwestbound LTL, and new TWLTL for departures from the driveway.	$333,000	**$333,000**			
49. Ashby Road & Project Site Access Driveway #9	New 150-ft southbound LTL.	$27,000	**$27,000**			
50. Ashby Road & Project Site Access Driveway #10	New 100-ft eastbound LTL, new 150-ft southbound LTL, and new TWLTL for receiving departures from the project site driveway.	$81,000	**$81,000**			
51. Ashby Road & Regional Medical Center Collector Road	New traffic signal, new 300-ft eastbound LTL, and new 300-ft westbound RTL.	$308,000	**$308,000**			
52. Green Sands Avenue Regional Medical Center Collector Road	New traffic signal, two 300-ft westbound LTLs, two westbound through lanes, two eastbound through lanes, eastbound RTL, northbound LTL, and "free" northbound LTL that would extend to intersection 13.	$750,000	**$750,000**			
Roadway Segments						
Avenue One - Gurr Road to Trindade Road	Widen Avenue One from 2 to 4 lanes	$1,125,000		**$859,500**	**$265,500**	
Gurr Road - North of Green Sands Ave	Widen Gurr Road from 2 to 4 lanes	$1,452,000		**$1,430,220**	**$21,780**	
Green Sands Ave. - Buhach Road to AME	Add six through lanes on Green Sands Ave between Ferrari project access and AME	$2,694,000		**$2,675,142**	**$18,858***	

TABLE 9 (cont'd) COST ESTIMATES AND FEE PROGRAM CONTRIBUTION						
Study Facility	**Description of Ultimate Improvements**	**Total Project Cost**	**Fronting Developer**	**Annexation Area Share**	**County Share**	**Regional Fee Program**
Green Sands Ave. - AME to Gurr Road	Widen Green Sands Ave from 2 to 4 lanes	$1,164,000		**$1,119,768**	**$44,232***	
Green Sands Ave. (Belcher Ave.) - Gurr Road to Franklin Road	Extend Green Sands Ave (4 lanes)	$2,808,000				**$2,808,000**
Atwater-Merced Expressway Santa Fe Dr. to Green Sands Ave	AME project (6 lanes)	$66,200,000				**$66,200,000**
Atwater-Merced Expressway Northeast of Santa Fe Drive	AME project from Santa Fe Dr to Bellevue Rd, 6 lanes	$83,900,000				**$83,900,000**
Atwater-Merced Expressway Green Sands Ave. to SR 99	Widen Atwater-Merced Expressway from 2 to 6 lanes	$2,928,000				**$2,928,000**
State Route 99 - Atwater Blvd. to AME	Widen SR99 from 4 to 6 lanes	$5,100,000		**$1,116,900**	**$178,500**	(***)
State Route 99 - AME to Franklin Road	Widen SR99 from 4 to 6 lanes	$5,400,000		**$1,652,400**	**$102,600**	(***)
	TOTAL	**$183,337,000**	**$3,745,200**	**$14,884,472**	**$1,421,728**	**$155,836,000**
(*) may be attributed to RTIF. Total for Merced County share of items 3, 6, 8, 13, 14, 15, 16 and Green Sands Avenue segments is $157,771 **(**) may be covered by Franklin Beachwood Community Bridge & Thoroughfare Fee Total for Merced county share of item 9 is $458,403** **(***) balance of improvements cost borne by others and totals $7,431,600**						

COST ESTIMATES AND FEE PROGRAM CONTRIBUTION Ancillary Locations						
Buhach Road / SP Avenue	Interim Signal	$354,900		$330,767	$24,133	
Ashby Rd / Trindade Rd	Roundabout or turn lanes	$322,283		$236,233	$86,050	
Ashby Rd / Franklin Road	Roundabout or turn lanes	$298,422		$218,743	$79,679	
	TOTAL	**$975,605**		**$785,744**	**$189,861**	

PHASING ANALYSIS

Approach

Because the annexation area is large, pieces of the area might be developed at any given time, and the entire area will take many years to be developed. As a result, evaluation of every possible combination and order of individual projects would be speculative and is beyond the scope of this analysis. Instead, this traffic analysis addresses four specific "projects" that might reasonably be assumed to proceed first. The impacts of these individual projects under Year 2016 plus Project conditions have been identified, and the improvements required to provide Levels of Service meeting adopted City of Atwater, Caltrans or Merced County standards have been identified. The TIP acknowledges that individual traffic studies will be required for each new individual development project proposed within the annexation area to identify the improvement requirements that each triggers, either to address the combined effects of assumed projects or to address alternative elements of the overall annexation project that are not evaluated as part of this analysis.

Study Area. This analysis is intended to evaluate the need to implement mitigation measures noted in the DEIR. As a result, the analysis does not necessarily address all locations originally considered in the DEIR traffic study. Study locations include those intersections impacted under the DEIR's "Year 2015 Plus Ferrari Ranch Subarea Alone" analysis, as noted below:

Intersections. The following eight intersections were found to be impacted by the Ferrari Ranch Subarea alone or were identified in comments on the DEIR, and these locations are included in this traffic analysis.

- Ashby Road / Franklin Road
- Gurr Road / Avenue Two
- Gurr Road / Avenue One
- Avenue Two / Santa Fe Drive
- AME Expressway / Green Sands Avenue
- AME Expressway / NB SR 99 ramps
- Gurr Road / Green Sands Avenue
- Buhach Road / SP Avenue

On-site intersections were investigated in the DEIR. The three intersections noted below will provide the main access to initial portions of the Ferrari Ranch Subarea and are addressed in this study.

- Green Sands Avenue / Project Driveway 46
- Green Sands Avenue / Regional Medical Center Collector Road
- AME / right turn access

Roadway Segments. The following eight segments were impacted by development anticipated within the Ferrari Ranch subarea or were noted in comments on the DEIR, and are addressed in this study.

- Ashby Road from Gurr Road to Franklin Road
- Avenue Two from Gurr Road to Santa Fe Drive
- Gurr Road from Avenue Two to Green Sands Avenue
- Green Sands Avenue from Buhach Road to AME
- Green Sands Avenue from AME to Gurr Road
- AME Expressway from Green Sands Avenue to SR 99
- SR 99 from Atwater Blvd to AME
- SR 99 from AME to Franklin Road

Land Use Assumptions / Trip Generation

Individual Ferrari Ranch Sub-Area Projects. Four individual projects are addressed by this analysis, as noted in Table 10.

TABLE 10
INITIAL SUBAREA 3 - FERRARI RANCH DEVELOPMENT SCENARIOS

Scenario	Development Project	Quantity
1	Medical Center	267 ksf Hospital and 25 ksf MOB
2	Green Sands Ave Retail	50 ksf Supermarket, 8 ksf retail, 16.9 ksf fast food restaurants
3	Big Box Store	150 ksf Superstore and 20 ksf retail
4	Lifestyle Center	500 ksf Shopping Center

These development scenarios represent portions of the overall development scenario assumed for Subarea 3 – Ferrari Ranch as assumed in the DEIR traffic study.

Trip Generation Estimates. The number of vehicle trips associated with the development assumed under each initial scenario has been identified based on published trip generation rates and pass-by trip assumptions that are relative to the types of uses anticipated and their location adjoining existing streets. The trip generation rates employed for this analysis are noted in Table 11, and the resulting trip generation forecasts are presented in Table 12.

As noted in Table 12, assumptions have been made regarding the share of retail trips than would be drawn from current traffic on streets adjoining the project. Applicable pass-by rates have been identified based on the volume of traffic using AME and Green Sands Avenue today, and because these volumes are relatively low, standard pass-by rates have been reduced for this analysis.

As noted, the total net new daily trip estimates for these scenarios ranges from 4,253 daily trips with initial development in the Medical Center area to a high of 17,397 with assumed development of the first phase of the lifestyle center. As a comparison, these values represent 5% to 22% of the 79,074 total net new trips identified in the DEIR traffic analysis for the entire annexation area, including Subarea 3 – Ferrari Ranch.

TABLE 11
TRIP GENERATION RATES

Scenario	Description	ITE Code	Unit	Trip Per Unit						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
1	Hospital	610	ksf	13.22	63%	37%	0.95	38%	62%	0.93
	Medical Office Building	720	ksf	36.13	79%	21%	2.39	28%	72%	3.57
2	Supermarket 20% pass by	850	ksf	102.24	62%	38%	3.40	51%	49%	9.48
	Retail 0% pass by	826	ksf	44.32	57%	43%	0.61	44%	56%	2.71
	Fast Food Restaurant 35% pass by	934	ksf	496.12	51%	49%	45.42	52%	48%	32.65
3	Free-Standing Discount Superstore 10% pass by	813	ksf	50.75	56%	44%	1.85	49%	51%	4.35
	Retail 0% pass by	826	ksf	44.32	57%	43%	0.61	44%	56%	2.71
4	Shopping Center 10% pass by	820	ksf	38.66	62%	38%	0.83	48%	52%	3.52

TABLE 12
TRIP GENERATION FORECASTS

Scenario	Description	ITE Code	Quantity	Trip Per Unit						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
1	Hospital	610	267 ksf	3,530	160	94	254	94	154	248
	Medical Office Building	720	20 ksf	723	38	10	48	20	51	71
	Total			4,253	198	104	302	114	205	319
2	Supermarket	850	50 ksf	5,112	105	65	170	241	233	474
	Pass-by 20% daily and p.m.			1,022	0	0	0	48	46	94
	Net New Trips			4,090	105	65	170	193	187	380
	Retail	826	8 ksf	355	3	2	5	10	12	22
	Fast Food Restaurant	934	16.92 ksf	8,394	393	376	769	287	265	552
	Pass-by 35%			2,938	137	132	269	100	93	193
	Net New Trips			5,456	256	244	500	187	172	359
	Total Net New Trips			9,901	364	311	675	390	371	761
3	Free-Standing Discount Superstore	813	150 ksf	7,613	155	123	278	320	333	653
	Pass-by 10% daily and p.m.			761	0	0	0	32	33	65
	Net New Trips			6,852	155	123	278	288	300	588
	Retail	826	20 ksf	886	7	5	12	24	30	54
	Total Net New Trips			7,738	162	128	290	312	330	642
4	Shopping Center	820	500 ksf	19,330	257	156	415	845	915	1,760
	Pass-by 10% daily and p.m.			1,933	0	0	0	84	92	176
	Net New Trips			17,397	257	156	415	761	823	1,584

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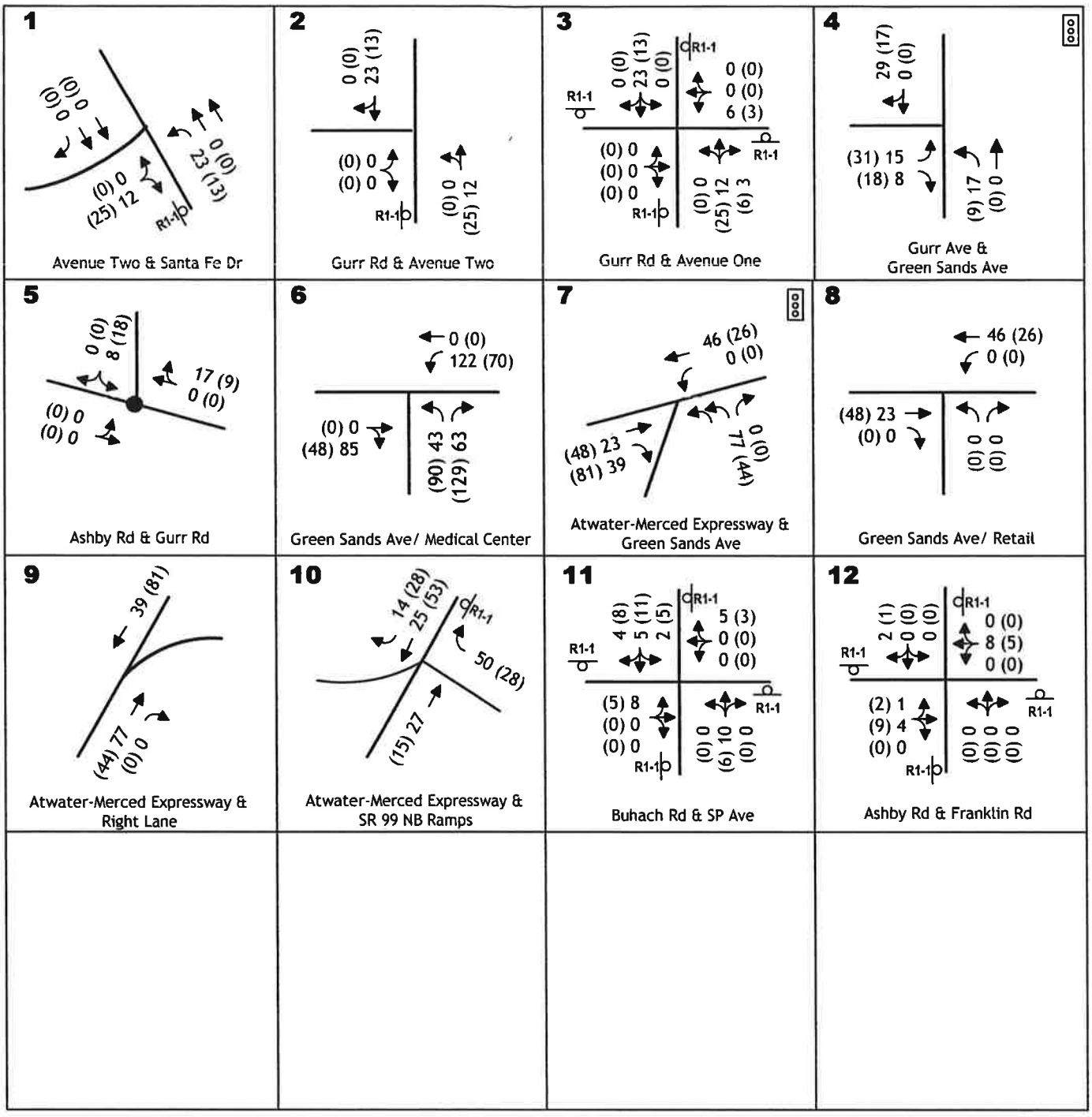
Trip Distribution and Assignment. The overall regional trip distribution assumptions made in the DEIR traffic analysis were re-used for this assessment, and these assumptions are reprinted in Table 13.

TABLE 13
TRIP DISTRIBUTION ASSUMPTIONS

Direction	Route	Percentage of Total
West	State Route 99 west of AME	13%
	Broadway west of Buhach Road	8%
	Lake Ridge Street and Juniper Avenue west of Buhach Road	9%
	Bellevue Road west of Buhach Road	5%
	Santa Fe Drive west of Buhach Road	8%
East	Santa Fe Drive east of Avenue Two	11%
	Avenue One east of Gurr Road	4%
	Ashby Road east of Franklin Road	4%
	Franklin Road north of Ashby Road	1%
	State Route 99 east of AME	24%
South	Buhach Road south of Ashby Road	10%
	Franklin Road south of Ashby Road	3%
Total		100%

The trips associated with each initial development scenario were assigned to the study area street system assuming portions of the access that is contemplated in the DEIR traffic study. The most appreciable access change with regards to existing conditions would be the construction of the direct connecting right turn lane from northbound AME into the Ferrari Ranch subarea. This improvement is assumed to accompany Scenarios 2 (Supermarket + Fast Food) and 4 (Lifestyle Center), but not Scenarios 1 or 3 (Big Box Retail). Other portions of the overall project area circulation system are not assumed to be in place in these initial phases, including the extension of Ashby Road beneath AME and the completion of the Medical Center collector from Green Sands Avenue to Ashby Road.

Resulting illustrations of the trip assignments under each scenario are presented in Figures 2 through 5.



Legend

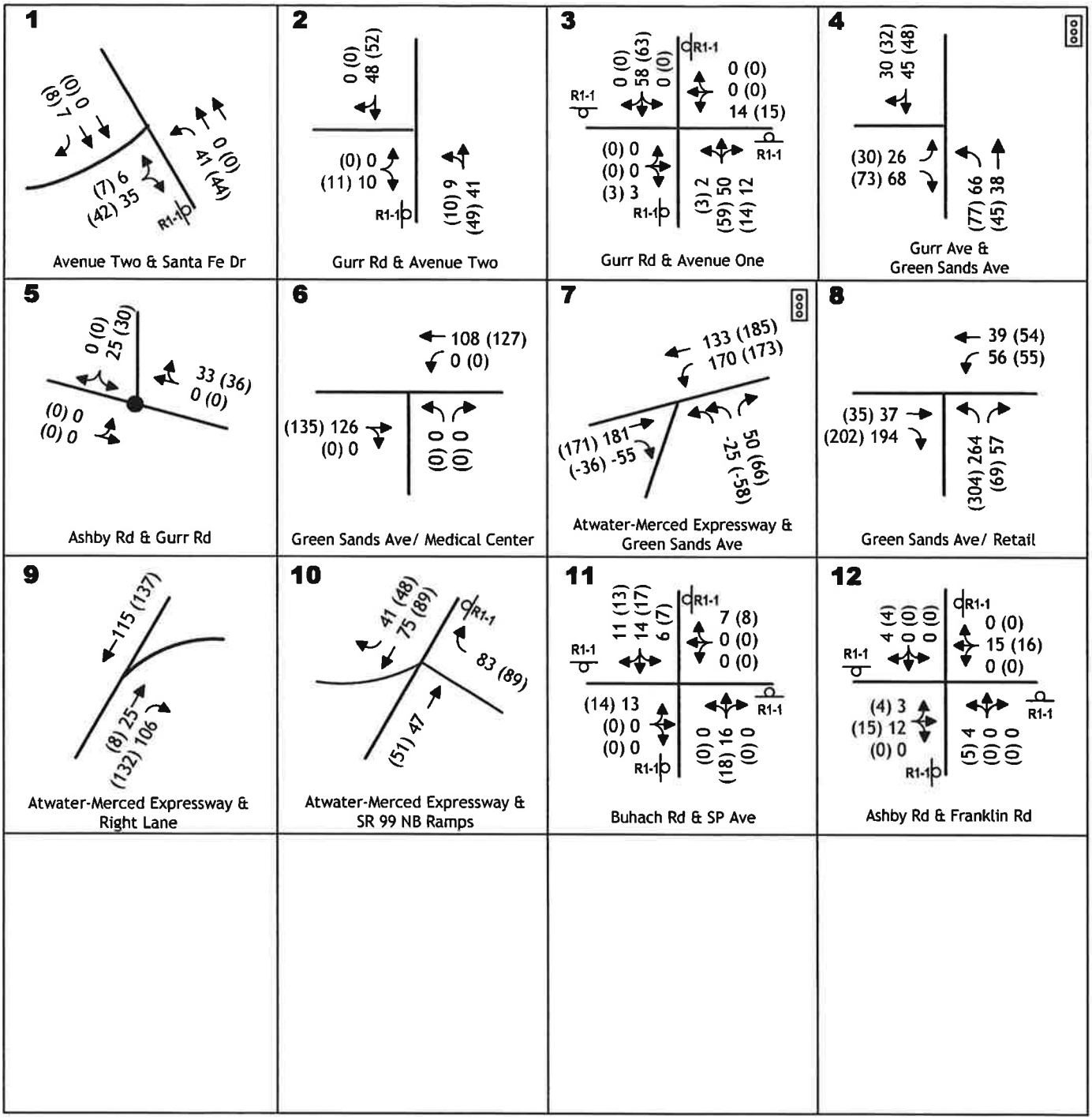
XX	AM Peak Hour Volume
(XX)	PM Peak Hour Volume
	Signal
R1-1	Stop Sign
- - -	Future Roadway

2016 PROJECT ONLY
PHASE 1 HOSPITAL AND MOB
TRAFFIC VOLUMES AND LANE CONFIGURATIONS

KD Anderson & Associates, Inc.
Transportation Engineers

3241-01 RA 11/3/2016

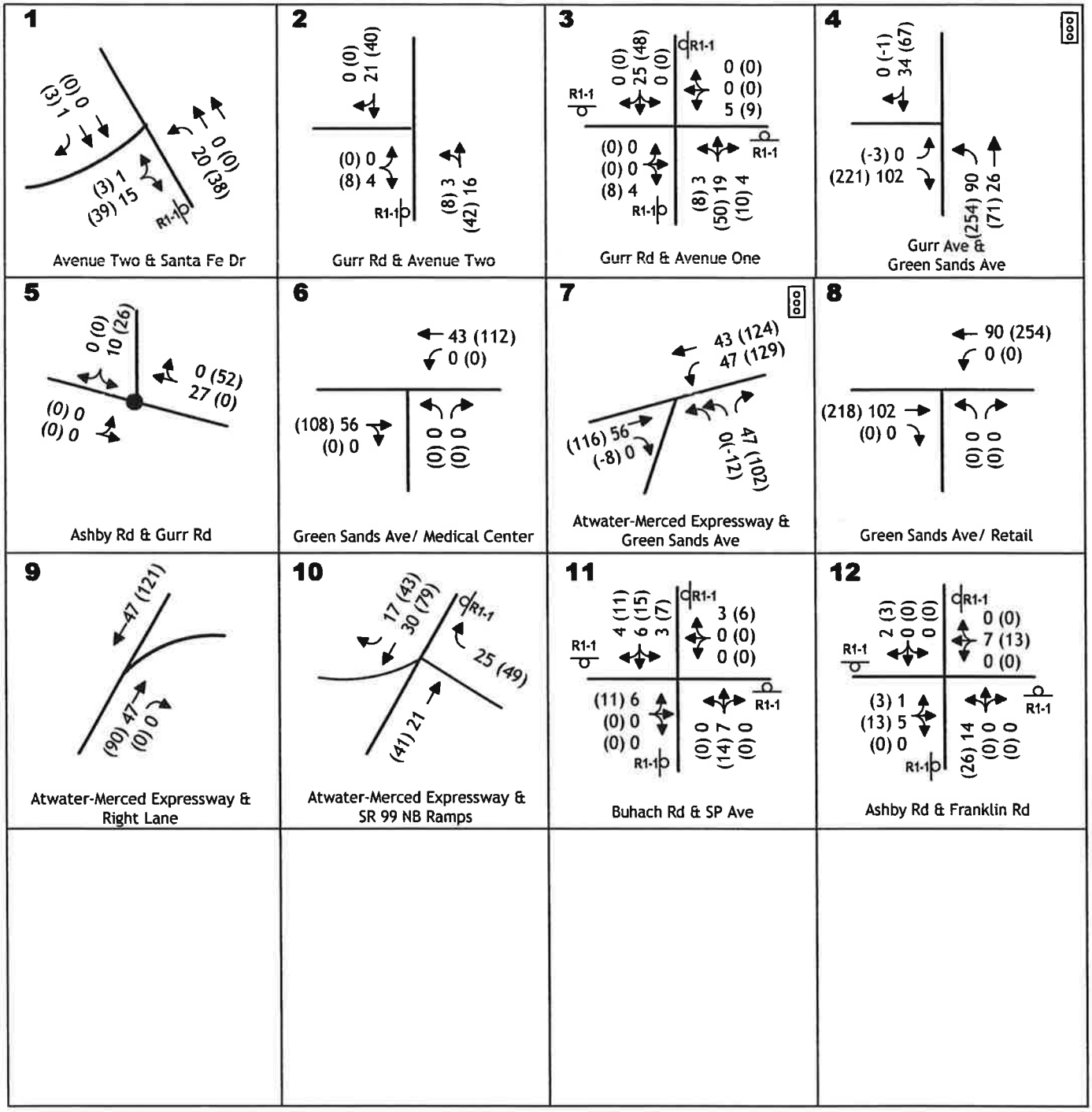
figure 2



2016 PROJECT ONLY
SUPERMARKET AND FAST FOOD
TRAFFIC VOLUMES AND LANE CONFIGURATIONS

KD Anderson & Associates, Inc.
Transportation Engineers
3241-01 RA 11/3/2016

figure 3

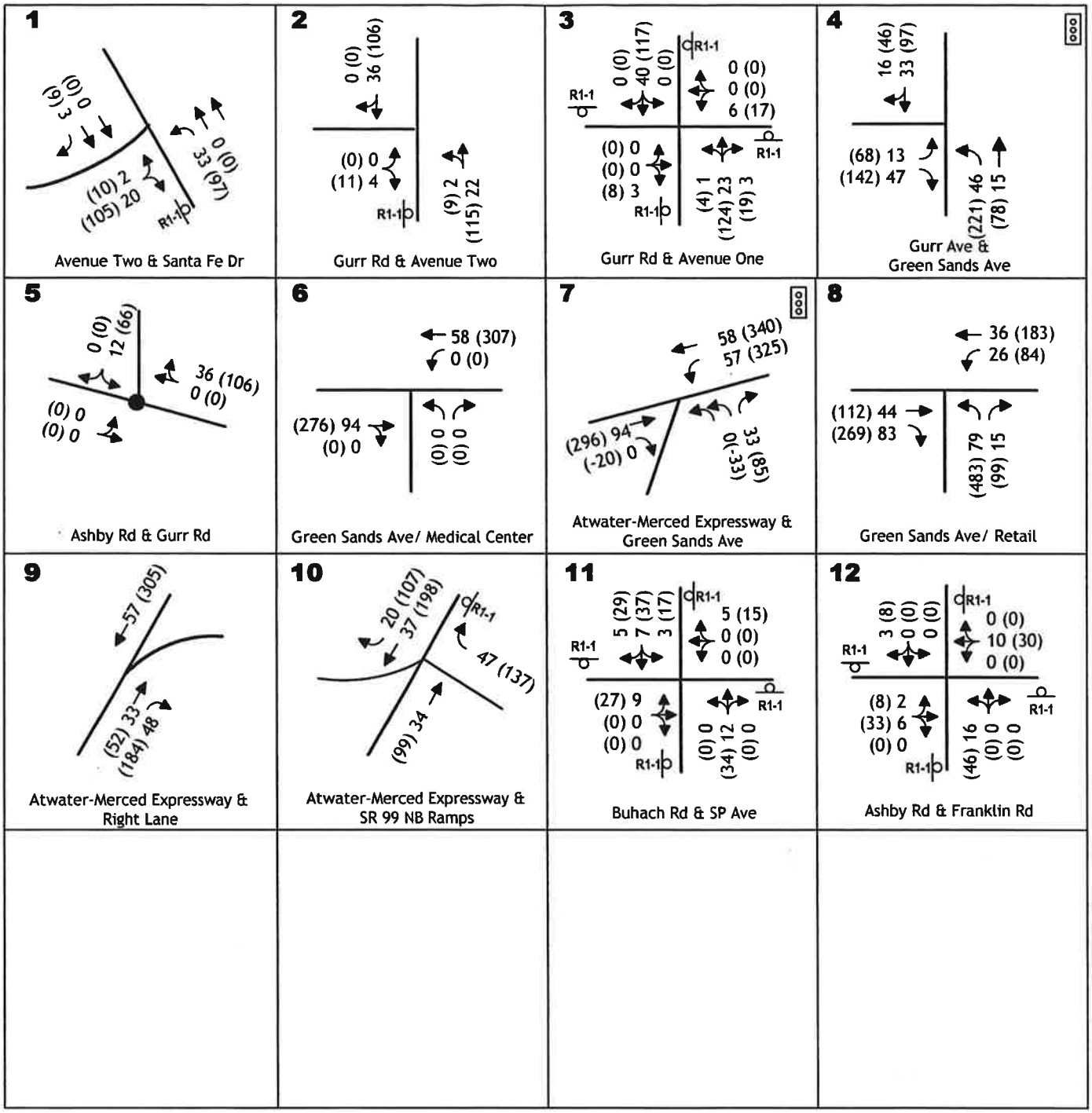


2016 PROJECT ONLY BIG BOX
TRAFFIC VOLUMES AND LANE CONFIGURATIONS

KD Anderson & Associates, Inc.
Transportation Engineers

3241-01 RA 11/3/2016

figure 4



2016 PROJECT ONLY PHASE 1 LIFESTYLE CENTER TRAFFIC VOLUMES AND LANE CONFIGURATIONS

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3241-01 RA 11/3/2016

figure 5

Traffic Conditions with Initial Projects

Roadway Improvement Assumptions. The initial development phases of the Ferrari Ranch subarea would be accompanied by some elements of the overall circulation system, but other elements would be reserved for later installation.

Ashby Road Extension to Buhach Road. While the ultimate plan is to extend Ashby Road westerly under AME to Buhach Road, this improvement is not assumed to accompany any of the four development scenarios addressed in this analysis.

Medical Center Collector Street between Green Sands Avenue and Ashby Road. The initial portion of the Medical Center area will extend the new collector street south from Green Sands Avenue, but this road will not extend to Ashby Avenue under any of the four development scenarios.

AME Right Turn Lane. The connection to AME has been assumed to be created under two of the four development scenarios. The connection would be made under Scenario 2 (supermarket and fast food) and under Scenario 4 (Lifestyle Center).

As development proceeds frontage improvements can reasonably be expected along the City streets abutting individual projects. While these improvements may be installed at locations that are commensurate with the ultimate plan for the area, this analysis does not assume uniform widening of all roads in order to identify the specific capacity improvements needed for each scenario.

Traffic Volumes. The trips associated with each of the four initial development scenarios were assigned to the study area street system, and these volumes were then used to calculate operating Levels of Service assuming no improvements were made. These volume forecasts are included in the appendix to this report.

Impacts / Improvements based on Peak Hour Levels of Service with Initial Phases. Table 14 compares current Levels of Service at each study intersection with and without the traffic associated with the four individual development scenarios. The individual LOS calculation worksheets are included in the appendix. Those locations where conditions in excess of adopted minimum LOS standards are anticipated have been highlighted.

Santa Fe Drive / Avenue Two. Because current conditions at this intersection are within one second of the LOS E threshold, any development in the Ferrari Ranch area would technically move the morning peak hour conditions to LOS E, which exceeds Merced County's LOS D minimum standard. However, the Merced County General Plan allows the County to accept LOS E conditions on side street approaches. The addition of Ferrari Ranch development in the area east of AME would result in conditions that exceed the LOS D minimum in the p.m. peak hour.

The DEIR traffic study identified this traffic impact and noted that a traffic signal would be required. Merced County has noted that the intersection improvements at this location should be coordinated with realignment of Avenue Two from the Gurr Road intersection to Santa Fe Drive.

Gurr Road / Avenue Two. Any development in Ferrari Ranch will exacerbate the LOS F conditions that already occur in the a.m. peak hour at the Gurr Road / Avenue Two intersection. However, conditions in the p.m. peak hour will continue to be LOS C or better, and the volume of traffic at the intersection will not reach the level that satisfies MUTCD warrants during either time period.

The DEIR traffic study identified this impact with Ferrari Ranch subarea buildout and noted that the intersection would need to be signalized. However, alternatives are available. If the intersection was realigned to eliminate the "northern" Gurr Road leg and instead extended Avenue Two easterly to Santa Fe Drive, then an intersection controlled by a stop sign on the Gurr Road approach would operate with an adequate Level of Service (i.e. LOS D or better) with the four development alternatives. Alternatively, a roundabout intersection would deliver good Level of Service.

The other public street intersections addressed by this analysis will operate with Levels of Service that satisfy minimum LOS standards under each of the four development scenarios.

Ferrari Ranch Sub Area Access Intersections. Development within the Ferrari Ranch subarea will result in new intersections, and traffic conditions at new major intersections on Green Sands Avenue have been investigated. Development in the Medical Center / Sports area west of AME will create a ***new Medical Center connection on Green Sands Avenue.*** This intersection will initially include a separate westbound left turn lane and the ultimate northbound approach will be available (i.e., separate left and right turn lanes). However, while a traffic signal is ultimately required, the intersection could operate adequately with a stop sign on the northbound approach if only Scenario 1 development proceeded.

Retail development under Scenarios 2 and 4 will create ***Retail Access to Greens Sands Avenue.*** This location would be provided with a separate westbound left turn lane and the exit would have separate left turn and right turn lanes under either scenario. If Scenario 2 proceeds (Supermarket and Fast Food) alone, this location would operate adequately with a side street stop control.

However, additional improvements will be needed to accommodate the greater trip generation associated with Scenario 4 (Lifestyle Center), and these improvements are consistent with the mitigation requirements of the DEIR traffic study. A traffic signal will be required. The intersection would need to be widened to provide auxiliary lanes, including an eastbound right turn lane on Green Sands Avenue and dual northbound left turn lanes from the retail center.

The retail scenarios will take ***Retail Access to Gurr Road*** at various locations in the area south of Green Sands Avenue. These locations may ultimately require a four-lane Gurr Road, and the DEIR notes that some locations will eventually need to be signalized. However, excluding City requirements for frontage improvements, initial access on Gurr Road would be adequate without signals, and at a minimum northbound left turn lanes would be needed where access is created.

TABLE 14
YEAR 2016 PLUS SUBAREA 3 – FERRARI RANCH DEVELOPMENT SCENARIOS INTERSECTION LEVELS OF SERVICE

Intersection	Scenario	LOS				Improvements	Mitigated LOS			
		AM Impact		PM Impact			AM Peak Hour		PM Peak Hour	
		LOS	Average Delay (sec)	LOS	Average Delay (sec)		LOS	Average Delay (sec)	LOS	Average Delay (sec)
Santa Fe Dr / Avenue Two	2016	D	34	C	21	Traffic signal and right turn lane on Avenue Two	-	-	-	-
	Hospital	E	38	C	23		C	28	-	-
	Supermarket / FF	F	81	F	61		D	36	B	19
	Big Box	E	42	E	36		C	29	B	18
	Lifestyle Center	E	49	F	200		C	31	C	29
Gurr Rd / Avenue Two	2016	F	83	B	15	Realign Avenue Two	-	-	-	-
	Hospital	F	163	C	20					
	Supermarket / FF	F	263	C	18					
	Big Box	F	175	C	17					
	Lifestyle Center	F	197	C	23		C	24		
Gurr Rd / Avenue One	2016	A	10	A	8	None	-	-	-	-
	Hospital	A	10	A	9					
	Supermarket / FF	0	10	A	10					
	Big Box	A	10	A	10					
	Lifestyle	A	10	B	11					
Green Sands Ave / Gurr Rd	2016	A	8	A	8	None	-	-	-	-
	Hospital	B	13	B	9					
	Supermarket / FF	B	10	B	10					
	Big Box	B	16	B	17					
	Lifestyle Center	A	9	B	15					
Ashby Rd / Gurr Rd	2016	A	4	A	4	None	-	-	-	-
	Hospital	A	4	A	4					
	Supermarket / FF	A	4	A	4					
	Big Box	A	4	A	5					
	Lifestyle Center	A	4	A	5					
Green Sands Ave / Medical Center	2016	-	-	-	-	None	-	-	-	-
	Hospital	C	25	C	17					
	Supermarket / FF	-	-	-	-					
	Big Box	-	-	-	-					
	Lifestyle Center	-	-	-	-					

TABLE 14 (cont'd)
YEAR 2016 PLUS SUBAREA 3 – FERRARI RACNH DEVELOPMENT SCENARIOS INTERSECTION LEVELS OF SERVICE

Intersection	Scenario	LOS				Improvements	Mitigated LOS			
		AM Impact		PM Impact			AM Peak Hour		PM Peak Hour	
		LOS	Average Delay (sec)	LOS	Average Delay (sec)		LOS	Average Delay (sec)	LOS	Average Delay (sec)
Green Sands Ave / AME	2016	A	9	A	8	None	-	-	-	-
	Hospital	A	10	A	9					
	Supermarket / FF	B	11	B	11					
	Big Box	A	9	B	10					
	Lifestyle Center	A	9	D	37					
Green Sands Ave / Retail	2016	-	-	-	-	Lifestyle Center requires traffic signal and 4 lane Green Sands Ave from AME to Gurr Rd	-	-	-	-
	Hospital	-	-	-	-					
	Supermarket / FF	B	13	C	23					
	Big Box	-	-	-	-					
	Lifestyle Center	B	12	F	256				B	14
AME / NB ramps	2016	A	10	B	12	None	-	-	-	-
	Hospital	B	10	B	13					
	Supermarket / FF	B	11	B	15					
	Big Box	B	10	B	14					
	Lifestyle Center	B	10	C	19					
Buhach Rd / SP Avenue	2016	C	18	B	12	None	-	-	-	-
	Hospital	C	19	B	13					
	Supermarket / FF	C	21	B	13					
	Big Box	C	19	B	13					
	Lifestyle Center	C	20	B	15					
Ashby Rd / Franklin Rd	2016	B	15	C	17	None	-	-	-	-
	Hospital	B	13	C	15					
	Supermarket / FF	C	15	C	17					
	Big Box	C	15	C	18					
	Lifestyle Center	B	14	C	21					

Impacts / Improvements based on Roadway Segment Volumes. The daily or peak hour traffic volume associated with each development scenario was identified and added to current background volumes to create the "plus Projects" conditions noted in Table 15. As indicated, while most roads would not need to be widened to deliver Levels of Service satisfying the applicable minimum standard, under one scenario Green Sands Avenue would need to be widened to meet the minimum Level of Service.

Development of the first phase of the **Lifestyle Center** will increase the traffic volume on ***Green Sands Avenue***, and a four lane section (i.e., two travel lanes in each direction) would be needed from Buhach Road to Gurr Road.

Development under each development scenario will add traffic to the circuitous section of ***Avenue Two between Gurr Road and Santa Fe Drive***. While improvement is not needed based on Level of Service, this roadway should be realigned when adjoining intersection improvements are made.

TABLE 15
EXISTING PLUS SUBAREA 3 FERRARI RANCH DEVELOPMENT SCENARIOS ROADWAY SEGMENT LOS

Roadway	Scenario	Daily Traffic			Lanes	LOS	Mitigation
		Existing	Project	Total			
Buhach Road South of SP Ave (rural uninterrupted LOS C is <8,600, D is <13,800)	2016	5,634			2	C	None Required
	Hospital		220	5,854		C	
	Supermarket / FF		445	6,079		C	
	Big Box		335	5,969		C	
	Lifestyle Center		785	6,419		C	
Ashby Road – Gurr Road to Franklin Rd (Rural isolated stops, LOS C is <8,000, LOS D is <10,700)	2016	2,357	-		2	A	None Required
	Hospital		355	2,892		B	
	Supermarket / FF		845	3,202		B	
	Big Box		910	3,267		B	
	Lifestyle Center		1,915	4,272		B	
Avenue Two – Gurr Road to Santa Fe Drive(Rural isolated stops, LOS C is <8,000, LOS D is <10,700)	2016	5,830			2	C	Realignment needed for safety
	Hospital		500	6,330		C	
	Supermarket – FF		1,315	7,245		C	
	Big Box		950	6,780		C	
	Lifestyle Center		2,430	8,260		D	
Gurr Road – Green Sands to Avenue One (Rural Isolated stops (< 8,000 LOS C , LOS D is <10,700)	2016	2,600	-		2	C	None Required
	Hospital		620	3,220		C	
	Supermarket / FF		2,010	4,610		C	
	Big Box		1,550	4,150		C	
	Lifestyle Center		3,175	5,775		C	
Gurr Road – Avenue One to Avenue Two (Rural Isolated Stops is LOS C <8,000 and LOS D <10,700)	2016	2,858	-		2	C	None Required
	Hospital		500	3,358		C	
	Supermarket / FF		1,570	4,428		C	
	Big Box		1,140	3,998		C	
	Lifestyle		2,645	5,503		C	
Green Sands Ave – Buhach to Medical Center (Urban Arterial LOS C is <7,000, LOS D is <13,600	2016	8,000	-		2	D	None Required
	Hospital		1,820	9,820		D	
	Supermarket / FF		3,385	11,385		D	
	Big Box		2,545	10,545		D	None
	Lifestyle center		6,400	14,400		E	Widen to 4 lanes

TABLE 15
EXISTING PLUS SUBAREA 3 FERRARI RANCH DEVELOPMENT SCENARIOS ROADWAY SEGMENT LOS

Roadway	Scenario	Daily Traffic			Lanes	LOS	Mitigation
		Existing	Project	Total			
Buhach Road South of SP Ave (rural uninterrupted LOS C is <8,600, D is <13,800)	2016	5,634			2	C	None Required
	Hospital		220	5,854		C	
	Supermarket / FF		445	6,079		C	
	Big Box		335	5,969		C	
	Lifestyle Center		785	6,419		C	
Ashby Road – Gurr Road to Franklin Rd (Rural isolated stops, LOS C is <8,000, LOS D is <10,700)	2016	2,357	-		2	A	None Required
	Hospital		355	2,892		B	
	Supermarket / FF		845	3,202		B	
	Big Box		910	3,267		B	
	Lifestyle Center		1,915	4,272		B	
Avenue Two – Gurr Road to Santa Fe Drive(Rural isolated stops, LOS C is <8,000, LOS D is <10,700)	2016	5,830			2	C	Realignment needed for safety
	Hospital		500	6,330		C	
	Supermarket – FF		1,315	7,245		C	
	Big Box		950	6,780		C	
	Lifestyle Center		2,430	8,260		D	
Gurr Road – Green Sands to Avenue One (Rural Isolated stops (< 8,000 LOS C , LOS D is <10,700)	2016	2,600	-		2	C	None Required
	Hospital		620	3,220		C	
	Supermarket / FF		2,010	4,610		C	
	Big Box		1,550	4,150		C	
	Lifestyle Center		3,175	5,775		C	
Gurr Road – Avenue One to Avenue Two (Rural Isolated Stops is LOS C <8,000 and LOS D <10,700)	2016	2,858	-		2	C	None Required
	Hospital		500	3,358		C	
	Supermarket / FF		1,570	4,428		C	
	Big Box		1,140	3,998		C	
	Lifestyle		2,645	5,503		C	
Green Sands Ave – Buhach to Medical Center (Urban Arterial LOS C is <7,000, LOS D is <13,600	2016	8,000	-		2	D	None Required
	Hospital		1,820	9,820		D	
	Supermarket / FF		3,385	11,385		D	
	Big Box		2,545	10,545		D	None
	Lifestyle center		6,400	14,400		E	Widen to 4 lanes

KDA

TABLE 15 (cont'd)
EXISTING PLUS SUBAREA 3 – FERRARI RACNH DEVELOPEMTN SCENARIOS ROADWAY SEGMENT LOS

Roadway	Scenario	Daily Traffic			Lanes	LOS	Mitigation
		Existing	Project	Total			
SR 99 – Franklin to AME - Northbound	2016	2,250	-		4	C	None
	Hospital		28	2,278		C	
	Supermarket / FF		89	2,339		C	
	Big Box		49	2,299		C	
	Lifestyle Center		137	2,387		C 21 pc/mi/ln	
SR 99 – Franklin to AME - Southbound	2016	1,650			4	B	None
	Hospital		53	1,703		B	
	Supermarket / FF		89	1,739		B	
	Big Box		79	1,729		B	
	Lifestyle Center		198	1,848		B 16 pc/mi/ln	
SR 99 – AME to Atwater Blvd - Northbound	2016	2,250			4	C	None
	Hospital		28	2,278		C	
	Supermarket / FF		48	2,298		C	
	Big Box		43	2,293		C	
	Lifestyle Center		107	2,357		C 21 pc/ln/mi	
SR 99 – AME to Atwater Blvd - Southbound	2016	1,650			4	B	None
	Hospital		15	1,665		B	
	Supermarket		89	1,739		B	
	Big Box		41	1,691		B	
	Lifestyle Center		99	1,749		B 15 pc/ln/mi	

KDA

PLANNING COMMISSION

OF THE CITY OF ATWATER

RESOLUTION NO. 0269-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER MAKING AN ENVIRONMENTAL FINDING THAT THE PROJECT IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) BECAUSE THE PREVIOUS ENVIRONMENTAL IMPACT REPORT (EIR) SUFFICES, AND RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ATWATER AND THE FERRARI RANCH OWNERS, TO CLARIFY THE RESPONSIBLE PARTIES FOR THE CONSTRUCTION OF WATER, SEWER, AND STORM WATER INFRASTRUCTURE FOR THE DEVELOPMENT LOCATED AT APNS: 005-120-045 & 005-120-046.

WHEREAS, at a duly noticed public hearing held on June 18, 2025, the Planning Commission of the City of Atwater reviewed an amendment to the Development Agreement No. 034-17; and,

WHEREAS, the proposed amendment to the Development Agreement No. 05-07-0100 would not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and,

WHEREAS, the Planning Commission finds that the following findings can be made for Resolution No. 0269-25 amendment to the Development Agreement No. 034-17, in accordance with Atwater Municipal Code Section 17.44:

1. The proposed Development Agreement Amendment No. 25-07-0100 is consistent with the Atwater General Plan.

2. Pursuant to the California Environmental Quality Act, the City Council adopted Resolution No. 2943-17 on May 8, 2017, which certified that project environmental impacts were adequately evaluated in the Ferrari Project Final

Program Environmental Impact Report (EIR) State Clearinghouse No. 2014011045, Incorporated herein by reference.

3. The City and the Owner previously entered into a development agreement (the **"Original Development Agreement"**) for the Ferrari Ranch Project on May 22, 2017, pursuant to Ordinance No. CS 981.

4. The City has since been awarded federal funds to install water and sewer infrastructure, eliminating portions of the developer's obligation to construct these facilities at its own expense.

5. The City and the Owner now agree to wholly replace the Original Development Agreement dated May 22, 2017, with this Agreement, to reflect these changes and remove certain obligations that are now obsolete.

6. The project will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

7. The public hearing for this project has been adequately noticed and advertised.

NOW THEREFORE BE IT RESOLVED, that the recitals above are true and correct and hereby incorporated by reference. The Planning Commission of the City of Atwater does hereby recommend that the City Council adopt the Development Agreement Amendment No. 25-07-0100.

The foregoing resolution is hereby adopted this 18th day of June, 2025.

AYES: MOKHA, KADACH, CONOUR, BORGWARDT
NOES:
ABSENT: SANCHEZ-GARCIA

APPROVED:

DON BORGWARDT
CHAIR

ATTEST:

CHRIS HOEM,
CITY MANAGER

CITY COUNCIL
OF THE
CITY OF ATWATER

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATWATER APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ATWATER AND THE FERRARI RANCH OWNERS, TO CLARIFY THE RESPONIBLE PARTIES FOR THE CONSTRUCTION OF WATER, SEWER, AND STORM WATER INFRASTRUCTURE FOR THE DEVELOPMENT LOCATED AT APNS: 005-120-045 & 005-120-046.

WHEREAS, the City of Atwater wishes to amend and restate Development Agreement No. 034-17.; and,

WHEREAS, the City and the Owner previously entered into a development agreement (the "Original Development Agreement") for the Ferrari Ranch Project on May 22, 2017, pursuant to Ordinance No. CS 981; and,

WHEREAS, on June 18, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning this proposed Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, this project is exempt pursuant to the California Environmental Quality Act. The City Council adopted Resolution No. 2943-17 on May 8, 2017, which certified that project environmental impacts were adequately evaluated in the Ferrari Project Final Program Environmental Impact Report (EIR) State Clearinghouse No. 2014011045, Incorporated herein by reference.; and,

WHEREAS, the proposed amendment to the Development Agreement No. 034-17 would not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS, the City Council finds that the following findings can be made for the amendment to Development Agreement No. 034-17, in accordance with Atwater Municipal Code Section 17.44:

1. The proposed Development Agreement Amendment No. 25-07-0100 is consistent with the Atwater General Plan.

2. Pursuant to the California Environmental Quality Act, the City Council adopted Resolution No. 2943-17 on May 8, 2017, which certified that project environmental impacts were adequately evaluated in the Ferrari Project Final Program Environmental Impact Report (EIR) State Clearinghouse No. 2014011045, Incorporated herein by reference.

3. The City and the Owner previously entered into a development agreement (the "Original Development Agreement") for the Ferrari Ranch Project on May 22, 2017, pursuant to Ordinance No. CS 981.

4. The City has since been awarded federal funds to install water and sewer infrastructure, eliminating portions of the developer's obligation to construct these facilities at its own expense.

5. The City and the Owner now agree to wholly replace the Original Development Agreement dated May 22, 2017, with this Agreement, to reflect these changes and remove certain obligations that are now obsolete.

6. The project will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

The public hearing for this project has been adequately noticed and advertised.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Atwater as follows:

SECTION 1. Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Amended and Restated. The attached amended and restated Development Agreement is hereby made a part of this ordinance and incorporated herein by this reference.

SECTION 3. CEQA. This project is exempt pursuant to the California Environmental Quality Act. The City Council adopted Resolution No. 2943-17 on May 8, 2017, which certified that project environmental impacts were adequately evaluated in the Ferrari Project Final Program Environmental Impact Report (EIR) State Clearinghouse No. 2014011045, Incorporated herein by reference.

SECTION 4. General Plan. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan.

SECTION 5. Effective Date. Within fifteen (15) days from and after adoption, this Ordinance shall be published once in a newspaper of general circulation printed and published in Merced County and circulated in Atwater, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

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SECTION 6. Publication. The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 7. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 1160 Fifth St, Atwater, CA 95301.

SECTION 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

INTRODUCED:
ADOPTED:
AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON,
MAYOR

ATTEST:

_____
KORY J. BILLINGS,
CITY CLERK

RECORDING REQUESTED BY:
CITY OF ATWATER

When Recorded Mail To:
City Clerk
City of Atwater 750 Bellevue Road
Atwater, CA 95301

Fee Waived per Govt. Code section 27383

Space above this line for Recorder's use

AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ATWATER AND THE FERRARI RANCH OWNERS RELATING TO THE FERRARI RANCH PROJECT

JULY 14, 2025

AMENDED AND RESTATED

DEVELOPMENT AGREEMENT

BY AND BETWEEN THE CITY OF ATWATER

AND THE FERRARI RANCH OWNERS

RELATING TO THE FERRARI RANCH PROJECT

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT (this "**Amended and Restated Development Agreement**" or this "**Agreement**") is made and entered into as of July 14, 2025, by and between the City of Atwater, a municipal corporation ("**City**"), and the parties owning Ferrari Ranch as indicated by their signatures below (such parties cumulatively, "**Owner**") pursuant to the authority of California Government Code Section 65864 et (City and Owner each are also referred to individually as a "**Party**" and together as the "**Parties**.")

RECITALS

A. The City and the Owner previously entered into a development agreement (the "**Original Development Agreement**") for the Ferrari Ranch Project on May 22, 2017, pursuant to Ordinance No. CS 981 .

B. The City has since been awarded federal funds to install water and sewer infrastructure, eliminating portions of the developer's obligation to construct these facilities at its own expense.

C. The City and the Owner now agree to wholly replace the Original Development Agreement dated May 22, 2017, with this Agreement, to reflect these changes and remove certain obligations that are now obsolete.

D. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs and risk of development, the Legislature of the State of California enacted California Government Code section 65864 et seq. (the "Development Agreement Statute"), which authorizes City to enter into a development agreement for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property. City has not adopted local regulations or procedures for consideration of development agreements, but instead relies on and follows the Development Agreement Statute and the Atwater Municipal Code as applicable.

E. Owner is the legal owner of that certain real property, located in Atwater, California commonly known as Ferrari Ranch, identified as Assessor Parcel Nos. 005-120-045 and 005-120-046, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**").

F. Owner proposes that City authorize use and development of the Property consisting of up to 1,574,990 square feet of commercial uses on 102.5 acres, a medical complex with up to 666,100 square feet of hospital and medical office space on 30.l acres, a storm water detention area on 6.5 acres, and associated infrastructure to serve the Property and the immediate vicinity, with 20.4 acres set aside for a potential regional sports center, all as further described in the Ferrari Ranch Planned Development Master Plan described below (the "Project").

G. The Property is part of a larger area of land previously annexed to the City of Atwater concurrently with the Property, as shown on Exhibit B attached hereto and incorporated herein by this reference (the "**Annexation Area**"). The Annexation Area consists of the Property plus an additional approximately 199.3 acres also designated for development but not subject to this Development Agreement.

H. City and Owner's representative entered into a reimbursement agreement dated March 11, 2013, which set forth terms and conditions upon which City would be reimbursed for processing Owner's applications for various discretionary approvals, but without committing City to approve any such applications (the "**Processing Agreement**"). The Processing Agreement expired upon annexation of the property.

I. On May 8, 2017, the Atwater City Council held a duly noticed public hearing and took the following actions with respect to the Project (collectively, the "**Initial Approvals**") and then approved the Original Development Agreement:

(1) **Environmental Impact Report.**

(a) Adopted Resolution No. 2943-17 certifying the Ferrari Project Final Program Environmental Impact Report (SCH No. 2014101045) (the "**Project EIR**") as adequate under the California Environmental Quality Act (Public Resources Code section 21000 et seq., hereinafter "**CEQA**") to consider approval of the other Initial Approvals and the Original Development Agreement, and

(b) Adopted Resolution No. 2949-17 (i) adopting findings as required by CEQA supporting certification of the EIR and approval of the Initial Approvals and the Original Development Agreement, including a Statement of Overriding Considerations, and (ii) adopting mitigation measures and a mitigation monitoring and reporting program ("**Mitigation Program**") to be applied to development of the Property and the overall Annexation Area;

(2) **General Plan Amendment.** Adopted Resolution No. 2944-17 amending the City of Atwater General Plan (the "**General Plan**") to allow the uses proposed by Owner on the Property and the overall Annexation Area (the "**General Plan Amendment**");

(3) **Prezoning.** Introduced Ordinance No. CS 980 prezoning the Property and the overall Annexation Area to allow the uses proposed by Owner, conditioned and effective upon annexation of the Annexation Area to the City (the "**Prezoning**"), which Ordinance No. CS 980 at its second reading was adopted by the City Council at a duly noticed public hearing on May 22, 2017 approving the Prezoning;

(4) **Agricultural Designation Removal.** Adopted Resolution No. 2946-17 removing the "Agricultural Preserve" designation applied by Merced County from the Annexation Area, conditioned and effective upon annexation of the Annexation Area to the City;

(5) **Master Plan.** Adopted Resolution No. 2947-17 approving The Ferrari Ranch Planned Development Master Plan designating specified uses and criteria to be applied to the Property to allow development of the Project (the "**Ferrari Ranch Planned Development Master Plan**" or "**Master Plan**");

(6) **Vesting Tentative Map.** Adopted Resolution No. 2948-17 approving Vesting Tentative Map No. VTM 1701 subdividing the Property into parcels for development of the Project (the "**Ferrari Ranch Vesting Tentative Map**" or "**Tentative Map**"); and

(7) **Annexation.** Adopted Resolution No. 2945-17 authorizing submission of an application to the Merced County Local Agency Formation Commission ("**LAFCO**") requesting approval to annex the Annexation Area to the City of Atwater (the "**Annexation**").

J. The City has determined that no additional environmental impact analysis is necessary under CEQA because this Agreement does not alter the project in any way that affects the Project's environmental impacts from those impacts previously analyzed in the Project EIR.

K. On June 23, 2025, the Atwater City Council introduced Ordinance No. XXX to approve this Agreement. On July 14, 2025 (the "**Approval Date**"), the Atwater City Council held a duly noticed public hearing for a second reading of Ordinance No. XXX, found the Project EIR continues to be applicable to the Project because this Agreement does not alter the Project's environmental impacts beyond those analyzed in the Project EIR, and adopted Ordinance No. XXX approving this Agreement and authorizing its execution (the "**Approving Ordinance**"). As part of the Approving Ordinance, the City Council has made the findings required by the Atwater Municipal Code and the Development Agreement Statute with respect to this Agreement. As required by Government Code section 65867.5, the City Council has found that, among other attributes, this Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan, and it has been reviewed and evaluated in accordance with the Development Agreement Statute. As required by Government Code section 65865.5, the City Council has adopted findings and imposed conditions on this Agreement that will provide the required flood protection for the Property.

L. City has determined that the Project implements the goals and policies of the General Plan applicable to the Project and the Property and imposes appropriate standards and requirements with respect to development of the Property as to maintain and improve the overall quality of life and of the environment within and around City. As part of the process of approving the Project and the Project Approvals, the City has in accordance with CEQA undertaken the required analyses of potential environmental effects that could be caused by the Project, and City as part of the Project Approvals has imposed mitigation measures to address anticipated adverse effects.

M. Development of the Property is subject to other future discretionary and non-discretionary City approvals and permits (collectively, the "**Subsequent Approvals**") including but not limited to additional subdivision maps and site development review approvals, which if granted by City in accordance with this Agreement shall automatically become part of the Project Approvals for purposes of this Agreement.

N. By entering into this Agreement, in exchange for the benefits it will provide Owner as described herein, City will recognize substantial benefits, including but not limited to the following:

(1) Ensure the productive use of property and foster orderly growth and quality development in City;

(2) Ensure that development will proceed in accordance with the goals and policies set forth in the General Plan and will implement City's stated General Plan policies;

(3) Receive substantially increased property tax revenues;

(4) Benefit from increased employment opportunities for residents that are created by the Project and from continued diversification of City's economic base;

(5) Benefit from availability of high-quality medical services and sports recreation facilities to be developed in the Project for City's residents;

(6) Enhance the image, appearance and identity of City and its primary gateway;

(7) Ensure coordination and consistency in subsequent construction on the Property, in terms of land use, architecture, landscaping, site engineering and design, infrastructure and other elements of development;

(8) Ensure construction of required public facilities, improvements and services as and when expected; and

(9) Induce Owner to incur substantial financial and other commitments to provide public infrastructure and amenities by giving Owner the certainty and predictability in the development process provided by this Agreement.

O. By entering into this Agreement, in exchange for providing the benefits to City described herein, Owner will obtain sufficient certainty and predictability in the development process to justify the substantial investments required to plan and develop a Project that will take many years to fully construct, and will be able to proceed with development of the Project in accordance with the Applicable Law (as defined herein) and the Project Approvals, subject to the terms, conditions and exceptions contained herein. This Agreement will promote and encourage development of the Project by providing Owner and any future owners and lenders a greater degree of certainty of the ability to expeditiously and economically complete the development effort.

P. City and Owner have reached agreement and desire to express herein a Development Agreement that will facilitate development of the Project subject to conditions set forth herein. This Agreement is intended to be and should be construed as a development agreement within the meaning of the Development Agreement Statute. City and Owner have taken all actions mandated by and have fulfilled all requirements set forth in the Development Agreement Statute. The consideration to be received by City and the rights secured to Owner pursuant to this Agreement constitute sufficient consideration to support the covenants and agreements of City and Owner herein.

Q. City, by electing to enter into this Agreement, acknowledges that the obligations of City herein shall survive beyond the term or terms of the present City Council members and that such action

will serve to bind City and future City Councils to the obligations undertaken. By approving this Agreement, the City Council has elected to exercise certain governmental powers at the time of entering into this Agreement rather than deferring its actions to some undetermined future date. The terms and conditions of this Agreement have undergone extensive review by both City and its City Council and have been found to be fair, just and reasonable, and City has concluded that the pursuit of the Project will serve the best interests of its citizens and the public health, safety and welfare will be best served by entering into this obligation.

AGREEMENT

NOW, THEREFORE, with reference to the Recitals above, and in consideration of the mutual promises, obligations and covenants herein contained and other considerations, the value and adequacy of which are hereby acknowledged, City and Owner agree as follows:

1. **Definition of Terms.** The following capitalized terms are defined where indicated below, which shall apply when the capitalized terms are used in this Agreement:

Administrative Agreement Amendment: See Section 9.1.4.

Administrative Project Amendment: See Section 9.2.1.

Agreement: See Introductory paragraph.

Annexation Area: See Recital G.

Applicable Law: See Section 5.1.

Approval Date: See Recital K.

Approving Ordinance: See Recital K.

Benefitted Properties: See Section 7.2.1.

Benefitting Approvals: See Section 7.2.2.

Benefitting Improvements: See Section 7.2.2 and Exhibit C.

Benefitting Labor Costs: See Section 7.2.2.

CEQA: See Recital I.

City: See Introductory paragraph.

Construction Codes: See Section 5.4.1.

Cure Period: See Section 11.1.

Development Agreement: See Introductory Paragraph.

Development Agreement Statute: See Recital D.

Development Fees: See Section 5.3.1.

Development Restrictions: See Section 5.7.

Director: See Section 9.1.4.

Effective Date: See Section 4.1.

EIR: See Recital I.

Enforced Delay: See Section 15.9.

Enhanced Infrastructure Financing District or EIF: See Section 7.1.1.

Event of Default: See Section 11.1.

Ferrari Ranch Planned Development Master Plan: See Recital I.

Ferrari Ranch Vesting Tentative Map: See Recital I.

Financing Mechanism: See Section 7.1.1.

General Plan: See Recital I.

General Plan Amendment: See Recital I.

Initial Approvals: See Recital I.

LAFCO: See Recital I.

Local Traffic Improvements: See Section 7.2.5.

Master Plan: See Recital I.

Mitigation Program: See Recital I.

Mortgage: See Section 13.1.

Mortgagee: See Section 13.1.

New Rules: See Section 5.5.1.

Notice of Default: See Section 11.1.

Notice of Intent to Terminate: See Section 12.2.

Notice of Non-Compliance: See Section 10.4.

Notice of Termination: See Section 12.2.

Offsite Land: See Section 5.12.

Original Development Agreement: See Recital A.

Owner: See Introductory paragraph and signature pages.

Party and Parties: See Introductory paragraph.

PDMP: See Recital F.

Portion: See Section 9.1.3.

Prezoning: See Recital I, 3.

Processing Agreement: See Recital E.

Processing Fees: See Section 5.3.2.

Project: See Recital C.

Project Approvals: See Recital F.

Project-Related Infrastructure: See Section 8.1.

Property: See Recital B.

Regional Traffic Improvements: See Section 7.2.5.

Regional Transportation Impact Fee or RTIF: See Section 5.3.1.

Reimbursable Expenses: See Section 7.2.2.

Release from Obligations: See Section 12.3.

Sewer Facilities: See Section 8.1.

Storm Drainage Facilities: See Section 8.1.

Subsequent Approvals: See Recital J.

Tentative Map: See Recital F.

Term: See Section 5.2.1.

Transportation Facilities: See Section 8.1.

Transportation Improvement Plan or TIP: See Section 7.2.5 and Exhibit D.

Water Facilities: See Section 8.1.

2. **Property and Owner.**

2.1 Property. The Property which is the subject of this Development Agreement is described in Recital B.

2.2 Interest of Owner. Owner has a legal or equitable interest in the Property in that it owns the Property in fee simple. Accordingly, this Agreement once executed and effective shall be fully binding and enforceable by the Parties.

3. **Relationship of City and Owner.**

This Agreement has been negotiated and voluntarily entered into by City and Owner. Owner is not an agent of City, and City is not an agent of Owner. City and Owner hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making City and Owner joint venturers or partners.

4. **Effective Date and Term.**

4.1 Effective Date. The effective date of this Agreement ("Effective Date") shall be August 13, 2025 which is thirty (30) days after the Approval Date as defined in Recital G. Said date shall function as the Effective Date for purposes of this Agreement.

4.2 Term of Agreement.

The following provisions were established by the Parties as a reasonable estimate of the

time required to carry out the Project, develop the Property, and obtain the public benefits of the Project. City finds that such time and provisions are reasonably necessary to assure City of realization of the public benefits of the Project.

4.2.1 Term. The term of this Development Agreement (the "**Term**") shall commence on the Effective Date and shall continue until June 22, 2037, unless otherwise modified, extended or terminated as provided in this Agreement.

4.2.2 Tolling of Term. The Term shall not begin or continue to run during any time that there is litigation or other action challenging this Agreement or any other Project Approval, or challenging or preventing Owner's efforts to implement the Project, or challenging or preventing City or any service provider from taking the actions necessary to develop or occupy the Project, including associated environmental analyses and determinations. The Term shall be extended for the period of time from the date such litigation or other action is commenced until its final conclusion so as to eliminate the challenge or remove the obstacle. By way of illustration but not limitation, in the case of litigation the tolling and extension period shall start upon filing of such litigation and continue until its dismissal or final entry of judgment. Filing of litigation shall not delay or stop the development, construction or occupancy of the Project or processing and approval of any Subsequent Approval unless enjoined by a court of competent jurisdiction, and City shall not stipulate to the issuance of any such order.

4.3 Term of Project Approvals. Pursuant to the Subdivision Map Act (Government Code section 66410 et seq.), and in particular, Government Code section 66452.6(a), the term of any tentative or vesting tentative map, parcel map or vesting parcel map, and subdivision improvement agreement for the Property or any Portion thereof, shall be the longer of (i) the Term of this Agreement (as it may be extended) or (ii) the term of such map otherwise allowed under the Subdivision Map Act and the Municipal Code (as may be extended by changes to such laws during the life of the map). Pursuant to Government Code section 65863.9, the term of any use permit or other entitlement for development for the Property or any Portion thereof shall be the longer of (i) the Term of this Agreement (as it may be extended), (ii) the term of such permit or entitlement, or (iii) the term of the subdivision or parcel map relating to that portion of the Property that is the subject of the permit or entitlement.

5. Vested Rights/Use of the Property/Applicable Law/Processing.

5.1 Right to Develop. Owner shall have the vested right to develop the Project on the Property in accordance with, and subject only to, the terms and conditions of this Agreement, the Project Approvals (as and when issued), and any amendments to any of them as shall, from time to time, be approved pursuant to this Agreement. For the Term of this Agreement, the City's ordinances, codes, resolutions, rules, regulations and official policies governing the development, construction, subdivision, occupancy and use of the Project and the Property including without limitation the General Plan, the Atwater Municipal Code, and the Master Plan, shall be those that are in force and effect on May 22, 2017 (collectively, the "**Applicable Law**"). In exercising its discretion when acting upon Subsequent Approvals, City shall apply the Applicable Law as the controlling body of law. Notwithstanding the foregoing, Owner in its sole discretion may elect to comply with or receive the benefits of changes in Applicable Law by providing written notice to City of said election. Notwithstanding anything to the contrary contained herein, this Agreement shall not supersede any

other rights Owner may obtain pursuant to City's approval of the Vesting Map or any other vesting tentative tract map or vesting tentative parcel map for the Project.

5.2 Permitted Uses. The permitted uses of the Property, density and intensity of use of the Property, the maximum height, bulk and size of proposed buildings, the general provisions for reservation or dedication of land for public purposes and for the location and maintenance of on-site and off-site improvements and public utilities, and other terms and conditions of development applicable to the Property, shall be those set forth in the Project Approvals and this Agreement.

5.3 Applicable Fees, Exactions and Dedications.

5.3.1 Development Impact Fees. City may levy those fees, charges, exactions and dedication requirements relative to development of the Property which were in force and effect as of May 22, 2017 (collectively, the "**Development Fees**"). Unless otherwise set forth in this Agreement, no increase in the amount of Development Fees and no new Development Fees shall be imposed. Notwithstanding the above:

(a) Adjustments to the Regional Transportation Impact Fee ("**RTIF**") may be allowed if and when adopted by the City Council or if already specified or authorized in applicable City codes and regulations, so long as the fee as adjusted is applied uniformly to similar development within the City; provided, Owner preserves its right to object to such adjustment for failing to comply with statutory or procedural requirements, including but not limited to nexus standards and CEQA compliance. If City elects to withdraw from the RTIF program and adopt a new local transportation impact fee, the amount of such fee equal to the "return to source" funds the City then was receiving from the RTIF may be levied on future applications for the Project from the time the new fee takes effect, and the entirety of such new City fee may be imposed starting on June 23, 2027.

(b) No increase to any other Development Fee shall be allowed prior to June 23, 2027, even if already specified or authorized in applicable City codes and regulations; provided, City may adjust the amount of its different Development Fees from time to time so long as the total of all City Development Fees does not exceed the total in effect as of the Approval Date (e.g., reducing one fee and increasing another fee by the same amount). Beginning on June 23, 2027, new increases to Development Fees and any new Development Fees adopted since the Approval Date may be applied from time to time during the remainder of the Term so long as the fees as adjusted are applied uniformly to similar development within the City; provided, Owner preserves its right to object to such adjustment for failing to comply with statutory or procedural requirements, including but not limited to nexus standards and CEQA compliance.

(c) This Agreement does not limit City's discretion to impose or require payment of fees, dedication of land, or construction of public improvements or facilities in connection with development of the Property that are identified as required to mitigate specific environmental and other impacts of a Subsequent Approval, so long as not inconsistent with the terms and conditions of this Agreement.

(d) Nothing shall restrict the ability of City to impose conditions or fees on the issuance of building permits that lawfully could have been imposed as conditions of approval of an approved tentative map based on a finding that the condition or fee is necessary because

(i) it is required in order to comply with state or federal law, or (ii) failing to impose the condition or fee would place occupants of the Project or the community in a condition dangerous to their health or safety.

5.3.2 Processing Fees. City may levy those fees and charges adopted for the purpose of defraying City's actual costs incurred for the processing and administration of the Subsequent Approvals and any form of regulatory permit, license, land use entitlement, financing district or mechanism, or other approval related to development, use or occupancy of the Property, or to defray the costs of periodically updating City's plans, policies and procedures, including without limitation the fees and charges referred to in Government Code section 66014 (collectively, the "**Processing Fees**") which are in force and effect as of May 22, 2017, so long as and to the extent that such fees are applied uniformly to all similar development on a City-wide basis. City may levy new or increased Processing Fees adopted after the Approval Date so long as (a) such fees are applied uniformly to all similar development on a City-wide basis, (b) the application of such fees is prospective, and (c) the application of such fees would not prevent, impose a substantial financial burden on, or materially delay development of the Project in accordance with this Agreement. By so agreeing, Owner does not waive its rights to challenge the legality or amount of any such new or increased Processing Fee.

5.4 Construction Codes.

5.4.1 Uniform Codes Applicable. Notwithstanding the provisions of Section 5.1 above, to the extent Applicable Law includes requirements under the state or locally adopted building, plumbing, mechanical, electrical and fire codes (collectively the "**Construction Codes**"), the Construction Codes included shall be those in force and effect at the time Owner submits its application for the relevant building, grading, or other construction permits to City; provided, in the event of a conflict between such Construction Codes and the Project Approvals, the Project Approvals shall, to the maximum extent allowed by law, prevail.

5.4.2 Rules for Public Improvements. For construction of public infrastructure, the Construction Codes along with any ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to such construction shall be those in force and effect at the time of execution of the applicable improvement agreement between City and Owner, or at the time of permit approval if there is no improvement agreement.

5.5 New Rules and Regulations.

5.5.1 During the term of this Agreement, City may apply new or modified ordinances, resolutions, rules, regulations and official policies of the City to the Property which were not in force and effect on the May 22, 2017 ("New Rules"), so long as the New Rules are applied uniformly to similar development on a City-wide basis; provided, however, such New Rules shall be applicable to the Project or the Property only to the extent that such application will not modify, prevent or impede development of the Project or conflict with any of the vested rights granted by this Agreement, the Applicable Law, or the Project Approvals. In addition to any other conflicts that may occur, each of the following New Rules shall be deemed to conflict and may not be applied if it would:

(a) Cause or impose a substantial financial burden on, or materially delay development of the Property as otherwise contemplated by this Agreement or the Project Approvals;

(b) Frustrate in a more than insignificant way the intent or purpose of the Project Approvals or preclude compliance therewith including, without limitation, by preventing or imposing limits or controls in the rate, timing, phasing or sequencing of development of the Project;

(c) Prevent or limit the processing or procuring of Subsequent Approvals;

(d) Reduce the density or intensity of use of the Property as a whole, or otherwise require any reduction in the square footage of, or total number of, proposed improvements;

(e) Restrict the types of uses permitted, in a manner that is inconsistent with or more restrictive than the limitations included in this Agreement and the Master Plan; and/or

(f) If any of such ordinances, resolutions, rules, regulations or official policies do not have general (City-wide) applicability.

5.5.2 Notwithstanding Section 5.5.1, City shall not be precluded from applying any New Rules to the Project or the Property under the following circumstances, where the New Rules are:

(a) Specifically mandated by changes in state or federal laws or regulations adopted after the May 22, 2017 pursuant to Government Code section 65869.5;

(b) Specifically mandated by a court of competent jurisdiction taking into consideration the vested rights protection provided by this Agreement and the Development Agreement Statute;

(c) Changes to the Uniform Building Code or similar uniform construction codes, or to City's local construction standards for public improvements so long as such code or standard has been adopted by City and is in effect on a City-wide basis; or

(d) Required as a result of facts, events or circumstances presently unknown or unforeseeable that would otherwise have an immediate adverse risk on the health and safety of the surrounding community.

5.6 Flood Protection. In conjunction with filing the initial application for a detailed development plan approval pursuant to Section 17.44.110 of the Atwater Municipal Code, Owner shall prepare and submit a detailed flood study confirming that areas subject to flooding within the Project outside of the Canal Creek channel itself will meet federal, state and local flood control protection standards as of May 22, 2017.

5.7 Moratorium Not Applicable. Notwithstanding anything to the contrary contained herein, if an ordinance, resolution, policy, directive or other measure is enacted or becomes effective, whether by action of City, by initiative, referendum, or otherwise, and if it imposes a building moratorium, a limit on the rate of development, or a voter-approval requirement which affects all or any part of the Property or Owner's ability to develop the Project (collectively, "**Development Restrictions**"), City agrees that such Development Restriction shall not apply to the Project, the Property, this Agreement or the Project Approvals unless it is imposed as part of a declaration of a local emergency or state of emergency as defined in Government Code section 8558, provided that to the extent it applies to all or any part of the Project then the Term shall automatically be extended for a period of time equal to the period during which the Development Restriction applies.

5.8 New Taxes and Assessments. No new taxes, assessments or other charges not in force and effect as of May 22, 2017 shall be levied against the Property, the Project or Owner except as specified in this Agreement. No increase in an existing tax, assessment or other charge shall be levied prior to June 23, 2027, even if an increase already is specified or authorized in applicable City codes and regulations. Thereafter, new increases to those taxes, assessments and other charges in force and effect as of May 22, 2017 may be applied during the remainder of the Term so long as the adjustments are applied uniformly to similar development within the City; provided, Owner preserves its right to object to such adjustment for failing to comply with statutory or procedural requirements, including but not limited to nexus standards and CEQA compliance.

5.9 Development of the Project; Phasing; Timing.

5.9.1 No Requirement to Develop. Notwithstanding any provision of this Agreement, City and Owner expressly agree that there is no requirement that Owner must initiate or complete any action, including without limitation development of the Project or any phase of the Project, within any period of time set by City, and City shall not impose such a requirement on any Project Approval or Subsequent Approval except as needed to ensure that necessary infrastructure is completed in an orderly fashion. Nothing in this Agreement is intended to create nor shall it be construed to create any affirmative development obligations to develop the Project at all or in any particular order or manner, or liability in Owner under this Agreement if the development fails to occur. It is the intention of this provision that Owner be able to develop the Property in accordance with its own time schedules and the Project Approvals. City acknowledges that Owner at this time cannot predict when or the rate at which or the order in which phases of the Project will be developed, and City recognizes that many factors affect such actions that may not be within Owner's control, including but not limited to market orientation and demand, interest rates and funding availability, and competition. Nothing in this Agreement shall exempt Owner from completing work required by a subdivision agreement, road improvement agreement or similar agreement in accordance with the terms thereof, nor shall this Section 5.9 affect the term of this Agreement or of any related Project Approvals or Subsequent Approvals.

5.9.2 No Restriction on Timing. City agrees that Owner shall be able to develop in accordance with Owner's own time schedule as such schedule may exist from time to time, and Owner shall determine which part of the Property to develop first, and in what sequence, and at Owner's chosen schedule. In particular, and not in limitation of any of the foregoing, since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal. 3d 465, that the failure of the parties therein to consider and expressly provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over such parties'

agreement, it is the Parties' intent to avoid that result by acknowledging that Owner shall have the right to develop the Property in such order and at such rate and at such times as Owner deems appropriate within the exercise of its subjective business judgment, and that the timing, rate or sequence of development and occupancy of the Project shall not be restricted or dictated by any means other than as specifically may be recognized in this Agreement.

5.10 Processing and City Discretion.

(a) Nothing in this Agreement shall be construed to limit the authority or obligation of City to hold necessary public hearings, nor to limit the discretion of City or any of its officers or officials with regard to those Subsequent Approvals that require the exercise of discretion by City, provided that such discretion shall be exercised consistent with the vested rights granted by this Agreement, the Applicable Law and the Project Approvals.

(b) Owner acknowledges that implementation of the Project will require City's consideration and approval of applications for Subsequent Approvals and that City will complete environmental review in connection with those Subsequent Approvals as required by CEQA and other applicable federal, state and local laws and regulations. City's environmental review of the Subsequent Approvals pursuant to CEQA shall utilize the EIR to the fullest extent permitted by law; provided, however, nothing in this Agreement shall be deemed to limit the legal authority of City to conduct any environmental review required under CEQA or other applicable laws and regulations.

5.11 Regulation by Other Public Agencies. The Parties acknowledge that other public agencies not within City's control may possess authority to regulate aspects of development of the Property, and this Agreement does not limit such authority of other public agencies.

5.12 Eminent Domain. The Parties acknowledge and agree that development of the Project-Related Infrastructure (as defined in Section 8.1) is a critical component of the Project and also will result in key benefits to the community generally. The Parties further acknowledge that fulfilling said obligations may require acquisition of additional land outside the Property. If such acquisition is necessary to develop any aspect of the Project Infrastructure, Owner shall use its best efforts to acquire any and all such land ("Offsite Land"), which shall include: a) paying for and obtaining an appraisal prepared by a qualified Member of the Appraisal Institute (MAI), in connection with acquisition of the Offsite Land; and b) offering to acquire the Offsite Land based on such appraisal. In the event Owner is not successful in acquiring the Offsite Land, City and Owner shall meet and confer to determine: (a) whether the need for the Offsite Land is such that City should consider informally intervening to facilitate said acquisition; (b) whether there may be other feasible means of accomplishing the public objectives at issue such that acquisition of the Offsite Land is no longer needed; and (c) whether it would be appropriate for City to consider using its statutory powers of eminent domain to acquire the Offsite Land. In the event that City determines to use its statutory powers of eminent domain to pursue acquisition of the Offsite Land, Owner shall be responsible for all costs associated therewith. Notwithstanding the foregoing, neither this Section 5.12 nor any other provision of this Agreement is intended to abrogate City's responsibilities, in the exercise of eminent domain, to satisfy the substantive and procedural requirements of the Eminent Domain Law (California Code of Civil Procedure Part 3, Title 7, Sections 1230.010-1273.050), as amended from time to time. In the event the Offsite Land is not ultimately acquired, either through private acquisition or eminent domain, or in the event that City determines not to pursue eminent domain of the Offsite Land, Owner's obligations in connection with

that aspect of the Project Infrastructure that necessitated acquisition of the Offsite Land shall terminate and be of no further force or effect in accordance with Government Code section 66462.5 of the Subdivision Map Act.

6. **Obligations of City.**

The Parties acknowledge and agree that Owner's agreement to perform and abide by its covenants and obligations set forth in this Agreement, including Owner's decision to annex the Property to the City and process siting of the Project in the City, is material consideration for City's agreement to perform and abide by the covenants and obligations of City, as set forth in this Agreement.

6.1 Reserved.

6.2 Cooperation in Subsequent Approvals.

6.2.1 Owner's Application for Subsequent Approvals. Owner shall be obligated to obtain any and all required Subsequent Approvals to develop the Project. Owner's obligations under this Section 6.2.1 apply to those approvals that are under City's jurisdiction and also to those approvals that may be required by other governmental or quasi-governmental agencies having jurisdiction over the implementation of any aspect of the Project (including, without limitation, the Department of Transportation; agencies having jurisdiction over boundary changes or district formation, flood control, sewer service, water service or fire protection; and agencies having jurisdiction over air quality, biological resources, solid wastes and hazardous wastes and materials). City shall cooperate with Owner in its efforts to obtain such approvals from other agencies and shall at the request of Owner use its best efforts to ensure the timely availability of such approvals.

6.2.2 City's Processing of Subsequent Approvals. City shall cooperate and diligently work to promptly process and consider all applications for Subsequent Approvals, provided they are in a proper form and include payment of any applicable fees and provided that Owner is in compliance with this Agreement. In the event that City and Owner mutually determine that additional personnel or outside consultants need to be retained to assist City to expeditiously process any Subsequent Approval, the cost of any such personnel or consultants shall be paid by Owner but shall be under the direction of City. City shall retain its discretion in its consideration of any and all Subsequent Approvals but shall exercise that discretion in a manner consistent with the Master Plan and this Agreement.

6.3 Availability of Public Services.

6.3.1 Sewage Capacity. To the extent permitted by law, City shall reserve or provide such capacity for sewage transmission and treatment as may be necessary to serve the Project. Owner will consult and cooperate with City from time to time in determining the anticipated timing, sequence and amount of development in the Project so as to give City sufficient advance notice to ensure that adequate capacity is available when needed, so as to avoid delaying development or occupancy of any portion of the Project.

6.3.2 Water System. To the extent required to ensure adequate domestic and firefighting water capacity and redundancy for the Project, City shall cooperate in connecting the Project's water supply system with the City's. City acknowledges that such connection also benefits City by providing similar redundancy from the Project's water well.

6.3.3 Construction Water. Until the Project's own water supply infrastructure is installed and operating, City agrees to make construction water available to the Project by permitting the Project to connect with the existing City water supply infrastructure at one or more locations Owner may from time to time request, subject to City approval in its reasonable discretion, at Owner's cost and on those terms and conditions and charges customarily applied by City to similar requests consistent with City standards. City also shall permit Owner to install such temporary construction water pipelines and related infrastructure as reasonably necessary to provide construction water to various portions of the Property for Owner's use in any and all Project grading and construction operations.

6.4 Right to Rebuild. City agrees that Owner, in Owner's sole discretion, may renovate or rebuild the Project or portions thereof during the Term should it become necessary due to natural disaster, changes in seismic, flood or other requirements, or other causes. Any such renovation or rebuilding shall comply with the terms of this Agreement and shall be subject to CEQA as may be required under applicable law.

7. **Financing Mechanisms and Owner Funding.**

7.1 Assessment Districts or Other Funding Mechanisms. The Parties acknowledge that each of them requires financial assistance to build the infrastructure and improvements required to support the Project and serve the Annexation Area, and that City's assurances to cooperate in arranging such assistance is a material consideration for Owner agreeing to proceed with development of the Project. City also acknowledges that development of the Project will provide material benefits, including but limited to employment opportunities for City's residents and tax revenues to support City operations, constituting consideration for City to enter into this Agreement and to provide the assurances in this Section 7.

(a) City shall cooperate in the formation of, or annexation to, one or more assessment districts, geologic hazard abatement districts, landscaping and lighting districts, community facilities districts, utility authority, lease leasebacks, project-specific tax reimbursement tax-exempt financing mechanisms, or other funding mechanisms related to public safety, traffic, sewer, water, fire, storm water, recreation or other infrastructure or public service needs (collectively, "**Funding Mechanisms**") that include the Property and to the extent permitted by law include other properties within or outside the City, to the extent such Funding Mechanism and its provisions are permitted under applicable law, that Owner requests to help fund infrastructure improvements and to ensure the orderly development of the Project.

(b) City shall diligently and expeditiously process applications by Owner necessary to establish such Funding Mechanisms, as long as (i) the application complies with law, (ii) is consistent with City standards, and (iii) will result in no commitment of City general funds. Notwithstanding the foregoing, while City agrees to cooperate in the process of formation of Funding Mechanisms, the final determination as to City's participation in any Funding Mechanism, including an EIFD as defined below (either by pledging property tax increment or otherwise) or any other financing

district shall be made by the City Council in its sole and absolute discretion.. City shall cooperate in good faith with Owner's efforts to obtain the participation of Merced County or other public agencies as needed to establish and implement such Funding Mechanisms. Without limiting the foregoing, among the Financing Mechanisms Owner may request, City acknowledges that Owner initially proposes utilizing one or more Enhanced Infrastructure Financing Districts ("EIFD") pursuant to Government Code section 53398.50 et seq. with participation by Merced County to fund infrastructure of regional significance within and outside the City.

(c) City shall diligently seek to sell any bonds to be issued and secured by such Funding Mechanisms upon the best terms reasonably available in the marketplace.

(d) Notwithstanding the foregoing, Owner retains all its rights to oppose the formation or proposed assessments of new Funding Mechanisms, or any new or increased assessment under a Funding Mechanism, or to request or pursue assessment credits or reductions, unless otherwise provided for herein. Notwithstanding any terms to the contrary, nothing contained in this Agreement shall be construed as waiving City's discretion to the extent required under applicable law in deciding whether and in what form to establish a Funding Mechanism, impose and collect assessments, issue and sell bonds, or undertake any other discretionary action related thereto. Any and all costs associated with forming or joining and then implementing Funding Mechanisms under this Section 7.1 shall be shared equally by City (50%) and Owner and other benefitting property owners (50%).

7.2 Owner Reimbursement by Benefitting Properties.

7.2.1 Reimbursement Obligation. City acknowledges that Owner has expended and will expend considerable funds for approvals and improvements which may benefit properties within the Annexation Area but outside the Property (collectively, the "**Benefitted Properties**") by facilitating their development and use. To the extent that the owner of a Benefitted Property either (i) applies for and is approved to develop the Benefitted Property relying on the Benefitting Approvals (as defined below), or (ii) makes use of a Benefitting Improvement (as defined below) to support either the current use on the Benefitted Property or some new development or use on the Benefitted Property, Owner shall be entitled to reimbursement based on a pro rata, fair share apportionment of the Reimbursable Expenses (as defined below), such reimbursement to come directly from the owner of the Benefitted Property unless Owner agrees to reimbursement via a Financing Mechanism. Notwithstanding the foregoing, Owner agrees that residential development will not be required to provide any payment, and the Reimbursable Expenses will be shared by development on the Property and non-residential development on the Benefitted Properties.

7.2.2 Reimbursable Expenses. City agrees that expenditures by Owner for the following items will qualify for fair share reimbursement by the Benefitted Properties pursuant to the terms of this Section 7.2 (collectively, the "Reimbursable Expenses");:

(a) Preparation, processing and approval of the EIR, General Plan Amendment, Prezoning, Master Plan, Agricultural Designation Removal, Annexation, and General Plan Housing Element update, including related consultant studies and work (collectively, the "**Benefitting Approvals**");

(b) Those portions of Project-Related Infrastructure (as defined in Section 8.1) to be built or funded by Owner as part of developing the Project, that either are (i) oversized to accommodate use by the Benefitted Properties or (ii) extend services that as of June 22, 2017 were not available to the Benefitted Properties, including related consultant studies and work (collectively, the "**Benefitting Improvements**");

(c) Consultant and legal fees to manage and implement the planning, design, approval and implementation effort, payments to subsidize or reimburse City approval processing and other expenses, and expenses to determine the appropriate water service entity and other utility service providers (collectively, the "**Benefitting Labor Costs**")

7.2.3 Reimbursement Procedure.

(a) If Owner seeks reimbursement from time to time under this Section 7.2, City shall negotiate in good faith with Owner to enter into one or more reimbursement agreements with Owner, in which among other things City will (i) identify the improvements qualifying as Benefitting Improvements, (ii) identify the properties qualifying as Benefitted Properties as to each Benefitting Approval or Benefitting Improvement, (iii) determine the Owner costs qualifying as Reimbursable Expenses, (iv) establish the allocation of Reimbursable Expenses to each Benefitted Property, and (v) establish the timing and method of reimbursement to Owner.

(b) City thereafter shall use its best efforts, to the extent permitted under applicable law, (i) to require as a condition to approval of development or use on the Benefitted Property that Owner be reimbursed by the owner of the Benefitted Property at the earliest opportunity, and (ii) to form, consistent with all applicable federal, state, and local laws and regulations (including without limitation Proposition 218), a local benefit district for the purpose of facilitating the reimbursement of Owner, to the extent such reimbursement is not otherwise provided. Owner shall pay all of City's costs associated therewith and shall indemnify and hold City harmless from and against all claims in connection therewith. Notwithstanding the foregoing, Owner agrees that City's obligations hereunder are limited to facilitating reimbursement from other private property owners as set forth above, and City shall have no obligation to reimburse Owner.

7.2.4 Reimbursement by Financing Mechanisms. To the extent not reimbursed by the Benefitted Properties, Owner shall be entitled to reimbursement from the Financing Mechanisms for Owner's actual costs to install improvements that are included in the Financing Mechanisms beyond Owner's fair share for such improvements, including but not limited to a share of the costs to plan and design such improvements. The details of such reimbursement shall be included as part of establishing each Financing Mechanism.

7.2.5 Credit Against Traffic Fees.

(a) In return for Owner's obligation to install any of the "City Fee Program" facilities listed in Table 9 of the Transportation Improvement Plan ("TIP"), such Table 9 attached hereto as **Exhibit C** (the "Local Traffic Improvements"), Owner shall be entitled to credit its costs against City's Traffic Circulation Fee that otherwise would be payable for development of the Project.

(b) In return for Owner's obligation to install any of the "Regional Fee Program" facilities (or portions thereof) listed in Table 9 of the TIP, as shown in **Exhibit C** (the "**Regional Traffic Improvements**"), Owner shall be entitled to credit its costs against the RTIF that otherwise would be payable for development of the Project.

(c) City agrees that credit against City's Traffic Circulation Fee and against the RTIF is justified by the many traffic improvements beyond CEQA-required mitigation measures that Owner will provide, in addition to the substantial employment, tax and other benefits that the Project will provide City, the County and their residents.

8. **Owner Obligations.**

8.1 Project-Related Infrastructure. As part of developing the Project, Owner shall build or cause to be built the following public improvements (collectively, the "**Project Related Infrastructure**"):

(a) Any remaining water storage, transmission and distribution facilities that are necessary beyond any such infrastructure that is to be federally funded. Such infrastructure is shown in Figure 20 of the Master Plan and in Sheet 7 of the Vesting Map (collectively, the "**Water Facilities**"); provided, the Master Plan shall govern if there is any inconsistency between them;

(b) Any remaining sanitary sewer facilities that are necessary beyond any such infrastructure that is to be federally funded. Such infrastructure is shown in Figure 23 of the Master Plan and in Sheet 7 of the Vesting Map (collectively, the "**Sewer Facilities**"); provided, the Master Plan shall govern if there is any inconsistency between them;

(c) Any remaining storm drainage facilities that are necessary beyond any such infrastructure that is to be federally funded. Such infrastructure is shown in Figure 26 of the Master Plan and in Sheet 7 of the Vesting Map (collectively, the "**Storm Drainage Facilities**"); provided, the Master Plan shall govern if there is any inconsistency between them; and

(d) The traffic, roadway and transportation facilities shown in Figures 14 and 15(a) of the Master Plan, in Sheet 2 of the Vesting Map, and in the TIP attached hereto as **Exhibit D** (collectively, the "**Transportation Facilities**"); provided, the TIP shall govern if there is any inconsistency between them.

The precise phasing of each aspect of the Project-Related Infrastructure will be determined at the time of Subsequent Approvals. Notwithstanding the above, Owner may be eligible for reimbursement by the Benefitted Properties, funding or reimbursement by the Financing Mechanisms, and/or credit against Development Fees, to the extent authorized by this Agreement as to qualifying portions of the Project-Related Infrastructure.

9. **Amendment or Cancellation.**

9.1 Amendment of Agreement.

9.1.1 Modification Because of Conflict with State or Federal Laws. If state or federal laws or regulations enacted after May 22, 2017 or an action of any state or federal agency prevents or precludes compliance with one or more provisions of this Agreement or the Project Approvals or require changes in plans, maps or permits approved by City, the Parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such federal or state laws or regulations or with the actions of state or federal agencies in a manner that protects, to the greatest extent feasible, the vested rights of Owner under this Agreement. Any such amendment of this Agreement shall be consented to by Owner and considered by the City Council. Each Party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans. During the interim until this Agreement is so amended, or for the remainder of the Term if this Agreement is not so amended, the provisions at issue shall be deemed suspended but the remainder of this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce; provided, Owner retains the right in Owner's sole discretion to terminate this Agreement and Owner's obligations hereunder in response to suspension of such provisions.

9.1.2 Amendment or Cancellation by Mutual Consent. This Agreement may be amended (in whole or part) in writing from time to time by mutual consent of the Parties and in accordance with the procedures of Government Code section 65868. Except as otherwise permitted herein, this Agreement may be canceled in whole or in part only by an action which complies with Government Code section 65868.

9.1.3 Amendment as to Portion of Property. When a Party that is successor to Owner as to a portion of the Property ("**Portion**") seeks such an amendment, then such Party may only seek amendment of this Agreement as directly relates to the Portion, and the Party or Parties owning the remainder of the Property shall not be required or entitled to be a signatory or to consent to an amendment that affects only the other Party's Portion so long as such amendment does not directly or indirectly affect the rights or obligations of the Parties owning the remainder of the Property. If any Portion of the Property is subject to a document which creates an association which oversees common areas and any construction or reconstruction on or of the same, then the association shall be deemed to be the "owner" of that Portion of the Property for the purpose of amending this Agreement.

9.1.4 Administrative Agreement Amendments. Notwithstanding the provisions of Section 9.1.2, City's Community Development Director or designee ("**Director**") may, except to the extent otherwise required by law, enter into certain amendments to this Agreement on behalf of City so long as such amendment does not substantially affect (a) the Term; (b) the permitted uses of the Property; (c) provisions for significant reservation or dedication of land; (d) conditions, terms, restrictions or requirements for subsequent discretionary actions; (e) the density or intensity of use of the Property; (f) the maximum height or size of proposed buildings; or (g) monetary contributions by Owner as provided in this Agreement ("**Administrative Agreement Amendment**"), and shall not, except to the extent otherwise required by law, require notice or public hearing before the Parties may execute an amendment hereto. The Director shall determine whether a reservation or dedication is "significant", and shall evaluate and apply the term "substantially affect" in the context of the Project as a whole.

9.1.5 Amendment Exemptions. No amendment of an Initial Approval or Subsequent Approval, whether done as an administrative amendment or otherwise, shall require an amendment to this Agreement. Instead, any such matter automatically shall be deemed to be

incorporated into the Project and vested under this Agreement when written and executed by the Parties.

9.1.6 Amendment Limitations. In consideration of the scope of benefits to City provided by this Agreement and the Project, any amendment to this Agreement shall only be subject to such new terms and conditions, including new exactions or other obligations, as are reasonably related to impacts on City directly attributable to such amendment.

9.2 Amendment of Project Approvals. To the extent permitted by law, any Initial Approval or Subsequent Approval may, from time to time, be amended or modified in the following manner.

9.2.1 Administrative Project Amendments. Upon written request by Owner for an amendment or modification to an Initial Approval or Subsequent Approval, the Director shall determine (a) whether the requested amendment or modification is minor when considered in light of the Project as a whole, and (b) whether the requested amendment or modification is consistent with this Agreement, Applicable Law, applicable Construction Codes, and State and Federal law. If the Director finds that the proposed amendment or modification satisfies the terms of this Section 9.2.1, and will result in no new significant environmental impacts not addressed and mitigated in the EIR or mitigated by conditions to any Project Approval, it shall be determined to be an "Administrative Project Amendment" and the Director may, except to the extent otherwise required by law, approve the Administrative Project Amendment without notice or public hearing. Without limiting the generality of the foregoing, lot line adjustments, reductions in the density, intensity, scale or scope of the Project, minor alterations in vehicle circulation patterns or access points, changes in pedestrian path alignments, minor variations in lot layouts, substitutions of comparable landscaping for any landscaping shown on any final development plan or landscape plan, variations in the location of structures that do not substantially alter the design concepts of the Project, variations in the location or installation of utilities and other infrastructure that do not substantially alter the design concepts of the Project, and minor adjustments to the Project site diagram or Property legal description shall be treated as Administrative Project Amendments.

9.2.2 Non-Administrative Project Amendments. Any request of Owner for an amendment or modification to an Initial Approval or Subsequent Approval which is determined not to be an Administrative Project Amendment pursuant to Section 9.2.1 shall be subject to review, consideration and action pursuant to Applicable Law and this Agreement.

10. **Annual Review.**

10.1 Initiation of Review. The annual review date for this Agreement shall be during the thirty (30) days following each anniversary of the Effective Date during the Term. The Director shall initiate the annual review, as required under Government Code section 65865.1, by giving Owner at least thirty (30) days' written notice that the City intends to undertake such review. At least ten (10) days prior to any annual review, City shall deposit in the mail and transmit by electronic mail to Owner a copy of all staff reports and related exhibits concerning contract performance that City will rely on in its annual review.

10.2 Good Faith Compliance. Owner shall provide evidence to the Director

demonstrating Owner's good faith efforts to comply with the provisions of this Agreement. Owner shall be permitted an opportunity to respond to City's documentation and City's evaluation of Owner's performance.

10.3 Procedure. Director shall review Owner's good faith compliance with the terms of this Agreement, after considering any evidence and responses provided by Owner, and shall make written findings and determinations on the basis of substantial evidence as to whether or not Owner has complied in good faith with this Agreement. Director's decision may be appealed to the City Council, which shall hold a duly noticed hearing on the appeal and thereafter uphold or reverse the Director's decision.

10.4 Notice of Non-Compliance. If on the basis of the annual review, the Director, or on appeal the City Council, finds and determines, on the basis of substantial evidence, that Owner has not complied in good faith with the terms or conditions of this Agreement, or if the City determines that Owner has failed to cure a default in accordance with Section 11.2, City may commence proceedings to enforce, modify or terminate this Agreement as follows. City shall give Owner a written "**Notice of Non-Compliance**" and thereafter Owner shall have forty-five (45) days, or such longer period as City and Owner may agree in writing, to respond in writing to such finding by specifying either how Owner's non-compliance has been cured (or is diligently being cured) or the grounds upon which it believes that it is complying with this Agreement. If Owner's response to the Notice of Non-Compliance has not been received by City within the prescribed forty-five (45) days, or such additional period of time as mutually agreed, the Notice of Non-Compliance shall be conclusively presumed to be valid, and the City may commence proceedings on termination or modification of this Agreement pursuant to Section 10.5. If Owner responds within the time period provided, the Parties agree to meet in good faith at reasonable times and from time to time for a period of at least sixty (60) days to arrive at a mutually acceptable resolution of the matters asserted in the Notice of Non-Compliance and disputed in the response. If after sixty (60) days, or any extension of time as mutually agreed to by the Parties, the Parties have failed to arrive at a mutually acceptable resolution of such matter(s), City may commence proceedings on termination or modification of this Agreement pursuant to Section 10.5.

10.5 Modification or Termination. If City determines to proceed with modification or termination of this Agreement after following the procedure under Section 10.4, City shall give notice to Owner or successor in interest thereto of its intention to do so in accordance with the procedures for such notice set forth in Government Code section 65868. Nothing in this Section 10 shall prevent or restrict Owner from providing additional evidence as to Owner's compliance with the terms of this Agreement.

10.6 Costs. Costs reasonably incurred by City in connection with the annual review shall be paid by Owner in accordance with the City's schedule of fees in effect at the time of review; provided, Owner shall not be liable for City's costs incurred to terminate this Agreement.

10.7 Written Notice of Compliance. Within thirty (30) days of a written request by Owner, City shall provide Owner with written notice of compliance, in recordable form, duly executed and acknowledged by City. Owner shall have the right in its sole discretion to record such notice of compliance.

10.8 Failure to Conduct Annual Review. If City fails to initiate or complete its annual

review in any year, then after thirty (30) days of Owner's notice regarding such failure Owner shall be deemed in compliance with the terms of this Agreement for the year in question.

11. **Default.**

11.1 Notice and Cure. Failure or unreasonable delay by a Party to perform any material provision herein shall constitute a default of this Agreement. The Party alleging a default shall serve written notice ("**Notice of Default**") upon the defaulting Party, specifying the nature of the alleged default and the manner and period of time in which the default may be satisfactorily cured. If the default is not cured by the defaulting Party within thirty (30) days after actual receipt of the Notice of Default by the defaulting Party or such longer period of time that may be specified in the Notice of Default (the "**Cure Period**"), such uncured default shall be treated as an "Event of Default"; provided, however, that if the nature of the alleged default is such that it cannot reasonably be cured within the Cure Period, no Event of Default shall be deemed to have occurred if the defaulting Party (a) begins to cure the default within the Cure Period, (b) gives the nondefaulting Party notice before the end of the Cure Period that the cure cannot practicably be completed in the Cure Period, together with an explanation and estimated cure time needed, and (c) diligently pursues such cure to completion. Failure to give notice of an alleged default shall not constitute a waiver of any default.

11.2 Right to Challenge Notice. After receiving a Notice of Default, during the Cure Period a defaulting Party may provide evidence establishing it was never in fact in breach of this Agreement, and may initiate mediation proceedings. Unless curing the alleged default in the interim is reasonably necessary to protect the public health and safety, the defaulting Party need not initiate cure efforts specified in the Notice of Default during mediation and the Cure Period shall not begin to run until mediation either concludes or is terminated by a Party.

11.3 Remedies and Damages. Following expiration of any applicable Cure Period resulting in an uncured Event of Default, the nondefaulting Party may institute legal proceedings to enforce the terms of this Agreement, or in the event of a material Event of Default (as defined in Section 12.2) may terminate this Agreement pursuant to the provisions of Section 12.2, subject to the defaulting Party's ability to require mediation. In no event shall either Party be liable in damages for any default or upon termination of this Agreement, it being expressly understood and agreed that the sole legal or equitable remedy available to either Party for a breach or violation of this Agreement by the other Party shall be an action in mandamus, specific performance or other injunctive or declaratory relief to enforce the provisions of this Agreement by the other Party, or to terminate this Agreement. This limitation on damages shall not preclude actions by a Party to enforce payments of monies or the performance of obligations requiring an obligation of money from the other Party under the terms of this Agreement including, but not limited to obligations to pay reasonable attorneys' fees and obligations to advance monies or reimburse monies.

11.4 Default as to a Portion of the Property. When an Event of Default applies only to a Portion of the Property owned by a successor to Owner, and does not affect or involve the rights or obligations under this Agreement regarding the remainder of the Property or the separate Owner(s) of such remainder, the proceedings under this Section 11 and the remedies available to City shall be applied to and enforced against only said Portion and the Owner thereof, and this Agreement shall remain in full force and effect as to such remainder and separate Owner(s).

12. **Termination of Agreement.**

12.1 Termination Generally. This Agreement shall terminate (a) upon the expiration of the Term (plus any extensions mutually agreed), or (b) when the Project has been fully developed and (i) all of Owner's obligations in connection therewith and with this Agreement have been satisfied as reasonably determined by City and (ii) the Project and Property have no further need for the rights and protections provided by this Agreement as reasonably determined by Owner. This Agreement may be terminated by mutual consent of the Parties.

12.2 Termination Due to Default.

12.2.1 Default by Owner.

(a) After notice and expiration of the Cure Period process as specified in Section 11 above and completion of any mediation process, if the Event of Default has not been cured by Owner or it is not being diligently cured in the manner set forth above, then in the case of an Event of Default that is alleged to be material, City may, at its option, give notice of its intent to terminate this Agreement pursuant to the Development Agreement Statute ("Notice of Intent to Terminate"). As used herein, City's finding of materiality allowing termination shall be based on the effect of the default in relation to the size and scope of the Project.

(b) The City Council shall hold a duly noticed and conducted public hearing within thirty (30) days after sending Owner the Notice of Intent to Terminate, in compliance with the requirements of the Development Agreement Statute. Owner shall have the right to offer written and oral evidence prior to or at the public hearing.

(c) Following consideration of the evidence presented in said hearing, if the City Council determines that a material Event of Default has occurred and is continuing, and elects to terminate this Agreement, City shall give Owner written notice of termination of this Agreement by certified mail ("Notice of Termination"), and this Agreement shall be deemed terminated sixty (60) days following receipt of the Notice of Termination by Owner; provided, if Owner files an action to challenge City's termination of this Agreement within such sixty- (60-) day period, this Agreement shall remain in full force and effect until a trial court has affirmed termination and all appeals have been exhausted (or the time for requesting any and all appellate review has expired).

12.2.2 Default by City. After notice and expiration of the Cure Period process as specified in Section 11 above and completion of any mediation process, if the Event of Default has not been cured by City or it is not being diligently cured in the manner set forth above, then in the case of a material Event of Default, Owner may, at its option, give City a Notice of Termination terminating this Agreement"), and this Agreement shall be deemed terminated sixty (60) days following receipt of the Notice of Termination by City; provided, if City files an action to challenge Owner's termination of this Agreement within such sixty (60) day period, this Agreement shall remain in full force and effect until a trial court has affirmed termination and all appeals have been exhausted (or the time for requesting any and all appellate review has expired). As used herein, Owner's treatment of an Event of Default as material allowing termination shall be based on the effect of the default on Owner's rights and obligations under this Agreement, Owner's ability to develop the Project, or financial commitments and requirements to develop the Project.

12.2.3 Remaining Rights and Obligations. Notwithstanding the foregoing, a Notice of Termination given under this Section 12.2 is effective to terminate the obligations of the nondefaulting Party under this Agreement only if an Event of Default has occurred and such Event of Default, as a matter of law, authorizes the nondefaulting Party to terminate its obligations under this Agreement. In the event the nondefaulting Party is not so authorized to terminate, the nondefaulting Party shall have all rights and remedies provided herein or under applicable law, including, without limitation, the right to specific performance of this Agreement. Once a Party alleging an Event of Default has given a Notice of Termination, mediation proceedings may be instituted to attempt to resolve the dispute and determine the respective termination rights and obligations of the Parties under this Agreement. Where an Event of Default only involves a Portion pursuant to Section 11.4, termination of this Agreement shall only apply as to that Portion.

12.3 Release from Obligations with Respect to Individual Parcels. The Owner of a Portion may request that City provide certification in recordable form that said Owner and Portion have no further obligations under this Agreement (the "Release from Obligations"), which City in its reasonable discretion shall provide and the Owner may record. Thereafter the assignment provisions of Section 14 shall not apply, and the obligations of this Agreement shall terminate with respect to the Portion and the Owner of such Portion. Notwithstanding the above, the rights provided and protected by this Agreement shall remain in effect as to such Portion and its Owner (and successors) for the remainder of the Term, including without limitation the uses permitted and type and intensity of development.

12.4 Recordation of Termination. Upon termination of this Agreement as to all or part of the Property, City upon request by Owner shall cause a notice of termination to be duly recorded in the official records of Merced County.

13. Mortgagee Protection; Certain Rights of Cure.

13.1 Mortgagee Protection. This Agreement shall not prevent or limit Owner, in any manner, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property ("Mortgage"). This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof after the date of recording this Agreement, including the lien for any Mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

13.2 Mortgagee Not Obligated. Notwithstanding the provisions of Section 13.1, no Mortgagee shall have any obligation or duty under this Agreement, before or after foreclosure or a deed in lieu of foreclosure, to construct or complete the construction of improvements, or to guarantee such construction of improvements, or to guarantee such construction or completion, or to pay, perform or provide any fee, dedication, improvements or other exaction or imposition; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by the Project Approvals or by this Agreement or as may be otherwise authorized by City.

13.3 Notice of Default to Mortgagee and Extension of Right to Cure. If City receives notice from a Mortgagee requesting a copy of any notice of default given Owner hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Owner, any notice given to Owner with respect to any claim by City that Owner has defaulted or committed an Event of Default. Each Mortgagee shall have the right during the same period available to Owner to cure or remedy, or to commence to cure or remedy, the default claimed set forth in the City's notice. City, through the Director, may extend the cure periods provided in Section 11 for not more than an additional sixty (60) days upon request of Owner or a Mortgagee.

14. **Transfers and Assignments.**

14.1 Agreement Runs with the Land. All of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to applicable laws, including but not limited to Civil Code section 1468. Each covenant to do, or refrain from doing, some act on all or any part of the Property, (a) is a burden upon such property, (b) is for the benefit of each other portion of the Property, (c) runs with such properties, and (d) is binding upon each Party and each successive Owner during its ownership of such properties or any portion thereof, and shall be a benefit to and a burden upon each Party and its property hereunder and each other person succeeding to an interest in such properties. The provisions of this Section 14.1 are subject and subordinate to the provisions of Section 9.1 which permit amendment of this Agreement.

14.2 Owner's Right to Assign. All of Owner's rights, interests and obligations hereunder (or any portion of such rights which Owner wishes to transfer) may be transferred, sold or assigned in conjunction with the transfer, sale, or assignment of the Property, or any Portion thereof, at any time during the Term, provided that no transfer, sale or assignment of Owner's rights, interests and obligations hereunder shall occur without prior written notice to City and approval by the Director, which approval shall not be unreasonably withheld or delayed and shall not be conditioned. The Director shall consider and decide the matter within twenty (20) business days after Owner's notice provided and receipt by the Director of all necessary documents, certifications and other information required by the Director to decide the matter. In considering the request, the Director shall base the decision upon the proposed assignee's reputation, experience, financial resources and access to credit and capability to successfully carry out development of the Property to completion. The Director's approval shall be for the purposes of: a) providing notice to City; b) assuring that all obligations of Owner are allocated as between Owner and the proposed purchaser, transferee or assignee as provided by this Agreement; and c) assuring City that the proposed purchaser, transferee or assignee is financially capable of performing the Owner's obligations hereunder not withheld by Owner.

14.3 Release Upon Transfer. Upon the transfer, sale, or assignment of Owner's rights, interests and obligations hereunder, Owner shall be released from the obligations under this Agreement with respect to the Property transferred, sold, or assigned pertaining to the Portion of the Property transferred to such transferee, purchaser or assignee to the extent that such obligations are expressly assumed by the transferee, purchaser, or assignee. In any event, the transferee, purchaser, or assignee shall be subject to all the provisions hereof pertaining to the Portion of the Property transferred to such transferee, purchaser or assignee, and shall provide all necessary documents, certifications and other

necessary information prior to Director approval if required by the provisions of this Agreement. The allocation of rights and responsibilities between the transferor and transferee shall be set forth in the assignment agreement executed by such parties.

14.4 Owner's Right to Retain Specified Rights or Obligations. Owner may withhold from a sale, transfer or assignment of this Agreement or any Portion o the Property transferred, certain rights, interests and/or obligations which Owner wishes to retain, provided that Owner specifies such rights, interests and/or obligations in a written document to be appended to this Agreement and recorded with the Merced County Recorder prior to the sale, transfer or assignment of the Property. Owner's purchaser, transferee or assignee shall then have no interest or obligations for such rights, interests and obligations and this Agreement shall remain applicable to Owner with respect to such retained rights, interests and/or obligations.

15. **Miscellaneous.**

15.1 Estoppel Certificate. Any Party may, at any time, and from time to time, request written notice from the other Party requesting such Party to certify in writing that, (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (c) to the knowledge of the certifying Party the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate within twenty (20) days following the receipt thereof, or such longer period as may reasonably be agreed to in writing by the Parties. The Director shall be authorized to execute any certificate requested by Owner. The certificate shall be addressed to and may be relied upon by the requesting Party.

15.2 Severability; Conflict. The unenforceability, invalidity or illegality (collectively, "illegality" or "illegal") of any provision, covenant, condition or term of this Agreement (collectively, "provision(s)") shall not render the other provisions of this Agreement illegal, and shall be considered "severed" from this Agreement. In the event of a conflict between this Agreement or any provision hereof and the Project Approvals or any provision thereof, this Agreement shall control.

15.3 Attorneys' Fees and Costs.

15.3.1 Prevailing Party. If City or Owner initiates any action at law or in equity to enforce or to interpret the terms and conditions of this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees and costs in addition to any other relief to which it may otherwise be entitled.

15.3.2 Third Party Challenge. If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement, the Parties shall cooperate in defending such action or proceeding. Owner shall bear its own costs of defense as a real party in interest in any such action, and shall reimburse City for all reasonable court costs and attorneys' fees expended by City in defense of any such action, including but not limited to City's costs for outside counsel.

15.4 Bankruptcy. The obligations of this Agreement shall not be dischargeable in

bankruptcy.

15.5 Indemnification. Owner agrees to indemnify, defend and hold harmless City, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs (including legal fees and costs) and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or inactions by Owner, or any actions or inactions of Owner's contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Project, provided that Owner shall have no obligation under this Section 15.5 with respect to negligence or wrongful conduct of City, its contractors, subcontractors, agents or employees or with respect to the maintenance, use or condition of any improvement after the time it has been delivered or dedicated to and accepted by City or another public entity (except as provided in an improvement agreement or maintenance bond). If City is named as a party to any legal action for which Owner has a duty to defend or indemnify City then City will cooperate with Owner, will appear in such action and will not unreasonably withhold approval of a settlement otherwise acceptable to Owner. Notwithstanding anything to the contrary set forth in this Section 15.5 or elsewhere in this Agreement, it is understood that each Party or successor or transferee of Owner is providing the indemnities described in this Section 15.5 as to its respective development on its respective Portion only.

15.6 Insurance.

15.6.1 Public Liability and Property Damage Insurance. At all times that Owner is constructing any improvements that will become public improvements, Owner shall maintain in effect a policy of commercial general liability insurance with a per-occurrence combined single limit of not less than one million dollars ($1,000,000.00) and a deductible of not more than ten thousand dollars ($10,000.00) per claim. The policy so maintained by Owner shall name City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

15.6.2 Workers' Compensation Insurance. At all times that Owner is constructing any improvements that will become public improvements, Owner shall maintain Workers' Compensation insurance for all persons employed by Owner for work at the Project site. Owner shall require each contractor and subcontractor similarly to provide Workers' Compensation insurance for its respective employees. Owner agrees to indemnify City for any damage resulting from Owner's failure to maintain any such insurance.

15.6.3 Evidence of Insurance. Prior to commencement of construction of any improvements which will become public improvements, Owner shall furnish City satisfactory evidence of the insurance required in this Section 15.6 and evidence that the carrier is required to give City at least fifteen (15) days prior written notice of the cancellation or reduction in coverage of a policy.

15.7 Notices. All notices required or provided for under this Agreement shall be in writing. A Party may change address by giving notice in writing to the other Party and thereafter all notices shall be addressed and transmitted to the new address. Notices shall be deemed given and received upon personal delivery, or if mailed, upon the expiration of 48 hours after being deposited in the United States Mail. Notices may also be given by overnight courier which shall be deemed given the following business day. Notices may also be given by facsimile transmission which shall be

deemed given upon verification of receipt if received during normal business hours, otherwise on the next business day.

Notices required to be given to City shall be addressed as follows:

City Manager
City of Atwater
1160 Fifth St.
Atwater, CA 95301
Fax: (209) 357-6364

With copies to:

Frank Splendorio
Best, Best, and Krieger, LLP
City of Atwater City Attorney
500 Capitol Mall
Suite 2500
Sacramento, CA 95814
Fax: (916) 325-4010

Notices required to be given to Owner shall be addressed as follows:

Ferrari Ranch Owners c/o John P. Ferrari
By Mail: P.O. Box 55 Ballico, CA 95303
By Delivery: 11016 North Ballico Avenue
Ballico, CA 95303
Fax: (209) 667-1013

With copies to:

David Dolter
3068 Oakraider Drive
Alamo, CA 94507
Fax: (925) 718-8532

15.8 Agreement is Entire Understanding. This Agreement constitutes the entire understanding and agreement of the Parties with respect to the subject of this Agreement.

15.9 Enforced Delay: Extension of Time of Performance. No Party shall be deemed in default of its obligations under this Agreement where a delay or default is due to an act of God, natural disaster, accident, breakage or failure of equipment, enactment of conflicting federal or state laws or regulations, third-party litigation, strikes, lockouts or other labor disturbances or disputes of any character, interruption of services by suppliers thereof, unavailability of materials or labor,

rationing or restrictions on the use of utilities or public transportation whether due to energy shortages or other causes, war, civil disturbance, riot, terrorism, inability or delay in obtaining funding through Financing Mechanisms, inability or delay in obtaining use of Offsite Land, unforeseen adverse economic circumstances, or by any other severe and unforeseeable occurrence that is beyond the control of that Party (collectively, "**Enforced Delay**"). Performance by a Party of its obligations shall be excused during, and extended for a period of time equal to, the period (on a day-for-day basis) for which the cause of such Enforced Delay is in effect.

15.10 Dispute Resolution.

15.10.1 Mediation. If a dispute arises related to the interpretation or enforcement of, or compliance with, the provisions of this Agreement, City and Owner shall first attempt to resolve it through informal discussions. In the event a dispute cannot be resolved in this manner within twenty-one (21) days, City and Owner shall endeavor to settle the dispute by non binding mediation using the San Jose, California office of Judicial Arbitration and Mediation Services, Inc. ("JAMS") or other mutually acceptable mediator. Either City or Owner may commence mediation by providing the other Party a written request for mediation setting forth the subject of the dispute and the relief requested. City and Owner shall cooperate in selecting a mediator (either from JAMS' panel of neutrals or otherwise) and in scheduling the mediation proceedings. If the Parties cannot agree on the appointment of the mediator or the date of the mediation within thirty (30) days after the written request for mediation has been received, then JAMS shall appoint the mediator at its discretion and/or set the mediation date. City and Owner agree to participate in any such mediation in good faith, and shall share equally in its costs. All offers, promises, conduct, and statements, whether oral or written, made in the course of the mediation by either of the Parties, their agents, employees, experts and attorneys, and by the mediator and any mediator employees, are confidential, privileged, and inadmissible for any purpose, including impeachment, in any other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Either Party may seek equitable relief prior to the mediation to preserve the status quo pending completion of the mediation process. Each Party shall bear its own expenses of mediation, and shall share the mediator fees and other costs of mediation.

15.10.2 Litigation. By agreeing to the mediation process in Section 15.10.1 neither City nor Owner hereby loses or waives its right to assert the operation of any applicable statute of limitations as an affirmative defense. Except for an action for equitable relief, neither Party may commence a civil action with respect to the matters submitted to mediation until after completion of the initial mediation session or ninety (90) days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after commencement of a civil action, if the Parties agree in writing. Nothing in this Agreement shall prevent the Parties from submitting a dispute to binding or non-binding arbitration if mutually acceptable.

15.11 Further Documents. Each Party shall execute and deliver to the other Party all other instruments and documents as may be reasonably necessary to carry out the purpose of this Agreement in order to provide or secure to the other Party the rights and privileges granted by this Agreement.

15.12 Time of Essence. Time is of the essence in the performance of each and every

covenant and obligation to be performed by the Parties hereunder.

15.13 Recordation of Agreement. Within ten (10) days of the Effective Date, City shall cause this Agreement to be duly recorded in the official records of Merced County.

15.14 Recitals: Exhibits. The foregoing Recitals are true and correct and are made a part hereof. The following documents are referred to in this Agreement and are attached hereto and incorporated herein as though set forth in full:

Exhibit A: Legal Description of the Property
Exhibit B: Map of Annexation Area and Property
Exhibit C: Local and Regional Traffic Improvements
Exhibit D: Transportation Improvement Plan ("TIP")

15.15 Counterparts. This Agreement may be executed m two or more counterparts, each of which is deemed to be an original.

[REMAINDER OF PAGE LEFT BLANK. SIGNATURES ON NEXT PAGE.]