

**CITY OF VALLEJO  
ANNUAL FINANCIAL REPORT AND  
ENGINEER'S REPORT**

**Hiddenbrooke Maintenance District  
Fiscal Year 2010/2011**



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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>OVERVIEW .....</b>	<b>2</b>
GENERAL INFORMATION .....	2
BACKGROUND INFORMATION .....	3
COMPLIANCE WITH THE CALIFORNIA CONSTITUTION .....	5
<b>DESCRIPTION OF THE DISTRICT.....</b>	<b>6</b>
BOUNDARIES.....	6
IMPROVEMENTS .....	6
GENERAL DEFINITIONS.....	7
<b>METHOD OF APPORTIONMENT .....</b>	<b>11</b>
GENERAL .....	11
BENEFIT RATIONALE.....	11
ASSESSMENT METHODOLOGY.....	15
CALCULATION OF ASSESSMENTS .....	18
ASSESSMENT RANGE FORMULA.....	18
ESTIMATED BENEFIT UNITS FOR FISCAL YEAR 2010/2011.....	20
<b>BUDGET AND FINANCIAL ANALYSIS .....</b>	<b>21</b>
COST ESTIMATES.....	21
HMD BUDGET AND RESERVE FUND INFORMATION (FY 2010/2011) .....	26
<b>APPENDIX A — BOUNDARY MAP.....</b>	<b>28</b>
<b>APPENDIX B —ASSESSMENT ROLL.....</b>	<b>29</b>

## **Executive Summary**

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This document includes the Annual Financial Report and Engineer's Annual Levy Report for the Hiddenbrooke Maintenance District in the City of Vallejo, pursuant to the provisions of the City of Vallejo Municipal Code Chapter 14.30 ("Municipal Code"). The various improvements within the District and the cost to provide those improvements are identified and budgeted independently. The annual costs and expenses to provide and maintain the improvements in the District are proportionately assessed to only those parcels within the District that receive special benefits from the improvements.

This Report illustrates the District's improvements, method of apportionment, boundaries, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2010/2011 in accordance with the Municipal Code.

The proposed assessment rate for Fiscal Year 2010/2011 is in compliance with the provisions of the California Constitution Article XIID, (Proposition 218) and within the adjusted maximum assessment rate approved by the property owners within the District.

## Overview

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Hiddenbrooke Maintenance District  
Parkway landscaping, open space management and a Welcome Center

### General Information

The City of Vallejo (City) annually levies and collects special assessments in order to maintain the improvements within several separate maintenance districts throughout the City. Each district was formed to operate and maintain certain public improvements associated with and benefiting properties within those districts. The Hiddenbrooke Maintenance District was originally formed in Fiscal Year 1991/1992 to pay for certain public improvements, including but not limited to, storm water management, street system maintenance, open space maintenance, landscape maintenance, and geotechnical monitoring and maintenance. Over time, other allowable improvements have been added to the District through property owner approval. For the purpose of this Report, the Hiddenbrooke Maintenance District may be referred to as the “District” or “HMD”.

This Report provides a comprehensive description of the proposed boundaries, improvements and facilities provided, any substantial changes to the District, the established method of apportionment, financial information and the proposed annual assessment for Fiscal Year 2010/2011. The assessments described herein are based on the estimated expenses (considering historical costs) to maintain the improvements that provide a special benefit to properties within the District. The various improvements within the District and the cost to provide those improvements are identified and budgeted specifically for the District. Each parcel within the District is proposed to be assessed for only those improvements provided, proportionate to the parcel’s designated and calculated special benefit.

The word “parcel”, for the purposes of this Report, refers to an individual property assigned its own Assessment Parcel Number by the Solano County Assessor’s Office. The Solano Auditor/Controller uses Assessor Parcel Numbers and specific Fund Numbers to identify, on the tax roll, properties assessed for special district benefit assessment.

At a noticed Public Hearing, the City Council will consider all public comments and written protests presented for the District. Although the City Council may at its discretion conduct a single public hearing for all the City’s maintenance assessment districts (concurrent public hearing), each of the districts is a separate and independent district. As such, the City Council will consider all public testimony, comments or protests independently for each district and may direct modifications or approve each Engineer’s Report separately or concurrently. Based on the information presented at the Public Hearing and the results of any property owner assessment protest balloting conducted in accordance with the *California Constitution Article XIID*, the City Council may adopt this Report and proposed assessments, or direct specific modifications to the Report and approve the Report as amended provided such amendments do not result in assessments that exceed the maximum assessment previously approved.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments for fiscal year 2010/2011. The proposed assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2010/2011. The assessments as approved by the property owners and City Council will be submitted to the Solano County Auditor/Controller to be included on the property tax roll for each parcel within the District.

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 contained in this Report as approved by the City Council.

### **Background Information**

On January 28, 1992 the City Council, acting pursuant to the provisions of Chapter 14.30 of the Municipal Code, adopted Resolution No. 92-46 N.C. approving the Engineer’s Report, confirming diagram and assessment, ordering improvements and formation of the “Sky Valley Maintenance Assessment District”.

On October 6, 1998, the Council by Resolution No. 98-373 approved the Engineer’s Report for the levy and collection of an increased assessment within the District for Fiscal year 1999/2000. Prior to the adoption of the annual assessments and Engineer’s Report, the City Council conducted mailed ballot proceedings in accordance with the requirements of the *California Constitution Article XIID*. In addition to the property owner balloting for the assessments, the name of the District was changed from the “Sky Valley Maintenance Assessment District” to the “Hiddenbrooke Maintenance District” or “HMD” to reflect the name change of the former Sky

Valley development. The approved Report identified the special benefits received by property within the HMD, addressed public and general benefits as required by Article XIID and established the maximum assessment rate and the application of that rate to the various land uses within the District.

Prior to Fiscal Year 2000/2001, the property owners within the District requested the City maintain additional improvements including a “Welcome Center” and a Passive Park within the development. A second majority protest ballot proceeding for an increased maximum assessment and inflationary formula resulting from the addition of the Welcome Center and Passive Park was conducted. The tabulation of ballots returned indicated 100% approval of the new maximum assessment of \$509.00 per Equivalent Dwelling Unit (Equivalent Benefit Unit) including an annual inflationary adjustment based on the annual percentage change in the Consumer Price Index (CPI) as calculated by the Bureau of Labor Statistics (BLS). On February 15, 2000 the Council, by Resolution No. 00-72, approved a supplemental Report that added the maintenance of the additional improvements and established the maximum assessment rate and formula for the District.

In Fiscal Year 2002/2003, property owners within the Hiddenbrooke Maintenance District asked the City to reconstruct the District budget and assessment methodology to simplify the budgeting of expenditures and revenues, and to develop a more equitable methodology. The reconstruction resulted in the following changes:

1. The assessment methodology was changed to simplify the calculation of the annual levy and to reduce the potential for future errors. The trigger for property development status has changed from building permit issuance to development status according to the County of Solano Secured Roll as of January 1<sup>st</sup> of the fiscal year prior to the upcoming fiscal year in which the levy will take place. For example, development status according to the County secured roll as of January 1, 2003 would be used for the Fiscal Year 2003/2004 levy. Previously, the trigger date was based on the issuance of a building permit by March 1<sup>st</sup> of the fiscal year prior to the upcoming fiscal year in which the levy would have taken place.
2. An increased Maximum Assessment of \$532.22 per Equivalent Dwelling Unit including an annual inflationary adjustment based on the annual percentage change in the Consumer Price Index (CPI) as calculated by the Bureau of Labor Statistics (BLS).
3. The Hiddenbrooke developer-funded reserve balance was intended to be spent for improvements. It will now be set aside as a reserve fund based on the original agreement with the City of Vallejo.
4. The Golf Course Property, including the parcel that has the Golf Course Clubhouse situated upon it, is not included within the boundaries of the District and, accordingly, is not subject to assessment by the HMD.

A third majority protest ballot proceeding for the changes described above was conducted. The tabulation of ballots returned indicated approval, and on July 22, 2003 the Council, by Resolution, approved an Engineer’s Annual Levy Report that established the maximum assessment rate, formula and boundaries for the District.

In Fiscal Year 2004/2005, the City proposed to annex the Orchards development, at the south end of the original District, in order to provide funding for the operations and maintenance of improvements in this area. A fourth majority protest ballot proceeding for the annexation and maximum assessment of \$534.88 per Equivalent Dwelling Unit including an annual inflationary adjustment based on the annual percentage change in the CPI as calculated by the BLS. On June 8, 2004 the Council, by Resolution, approved a supplemental Report that annexed the Orchards development and established the maximum assessment rate and formula.

This Report provides the information necessary for the levy and collection of assessments for Fiscal Year 2010/2011 and identifies the adjusted maximum assessment that may be applied based on the Consumer Price Index (CPI) as provided and approved by the property owners and foregoing Resolutions.

### **Compliance with the California Constitution**

The assessments described in this Report and approved by City Council are prepared in accordance with the City's Municipal Code and in compliance with the provisions of the *California Constitution Article XIID* (Proposition 218).

The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate requires property owner ballot proceedings for the incremental assessment increase pursuant to the *California Constitution Article XIID*. The actual assessment amount approved each fiscal year and the apportionment of the assessment rate applicable to the properties and improvements in the District are identified in the District Budget.

Generally, any new or increased assessment requires certain noticing, meeting, and balloting requirements. However, the Brown Act (Government Code Section 54954.6(d)) provides that a "new or increased assessment" does not include "an assessment which does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition for a new or increased assessment was also addressed in Senate Bill 919, which was the implementing legislation for Proposition 218.

## **Description of the District**

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### **Boundaries**

The boundaries of the original District include all of the land within the boundaries of the Sky Valley Unit I and Sky Valley Unit II subdivisions. The District boundary was modified in Fiscal Year 2004/2005 by Annexation 1, to include the property known as the Orchards development at the south end of the original District. A full size copy of the District Boundaries is on file in the office of the City Clerk.

Copies of the original District's boundaries and the boundaries of Annexation 1 are provided in Appendix A. As result of continuing development within the District, the exact number of lots and/or the lot configuration shown on these diagrams may not be complete. However, the exact description of the lines and dimensions of each lot or parcel of land within the HMD can be found on the Solano County Assessor's Maps that incorporate the District boundaries.

### **Improvements**

The improvements that may be provided to properties within the proposed District may include any or all of the improvements described under Section 14.30.100 of the Vallejo Municipal Code. These improvements include, but are not limited to, the following services:

- Storm water management
- Street system maintenance
- Open space maintenance
- Trail maintenance
- Landscape and appurtenant facilities maintenance
- Street tree maintenance
- Geotechnical monitoring and maintenance
- Welcome Center operation and maintenance
- Waterfall maintenance
- Monument maintenance
- Passive park maintenance



The improvements provided through the District are essentially monitoring and maintenance services. The plans and specifications for the work consist of schematic maps, letters, agreements, conditions, cost estimates and related documents which describe the nature and scope of the monitoring and maintenance activities to be performed. These documents include but are not limited to the following:

1. Map entitled Hiddenbrooke Nature Trail by Phillippi Engineering, Inc. dated March 1997 as amended
2. Agreement dated February 2, 1989 concerning mitigation measures relating to Storm Drainage and Water Supply between Sky Valley Company and the City of Benecia
3. Letter from Greater Vallejo Recreation District (GVRD) to the City of Vallejo dated February 24, 1997 regarding Sky Valley Maintenance Assessment District
4. HMD summary of budgets with attachments prepared by the City of Vallejo dated May 19, 1997
5. HMD estimated budget for year 0 to 15 (build out) prepared by the City of Vallejo dated June 1997
6. Landscape maintenance specification for public streets in the HMD
7. Portions of the Hiddenbrooke Specific Plan, as amended, which contains maintenance specifications and criteria
8. Hiddenbrooke Parkway Welcome Center Services Agreement
9. Letter in regard to Solicitor's Opinion that Hiddenbrooke Golf Course will fund its own landslide repair improvements

The foregoing documents are available for review in the office of the City Engineer and are incorporated herein by reference.

## **General Definitions**

The terms hereinafter set forth have the following meanings in this Report:

“**Acreage**” means the gross acreage of any Assessor's Parcel of real property in the HMD calculated to two (2) decimal places, without any deduction for any intrusions or limitations of usage, including but not limited to, easements, public or private rights of way, utility installment or parking area improvements. The acreage of each Assessor's Parcel shall be as determined by the City Engineer. The City Engineer may rely upon a certification or certifications of one or more licensed civil engineers (or such other documentation as the City Engineer deems appropriate in the circumstances) in making the determination as to the acreage of any specific Assessor's Parcel.

“**Assessor's Parcel**” means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number (APN).

**“Assessor’s Parcel Map”** means an official map of the County Assessor of the County of Solano designating parcels by Assessor’s Parcel Number.

**“Commercial Property”** or **“COM”** means Developed Property used for commercial or industrial purposes other than property assigned to Land Use Designations SFR, SFV, MFR, MFV, CMV, SPC or EXE. This land use has improvement value according to the Solano County Secured roll. This land use type is assessed at 1.00 EBU per every 3,000 square feet of building square footage or portion thereof.

**“Developed Property,”** means all Assessors’ parcels within the Hiddenbrooke Maintenance Assessment District for which parcel data, from the most current Solano County Secured Roll available as of January 1 of the calendar year in which the Report is being prepared, shows improvement value on that property.

**“Equivalent Benefit Unit”** or **“EBU”** means a basic measurement unit of benefit. A parcel with the SFR designation consists of one (1) EBU and is the baseline measure of benefit to which all other land use designations are compared within the HMD. EBUs are rounded to two (2) decimal places.

**“Exempt Property”** or **“EXE”** is a land use designation that identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include, but is not limited to, lots or parcels identified as public streets and other roadways, dedicated public easements, open space areas and rights-of-way including greenbelts and parkways utility rights-of-way, common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive incidental or no benefit from the improvements and are therefore exempted from assessment.

**“Fiscal Year”** is the City’s fiscal year beginning July 1 and ending June 30.

**“Golf Course Property”** means any property planned under the Specific Plan to be used as a golf course and related or appurtenant facilities and improvements, including but not limited to a driving range and a clubhouse, which property is not assessed within the HMD.

**“HMD”** is the abbreviation for Hiddenbrooke Maintenance District.

**“Hotel”** or **“HOT”** means a structure or structures including Hotel Rooms and related facilities (including but not limited to restaurants and food service facilities, conference rooms and meeting halls) (i) operated for the accommodation of transient guests and including any hotel as defined in the California Civil Code or (ii) operated as a condominium hotel in accordance with the Specific Area Plan. This land use is assessed 0.15 EBU per Hotel Room on a developed lodging use-related parcel and 0.12 EBU per Hotel Room on an undeveloped, planned lodging use-related parcel.

**“Hotel Room”** means each individual condominium unit or room within a Hotel designed to provide accommodations for transient guests or other occupants of the Hotel.

**“Improvement”** means one or any combination of the following: (i) maintenance of regional park land, (ii) maintenance of parks and parkways, (iii) maintenance of open space, (iv) maintenance of streets (v) operation and maintenance of a welcome center (vi) provision of flood control and storm protection services, (vii) related facilities, along with appurtenances and appurtenant work deemed necessary for provision of services and maintenance and (viii) incidental expenses related thereto.

**“Multi-Family Residential”** or **“MFR”** means Developed Property and is defined as a fully subdivided and developed residential parcel that has more than one residential unit developed on the property and has improvement value according to the Solano County Secured Roll data. This land use is assessed 0.90 EBU per dwelling unit.

**“Parcel”** refers to an individual property assigned its own Assessment Number (Assessor’s Parcel Number—APN) by the Solano County Assessor’s Office. The Solano County Auditor/Controller uses Assessment Numbers and specific District Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

**“Planned Lot”** is a land use defined as any property not subdivided with a specific number of proposed residential lots or dwelling units to be developed on the parcel where a final map has been recorded for the parcel.

**“Publicly Owned Property”** means any land within the Hiddenbrooke Maintenance Assessment District (i) conveyed or irrevocably offered for dedication to a public agency, (ii) which is encumbered by easements for the benefit of public entities or utilities which make impractical utilization of the real property for other than the purpose set forth in the easement.

**“Single-Family Residential”** or **“SFR”** means Developed Property and is defined as a fully subdivided and developed attached or detached residential, single-family property site with improvement value according to the Solano County Secured Roll data. This land use is assessed 1.00 EBU per lot or parcel. This is the base value that all other land use types are compared and weighted against (i.e. Equivalent Benefit Unit or EBU.)

**“Situs”** means the property location address.

**“Special Designation Property”** or **“SPC”** is a land use designation factor defining undeveloped property that has more than one type of planned land use associated with it. A common example of such a property is one in which the property includes planned, unsubdivided single-family residential lots and planned commercial structural development. This land use is assessed at 0.60 EBU per planned SFV lot and 0.60 EBU per 3,000 square feet (or portion thereof) of planned commercial building square footage. This category also includes undeveloped property that has been subdivided but construction has not yet begun.

**“Specific Plan”** means Hiddenbrooke Specific Plan adopted by the City Council on September 15, 1987 amended September 26, 1995.

**“Undeveloped Commercial Property”** or **“CMV”** means Undeveloped Property zoned exclusively for commercial or industrial purposes other than property assigned to Land Use Designations SFR, SFV, MFR, MFV, COM, SPC or EXE. This land use has no improvement value according to the Solano County Secured roll. This land use type is assessed at 1.50 EBU per acre. Parcels less than 1 acre in this category are assigned a minimum of 1.50 EBU. Parcels over 50 acres are assigned a maximum of 75.00 EBU.

**“Undeveloped Multi-Family Residential”** or **“MFV”** means Undeveloped Property that is an undeveloped residential, multi-family parcel without improvement value according to the Solano County Secured Roll data and includes a specific number of proposed dwelling units to be developed on the parcel (defined as a Planned Lot). This land use is assessed 0.60 EBU per proposed dwelling unit.

**“Undeveloped Property,”** means all Assessors’ parcels within the Hiddenbrooke Maintenance Assessment District for which parcel data, from the most current Solano County Secured Roll available as of January 1 of the calendar year in which the Report is being prepared, shows no improvement value on that property.

**“Undeveloped Single-Family Residential”** or **“SFV”** means Undeveloped Property and is defined as either 1) a fully subdivided yet undeveloped residential, single-family property lot or parcel without improvement value according to the Solano County Secured Roll data or 2) an unsubdivided, undeveloped residential, single-family parcel without improvement value according to the Solano County Secured Roll data and includes a specific number of proposed residential lots or dwelling units to be developed on the parcel (defined as a Planned Lot). This land use is assessed 0.60 EBU per subdivided lot, per proposed residential lot, or per proposed dwelling unit.

## **Method of Apportionment**

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### **General**

The proposed method of apportioning annual District expenses utilizes a formula that fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements. The proposed benefit formula used for the Hiddenbrooke Maintenance District reflects the composition of the parcels and the improvements and services provided to each parcel. The funds collected through annual assessments shall be dispersed and used for only the improvements and services provided within the District.

The method of apportionment is based on the premise that each assessed parcel within the District receives special benefits from the improvements maintained and financed by the District's annual assessments. The desirability of properties within the District is enhanced by the presence of well-maintained improvements in proximity to those properties.

The allocation of administration expenses for all maintenance districts within the City was modified in Fiscal Year 2010/2011 to more accurately reflect citywide allocations and the administration expenditures for each district. The Administration costs are allocated to each district as a combination of: 1.) The district's direct costs; 2.) A District Engineer amount applied to each district for the professional services; 3.) A calculated dollar amount per parcel for twenty-three (23) Districts to the proportionate number of parcels assessed. For the HMD, it utilized Direct Staff Cost for determining the allocation of administrative expenses.

### **Benefit Rationale**

The net total amount to be assessed annually has been distributed among the various parcels of land within the HMD according to special benefit received. Special benefit is herein defined as the "increased benefit received by a parcel that is directly attributable to the improvement for which an assessment is made." The HMD is considered to be a single benefit zone, because each parcel has equal access to an identical level of improvements. Because the special benefit varies with the type and quantity of development on each parcel, land use categories have been defined.

Well-maintained landscaping, open space, trails, parks and parkways, the Welcome Center and storm water management improve the quality of life for residents, employees, or customers within the HMD. This improved quality of life is of special benefit to all assessed parcels and it has been determined that the availability of such improvements and services provide a special benefit to all parcels assessed regardless of the actual usage of such services or improvements by the property owner.

The improvements associated with the HMD are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install landscape improvements and other facilities to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements

within the HMD have been clearly installed and are maintained for the benefit of the properties being developed and not for the benefit of surrounding properties.

The Hiddenbrooke development has a single access/egress from Interstate 80. All of the improvements to be maintained within the development (with the exception of regional trail facilities which is 50% special benefit) have been constructed specifically for the benefit of the properties within the development and the maintenance of these improvements is by definition of special benefit to these properties. The location of a property within the District and its relative benefits from District improvements is addressed in the following:

Utility Corridor – With exception of routine maintenance or repair of the water line or forced main sanitary sewer line by the Water Division or Vallejo Sanitation & Flood Control District, all other appurtenances within the Slope Grading, Maintenance and Drainage Easement enclosing the Corridor are the responsibility of the HMD. The Corridor is considered the emergency access out of the development should a catastrophic event make Hiddenbrooke Parkway impassible. Any slope monitoring, remedial earthwork for slide repairs, concrete ditch cleaning or repair, storm drains or drop inlets, weed control, erosion control, pavement and roadway maintenance or resurfacing, road settlement, gates or fencing, etc, as identified, within the Sky Valley Offsite Utilities Improvement Plans is the responsibility of the HMD. Amounts budgeted but not spent in any fiscal year will be added to the HMD Rehabilitation Fund balance.

Debris Basins – V.M.C. Chapter 12.40.010 for Excavating, Grading and Filling required the elimination of hazards such as mudflows, erosion, flooding, etc. The Basins are designated for the safety of the residents residing in prone areas, should a flow event occur. Basins minimize the loss of life and property to the Hiddenbrooke residents. The four (4) Basins are identified on the Sky Valley Phase 2 Record Drawing Grading Plans and are the responsibility of the HMD.

Storm Water Management - The monitoring of the lakes is of special benefit to all properties within the HMD. This special benefit is independent of parcel location because all of the properties drain to the lakes.

Napa County Street System Maintenance - The maintenance of approximately ½ mile of the Hiddenbrooke Parkway (entrance roadway) is of special benefit to properties within the HMD because it is the single access/egress to the development. No gas tax is appropriated to the City of Vallejo for this section of roadway and the agreement with Napa County provides that Napa County will not pay for the maintenance of this street. Therefore, the burden of maintaining this street falls upon the HMD. The benefit to the properties within the HMD is the satisfaction of this obligation. That portion of Hiddenbrooke Parkway that lies outside of the HMD boundaries and in Napa County is considered a general benefit. This general benefit is estimated to be 25% of the total maintenance costs and the City will make a contribution in the amount necessary to offset this general benefit cost. Amounts budgeted but not spent in any fiscal year will be added to the HMD Rehabilitation Fund balance.

Open Space Maintenance - The maintenance services to be performed on open space include fence repairs, fire access road repairs, erosion control, noxious weed control, sign repairs, fire breaks, ditch cleaning and associated staff costs. These services are of special benefit to the

properties within the HMD in as much as they provide for property safety, preserve the natural tranquility and beauty of the Hiddenbrooke environment and provide recreational opportunities such as hiking and walking for the benefit of the residents and employees in the community. Open space literally surrounds the Hiddenbrooke development and is equally accessible to all properties within the HMD. Whether a property faces or backs up to open space is a matter of personal preference. The benefits of owning property next to open space (views, serenity, direct access, etc.) are generally offset by the nuisance factors such as litter and increased foot traffic. Maintenance of firebreaks is of equal benefit to properties across the street as to those who back up to open space. The intense heat of wild fires causes them to jump streets as was seen in the Oakland Hills fire of 1991. Thus, the relative location of parcels within the HMD is seen not to impact the relative benefit received by the various properties.

Trail Maintenance - The trail system and trailhead are open and accessible to the general public as well as to the HMD property owners, but trail systems are predominately used by those who live near them and therefore provided special benefits to local property owners. However, based on discussions with East Bay Regional Parks personnel, it has been determined that these trails may be used by residents of HMD and outsiders in equal numbers. Therefore, at present only 50% of the cost of trail maintenance has been assessed to the properties within the HMD as special benefit. Cost estimates and allocation of special benefit may vary as the trail system and surrounding properties are developed. The reallocation of special benefit will be based on the location and extent of the trail system as it relates to the surrounding properties.

Landscape Maintenance - Parkway and neighborhood entrance maintenance services are of equal benefit to all properties within the HMD because all properties access the community via Hiddenbrooke Parkway. Landscaped areas and street trees are distributed throughout the development and provide equal environmental and aesthetic benefits to similar parcels.

Although landscape improvements (by virtue of their location), may be visible to surrounding properties or to the public at large, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit to those properties. Therefore, it has been determined that the landscape improvements associated with the District and the ongoing operation and maintenance of those improvements are clearly a direct and special benefit to properties within the District and provide no measurable general benefit to properties outside the District or to the public at large.

Geotechnical Monitoring & Maintenance - This service is not related to parcel location because areas subject to slides are within the open space parcels. Funds will be accumulated and applied as needed if and when an event occurs. In this sense, the funds are “insurance” for the benefit of all properties independent of location.

Welcome Center - The location of a property within the HMD relative to the Welcome Center is not considered to be a factor in determining special benefit because the Hiddenbrooke development has a single access and egress to and from Interstate 80. The Welcome Center is strategically located at the entrance to the HMD. The Welcome Center is of equal benefit to all properties. The operation and maintenance of the Welcome Center will provide for a friendly point of access and departure to the HMD. A well-maintained center with a well-trained staff will be a significant asset to the HMD. The greeters and security personnel will provide directions to visitors and will keep a watch out for the safety of residents, businesses and their respective visitors and guests. A well-trained staff will be available to provide reasonable assistance to property owners in times of emergency.

However, it is also recognized that the Welcome Center will be of benefit to those members of the public who use the trail system. No specific data regarding the use of the HMD trails by persons from outside the HMD is currently available, but it is reasonable to gauge the use of the trail system by the general public on the size of the staging area. Based on a staging area that will accommodate 25 vehicles an estimated 50 trips per day will be made by the general public. It is estimated that at build out there will be 1,200 EBUs within the HMD. Assuming an ADT (average daily traffic) of 9.55 trips per day per EBU, the development will generate 9,770 vehicle trips per day. Visitors passing through the Welcome Center will generate 50/9,700 or approximately 0.5% of the total ADT. It is reasonable to say that 0.5% of the overall benefit derived from the additional improvements is “General Benefit”. This benefit is not special to the owners of the HMD and may not be assessed. A contribution by the City in the amount of 0.5% of the total cost of maintaining the Welcome Center will be allocated as general benefit and not assessed to property owners within the HMD.

Passive Park - The location of property within the HMD is not considered to be of consequence in determining special benefit because the park is centrally located and easily accessible to all properties within the HMD. Moreover, the increased benefit of owning property near to the park is generally offset by the nuisance factors such as litter and increased foot traffic that the park generates. A well maintained park is esthetically pleasing. It approves property appearance and will enhance the HMD community image. If the park is not well maintained it will have the opposite effect. The park will provide passive recreational opportunities such as walking and outdoor reading for the enjoyment and benefit of all residents and employees of the HMD.

Waterfall Maintenance - Waterfall maintenance services are of equal benefit to all properties within the HMD because all properties access the community via Hiddenbrooke Parkway and have visible access to the waterfall. The waterfall amenity provides equal environmental and aesthetic benefits to all parcels within the HMD.



Although waterfall improvements may be visible to surrounding properties or to the public at large, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit to those properties. Therefore, it has been determined that the waterfall improvements associated with the District and the ongoing operation and maintenance of those improvements are clearly a direct and special benefit to properties within the District and provide no measurable general benefit to properties outside the District or to the public at large.

Incidental Expenses - The incidental expenses associated with the various maintenance services provided are distributed in proportion to the foregoing and are therefore unrelated to parcel location.

General benefit is identified as that benefit received by properties outside of the HMD. General benefit cannot be assessed to property within the HMD boundary. A summary of the general benefit contributions is illustrated in the following table.

<b>Agency</b>	<b>Description</b>	<b>% of Budgeted Expenditures</b>
City	Street System Maintenance	25.0%
GVRD	Trail System	50.0%
City	Welcome Center Cost	0.5%

### **Assessment Methodology**

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The net amount to be assessed upon parcels within the District is apportioned by a formula and method that fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each parcel from the improvements. Additionally, in compliance with Article XIID Section 4 of the State Constitution 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 assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

### **Equivalent Benefit Units**

The special benefits received by each parcel within the District and each parcel's proportional annual assessment is calculated on the basis of a formula known as Equivalent Benefit Units. The Equivalent Benefit Unit (EBU) method of apportionment establishes a proportional benefit relationship between the various parcels within the District and the improvements provided by the District. The EBU assigned to each parcel utilizes a set formula and proportional weighting factors based on the land use, size and development status of each parcel within the District compared to other parcels within the District.

## **Equivalent Benefit Unit Application by Land Use**

### **Developed Residential Land**

In order to evaluate the special benefits received by the various types of land it makes sense to look at the benefits received by residential land because this is by far the largest category. The benefit received by residential land does not vary significantly, if at all, in direct proportion to lot size. There is no direct correlation or readily available dwelling density data by residential lot size that illustrate that larger lots support an increased (or decreased, for that matter) number of persons per dwelling unit. Therefore, all developed single-family residential lots or parcels receive an equal amount of special benefit from the improvements financed through the HMD and are deemed to receive 1.00 EBU.

All developed multi-family residential parcels are deemed to receive 0.90 EBU per dwelling unit. This is because density per dwelling unit figures for multi-family units in the City of Vallejo are approximately ten percent (10%) less than density figures for single-family homes. According to the Census 2000 data for the City of Vallejo obtained from the Association of Bay Area Governments (ABAG), the average household size of an owner-occupied unit in Vallejo is 2.99 persons. The average household size of a renter-occupied unit is 2.76. Assuming that most owner-occupied units are single-family residential homes and most renter-occupied units are multi-family dwelling units, there is an eight percent (8%) difference in densities between single-family and multi-family dwelling units. For ease of levy administration, the City has decided to round the percentage difference to ten percent (10%). Therefore, the EBU count for developed multi-family dwelling units is 0.90 EBU.

### **Developed Commercial Property**

Commercial property, developed or undeveloped, does receive measurable special benefit from the improvements maintained through this District. Well-maintained improvements add aesthetic value to the property and enhance the desirability of the property which may attract patrons and prospective buyers. For this District, a commercial or industrial parcel that has an improved commercial or industrial use structure receives 1.00 EBU of special benefit for every 3,000 square feet (or fraction thereof) of improved structure. For undeveloped commercial properties, the special benefit is identified as 0.60 EBU per 3,000 square feet (or fraction thereof) of planned improved structure.

### **Undeveloped Land**

Public improvements within the HMD have been constructed throughout. The maintenance of these public improvements is of special benefit to all of the land in this planned community. Some land will be developed immediately, buildings will be constructed and families will move in. Other land may remain undeveloped, i.e. without buildings, for a number of years. There is a difference between special benefit received by developed and undeveloped land. When land is undeveloped or vacant, the special benefit received is less than that received by a developed parcel (one with a building). This is because only a minimum level of service is necessary in

order to save the HMD improvements from degradation and destruction. For example, watering and weed control is necessary for plant survival along the Hiddenbrooke Parkway. Trails must be maintained or they will be lost. There will be geotechnical costs for slope monitoring with or without development. A minimal effort to maintain open space including trails will be necessary for marketing purposes. Firebreaks on the other hand are not necessary until structures are built. This minimum level of maintenance activity will be essential to property owners in order to market (sell) lots. The benefit for undeveloped residential land is considered to be 60 percent of developed single-family residential land. Therefore, undeveloped single-family residential land is considered to receive 0.60 EBU per planned lot. After buildings are constructed and occupied increased maintenance services will be required, e.g. increased litter removal, fire protection, trail maintenance, pruning, watering and weed abatement. However, for improvements such as the Welcome Center, the benefit to developed and undeveloped lots is the same.

### **Exempt Property**

Public property, which is maintained for the benefit of the properties within the HMD, does not benefit from these services. For example, open space does not benefit from the maintenance of open space. Sanitary and water pumping stations are for the benefit of the HMD properties. These facilities exist only to service the HMD. If the property does not develop then the facilities will be abandoned. In summary, there are no public agency parcels in the HMD, which are perceived to benefit from the improvements.

Public open space does not benefit from the services provided by the HMD and is therefore not assessed. Services performed on the land such as fire abatement are for the protection of the developed private parcels. Open space that is held in public trust may not be transferred or sold for profit and as such does not appreciate in value due to the HMD improvements. Open space maintenance services are performed because of the development. If there were no development, then minimal maintenance open space would be required. Any revenue or in-kind services afforded to the open space by grazing leases will be credited to future open space budgets.

The Vallejo Sanitation and Flood Control District's sanitary sewer and storm drain facilities and the City's water system facilities are operated and maintained exclusively for the benefit of the Hiddenbrooke development. They exist only for the benefit of the Hiddenbrooke development and receive no special benefit from the HMD improvements.

The Golf Club Property was excluded from the HMD because they are responsible contractually for lake monitoring and cleaning, and for slide debris removal resulting from slides within the open space onto the golf course. These services are to be performed by and at the sole discretion of the Golf Course Owners. The open space golf course properties do not benefit from the HMD improvements and consequently are not assessed. As such, the Golf Course properties and appurtenant facilities cannot benefit from District funds, maintenance and improvements until such time as they are brought within the District by assessing the properties for its appropriate share of District costs.

Public streets, public avenues, public utilities, public lanes, public roads, public drives, public courts, public alleys, all public easements and rights of way do not benefit and have not been assessed. Public parks, greenbelts and parkways and all public school property, other public property, and designated open space are assessed only to the extent that they benefit as discussed above. The benefit received by privately owned common areas is considered as included in the assessment for the various dwelling units. Common areas have therefore been assigned zero EBUs.

### **Calculation of Assessments**

The annual assessment amounts will be calculated each fiscal year as follows:

- Step 1: Calculate the EBU for each parcel based on the Equivalent Benefit Unit Application and General Definitions described in the preceding sections.
- Step 2: Calculate the total EBUs in the HMD by summing the total EBUs of all assessable parcels.
- Step 3: Calculate the assessment rate per EBU by dividing the total Balance to Levy by the total EBUs in the HMD.
- Step 4: Calculate the annual assessment amount for each parcel by multiplying the assessment rate per EBU by the number of EBUs for that parcel.

In summary, the annual cost of the District improvements to be levied (Balance to Levy) is divided by the total number of EBUs calculated for the District to establish the annual assessment rate (Levy per EBU) for the fiscal year. This formula is represented as follows:

$$\text{Balance to Levy} / \text{Total Number of EBUs} = \text{Levy Per EBU}$$

The levy amount for each parcel is then calculated by multiplying the Levy per EBU (assessment rate) by the parcel's individual EBU calculated. The formula is represented as follows:

$$\text{Levy Per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

### **Assessment Range Formula**

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of “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 SB919 (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 the District costs and assessments. Property owner balloting for the proposed District assessment in Fiscal Year 2003/2004 and 2004/2005 for Annexation 1

included the approval of an assessment range formula. The assessment range formula shall be applied to all future assessments within the District.

Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals the “Maximum Assessment” (“Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. In the Report prepared for ballot proceedings conducted in July 2003, the maximum amount of assessment levied per EBU for Fiscal Year 2003/04 was established at \$532.22, with the exact amount to be levied in any given year to be determined by the budget for that year. Beginning in the second fiscal year (Fiscal Year 2004/2005) and each fiscal year thereafter, the Maximum Assessment will be recalculated annually to adjust for the property owner approved inflation adjustment factor.
2. The new adjusted Maximum Assessment for the year represents the prior year’s Maximum Assessment adjusted by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), as distributed by the Bureau of Labor Statistics (BLS) for the Consolidated Metropolitan Statistical Area (CMSA) covering San Francisco-Oakland-San Jose. The percentage increase will be from Feb 1 of the prior year to Feb 1 of the current year, or similar time period that is available when the Report is prepared.
3. The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by CPI-U each year to establish the adjusted Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District’s annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent benefit unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer’s Annual Report.

The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of Article XIIIID Section 4(c) of the California Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

## Estimated Benefit Units for Fiscal Year 2010/2011

The following table summarizes the Equivalent Benefit Units for the various Land Use designations within HMD for Fiscal Year 2010/2011.

### EBUs per LAND USE DESIGNATION

Land Use Category	Land Use Designation	Number of Parcels	Dwelling Units (Current and Proposed)	Building Sq Ft	EBU Factor	Total EBU
Single Family Residential	SFR	1,089.00	1,089.00	N/A	1.00	1,089.00
Undeveloped Single Family Residential	SFV	132.00	132.00	N/A	0.60	79.20
Multi Family Residential	MFR	0.00	0.00	N/A	0.90	0.00
Undeveloped Multi Family Residential	MFV	0.00	0.00	N/A	0.60	0.00
Commercial Property	COM	0.00	0.00	N/A	1.00 EBU per 3,000 building sq ft	0.00
Undeveloped Commercial Property	CMV	0.00	0.00	0.00	0.50 EBU per acre	0.00
Developed Hotel Property	HOT	0.00	0.00	N/A	0.15 EBU per developed room and 0.12 EBU per undeveloped room	0.00
Special Designation Property	SPC	1.00	1.00	11,000.00	0.60 EBU per proposed lot plus 0.60 EBU per 3,000 building sq ft	2.20
<b>Totals</b>		<b>1,222.00</b>	<b>1,222.00</b>	<b>11,000.00</b>		<b>1,170.40</b>

## Budget and Financial Analysis

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### Cost Estimates

As defined in the Municipal Code, the cost estimates for the Improvements include the following:

- a) The total costs for improvements to be made this fiscal year, being the total cost of constructing or installing all proposed improvements and of maintaining and servicing all existing and proposed improvements, including incidental expenses. This may include an operating reserve, which shall not reasonably exceed the estimated costs of maintenance and servicing to January of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. These estimated costs of maintenance and servicing typically include fixed landscape, open space and infrastructure items, as well as water, electricity and telephone utility items. The operating reserve fund can also be used to offset any unforeseen expenses during a given fiscal year, including, but not limited to, emergency repairs
- b) The amount of any surplus or deficit in the improvement fund to be carried over from the previous fiscal year
- c) The amount of any contributions to be made from sources other than assessments levied pursuant to this part
- d) The amount of the annual installment for the fiscal year

Storm Water Management – The District was mandated in the Conditions of Approval for run-off emptying into Lake Herman, the emergency back-up reservoir for the City of Benicia. This condition was initiated by the City of Benicia for water quality monitoring services, which is being provided by the Vallejo Sanitation and Flood Control District.

Napa County Street System Maintenance – Approximately ½ mile of the entrance roadway, Hiddenbrooke Parkway, is situated in Napa County. As a condition of the District development, maintenance of this portion of the road will not be undertaken by Napa County. The District can expect to request and receive a high level of street maintenance services, above what the City normally provides under the General Fund. **Specifically in FY2010/2011, on the entry side of Hiddenbrooke Parkway, rehabilitate 170' X 25' slope by controller H across from Pole #29; 4 rows of 5 gallon plants on 4' centers for a total of 168 plants with bubblers.**

Open Space Management – Open space management is overseen by the City in partnership with the GVRD. Fire prevention is included within the landscape maintenance contract. Adverse soil surface irregularities are repaired and funded by the Developer Deposit Fund. This Fund was a condition of development for any repairs of the open space.

Trail Maintenance – City manages, in partnership with the GVRD, the trail maintenance service. Trail maintenance is scheduled annually through an agreement with the California Conservation Corps.

Landscape & Park Maintenance – The landscaping contract is renewed annually. The ornamental landscape of Hiddenbrooke Parkway, Tot-lot on Bennington Drive Park and numerous irrigated landscape areas make up the maintenance component. The park is approximately one acre in size and has a mixture of lawn, paved areas and resting areas. A portion of the park (Parcel I) will remain in a natural state consistent with the mitigation measures for the Hiddenbrooke development. This budget item includes adding irrigation to shrub beds behind lawns on Landsdowne and planting one 5 gallon shrub per panel for a total of 63 panels. In addition, above the wall at Misawa Ct. and Landmark, remove ailing Lantana, ensure bubblers are all unplugged after removal and plant with 115 – 2 gallon rambling roses.

Street Tree Maintenance – There are an estimated 1,406(+) street trees located throughout the District. City Staff will contract with an outside arborist to perform young tree care at 3 to 4 years old and again at 8 to 10 years old.

Irrigation Systems Repairs – This budget item provides for the ongoing maintenance and repair of the existing irrigation system to ensure that it is properly functioning at all times.

Vandalism – This budget item is to set aside funds to repair damage caused by vandalism. This amount is determined based on historical data of average vandalism in a year.

Monument – This budget item is provides for the ongoing maintenance and repair of the monuments throughout the district.

Geotechnical Monitoring/Maintenance – As a Condition of Approval the District is required to monitor slope stability. Funds are reserved to monitor slope movement, remove or repair landslides and any condition where the District should require the services of a geologist or soil engineer. The Hiddenbrooke project was approved with Resolution 87-613 Tentative Map 88-10 (dated 1/19/1988) and Specific Area Plan (dated 1987). These documents require only a determination of the adequacy of the landslide repair but do not state to what degree of effort is needed.

Waterfall Operations and Maintenance - A new contract was established in the 2003/2004 fiscal year. This contract includes annual maintenance tasks, cleaning on an as needed basis in cases of erosion or vandalism, costs of filters and other related items.

Field Inspection – City staff routinely performs inspections to ensure that the Landscape and Park Maintenance are performed to city standards. This budget item allows the City to recover those costs from the district.

Welcome Center Operations and Maintenance - The Welcome Center Agreement specifies the required expenses to staff the facility with “Greeters” and Security personnel and provide roving patrols as directed by the Hiddenbrooke Community Association, which has been charged with directing the activity/operations of the Welcome Center. The Agreement will be annually renewable, subject to the consent of the service provider and the City. If for any reason the Welcome Center should no longer be funded or desired in the future, the HMD Developer Deposit Fund may be used to cover the cost of removal.



City Administration Expense – The following information for the City to administer the expenses related to the assessment districts pursuant to the 1972 Act, Streets and Highway Code Section 22526 are presented below. Listed below is specific information applied to the HMD budget to determine its proportional expense to reimburse the City.

City-Wide Allocation Cost – An amount identified in the budget for the reimbursement to the City to administer the District. District reimbursement includes an allocation for accounting, legal, legislative and other staff cost which have been identified in an independent cost study. The City Wide reimbursements are proportionally spread amongst twenty-seven (27) Districts using the same methodology that is used in calculating the levy.

Direct Staff Cost - Staff time, vehicles, supplies and services devoted to managing and inspecting Districts. Inspection costs are budgeted directly to the district based on the actual inspection costs. Staff time, vehicles, supplies and services are proportionally spread amongst twenty-seven (27) Districts using the same methodology that is used in calculating the levy.

Number of District Parcels: This is the number of assessable parcels within a particular district. This number does not include exempt or non-taxable parcels.

District Direct Cost: This is the sum total of the regularly budgeted direct costs for the District. The total direct costs include the budgeted expenses for: Maintenance, Water, Utilities, Vandalism/Natural Damage, and Special Maintenance/Services. The amount budgeted for Improvements/Rehabilitation reserve is not included in this dollar amount.

#### Fund Balances

The HMD has its own improvement fund to be accounted for separately from all other City funds. All moneys representing special assessments, installment payments, contributions and annual interest earned and surplus/deficits from prior year's expenses and revenues are deposited into this fund. The HMD divides the improvement fund into three (3) funds, the HMD Developer Deposit Fund, the HMD Rehabilitation Fund and the HMD Operating Reserve Fund. The City can draw from the Rehabilitation fund, as part of the improvement fund, only as necessary to cover the District improvements should the Operating Reserve Fund be insufficient.

#### HMD Developer Deposit Fund

The developers of Hiddenbrooke deposited \$600,000 into the HMD Developer Deposit Fund during the 1999/00 Fiscal Year for any remediation work required within the Hiddenbrooke development or the Utility Corridor (UC) between Columbus Parkway and Hiddenbrooke. The fund will ensure the ability of the HMD to repair adverse land movement or impacts to improvements within the HMD and Utility Corridor such as: debris flows, landslides, slope re-grading due to erosion or earth movement, Utility Corridor monitoring/maintenance or slope repair, and maintenance or resurfacing of the a/c village trail due to expansive soil. An estimated \$75,000.00 was utilized to repair a damaged debris basin due to a debris flow and other moderate earthwork repair due to the severe winter storm of December 31, 2005. Please refer to the FY 2006-2007 Engineers Report Budget to see the Developer Deposit Fund

Transfer. In FY 2007-2008 \$200,000.00 was allocated to prepare plans, specification and contract out to complete the corrective earthwork and drainage repair under the storm drain outfalls for the Utility Corridor. \$50,000 of this work was completed in FY 2009-2010 and an additional \$50,000 is scheduled to be completed in FY 2010-2011. This extensive erosive damage is result of the annual discharge of precipitation storm water from the Utility Corridor slopes and roadway. The UC lies within the Solano Land Trust Swett Ranch, formerly the PGE properties and is entitled with a Construction and Maintenance Easement which encumbers the corridor and is the responsibility of the Hiddenbrooke development. The fund is also designated to demolish the Welcome Center if in the future the operation and maintenance of the facility is to be discontinued based on approval by a majority of the property owners in the Hiddenbrooke Maintenance District. Excluding an emergency, spending of this fund will require the City to notify the Hiddenbrooke Community Association or future designee in advance.

The HMD Developer Deposit Fund balance can and does grow beyond the original \$600,000 deposit. This deposit is subject to interest earnings. The City is allowed to invest this deposit in an interest bearing account and the resulting interest earnings are deposited directly to the HMD Developer Deposit Fund. According to the City Finance Department, the interest rate earned on this deposit is 3.65%. Therefore, the approximate interest earnings since the original deposit, given this interest rate, is \$247,176 through FY 2009/2010. The estimated interest earnings for FY 2009/2010 is \$27,200. These figures are represented in the Reserve Fund Information table located on the following pages.

#### HMD Rehabilitation Fund

From FY 1999/00 through FY 2009/10, \$126,697 has accumulated in the HMD Rehabilitation Fund dedicated for repairs to the Napa County Road, Debris Flow Cleaning, Slide Regrading, and maintenance or slope repair of the Utility Corridor Access Road. As of FY 2003/04, the HMD Rehabilitation Fund will only be accessed for repairs to the Napa County portion of Hiddenbrooke Parkway. All other descriptive items have been identified as slide remediation and are secured within the HMD Developer Deposit Fund with the original developer deposit.

The City previously (in FY 1999/00) estimated that these improvements would cost more than could be conveniently raised from a single annual assessment and ordered that the estimated costs of these improvements be raised by an assessment levied and collected in installments over a period of 8 years (\$48,250 per year). The original items were the Napa County Street System Maintenance, Debris Flow Cleaning, Slide Re-grading and Utility Corridor Access Road. As mentioned above, through the 2002/03 Fiscal Year, the Fund has collected \$144,750 (\$48,250 x 3 years) in annual payments for these four items plus annual interest on this deposit of 3.65%. The 8-year estimated total for these projects was \$386,000. For Fiscal Year 2003/2004 and onwards, the remaining items (Napa County Street System Maintenance and Utility Corridor) are proposed to be included in the Direct and Indirect Cost sections of the District budget and will be expended on an annual basis. Should these items not be expended in any given fiscal year, the monies collected through the assessment for these items will be automatically deposited to the HMD Rehabilitation Fund.

The City Public Works Department has established \$1 million as the cap for the sum total of the HMD Developer Deposit Fund and the HMD Rehabilitation Fund, adjusted by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), as distributed by the Bureau of Labor Statistics (BLS) for the Consolidated Metropolitan Statistical Area (CMSA) covering San Francisco-Oakland-San Jose. The percentage increase will be from February 1 of the prior year to February 1 of the current year, or similar time period.

The adjusted Rehabilitation Fund cap for Fiscal Year 2009/2010 has been adjusted from \$1,235,083 to \$1,249,410 (1.2 Percent). In February 2010, this figure was adjusted accordingly to reflect the current percentage change in the Local CPI. According to the City Finance Department, the current total of the HMD Developer Deposit Fund and the HMD Rehabilitation Fund balances has not reached this cap. The estimated FY 2009/2010 ending balance for both Funds is \$849,099, including the \$600,000 developer deposit, \$144,750 in rehabilitation collections and interest earnings of \$292,593 less \$188,244 spent in prior fiscal years.

The percentage change in the Local CPI that was applied to the Funds cap for Fiscal Year 2010/2011 is 1.79 Percent. Therefore, the cap for FY 2010/2011 is \$1,271,775. The estimated FY 2010/2011 ending balance for both Funds, including interest earnings, and less rehabilitation transfer is \$830,760. These figures are presented in the Reserve Fund Information table that follows this section.

#### HMD Operating Reserve Fund

The HMD Operating Reserve Fund provides for operating expenses through January of the fiscal year or until such time as the City receives its apportionment of special assessments from Solano County, whichever is later. It is also a fund that can be accessed should the District experience unforeseen damages or emergencies to improvements. Based on City data regarding the District fund balance information, the estimated ending Operating Reserve Fund balance as of June 30, 2010 will be \$803,316

## HMD Budget and Reserve Fund Information (FY 2010/2011)

### City of Vallejo, Hiddenbrooke Maintenance District, Budget FY 2010/11

Budget Item	Amount	Total
<b>DIRECT COSTS</b>		
<u>Landscape, Open Space &amp; Infrastructure</u>		
<i>Fixed</i>		
Landscape Maintenance Contract	\$ 141,086.00	
Waterfall Maintenance Contract	\$ 9,300.00	
Trail Maintenance Contract	\$ 2,750.00	
Field Inspection	\$ 41,979.00	
<i>District Upkeep</i>		
Irrigation Systems Repairs	\$ 15,000.00	
Street Tree Maintenance	\$ 10,000.00	
Open Space	\$ 17,290.00	
Vandalism	\$ 5,000.00	
Monuments	\$ 5,000.00	
<i>Utility</i>		
Water	\$ 95,000.00	
Electricity	\$ 9,450.00	
Telephone	\$ 650.00	
Total Landscape, Open Space & Infrastructure Costs	\$ 352,505.00	
<u>Utility Corridor Maintenance</u>	\$ 50,000.00	
<b>TOTAL DIRECT COSTS</b>		<b>\$ 402,505.00</b>
<b>INDIRECT COSTS</b>		
<u>Agreement &amp; Easement Responsibilities</u>		
Welcome Center	\$ 165,000.00	
Napa County Roadway (Street System)	\$ 6,250.00	
VSFCD Storm Water Management	\$ -	
Misc. Repairs to Welcome Center Interior/Exterior	\$ 10,000.00	
Landscape Rehabilitation	\$ 20,000.00	
Consulting Services	\$ 2,785.00	
District Administration	\$ 88,828.00	
County Administrative Services	\$ 8,218.00	
<b>TOTAL INDIRECT COSTS</b>		<b>\$ 301,081.00</b>
<b>TOTAL ANNUAL DIRECT AND INDIRECT COSTS</b>		<b>\$ 703,586.00</b>
<b>RESERVE FUND COLLECTION</b>		
<u>Operating Reserve Fund</u>		
Annual Collection/(Transfer)	\$ 61,294.32	
<u>Developer Deposit Fund</u>		
Annual Collection/(Transfer)	\$ (50,000.00)	
<b>TOTAL RESERVE FUND COLLECTION/(TRANSFER)</b>		<b>\$ 11,294.32</b>
<b>TOTAL BALANCE TO LEVY (FY 2010/11)</b>		<b>\$ 714,880.32</b>
<b>DISTRICT STATISTICS</b>		
Total Number of Parcels Levied		1222.00
Total Number of EBUs in District		1170.40
Proposed Maximum Assessment Rate per EBU (FY 10/11)	\$	610.80

Sources: City of Vallejo; Willdan Financial

## City of Vallejo, Hiddenbrooke Maintenance District, Reserve Fund Balances FY 2010/11

Description	Amount	Total
<b>RESERVE FUNDS INFORMATION</b>		
<u>HMD Developer Deposit Fund (through FY 09/10)</u>		
Original Developer Deposit (FY 99/00)	\$ 600,000	
Estimated Developer Deposit Fund Collection/(Transfer) (FY 06/07 - FY09/10)	<u>(124,774)</u>	
Estimated Interest Earnings on Developer Deposit (FY 99/00 - FY 09/10) <sup>1</sup>	<u>247,176</u>	
Estimated HMD Developer Deposit Fund Balance as of June 30, 2010		<u>\$ 722,402</u>
<u>HMD Rehabilitation Fund (through FY 09/10)</u>		
Total Rehabilitation Fund Collections (FY 99/00 - FY 06/07) <sup>2</sup>	\$ 144,750	
Rehab Funds Expended in FY 2005/06	\$ (63,470)	
Estimated Interest Earnings on Rehabilitation Fund (FY 99/00 - FY 09/10) <sup>1</sup>	<u>45,417</u>	
Estimated HMD Rehabilitation Fund Balance as of June 30, 2010		<u>\$ 126,697</u>
<u>HMD Operating Reserve Fund (through FY 09/10)</u>		
Estimated HMD Operating Reserve Fund Balance as of June 30, 2010 <sup>3</sup>		<u>\$ 803,316</u>
<b>Estimated HMD Rehabilitation and Developer Deposit Fund Balance as of June 30, 2010</b>		<b><u>\$ 849,099</u></b>
<b>Estimated Total HMD Reserve Fund Balance as of June 30, 2010</b>		<b><u>\$ 1,652,415</u></b>
<u>HMD Developer Deposit Fund (through FY 10/11)</u>		
Estimated HMD Developer Deposit Fund Balance as of July 1, 2010	\$ 722,402	
Estimated Interest Earnings on Original Developer Deposit (FY 09/10)	27,200	
Estimated Developer Deposit Fund Collection/(Transfer) (FY 09/10)	<u>(50,000)</u>	
Estimated HMD Developer Deposit Fund Balance as of June 30, 2011		<u>\$ 699,602</u>
<u>HMD Rehabilitation Fund (through FY 10/11)</u>		
Estimated HMD Rehabilitation Fund Balance as of July 1, 2010	\$ 126,697	
Estimated Interest Earnings on Rehabilitation Fund (FY 10/11)	4,462	
Estimated Rehabilitation Fund Collection/(Transfer) (FY 10/11)	-	
Estimated HMD Rehabilitation Fund Balance as of June 30, 2011		<u>\$ 131,158</u>
<u>HMD Operating Reserve Fund (through FY 10/11)</u>		
Estimated HMD Operating Reserve Fund Balance as of July 1, 2010	\$ 803,316	
Estimated Operating Reserve Collection/(Transfer) (FY 10/11)	<u>61,294</u>	
Estimated HMD Operating Reserve Fund Balance as of June 30, 2011		<u>\$ 864,611</u>
<b>Estimated HMD Rehabilitation and Developer Deposit Fund Balance as of June 30, 2011</b>		<b><u>\$ 830,760</u></b>
<b>Estimated Total HMD Reserve Fund Balance as of June 30, 2011</b>		<b><u>\$ 1,695,371</u></b>

1. According to City of Vallejo Finance Department, interest rate of 3.65% is applied to the balance on an annual basis.

2. This line item includes the sum of the annual collections for the following Rehabilitation item: Napa Street System at \$48,250 per year. Interest of 3.65% is applied to the deposits on an annual basis.

3. The 6 month operating reserve for normal operating costs **ONLY** include Fixed Landscape, Open Space and Infrastructure items and Water, Electricity and Telephone Utility items. This reserve is necessary to fund immediate and unexpected emergencies and to

Sources: City of Vallejo; Willdan Financial Services

## **Appendix A — Boundary Map**

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The original Boundary Map and Annexation map of the Orchards development is on file with the City Clerk and, by reference, made part of this Report. The Boundary Maps are available for inspection at the Office of the City Clerk, during normal business hours. A reduced copy of the District boundary is provided on the following page. This diagram provides a visual identification of the boundaries of the District.

## Appendix B —Assessment Roll

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The following pages represent the proposed assessment amounts for Fiscal Year 2010/2011 for the Hiddenbrooke Maintenance District. Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Solano County Secured Roll for the year in which this Report is prepared.

Non-assessable lots or parcels include:

- Areas of public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements, open space areas and right-of-ways including public greenbelts, parkways and utility easements;
- Properties that cannot be developed or have restricted development including common areas, landlocked parcels, small parcels vacated by the County, bifurcated lots, park properties or other publicly owned properties that have little or no improvement value.

These types of parcels as well as open space golf course properties are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The land use classification for each parcel has been based on the Solano County Secured Roll and/or City records. A listing of parcels assessed within this District, along with the proposed assessment amounts is included on the following pages.

At the conclusion of the public hearing for the District and the proposed assessments, the City Council may amend this Report or approve the Report as submitted. Approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel within the District and thereby constitutes the approved levy and collection of assessments for Fiscal Year 2010/2011. Assuming approval of the proposed assessment rate, the listing of 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 each parcel in Fiscal Year 2010/2011.

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.

APN	EBU	Land Use	Assessment
0182-111-150	1.0	SFR	610.80
0182-111-160	1.0	SFR	610.80
0182-111-170	1.0	SFR	610.80
0182-111-140	1.0	SFR	610.80
0182-111-130	1.0	SFR	610.80
0182-111-120	1.0	SFR	610.80
0182-111-110	1.0	SFR	610.80
0182-111-100	1.0	SFR	610.80
0182-111-090	1.0	SFR	610.80
0182-111-080	1.0	SFR	610.80
0182-111-070	1.0	SFR	610.80
0182-111-060	1.0	SFR	610.80
0182-111-050	1.0	SFR	610.80
0182-111-040	1.0	SFR	610.80
0182-111-030	1.0	SFR	610.80
0182-111-020	1.0	SFR	610.80
0182-111-010	1.0	SFR	610.80
0182-103-110	1.0	SFR	610.80
0182-103-100	1.0	SFR	610.80
0182-103-090	1.0	SFR	610.80
0182-103-080	1.0	SFR	610.80
0182-103-070	1.0	SFR	610.80
0182-103-060	1.0	SFR	610.80
0182-103-050	1.0	SFR	610.80
0182-103-040	1.0	SFR	610.80
0182-103-030	1.0	SFR	610.80
0182-103-020	1.0	SFR	610.80
0182-103-010	1.0	SFR	610.80
0182-102-280	1.0	SFR	610.80
0182-102-270	1.0	SFR	610.80
0182-102-260	1.0	SFR	610.80
0182-102-250	1.0	SFR	610.80
0182-102-240	1.0	SFR	610.80
0182-102-230	1.0	SFR	610.80
0182-102-220	1.0	SFR	610.80
0182-102-210	1.0	SFR	610.80
0182-102-200	1.0	SFR	610.80
0182-102-190	1.0	SFR	610.80
0182-091-100	1.0	SFR	610.80
0182-091-090	1.0	SFR	610.80
0182-091-080	1.0	SFR	610.80
0182-091-070	1.0	SFR	610.80
0182-091-060	1.0	SFR	610.80
0182-091-050	1.0	SFR	610.80
0182-091-040	1.0	SFR	610.80
0182-091-030	1.0	SFR	610.80
0182-091-020	1.0	SFR	610.80
0182-091-010	1.0	SFR	610.80
0182-060-770	0.6	SFV	366.48
0182-111-180	1.0	SFR	610.80
0182-111-190	1.0	SFR	610.80
0182-111-200	1.0	SFR	610.80
0182-111-210	1.0	SFR	610.80
0182-111-220	1.0	SFR	610.80
0182-111-240	1.0	SFR	610.80
0182-111-250	1.0	SFR	610.80
0182-111-260	1.0	SFR	610.80
0182-111-300	1.0	SFR	610.80



APN	EBU	Land Use	Assessment
0182-112-010	1.0	SFR	610.80
0182-112-020	1.0	SFR	610.80
0182-112-030	1.0	SFR	610.80
0182-112-040	1.0	SFR	610.80
0182-112-050	1.0	SFR	610.80
0182-112-060	1.0	SFR	610.80
0182-112-070	1.0	SFR	610.80
0182-112-080	1.0	SFR	610.80
0182-112-090	1.0	SFR	610.80
0182-112-100	1.0	SFR	610.80
0182-112-110	1.0	SFR	610.80
0182-112-120	1.0	SFR	610.80
0182-112-130	1.0	SFR	610.80
0182-112-140	1.0	SFR	610.80
0182-112-150	1.0	SFR	610.80
0182-112-160	1.0	SFR	610.80
0182-112-170	1.0	SFR	610.80
0182-112-180	1.0	SFR	610.80
0182-112-190	1.0	SFR	610.80
0182-112-200	1.0	SFR	610.80
0182-112-210	1.0	SFR	610.80
0182-112-220	1.0	SFR	610.80
0182-112-230	1.0	SFR	610.80
0182-113-010	1.0	SFR	610.80
0182-102-180	1.0	SFR	610.80
0182-102-170	1.0	SFR	610.80
0182-102-160	1.0	SFR	610.80
0182-102-150	1.0	SFR	610.80
0182-102-140	1.0	SFR	610.80
0182-102-130	1.0	SFR	610.80
0182-102-120	1.0	SFR	610.80
0182-102-110	1.0	SFR	610.80
0182-102-100	1.0	SFR	610.80
0182-102-090	1.0	SFR	610.80
0182-102-080	1.0	SFR	610.80
0182-102-070	1.0	SFR	610.80
0182-102-060	1.0	SFR	610.80
0182-102-050	1.0	SFR	610.80
0182-102-040	1.0	SFR	610.80
0182-102-030	1.0	SFR	610.80
0182-102-020	1.0	SFR	610.80
0182-101-080	1.0	SFR	610.80
0182-101-070	1.0	SFR	610.80
0182-101-060	1.0	SFR	610.80
0182-101-050	1.0	SFR	610.80
0182-101-040	1.0	SFR	610.80
0182-101-030	1.0	SFR	610.80
0182-101-020	1.0	SFR	610.80
0182-101-010	1.0	SFR	610.80
0182-095-020	1.0	SFR	610.80
0182-095-010	1.0	SFR	610.80
0182-094-030	1.0	SFR	610.80
0182-094-020	1.0	SFR	610.80
0182-094-010	1.0	SFR	610.80
0182-093-050	1.0	SFR	610.80
0182-093-040	1.0	SFR	610.80
0182-093-030	1.0	SFR	610.80
0182-113-020	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-113-030	1.0	SFR	610.80
0182-113-040	1.0	SFR	610.80
0182-122-070	1.0	SFR	610.80
0182-143-100	1.0	SFR	610.80
0182-143-110	1.0	SFR	610.80
0182-143-120	1.0	SFR	610.80
0182-143-130	1.0	SFR	610.80
0182-143-140	1.0	SFR	610.80
0182-143-150	1.0	SFR	610.80
0182-143-160	1.0	SFR	610.80
0182-143-170	1.0	SFR	610.80
0182-143-180	1.0	SFR	610.80
0182-143-190	1.0	SFR	610.80
0182-144-010	1.0	SFR	610.80
0182-144-020	1.0	SFR	610.80
0182-144-030	1.0	SFR	610.80
0182-122-080	1.0	SFR	610.80
0182-122-090	1.0	SFR	610.80
0182-122-100	1.0	SFR	610.80
0182-122-110	1.0	SFR	610.80
0182-122-120	1.0	SFR	610.80
0182-122-130	1.0	SFR	610.80
0182-123-010	1.0	SFR	610.80
0182-123-020	1.0	SFR	610.80
0182-123-030	1.0	SFR	610.80
0182-134-100	1.0	SFR	610.80
0182-134-110	1.0	SFR	610.80
0182-141-010	1.0	SFR	610.80
0182-141-020	1.0	SFR	610.80
0182-141-030	1.0	SFR	610.80
0182-141-040	1.0	SFR	610.80
0182-141-050	1.0	SFR	610.80
0182-141-060	1.0	SFR	610.80
0182-141-070	1.0	SFR	610.80
0182-141-080	1.0	SFR	610.80
0182-142-010	1.0	SFR	610.80
0182-142-020	1.0	SFR	610.80
0182-142-030	1.0	SFR	610.80
0182-152-080	1.0	SFR	610.80
0182-152-090	1.0	SFR	610.80
0182-153-010	1.0	SFR	610.80
0182-153-020	1.0	SFR	610.80
0182-154-020	1.0	SFR	610.80
0182-154-030	1.0	SFR	610.80
0182-161-030	1.0	SFR	610.80
0182-161-040	1.0	SFR	610.80
0182-161-050	1.0	SFR	610.80
0182-161-060	1.0	SFR	610.80
0182-161-070	1.0	SFR	610.80
0182-161-080	1.0	SFR	610.80
0182-162-010	1.0	SFR	610.80
0182-162-030	1.0	SFR	610.80
0182-162-040	1.0	SFR	610.80
0182-162-050	1.0	SFR	610.80
0182-142-040	1.0	SFR	610.80
0182-142-050	1.0	SFR	610.80
0182-142-060	1.0	SFR	610.80
0182-143-010	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-143-020	1.0	SFR	610.80
0182-143-030	1.0	SFR	610.80
0182-143-040	1.0	SFR	610.80
0182-143-050	1.0	SFR	610.80
0182-143-060	1.0	SFR	610.80
0182-143-070	1.0	SFR	610.80
0182-143-080	1.0	SFR	610.80
0182-143-090	1.0	SFR	610.80
0182-113-050	1.0	SFR	610.80
0182-113-060	1.0	SFR	610.80
0182-113-070	1.0	SFR	610.80
0182-113-080	1.0	SFR	610.80
0182-113-090	1.0	SFR	610.80
0182-113-100	1.0	SFR	610.80
0182-113-110	1.0	SFR	610.80
0182-113-120	1.0	SFR	610.80
0182-121-010	1.0	SFR	610.80
0182-121-020	1.0	SFR	610.80
0182-121-030	1.0	SFR	610.80
0182-121-040	1.0	SFR	610.80
0182-121-050	1.0	SFR	610.80
0182-121-060	1.0	SFR	610.80
0182-121-070	1.0	SFR	610.80
0182-121-080	1.0	SFR	610.80
0182-171-310	1.0	SFR	610.80
0182-171-320	1.0	SFR	610.80
0182-171-330	1.0	SFR	610.80
0182-171-340	1.0	SFR	610.80
0182-171-350	1.0	SFR	610.80
0182-171-360	1.0	SFR	610.80
0182-171-370	1.0	SFR	610.80
0182-171-380	1.0	SFR	610.80
0182-171-390	1.0	SFR	610.80
0182-171-400	1.0	SFR	610.80
0182-171-410	1.0	SFR	610.80
0182-121-090	1.0	SFR	610.80
0182-121-100	1.0	SFR	610.80
0182-121-110	1.0	SFR	610.80
0182-121-120	1.0	SFR	610.80
0182-122-010	1.0	SFR	610.80
0182-122-020	1.0	SFR	610.80
0182-122-030	1.0	SFR	610.80
0182-122-040	1.0	SFR	610.80
0182-122-050	1.0	SFR	610.80
0182-122-060	1.0	SFR	610.80
0182-144-040	1.0	SFR	610.80
0182-144-050	1.0	SFR	610.80
0182-144-060	1.0	SFR	610.80
0182-144-070	1.0	SFR	610.80
0182-145-010	1.0	SFR	610.80
0182-145-020	1.0	SFR	610.80
0182-151-010	1.0	SFR	610.80
0182-151-020	1.0	SFR	610.80
0182-181-250	1.0	SFR	610.80
0182-181-260	1.0	SFR	610.80
0182-181-270	1.0	SFR	610.80
0182-181-280	1.0	SFR	610.80
0182-181-290	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-181-310	1.0	SFR	610.80
0182-181-330	1.0	SFR	610.80
0182-181-350	1.0	SFR	610.80
0182-181-370	1.0	SFR	610.80
0182-181-390	1.0	SFR	610.80
0182-181-400	1.0	SFR	610.80
0182-181-410	1.0	SFR	610.80
0182-181-420	1.0	SFR	610.80
0182-182-010	1.0	SFR	610.80
0182-182-020	1.0	SFR	610.80
0182-182-050	1.0	SFR	610.80
0182-182-060	1.0	SFR	610.80
0182-183-080	1.0	SFR	610.80
0182-183-090	1.0	SFR	610.80
0182-183-100	1.0	SFR	610.80
0182-151-030	1.0	SFR	610.80
0182-151-040	1.0	SFR	610.80
0182-123-040	1.0	SFR	610.80
0182-123-050	1.0	SFR	610.80
0182-131-010	1.0	SFR	610.80
0182-131-020	1.0	SFR	610.80
0182-131-030	1.0	SFR	610.80
0182-131-040	1.0	SFR	610.80
0182-131-050	1.0	SFR	610.80
0182-131-060	1.0	SFR	610.80
0182-131-070	1.0	SFR	610.80
0182-131-080	1.0	SFR	610.80
0182-131-090	1.0	SFR	610.80
0182-131-100	1.0	SFR	610.80
0182-131-110	1.0	SFR	610.80
0182-132-010	1.0	SFR	610.80
0182-132-020	1.0	SFR	610.80
0182-132-030	1.0	SFR	610.80
0182-132-040	1.0	SFR	610.80
0182-132-050	1.0	SFR	610.80
0182-132-060	1.0	SFR	610.80
0182-132-070	1.0	SFR	610.80
0182-191-180	1.0	SFR	610.80
0182-191-190	1.0	SFR	610.80
0182-191-200	1.0	SFR	610.80
0182-191-210	1.0	SFR	610.80
0182-191-220	1.0	SFR	610.80
0182-191-230	1.0	SFR	610.80
0182-191-240	1.0	SFR	610.80
0182-191-250	1.0	SFR	610.80
0182-191-460	1.0	SFR	610.80
0182-191-470	1.0	SFR	610.80
0182-191-510	1.0	SFR	610.80
0182-191-520	1.0	SFR	610.80
0182-132-080	1.0	SFR	610.80
0182-132-090	1.0	SFR	610.80
0182-132-100	1.0	SFR	610.80
0182-132-110	1.0	SFR	610.80
0182-133-010	1.0	SFR	610.80
0182-133-020	1.0	SFR	610.80
0182-133-030	1.0	SFR	610.80
0182-133-040	1.0	SFR	610.80
0182-133-050	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-133-060	1.0	SFR	610.80
0182-134-010	1.0	SFR	610.80
0182-134-020	1.0	SFR	610.80
0182-134-030	1.0	SFR	610.80
0182-134-040	1.0	SFR	610.80
0182-134-050	1.0	SFR	610.80
0182-134-060	1.0	SFR	610.80
0182-134-070	1.0	SFR	610.80
0182-134-080	1.0	SFR	610.80
0182-134-090	1.0	SFR	610.80
0182-151-050	1.0	SFR	610.80
0182-151-060	1.0	SFR	610.80
0182-151-070	1.0	SFR	610.80
0182-151-080	1.0	SFR	610.80
0182-151-090	1.0	SFR	610.80
0182-152-010	1.0	SFR	610.80
0182-152-020	1.0	SFR	610.80
0182-152-040	1.0	SFR	610.80
0182-152-050	1.0	SFR	610.80
0182-152-060	1.0	SFR	610.80
0182-152-070	1.0	SFR	610.80
0182-162-060	1.0	SFR	610.80
0182-162-070	0.6	SFV	366.48
0182-162-080	1.0	SFR	610.80
0182-162-090	1.0	SFR	610.80
0182-201-470	1.0	SFR	610.80
0182-201-490	1.0	SFR	610.80
0182-201-530	1.0	SFR	610.80
0182-163-030	1.0	SFR	610.80
0182-163-040	0.6	SFV	366.48
0182-163-050	1.0	SFR	610.80
0182-163-060	0.6	SFV	366.48
0182-163-070	1.0	SFR	610.80
0182-163-080	1.0	SFR	610.80
0182-164-010	1.0	SFR	610.80
0182-164-020	1.0	SFR	610.80
0182-164-030	1.0	SFR	610.80
0182-164-040	1.0	SFR	610.80
0182-164-050	1.0	SFR	610.80
0182-164-060	1.0	SFR	610.80
0182-164-070	1.0	SFR	610.80
0182-164-080	1.0	SFR	610.80
0182-165-010	1.0	SFR	610.80
0182-165-020	1.0	SFR	610.80
0182-165-030	1.0	SFR	610.80
0182-165-040	1.0	SFR	610.80
0182-165-050	1.0	SFR	610.80
0182-171-140	1.0	SFR	610.80
0182-171-150	1.0	SFR	610.80
0182-171-280	1.0	SFR	610.80
0182-171-290	1.0	SFR	610.80
0182-171-300	1.0	SFR	610.80
0182-173-220	1.0	SFR	610.80
0182-173-240	0.6	SFV	366.48
0182-173-250	1.0	SFR	610.80
0182-181-220	1.0	SFR	610.80
0182-181-230	1.0	SFR	610.80
0182-181-240	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-183-110	1.0	SFR	610.80
0182-183-120	1.0	SFR	610.80
0182-183-130	1.0	SFR	610.80
0182-183-140	1.0	SFR	610.80
0182-183-150	1.0	SFR	610.80
0182-183-160	1.0	SFR	610.80
0182-183-170	1.0	SFR	610.80
0182-183-180	1.0	SFR	610.80
0182-183-210	1.0	SFR	610.80
0182-183-220	1.0	SFR	610.80
0182-184-010	1.0	SFR	610.80
0182-191-030	1.0	SFR	610.80
0182-191-040	1.0	SFR	610.80
0182-191-050	1.0	SFR	610.80
0182-191-060	1.0	SFR	610.80
0182-191-070	1.0	SFR	610.80
0182-191-080	1.0	SFR	610.80
0182-191-090	1.0	SFR	610.80
0182-191-100	1.0	SFR	610.80
0182-191-110	1.0	SFR	610.80
0182-191-120	1.0	SFR	610.80
0182-191-170	1.0	SFR	610.80
0182-191-530	1.0	SFR	610.80
0182-191-540	1.0	SFR	610.80
0182-191-550	1.0	SFR	610.80
0182-191-560	1.0	SFR	610.80
0182-191-570	1.0	SFR	610.80
0182-191-580	1.0	SFR	610.80
0182-191-590	1.0	SFR	610.80
0182-191-600	1.0	SFR	610.80
0182-191-610	1.0	SFR	610.80
0182-191-620	1.0	SFR	610.80
0182-191-630	1.0	SFR	610.80
0182-191-640	1.0	SFR	610.80
0182-191-650	1.0	SFR	610.80
0182-191-660	1.0	SFR	610.80
0182-191-670	1.0	SFR	610.80
0182-191-680	1.0	SFR	610.80
0182-191-690	1.0	SFR	610.80
0182-192-010	1.0	SFR	610.80
0182-192-020	1.0	SFR	610.80
0182-192-030	1.0	SFR	610.80
0182-192-040	1.0	SFR	610.80
0182-192-050	1.0	SFR	610.80
0182-192-060	1.0	SFR	610.80
0182-192-070	1.0	SFR	610.80
0182-192-080	1.0	SFR	610.80
0182-192-090	1.0	SFR	610.80
0182-192-100	1.0	SFR	610.80
0182-192-110	1.0	SFR	610.80
0182-192-120	1.0	SFR	610.80
0182-192-130	1.0	SFR	610.80
0182-192-140	1.0	SFR	610.80
0182-192-160	1.0	SFR	610.80
0182-201-410	1.0	SFR	610.80
0182-201-430	1.0	SFR	610.80
0182-201-450	1.0	SFR	610.80
0182-171-420	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-171-430	1.0	SFR	610.80
0182-172-010	1.0	SFR	610.80
0182-173-020	1.0	SFR	610.80
0182-173-030	1.0	SFR	610.80
0182-173-040	0.6	SFV	366.48
0182-173-050	0.6	SFV	366.48
0182-173-180	0.6	SFV	366.48
0182-173-190	0.6	SFV	366.48
0182-173-200	1.0	SFR	610.80
0182-173-210	0.6	SFV	366.48
0182-212-020	1.0	SFR	610.80
0182-212-030	1.0	SFR	610.80
0182-212-040	1.0	SFR	610.80
0182-212-050	1.0	SFR	610.80
0182-212-060	1.0	SFR	610.80
0182-212-070	1.0	SFR	610.80
0182-212-100	1.0	SFR	610.80
0182-212-120	1.0	SFR	610.80
0182-213-010	0.6	SFV	366.48
0182-213-020	1.0	SFR	610.80
0182-213-030	1.0	SFR	610.80
0182-213-040	1.0	SFR	610.80
0182-213-050	1.0	SFR	610.80
0182-213-060	1.0	SFR	610.80
0182-201-550	1.0	SFR	610.80
0182-201-570	1.0	SFR	610.80
0182-202-010	1.0	SFR	610.80
0182-202-020	1.0	SFR	610.80
0182-202-030	1.0	SFR	610.80
0182-203-100	1.0	SFR	610.80
0182-203-110	1.0	SFR	610.80
0182-203-120	1.0	SFR	610.80
0182-203-130	1.0	SFR	610.80
0182-204-010	0.6	SFV	366.48
0182-204-020	0.6	SFV	366.48
0182-204-030	0.6	SFV	366.48
0182-204-040	1.0	SFR	610.80
0182-204-050	0.6	SFV	366.48
0182-204-060	1.0	SFR	610.80
0182-204-070	1.0	SFR	610.80
0182-204-080	1.0	SFR	610.80
0182-211-010	1.0	SFR	610.80
0182-211-020	1.0	SFR	610.80
0182-211-030	1.0	SFR	610.80
0182-211-040	1.0	SFR	610.80
0182-211-050	1.0	SFR	610.80
0182-211-060	1.0	SFR	610.80
0182-211-070	1.0	SFR	610.80
0182-212-010	1.0	SFR	610.80
0182-241-230	1.0	SFR	610.80
0182-241-240	1.0	SFR	610.80
0182-241-250	1.0	SFR	610.80
0182-241-260	1.0	SFR	610.80
0182-241-270	1.0	SFR	610.80
0182-241-280	1.0	SFR	610.80
0182-241-330	1.0	SFR	610.80
0182-241-340	1.0	SFR	610.80
0182-241-350	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-241-360	1.0	SFR	610.80
0182-241-370	1.0	SFR	610.80
0182-241-380	1.0	SFR	610.80
0182-241-390	1.0	SFR	610.80
0182-241-400	1.0	SFR	610.80
0182-231-080	1.0	SFR	610.80
0182-231-090	1.0	SFR	610.80
0182-232-010	1.0	SFR	610.80
0182-232-020	1.0	SFR	610.80
0182-232-030	1.0	SFR	610.80
0182-232-040	0.6	SFV	366.48
0182-232-050	0.6	SFV	366.48
0182-232-060	0.6	SFV	366.48
0182-233-010	1.0	SFR	610.80
0182-233-020	1.0	SFR	610.80
0182-241-410	1.0	SFR	610.80
0182-241-420	1.0	SFR	610.80
0182-241-430	1.0	SFR	610.80
0182-233-030	1.0	SFR	610.80
0182-233-040	1.0	SFR	610.80
0182-233-050	1.0	SFR	610.80
0182-233-060	1.0	SFR	610.80
0182-233-070	1.0	SFR	610.80
0182-233-080	1.0	SFR	610.80
0182-233-100	1.0	SFR	610.80
0182-241-210	1.0	SFR	610.80
0182-241-220	1.0	SFR	610.80
0182-242-030	1.0	SFR	610.80
0182-242-040	1.0	SFR	610.80
0182-242-050	1.0	SFR	610.80
0182-242-060	1.0	SFR	610.80
0182-242-070	1.0	SFR	610.80
0182-242-080	1.0	SFR	610.80
0182-242-090	1.0	SFR	610.80
0182-242-100	1.0	SFR	610.80
0182-242-110	1.0	SFR	610.80
0182-242-120	1.0	SFR	610.80
0182-242-130	1.0	SFR	610.80
0182-242-140	1.0	SFR	610.80
0182-251-010	1.0	SFR	610.80
0182-251-020	1.0	SFR	610.80
0182-213-070	1.0	SFR	610.80
0182-264-020	1.0	SFR	610.80
0182-264-030	1.0	SFR	610.80
0182-213-080	1.0	SFR	610.80
0182-213-090	1.0	SFR	610.80
0182-215-030	1.0	SFR	610.80
0182-215-040	1.0	SFR	610.80
0182-215-050	1.0	SFR	610.80
0182-215-060	1.0	SFR	610.80
0182-215-070	0.6	SFV	366.48
0182-221-060	1.0	SFR	610.80
0182-221-070	1.0	SFR	610.80
0182-221-080	1.0	SFR	610.80
0182-221-090	1.0	SFR	610.80
0182-221-110	1.0	SFR	610.80
0182-221-130	1.0	SFR	610.80
0182-221-150	1.0	SFR	610.80



APN	EBU	Land Use	Assessment
0182-222-010	1.0	SFR	610.80
0182-222-020	1.0	SFR	610.80
0182-222-030	1.0	SFR	610.80
0182-222-040	1.0	SFR	610.80
0182-222-050	1.0	SFR	610.80
0182-293-030	0.6	SFV	366.48
0182-293-040	0.6	SFV	366.48
0182-293-050	0.6	SFV	366.48
0182-293-060	0.6	SFV	366.48
0182-293-070	0.6	SFV	366.48
0182-293-080	0.6	SFV	366.48
0182-293-090	0.6	SFV	366.48
0182-222-060	1.0	SFR	610.80
0182-222-070	1.0	SFR	610.80
0182-222-080	1.0	SFR	610.80
0182-222-090	1.0	SFR	610.80
0182-222-100	1.0	SFR	610.80
0182-222-110	1.0	SFR	610.80
0182-222-130	0.6	SFV	366.48
0182-231-010	1.0	SFR	610.80
0182-231-020	1.0	SFR	610.80
0182-231-030	1.0	SFR	610.80
0182-231-040	1.0	SFR	610.80
0182-231-050	1.0	SFR	610.80
0182-231-060	1.0	SFR	610.80
0182-231-070	1.0	SFR	610.80
0182-251-030	1.0	SFR	610.80
0182-252-010	1.0	SFR	610.80
0182-252-020	1.0	SFR	610.80
0182-241-440	1.0	SFR	610.80
0182-241-450	1.0	SFR	610.80
0182-241-460	1.0	SFR	610.80
0182-241-470	1.0	SFR	610.80
0182-301-220	0.6	SFV	366.48
0182-301-230	0.6	SFV	366.48
0182-301-240	0.6	SFV	366.48
0182-301-250	0.6	SFV	366.48
0182-301-260	0.6	SFV	366.48
0182-301-270	0.6	SFV	366.48
0182-302-010	0.6	SFV	366.48
0182-302-020	0.6	SFV	366.48
0182-302-030	0.6	SFV	366.48
0182-302-040	0.6	SFV	366.48
0182-302-050	0.6	SFV	366.48
0182-302-060	0.6	SFV	366.48
0182-302-070	0.6	SFV	366.48
0182-302-080	0.6	SFV	366.48
0182-302-090	0.6	SFV	366.48
0182-302-100	0.6	SFV	366.48
0182-310-010	0.6	SFV	366.48
0182-310-030	0.6	SFV	366.48
0182-310-040	0.6	SFV	366.48
0182-310-060	0.6	SFV	366.48
0182-241-480	1.0	SFR	610.80
0182-241-490	1.0	SFR	610.80
0182-241-500	1.0	SFR	610.80
0182-241-510	1.0	SFR	610.80
0182-241-520	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-241-540	1.0	SFR	610.80
0182-241-560	1.0	SFR	610.80
0182-241-580	1.0	SFR	610.80
0182-241-600	1.0	SFR	610.80
0182-241-620	1.0	SFR	610.80
0182-241-640	1.0	SFR	610.80
0182-241-660	1.0	SFR	610.80
0182-241-680	1.0	SFR	610.80
0182-241-700	1.0	SFR	610.80
0182-241-710	1.0	SFR	610.80
0182-241-720	1.0	SFR	610.80
0182-242-010	1.0	SFR	610.80
0182-242-020	1.0	SFR	610.80
0182-262-030	1.0	SFR	610.80
0182-262-040	1.0	SFR	610.80
0182-262-050	1.0	SFR	610.80
0182-262-060	1.0	SFR	610.80
0182-262-070	1.0	SFR	610.80
0182-262-080	1.0	SFR	610.80
0182-262-090	1.0	SFR	610.80
0182-262-100	1.0	SFR	610.80
0182-262-110	1.0	SFR	610.80
0182-262-120	1.0	SFR	610.80
0182-263-010	1.0	SFR	610.80
0182-263-020	0.6	SFV	366.48
0182-263-030	0.6	SFV	366.48
0182-264-010	1.0	SFR	610.80
0182-291-020	0.6	SFV	366.48
0182-291-030	0.6	SFV	366.48
0182-292-010	0.6	SFV	366.48
0182-292-020	0.6	SFV	366.48
0182-292-030	0.6	SFV	366.48
0182-292-040	0.6	SFV	366.48
0182-292-050	0.6	SFV	366.48
0182-292-060	0.6	SFV	366.48
0182-292-070	0.6	SFV	366.48
0182-292-080	0.6	SFV	366.48
0182-292-090	0.6	SFV	366.48
0182-292-100	0.6	SFV	366.48
0182-293-010	0.6	SFV	366.48
0182-293-020	0.6	SFV	366.48
0182-293-100	0.6	SFV	366.48
0182-301-010	0.6	SFV	366.48
0182-301-020	0.6	SFV	366.48
0182-301-030	0.6	SFV	366.48
0182-301-040	0.6	SFV	366.48
0182-301-050	0.6	SFV	366.48
0182-301-060	0.6	SFV	366.48
0182-301-070	0.6	SFV	366.48
0182-301-080	0.6	SFV	366.48
0182-301-090	0.6	SFV	366.48
0182-301-100	0.6	SFV	366.48
0182-301-110	0.6	SFV	366.48
0182-301-120	0.6	SFV	366.48
0182-301-130	0.6	SFV	366.48
0182-301-140	0.6	SFV	366.48
0182-301-150	0.6	SFV	366.48
0182-301-160	0.6	SFV	366.48

APN	EBU	Land Use	Assessment
0182-301-170	0.6	SFV	366.48
0182-301-180	0.6	SFV	366.48
0182-252-030	1.0	SFR	610.80
0182-252-040	1.0	SFR	610.80
0182-252-050	1.0	SFR	610.80
0182-252-060	1.0	SFR	610.80
0182-253-010	1.0	SFR	610.80
0182-253-020	1.0	SFR	610.80
0182-253-030	1.0	SFR	610.80
0182-253-040	1.0	SFR	610.80
0182-253-050	1.0	SFR	610.80
0182-253-060	1.0	SFR	610.80
0182-253-070	1.0	SFR	610.80
0182-301-190	0.6	SFV	366.48
0182-301-200	0.6	SFV	366.48
0182-301-210	0.6	SFV	366.48
0182-254-010	1.0	SFR	610.80
0182-254-020	1.0	SFR	610.80
0182-254-030	1.0	SFR	610.80
0182-254-040	1.0	SFR	610.80
0182-261-010	1.0	SFR	610.80
0182-261-020	1.0	SFR	610.80
0182-261-030	1.0	SFR	610.80
0182-261-040	1.0	SFR	610.80
0182-261-050	1.0	SFR	610.80
0182-262-010	1.0	SFR	610.80
0182-262-020	1.0	SFR	610.80
0182-310-270	0.6	SFV	366.48
0182-310-290	0.6	SFV	366.48
0182-310-300	0.6	SFV	366.48
0182-310-310	0.6	SFV	366.48
0182-310-320	0.6	SFV	366.48
0182-310-330	0.6	SFV	366.48
0182-310-340	0.6	SFV	366.48
0182-310-350	0.6	SFV	366.48
0182-310-360	0.6	SFV	366.48
0182-310-070	0.6	SFV	366.48
0182-310-080	0.6	SFV	366.48
0182-310-090	0.6	SFV	366.48
0182-310-100	0.6	SFV	366.48
0182-310-110	0.6	SFV	366.48
0182-310-120	0.6	SFV	366.48
0182-310-150	0.6	SFV	366.48
0182-310-180	0.6	SFV	366.48
0182-310-200	0.6	SFV	366.48
0182-310-220	0.6	SFV	366.48
0182-310-230	0.6	SFV	366.48
0182-310-250	0.6	SFV	366.48
0182-330-370	1.0	SFR	610.80
0182-330-380	1.0	SFR	610.80
0182-330-390	1.0	SFR	610.80
0182-330-400	1.0	SFR	610.80
0182-330-410	1.0	SFR	610.80
0182-330-420	1.0	SFR	610.80
0182-330-430	1.0	SFR	610.80
0182-330-450	1.0	SFR	610.80
0182-330-460	1.0	SFR	610.80
0182-330-090	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-330-100	1.0	SFR	610.80
0182-330-110	1.0	SFR	610.80
0182-330-130	1.0	SFR	610.80
0182-330-140	1.0	SFR	610.80
0182-330-150	1.0	SFR	610.80
0182-330-160	1.0	SFR	610.80
0182-330-170	1.0	SFR	610.80
0182-330-180	1.0	SFR	610.80
0182-330-190	1.0	SFR	610.80
0182-330-200	1.0	SFR	610.80
0182-330-210	1.0	SFR	610.80
0182-330-220	1.0	SFR	610.80
0182-330-230	1.0	SFR	610.80
0182-330-240	1.0	SFR	610.80
0182-330-250	1.0	SFR	610.80
0182-330-260	1.0	SFR	610.80
0182-330-270	1.0	SFR	610.80
0182-330-280	1.0	SFR	610.80
0182-330-290	1.0	SFR	610.80
0182-330-300	1.0	SFR	610.80
0182-330-320	1.0	SFR	610.80
0182-330-330	1.0	SFR	610.80
0182-330-340	1.0	SFR	610.80
0182-330-350	1.0	SFR	610.80
0182-330-360	1.0	SFR	610.80
0182-340-100	1.0	SFR	610.80
0182-340-110	1.0	SFR	610.80
0182-340-120	1.0	SFR	610.80
0182-340-130	1.0	SFR	610.80
0182-340-140	1.0	SFR	610.80
0182-340-150	1.0	SFR	610.80
0182-340-160	1.0	SFR	610.80
0182-340-170	1.0	SFR	610.80
0182-340-180	1.0	SFR	610.80
0182-340-190	1.0	SFR	610.80
0182-330-470	1.0	SFR	610.80
0182-340-220	1.0	SFR	610.80
0182-340-230	1.0	SFR	610.80
0182-340-240	1.0	SFR	610.80
0182-340-250	1.0	SFR	610.80
0182-340-260	1.0	SFR	610.80
0182-340-270	1.0	SFR	610.80
0182-330-480	1.0	SFR	610.80
0182-330-490	1.0	SFR	610.80
0182-330-500	1.0	SFR	610.80
0182-330-510	1.0	SFR	610.80
0182-330-520	1.0	SFR	610.80
0182-330-540	1.0	SFR	610.80
0182-330-550	1.0	SFR	610.80
0182-330-560	1.0	SFR	610.80
0182-340-030	1.0	SFR	610.80
0182-340-040	1.0	SFR	610.80
0182-340-050	1.0	SFR	610.80
0182-340-060	1.0	SFR	610.80
0182-340-070	1.0	SFR	610.80
0182-340-080	1.0	SFR	610.80
0182-340-090	1.0	SFR	610.80
0182-321-160	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-322-050	1.0	SFR	610.80
0182-322-060	1.0	SFR	610.80
0182-322-070	1.0	SFR	610.80
0182-322-080	1.0	SFR	610.80
0182-322-090	1.0	SFR	610.80
0182-322-100	1.0	SFR	610.80
0182-322-110	1.0	SFR	610.80
0182-322-120	1.0	SFR	610.80
0182-322-130	1.0	SFR	610.80
0182-322-140	1.0	SFR	610.80
0182-322-150	1.0	SFR	610.80
0182-322-160	1.0	SFR	610.80
0182-322-170	1.0	SFR	610.80
0182-322-180	1.0	SFR	610.80
0182-322-190	1.0	SFR	610.80
0182-322-200	1.0	SFR	610.80
0182-322-210	1.0	SFR	610.80
0182-321-170	1.0	SFR	610.80
0182-321-180	1.0	SFR	610.80
0182-321-190	1.0	SFR	610.80
0182-321-200	1.0	SFR	610.80
0182-321-210	1.0	SFR	610.80
0182-321-220	1.0	SFR	610.80
0182-321-230	1.0	SFR	610.80
0182-321-240	1.0	SFR	610.80
0182-321-250	1.0	SFR	610.80
0182-321-260	1.0	SFR	610.80
0182-321-270	1.0	SFR	610.80
0182-321-280	1.0	SFR	610.80
0182-321-290	1.0	SFR	610.80
0182-321-300	1.0	SFR	610.80
0182-321-310	1.0	SFR	610.80
0182-321-320	1.0	SFR	610.80
0182-321-330	1.0	SFR	610.80
0182-321-340	1.0	SFR	610.80
0182-340-280	1.0	SFR	610.80
0182-340-290	1.0	SFR	610.80
0182-340-300	1.0	SFR	610.80
0182-340-310	1.0	SFR	610.80
0182-340-320	1.0	SFR	610.80
0182-321-010	1.0	SFR	610.80
0182-321-020	1.0	SFR	610.80
0182-321-030	1.0	SFR	610.80
0182-321-040	1.0	SFR	610.80
0182-321-350	1.0	SFR	610.80
0182-321-360	1.0	SFR	610.80
0182-321-370	1.0	SFR	610.80
0182-321-380	1.0	SFR	610.80
0182-321-390	1.0	SFR	610.80
0182-321-400	1.0	SFR	610.80
0182-321-410	1.0	SFR	610.80
0182-321-420	1.0	SFR	610.80
0182-321-430	1.0	SFR	610.80
0182-321-440	1.0	SFR	610.80
0182-321-450	1.0	SFR	610.80
0182-321-460	1.0	SFR	610.80
0182-321-470	1.0	SFR	610.80
0182-322-010	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-322-020	1.0	SFR	610.80
0182-322-030	1.0	SFR	610.80
0182-322-040	1.0	SFR	610.80
0182-321-050	1.0	SFR	610.80
0182-321-060	1.0	SFR	610.80
0182-321-070	1.0	SFR	610.80
0182-321-080	1.0	SFR	610.80
0182-321-090	1.0	SFR	610.80
0182-321-100	1.0	SFR	610.80
0182-321-110	1.0	SFR	610.80
0182-321-120	1.0	SFR	610.80
0182-321-130	1.0	SFR	610.80
0182-321-140	1.0	SFR	610.80
0182-321-150	1.0	SFR	610.80
0182-185-030	1.0	SFR	610.80
0182-183-260	1.0	SFR	610.80
0182-183-250	1.0	SFR	610.80
0182-340-330	1.0	SFR	610.80
0182-340-340	1.0	SFR	610.80
0182-340-350	1.0	SFR	610.80
0182-340-360	1.0	SFR	610.80
0182-340-370	1.0	SFR	610.80
0182-340-390	1.0	SFR	610.80
0182-340-400	1.0	SFR	610.80
0182-340-410	1.0	SFR	610.80
0182-340-420	1.0	SFR	610.80
0182-340-430	1.0	SFR	610.80
0182-340-440	1.0	SFR	610.80
0182-340-450	1.0	SFR	610.80
0182-340-460	1.0	SFR	610.80
0182-340-470	1.0	SFR	610.80
0182-340-480	1.0	SFR	610.80
0182-340-490	1.0	SFR	610.80
0182-340-500	1.0	SFR	610.80
0182-340-510	1.0	SFR	610.80
0182-340-520	1.0	SFR	610.80
0182-340-530	1.0	SFR	610.80
0182-340-540	1.0	SFR	610.80
0182-340-550	1.0	SFR	610.80
0182-340-560	1.0	SFR	610.80
0182-340-570	1.0	SFR	610.80
0182-330-040	1.0	SFR	610.80
0182-330-050	1.0	SFR	610.80
0182-330-060	1.0	SFR	610.80
0182-330-070	1.0	SFR	610.80
0182-330-080	1.0	SFR	610.80
0182-146-020	1.0	SFR	610.80
0182-146-030	1.0	SFR	610.80
0182-146-040	1.0	SFR	610.80
0182-146-050	1.0	SFR	610.80
0182-146-060	1.0	SFR	610.80
0182-124-020	1.0	SFR	610.80
0182-124-030	1.0	SFR	610.80
0182-124-040	1.0	SFR	610.80
0182-124-050	1.0	SFR	610.80
0182-124-060	1.0	SFR	610.80
0182-351-250	1.0	SFR	610.80
0182-351-300	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-351-310	1.0	SFR	610.80
0182-351-320	1.0	SFR	610.80
0182-351-330	1.0	SFR	610.80
0182-351-340	1.0	SFR	610.80
0182-351-260	1.0	SFR	610.80
0182-351-270	1.0	SFR	610.80
0182-351-280	1.0	SFR	610.80
0182-351-290	1.0	SFR	610.80
0182-351-410	1.0	SFR	610.80
0182-351-420	1.0	SFR	610.80
0182-351-430	1.0	SFR	610.80
0182-351-200	1.0	SFR	610.80
0182-351-210	1.0	SFR	610.80
0182-351-220	1.0	SFR	610.80
0182-351-230	1.0	SFR	610.80
0182-351-240	1.0	SFR	610.80
0182-361-170	1.0	SFR	610.80
0182-361-180	1.0	SFR	610.80
0182-361-190	1.0	SFR	610.80
0182-361-200	1.0	SFR	610.80
0182-361-210	1.0	SFR	610.80
0182-361-220	1.0	SFR	610.80
0182-361-230	1.0	SFR	610.80
0182-361-240	1.0	SFR	610.80
0182-361-250	1.0	SFR	610.80
0182-361-260	1.0	SFR	610.80
0182-361-270	1.0	SFR	610.80
0182-361-280	1.0	SFR	610.80
0182-361-290	1.0	SFR	610.80
0182-361-300	1.0	SFR	610.80
0182-361-310	1.0	SFR	610.80
0182-361-320	1.0	SFR	610.80
0182-361-330	1.0	SFR	610.80
0182-361-340	1.0	SFR	610.80
0182-351-020	1.0	SFR	610.80
0182-351-030	1.0	SFR	610.80
0182-351-050	1.0	SFR	610.80
0182-351-060	1.0	SFR	610.80
0182-351-070	1.0	SFR	610.80
0182-351-080	1.0	SFR	610.80
0182-351-090	1.0	SFR	610.80
0182-351-100	1.0	SFR	610.80
0182-351-110	1.0	SFR	610.80
0182-351-120	1.0	SFR	610.80
0182-351-130	1.0	SFR	610.80
0182-351-140	1.0	SFR	610.80
0182-351-150	1.0	SFR	610.80
0182-351-160	1.0	SFR	610.80
0182-351-170	1.0	SFR	610.80
0182-351-180	1.0	SFR	610.80
0182-351-190	1.0	SFR	610.80
0182-351-440	1.0	SFR	610.80
0182-351-450	1.0	SFR	610.80
0182-351-460	1.0	SFR	610.80
0182-351-470	1.0	SFR	610.80
0182-351-480	1.0	SFR	610.80
0182-351-490	1.0	SFR	610.80
0182-351-500	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-351-510	1.0	SFR	610.80
0182-351-520	1.0	SFR	610.80
0182-352-030	1.0	SFR	610.80
0182-352-040	1.0	SFR	610.80
0182-352-050	1.0	SFR	610.80
0182-352-060	1.0	SFR	610.80
0182-352-070	1.0	SFR	610.80
0182-352-080	1.0	SFR	610.80
0182-352-090	1.0	SFR	610.80
0182-352-100	1.0	SFR	610.80
0182-352-110	1.0	SFR	610.80
0182-352-130	1.0	SFR	610.80
0182-352-140	1.0	SFR	610.80
0182-352-150	1.0	SFR	610.80
0182-352-160	1.0	SFR	610.80
0182-352-170	1.0	SFR	610.80
0182-352-180	1.0	SFR	610.80
0182-352-190	1.0	SFR	610.80
0182-352-200	1.0	SFR	610.80
0182-361-040	1.0	SFR	610.80
0182-361-050	1.0	SFR	610.80
0182-361-060	1.0	SFR	610.80
0182-361-070	1.0	SFR	610.80
0182-361-080	1.0	SFR	610.80
0182-361-090	1.0	SFR	610.80
0182-361-100	1.0	SFR	610.80
0182-361-110	1.0	SFR	610.80
0182-361-120	1.0	SFR	610.80
0182-361-130	1.0	SFR	610.80
0182-361-140	1.0	SFR	610.80
0182-361-150	1.0	SFR	610.80
0182-361-160	1.0	SFR	610.80
0182-351-370	1.0	SFR	610.80
0182-351-380	1.0	SFR	610.80
0182-351-390	1.0	SFR	610.80
0182-351-400	1.0	SFR	610.80
0182-421-010	1.0	SFR	610.80
0182-421-050	1.0	SFR	610.80
0182-422-010	1.0	SFR	610.80
0182-422-020	1.0	SFR	610.80
0182-422-030	1.0	SFR	610.80
0182-422-040	1.0	SFR	610.80
0182-422-050	1.0	SFR	610.80
0182-422-060	1.0	SFR	610.80
0182-422-070	1.0	SFR	610.80
0182-422-080	1.0	SFR	610.80
0182-422-090	1.0	SFR	610.80
0182-422-100	1.0	SFR	610.80
0182-422-110	1.0	SFR	610.80
0182-422-120	1.0	SFR	610.80
0182-422-130	1.0	SFR	610.80
0182-422-140	1.0	SFR	610.80
0182-422-150	1.0	SFR	610.80
0182-422-160	1.0	SFR	610.80
0182-422-170	1.0	SFR	610.80
0182-422-180	1.0	SFR	610.80
0182-422-190	1.0	SFR	610.80
0182-422-200	1.0	SFR	610.80



APN	EBU	Land Use	Assessment
0182-422-210	1.0	SFR	610.80
0182-422-220	1.0	SFR	610.80
0182-422-230	1.0	SFR	610.80
0182-422-250	1.0	SFR	610.80
0182-422-260	1.0	SFR	610.80
0182-422-270	1.0	SFR	610.80
0182-422-280	1.0	SFR	610.80
0182-421-020	1.0	SFR	610.80
0182-421-030	1.0	SFR	610.80
0182-421-040	1.0	SFR	610.80
0182-371-010	1.0	SFR	610.80
0182-371-020	1.0	SFR	610.80
0182-371-030	1.0	SFR	610.80
0182-371-040	1.0	SFR	610.80
0182-371-050	1.0	SFR	610.80
0182-371-060	1.0	SFR	610.80
0182-371-070	1.0	SFR	610.80
0182-371-080	1.0	SFR	610.80
0182-371-090	1.0	SFR	610.80
0182-371-100	1.0	SFR	610.80
0182-371-110	1.0	SFR	610.80
0182-371-120	1.0	SFR	610.80
0182-371-130	1.0	SFR	610.80
0182-371-140	1.0	SFR	610.80
0182-371-170	1.0	SFR	610.80
0182-371-180	1.0	SFR	610.80
0182-371-190	1.0	SFR	610.80
0182-371-200	1.0	SFR	610.80
0182-371-210	1.0	SFR	610.80
0182-371-220	1.0	SFR	610.80
0182-371-230	1.0	SFR	610.80
0182-371-240	1.0	SFR	610.80
0182-371-250	1.0	SFR	610.80
0182-371-260	1.0	SFR	610.80
0182-371-270	1.0	SFR	610.80
0182-371-280	1.0	SFR	610.80
0182-371-290	1.0	SFR	610.80
0182-372-020	1.0	SFR	610.80
0182-372-030	1.0	SFR	610.80
0182-372-040	1.0	SFR	610.80
0182-372-050	1.0	SFR	610.80
0182-372-060	1.0	SFR	610.80
0182-372-070	1.0	SFR	610.80
0182-372-080	1.0	SFR	610.80
0182-372-090	1.0	SFR	610.80
0182-372-100	1.0	SFR	610.80
0182-372-110	1.0	SFR	610.80
0182-372-120	1.0	SFR	610.80
0182-372-130	1.0	SFR	610.80
0182-372-140	1.0	SFR	610.80
0182-372-150	1.0	SFR	610.80
0182-372-160	1.0	SFR	610.80
0182-372-170	1.0	SFR	610.80
0182-372-180	1.0	SFR	610.80
0182-372-190	1.0	SFR	610.80
0182-372-200	1.0	SFR	610.80
0182-372-210	1.0	SFR	610.80
0182-372-220	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-372-230	1.0	SFR	610.80
0182-381-010	1.0	SFR	610.80
0182-381-020	1.0	SFR	610.80
0182-381-030	1.0	SFR	610.80
0182-381-040	1.0	SFR	610.80
0182-381-050	1.0	SFR	610.80
0182-381-060	1.0	SFR	610.80
0182-381-070	1.0	SFR	610.80
0182-381-080	1.0	SFR	610.80
0182-381-090	1.0	SFR	610.80
0182-381-100	1.0	SFR	610.80
0182-381-110	1.0	SFR	610.80
0182-381-120	1.0	SFR	610.80
0182-381-130	1.0	SFR	610.80
0182-381-140	1.0	SFR	610.80
0182-381-150	1.0	SFR	610.80
0182-381-160	1.0	SFR	610.80
0182-381-170	1.0	SFR	610.80
0182-381-180	1.0	SFR	610.80
0182-381-190	1.0	SFR	610.80
0182-381-200	1.0	SFR	610.80
0182-381-210	1.0	SFR	610.80
0182-381-220	1.0	SFR	610.80
0182-381-230	1.0	SFR	610.80
0182-381-240	1.0	SFR	610.80
0182-381-250	1.0	SFR	610.80
0182-381-260	1.0	SFR	610.80
0182-381-270	1.0	SFR	610.80
0182-381-280	1.0	SFR	610.80
0182-381-290	1.0	SFR	610.80
0182-381-300	1.0	SFR	610.80
0182-381-310	1.0	SFR	610.80
0182-421-060	1.0	SFR	610.80
0182-421-070	1.0	SFR	610.80
0182-421-080	1.0	SFR	610.80
0182-421-090	1.0	SFR	610.80
0182-421-100	1.0	SFR	610.80
0182-421-110	1.0	SFR	610.80
0182-422-290	1.0	SFR	610.80
0182-422-300	1.0	SFR	610.80
0182-431-030	1.0	SFR	610.80
0182-431-040	1.0	SFR	610.80
0182-431-050	1.0	SFR	610.80
0182-431-060	1.0	SFR	610.80
0182-431-070	1.0	SFR	610.80
0182-431-080	1.0	SFR	610.80
0182-431-090	1.0	SFR	610.80
0182-431-100	1.0	SFR	610.80
0182-431-110	1.0	SFR	610.80
0182-431-120	1.0	SFR	610.80
0182-431-130	1.0	SFR	610.80
0182-431-140	1.0	SFR	610.80
0182-431-150	1.0	SFR	610.80
0182-432-010	1.0	SFR	610.80
0182-432-020	1.0	SFR	610.80
0182-432-030	1.0	SFR	610.80
0182-432-040	1.0	SFR	610.80
0182-432-050	1.0	SFR	610.80

APN	EBU	Land Use	Assessment
0182-432-060	1.0	SFR	610.80
0182-432-070	1.0	SFR	610.80
0182-432-080	1.0	SFR	610.80
0182-432-090	1.0	SFR	610.80
0182-432-100	1.0	SFR	610.80
0182-432-110	1.0	SFR	610.80
0182-432-120	1.0	SFR	610.80
0182-432-130	1.0	SFR	610.80
0182-432-140	1.0	SFR	610.80
0182-432-150	1.0	SFR	610.80
0182-432-160	1.0	SFR	610.80
0182-432-170	1.0	SFR	610.80
0182-413-170	1.0	SFR	610.80
0182-413-180	1.0	SFR	610.80
0182-414-010	1.0	SFR	610.80
0182-414-020	1.0	SFR	610.80
0182-414-030	1.0	SFR	610.80
0182-414-040	1.0	SFR	610.80
0182-414-050	1.0	SFR	610.80
0182-414-060	1.0	SFR	610.80
0182-414-070	1.0	SFR	610.80
0182-414-080	1.0	SFR	610.80
0182-414-090	1.0	SFR	610.80
0182-401-020	0.6	SFV	366.48
0182-401-030	0.6	SFV	366.48
0182-401-040	0.6	SFV	366.48
0182-401-050	0.6	SFV	366.48
0182-401-060	0.6	SFV	366.48
0182-401-070	0.6	SFV	366.48
0182-401-080	0.6	SFV	366.48
0182-401-090	1.0	SFR	610.80
0182-402-010	1.0	SFR	610.80
0182-402-020	1.0	SFR	610.80
0182-402-030	0.6	SFV	366.48
0182-402-040	0.6	SFV	366.48
0182-402-050	0.6	SFV	366.48
0182-402-060	0.6	SFV	366.48
0182-402-070	0.6	SFV	366.48
0182-402-080	0.6	SFV	366.48
0182-402-090	1.0	SFR	610.80
0182-402-100	1.0	SFR	610.80
0182-402-110	1.0	SFR	610.80
0182-402-120	0.6	SFV	366.48
0182-402-130	0.6	SFV	366.48
0182-411-010	1.0	SFR	610.80
0182-411-020	1.0	SFR	610.80
0182-411-030	1.0	SFR	610.80
0182-411-040	1.0	SFR	610.80
0182-411-050	1.0	SFR	610.80
0182-411-060	1.0	SFR	610.80
0182-411-070	1.0	SFR	610.80
0182-411-080	1.0	SFR	610.80
0182-411-090	1.0	SFR	610.80
0182-411-100	1.0	SFR	610.80
0182-411-110	1.0	SFR	610.80
0182-411-120	1.0	SFR	610.80
0182-411-130	0.6	SFV	366.48
0182-411-140	0.6	SFV	366.48

APN	EBU	Land Use	Assessment
0182-412-010	0.6	SFV	366.48
0182-412-020	0.6	SFV	366.48
0182-412-030	0.6	SFV	366.48
0182-412-040	0.6	SFV	366.48
0182-412-050	0.6	SFV	366.48
0182-412-060	0.6	SFV	366.48
0182-412-070	0.6	SFV	366.48
0182-412-080	1.0	SFR	610.80
0182-412-090	1.0	SFR	610.80
0182-412-100	1.0	SFR	610.80
0182-413-020	1.0	SFR	610.80
0182-413-030	1.0	SFR	610.80
0182-413-040	1.0	SFR	610.80
0182-413-050	1.0	SFR	610.80
0182-413-060	1.0	SFR	610.80
0182-413-070	1.0	SFR	610.80
0182-413-080	1.0	SFR	610.80
0182-413-090	1.0	SFR	610.80
0182-413-100	1.0	SFR	610.80
0182-413-110	1.0	SFR	610.80
0182-413-120	1.0	SFR	610.80
0182-413-130	1.0	SFR	610.80
0182-413-140	1.0	SFR	610.80
0182-413-150	1.0	SFR	610.80
0182-413-160	1.0	SFR	610.80
0182-390-300	1.0	SFR	610.80
0182-390-310	1.0	SFR	610.80
0182-390-320	1.0	SFR	610.80
0182-390-330	1.0	SFR	610.80
0182-390-340	1.0	SFR	610.80
0182-390-350	1.0	SFR	610.80
0182-390-380	2.2	SPC	1,343.76
0182-390-130	1.0	SFR	610.80
0182-390-140	1.0	SFR	610.80
0182-390-150	1.0	SFR	610.80
0182-390-160	1.0	SFR	610.80
0182-390-170	1.0	SFR	610.80
0182-390-180	1.0	SFR	610.80
0182-390-190	1.0	SFR	610.80
0182-390-200	1.0	SFR	610.80
0182-390-210	1.0	SFR	610.80
0182-390-220	1.0	SFR	610.80
0182-390-230	1.0	SFR	610.80
0182-390-240	1.0	SFR	610.80
0182-390-250	1.0	SFR	610.80
0182-390-260	1.0	SFR	610.80
0182-390-270	1.0	SFR	610.80
0182-390-280	1.0	SFR	610.80
0182-390-290	1.0	SFR	610.80
0182-390-030	1.0	SFR	610.80
0182-390-040	1.0	SFR	610.80
0182-390-050	1.0	SFR	610.80
0182-390-060	1.0	SFR	610.80
0182-390-070	1.0	SFR	610.80
0182-390-080	1.0	SFR	610.80
0182-390-090	1.0	SFR	610.80
0182-390-100	1.0	SFR	610.80
0182-390-110	1.0	SFR	610.80

<b>APN</b>	<b>EBU</b>	<b>Land Use</b>	<b>Assessment</b>
0182-390-120	1.0	SFR	610.80
0182-440-010	1.0	SFR	610.80
0182-440-020	0.6	SFV	366.48
0182-440-030	0.6	SFV	366.48
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