

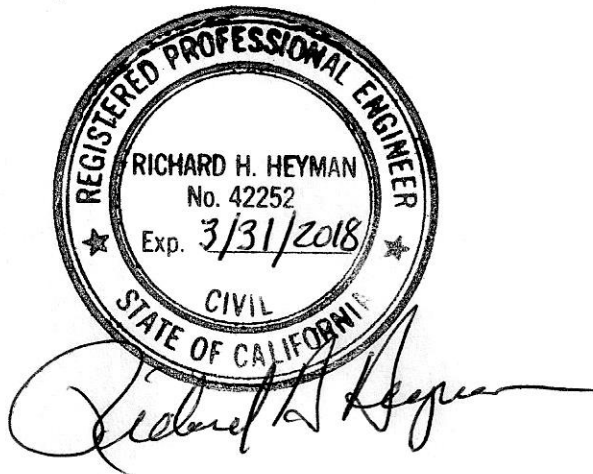
ENGINEER'S REPORT

ENGINEER'S REPORT ON PROPOSED BENEFIT ASSESSMENTS FOR STORM DRAINAGE AND ROAD MAINTENANCE, STREET LIGHTING, OPEN SPACE AND PUBLIC RIGHT-OF-WAY LANDSCAPE MAINTENANCE, WATER DISTRIBUTION SYSTEM AND SEWER COLLECTION SYSTEM OPERATION AND MAINTENANCE SERVICES FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR:
JPJ INCORPORATED
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By:

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Professional Engineer

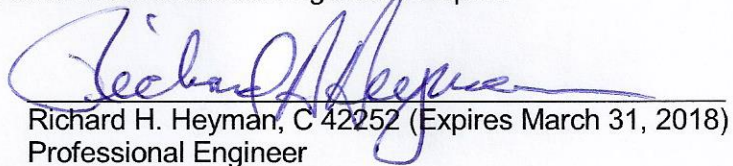


September 1, 2017

PREAMBLE AND CERTIFICATES

BENEFIT ASSESSMENT TO PROVIDE ROAD AND DRAINAGE MAINTENANCE, LANDSCAPE MAINTENANCE AND OPEN SPACE MONITORING AND MAINTENANCE, STREET LIGHTING, AND STANDBY CHARGE ASSESSMENT FOR WATER AND SEWER SYSTEM DISTRIBUTION AND COLLECTION FACILITIES TO PROPERTIES IN COUNTY SERVICE AREA ZONE D

Under Subsection (b) of Section 4 and Section 6 of Article XIII.D of the California Constitution, Section 54716 of the California Government Code, in the "Benefit Assessment Act of 1982," Sections 50575 through 50628 of the California Government Code, in the Open Space Maintenance Act," Chapter 1, Article 4(beginning with Section 22656) of the California Streets and Highways Code, in the "Landscape and Lighting Act of 1972," and Section 54984.3 of the California Government Code, in the "Uniform Standby Charges Procedure Act". I certify that I am a registered professional engineer certified by the State of California, and hereby respectfully submit the enclosed Engineer's Report.


Richard H. Heyman, C 42252 (Expires March 31, 2018)
Professional Engineer

I Hereby Certify that the following Engineer's Report and attached Benefit Assessment Roll was delivered and filed with me on the _____ day of _____, 2017.

Bernice E. Seidel,
Clerk to the Board of Supervisors
County of Fresno, California

I Hereby Certify that the following Engineer's Report, and the Benefit Assessments contained therein was approved by the Board of Supervisors of the County of Fresno on the _____ day of _____, 2017, by the Board's adoption of Resolution No. ____-_____.

Bernice E. Seidel,
Clerk to the Board of Supervisors
County of Fresno, California

I Hereby Certify that a certified copy of the following Engineer's Report, together with the attached Benefit Assessment Roll was recorded in the office of the Director, Department of Public Works and Planning on the _____ day of _____, 2017.

Steven White, Superintendent of Streets, and Director,
Department of Public Works and Planning
County of Fresno, California

**ENGINEER’S REPORT
ON PROPOSED BENEFIT ASSESSMENTS FOR STORM DRAINAGE AND
ROAD MAINTENANCE, STREET LIGHTING, OPEN SPACE AND PUBLIC
RIGHT-OF-WAY LANDSCAPE MAINTENANCE, WATER DISTRIBUTION
SYSTEM AND SEWER COLLECTION SYSTEM OPERATION AND
MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

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OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34, ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXECUTIVE SUMMARY

This Engineer's Report is presented to the Board of Supervisors of the County of Fresno in connection with the formation of County Service Area 34 Zone D to establish benefit assessments to fund the cost for the delivery of several local utility system services to the 106 residential lots being developed in Tract 4968 which are not generally provided by the County.

County Service Area 34 (CSA 34) was established to provide a wide range of services to the Millerton New Town area. The Board of Supervisors adopted an infrastructure plan for the Millerton New Town area to detail how water, wastewater and drainage services are to be delivered to the study area. The facilities to deliver these services are detailed in the plan and some of those facilities have been constructed to provide services to existing and future developments.

Zone D will provide road and drainage maintenance, street lighting, landscape and open space maintenance, and water distribution system and sewer collection system operation and maintenance services for properties in Tract 4968. CSA 34 will provide water contract administration and water and sewer services in Zone D and the benefit assessments and customer service fees for these services are the subject of a separate Engineer's Report that will be considered in a separate proceeding.

The Local Utility Systems that will provide services to CSA 34, Zone D (CSA 34D) are:

- A. CSA 34D Drainage System Maintenance Utility System** services generally include those on-going activities to maintain all of the in-tract and off-site drainage facilities constructed pursuant to the development of Tract 4968 in a ready-to-serve status for the benefit of all of the lots in Tract 4968. The annual operations and maintenance work will generally include periodic monitoring during and after storm events and operation of the basin outlet controls as needed to empty the basin between storm events, including providing funding at the minimum annual amount for the basin reconditioning reserves, together with the payment of administrative costs to support these on-going services needed to maintain the ready-to-serve status of the Tract 4969 drainage facilities for the benefit of all the lots in Tract

4968. The analysis of the costs, benefits, and recommended benefit assessment rates needed to ensure full recovery of all utility system operating costs and reserves funding is presented in Engineer's Report Section 3;

- B. CSA 34D Street Maintenance Utility System** services generally include those on-going activities to maintain all of the in-tract and off-site streets, including a bridge, constructed pursuant to the development of Tract 4968 in a ready-to-serve status for access to all of the residential lots in Tract 4968. The annual operations and maintenance work generally includes the inspection of street pavement services to identify sections of pavement in need of immediate repair, the inspection of the bridge and repair as needed, the inspection of all street signage installed pursuant to the development of Tract 4968 and replacement, as needed, of any damaged or degraded street signs and poles, and the inspection and reconditioning of all street striping, including providing funding at the minimum annual amount for the bridge replacement and street paving and reconditioning reserves, together with the payment of all insurance costs and administrative costs needed to support these on-going services and to plan and implement recurring street surface reconditioning work needed to maintain the ready-to-serve status of the Tract 4968 streets for the benefit of all the lots in Tract 4968. The analysis of the costs, benefits, and recommended benefit assessment needed to ensure full recovery of all utility system operating costs and reserves funding is presented in Engineer's Report Section 3;
- C. CSA 34D Street Lighting Utility System** services include the payment of PG&E usage charges and payment of all administrative costs associated therewith for a PG&E owned and operated street lighting system, to provide year-round street safety lighting along all of the Tract 4968 streets for the benefit of all the Tract 4968 lots. The analysis of the costs, benefits, and recommended benefit assessment rates needed to ensure full recovery of all utility system operating costs and reserves funding is presented in Engineer's Report Section 3;
- D. CSA 34D Landscape Maintenance Utility System** services generally include all work and expenses associated with the maintenance of the required public right-of-way and common area landscaping, installed pursuant to the development of Tract 4968, to maintain the visual presentation of the community for the benefit of all the Tract 4968 lots. The analysis of the costs, benefits, and recommended benefit assessment rates needed to ensure full recovery of all utility system operating costs and reserves funding is presented in Engineer's Report Section 3;
- E. CSA 34D Open Space Monitoring and Maintenance Utility System** services generally include all work and expenses associated with the monitoring of the wetlands and maintenance of the recreational open space along the White Fox Creek Parkway corridor required by the open space impact mitigation requirements set forth in the conditions of development approval for Tract 4968. The analysis of the costs, benefits, and recommended benefit assessment rates

needed to ensure full recovery of all utility system operating costs and reserves funding is presented in Engineer's Report Section 3

- F. **CSA 34D Water Distribution System Operations and Maintenance Utility System** services include those activities related to the maintenance of the CSA 34D water distribution piping system, fire hydrants, and water storage facilities in a ready-to-serve status for all user classes, regardless of whether they have an active water service, available to provide a new water service and meters as the currently vacant lots of record in CSA 34D are developed, including providing funding at the minimum annual amount for the water distribution system replacement special reserve. The analysis of the costs, benefits, and recommended benefit assessment rates needed to ensure full recovery of all utility system operating costs and reserves funding is presented in Engineer's Report Section 3; and,
- G. **CSA 34D Sewer Collection System Operations and Maintenance Utility System** services include those activities related to the maintenance of the sewer pipeline system within CSA 34D in a ready-to-serve status for all user classes, regardless of whether they have an active sewer service, available to support new sewer service connections from the currently vacant lots of record, including providing funding at the minimum annual amount for the sewer collection system replacement special reserve. The analysis of the costs, benefits, and recommended benefit assessment rates needed to ensure full recovery of all utility system operating costs and reserves funding is presented in Engineer's Report Section 3.

Recommended New Benefit Assessments

- A. **Enterprise Budgets:** The CSA 34D Local Service Utility Systems provide operations and maintenance services needed to maintain the CSA 34D Water Distribution Piping System facilities and the Sewer Collection Piping and Pumping Facilities in a ready-to-serve status available for use by all existing and future development units in CSA 34D, and services as needed to maintain the existing CSA 34D Streets, Public Landscape Areas, Monitor and Maintain Public Open Space Areas and Trails in CSA 34D, and pay PG&E Street Lighting Facilities Charges and related administrative costs. Separate budgets have been developed for the full operation and maintenance of these seven local service utility systems and are shown in Exhibits C through H. CSA 34D will assume responsibility for operation of the various Local Utility systems as these systems are completed by the developer of Tract 4968. In some cases, the developer is responsible for maintenance of the facilities after completion and CSA 34D will assume responsibility at the end of the maintenance period. A summary of the cost of providing the services in each fiscal year of the Seven Year Rate Term is shown on the Engineer's Report Exhibit A.

- B. Basis of Special Benefit:** The basis for determining relative special benefit for the purpose of allocating costs to benefitted properties is that the level of special benefit provided by each one of those utility services is equal per dwelling unit or Equivalent Benefit Units ("EBU"). There are 106 EBU, as defined in Engineer's Report Section 3.3.
- C. Beneficial Unit Cost of Service Delivery:** The special benefit unit cost of service delivery for each one of the CSA 34D Local Service Utility Systems is calculated in each fiscal year by dividing the estimated total service delivery cost for the fiscal year being analyzed by the estimated total parcel EBU during that fiscal year. The special benefit unit cost of service delivery for each of the seven utility systems is shown in Engineer's Report Exhibit B, on pages 5 through 8 in its row 134, under the column headings that contain the name of each utility system.
- D. Proposed Total Benefit Assessment - CSA 34D Local Service Utility Systems Budgets:** The combined total annual parcel assessment for each fiscal year in the Seven Year Rate Term is shown on Exhibit B. The annual assessment for service delivery by each one of the seven utility systems is calculated as the product of the utility system's unit cost of service delivery per EBU multiplied by a parcel's total number of EBU. The parcel assessments are listed by parcel Lot Number in Exhibit B, with the amount assessed for each utility system's operations listed under the column heading containing the name of the utility system. A benefitted parcel's total annual assessment is calculated as the sum of the individual utility system assessments and for each fiscal year that total is shown in the column labeled FY__ Total Assessment.

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PUBLIC RIGHT-OF-WAY LANDSCAPE MAINTENANCE, WATER
DISTRIBUTION SYSTEM AND SEWER COLLECTION SYSTEM
OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34, ZONE D**

**SECTION 1 – INTRODUCTION AND ENGINEER'S REPORT
REQUIREMENTS**

1.1 Preface

County Service Area 34 (CSA 34) was formed in 1986 to provide a full range of extended governmental services for the community of Millerton New Town. CSA 34 contains 1,420 acres and is located one and a half miles east of the Friant Community, along both sides of Millerton Road. The proposed community is planned to eventually include 3,500 residences plus commercial and public facilities.

CSA 34 Zone "D" (CSA 34D) is proposed to be formed to provide services to properties in Tract 4968 in accordance with the requirements of the Millerton Specific Plan, Conditions of Approval for Tract 4968 and Fresno County Ordinance Code Section 17.48.460. Tract 4968 consists of 106 single-family residential lots that are to receive road and drainage maintenance, street lighting, landscape and open space maintenance, and the operation and maintenance of domestic potable water distribution and wastewater collection systems, known collectively as the "Local Utility Systems." CSA 34D will also receive Joint Utility System services from CSA 34 that are addressed in another Engineer's Report as part of another proceeding.

1.2. Engineer's Report Purpose and Preparation Requirements

The purpose of this Engineer's Report is to present budget projections, rate analyses, and special benefit analyses in support of identifying the scope of operations and maintenance services delivered to the residential lots in Tract 4968 by CSA 34D.

This Engineer's Report has been prepared in accordance with the requirements set forth under Subsection (b) of Section 4 and Section 6 of Article XIII.D of the California Constitution ("Article XIII.D"), Sections 53755 et seq. of the California Government Code, in the "Proposition 218 Omnibus Implementation Act" (together with Article XIII.D, "Proposition 218"), Section 54984.3 of the California Government Code, in the "Uniform Standby Charge Procedures Act," Section 54716 of the California Government Code, in the "Benefit Assessment Act of 1982" ("1982 Act"), Sections 50575 through 50628 of the

California Government Code, in the “Open Space Maintenance Act”, and Chapter 1, Article 4 (beginning with Section 22656) of the California Streets and Highways Code, in the “Landscaping and Lighting Act of 1972.”

This Engineer's Report presents a description of the method of allocating utility system future operations and maintenance costs to CSA 34D properties through proposed new assessments in proportion to the special benefit to each affected parcel. The proposed new assessments have been designed to be, in the aggregate, sufficient to recover all projected expenditures for each utility system, including funding designated 50% minimum maintenance and operations reserves required by Board policy adopted on November 7, 2006, and such additional special reserves in the amounts recommended by the Consultant.

This Engineer's Report provides all of the information required by Section 6 of Article XIII.D (“Article XIII.D.6”) when a public agency proposes to either impose a new property-related fee or charge, or to increase any existing property related fee or charge. The term “property-related fee or charge,” as used in the Engineer's Report, refers to a fee or charge imposed by a public agency for a property-related public service having a direct relationship to property ownership, including a user fee or charge.

1.2.1 Engineer's Report Preparation Requirements and Procedures for Approval of New or Increased Property-related Benefit Assessments

Article XIII.D states the following in subsection (a) of its Section 4. Procedures and Requirements for an Assessment (“Article XIII.D.4 (a)”):

An agency, which proposes to levy an assessment, shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

The findings and recommendations of the Consultant on how to allocate the costs operations and maintenance of the utility services being provided in accordance with the requirements set forth in Article XIII.D.4 (a) are presented in this Engineer's Report. A listing of the Article XIII.D.4 (a) requirements is presented below for reference.

- A. Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed;
- B. Identify any parcels that are owned or used by any agency, the State of California, or the United States and classify them as either benefited and, therefore, assessed parcels or present convincing evidence as to why any of those parcels receive no special benefit;
- C. Identify the general and special benefits that will be provided by delivery of the utility services costs to be recovered by the proposed assessment and allocate those operations and maintenance costs to the general and special benefit categories in proportion to the benefits each category will receive from the delivery of the utility services;
- D. Based on an analysis of the services to be provided, the Consultant will recommend an Assessment Spread Method that provides a procedure for estimating the level of special benefit each parcel will receive from the utility service(s) in relationship to all other benefited parcels, and in relationship to the entirety of the cost of providing the utility service(s) and will define the base units of special benefits;
- E. The Assessment Spread Method will describe the:
 - a. Connection between the utility services operations and maintenance cost and the base units of special benefit; and,
 - b. How the utility service(s) costs are spread to the benefited parcels and the calculation of the total amount of annual operations and maintenance assessment proposed to be levied on each parcel.

1.3 General Description of the Lands Subject to the Proposed Assessment

CSA 34D will be comprised of the 106 lots created by Tract 4968, and surrounding outlots, which is the subdivision of two parcels (APNs 300-340-11S and 300-340-41S) in CSA 34. The final map of Tract 4968 has not yet been approved by the Board of Supervisors. A map and detailed boundary description is included in Appendix A.

Those parcels in CSA 34D benefitting from the facilities, including the operation and maintenance of those facilities, and any improvements or repairs to those facilities, identified by Lot number in the Assessment Roll attached to this report as Exhibit B are

subject to the proposed assessment described in this Report. Assessor's Parcel Numbers and addresses will be assigned after the final tract map is recorded and are not available at the time of this writing.

1.4 Objectives of the CSA 34D Local Utility Systems Analysis

The objectives of the analysis of the CSA 34D Local Utility Systems are to:

- A. Determine the scope of the services to be provided by the Local Utility Systems and develop the estimated annual operations and maintenance costs for those CSA 34D Local Utility Systems over the next seven fiscal years of Fiscal Year ("FY") 2017-18 through FY 2023-24. Those seven consecutive FY are referred to as the "Seven Year Rate Term"; and,
- B. Develop new assessments so that CSA 34D will receive sufficient revenues to recover all annual operations and maintenance costs and fund the required reserves.

1.5 Description of Engineer's Report Exhibits

A description of Engineer's Report Exhibit A through Exhibit I, several of which contain multiple exhibit tables labeled with the exhibit letter designation followed by a hyphen and number, is presented below:

- A. Exhibit A contains two (2) tables that present the estimated annual cost of providing the utility system services and the proposed new assessments.
 - a. Exhibit table A-1 presents the total estimated annual costs for providing the Local Utility System services for each of the seven utility systems for each fiscal year in the Seven Year Rate Term.
 - b. Exhibit table A-2 presents the recommended new benefit assessments rates for each of the seven utility systems for each fiscal year in the Seven Year Rate Term and the total Local Service Utility Systems Ready-to-Serve Benefit Assessment for the Seven Year Rate Term.
- B. Exhibit B is a tabulation of the spread of the Exhibit A-2 proposed benefit assessments to each lot in Tract 4968 for FY 2017-18 through FY 2023-24.
- C. Exhibit C contains two (2) tables that present the estimated annual cost of providing the utility system services and the proposed new assessments.
 - a. Exhibit C-1 is the detail estimated annual cost of providing the services for the operation and maintenance of the CSA 34D Drainage System.
 - b. Exhibit C-2 is a table presenting the estimated annual budget for the CSA 34D Drainage System for FY 2017-18 through FY 2023-24.
- D. Exhibit D contains three (3) tables that present the estimated annual cost of providing the utility system services and the proposed new assessments.

- a. Exhibit D-1 is the detailed estimated annual cost of providing the services for maintenance of the streets in CSA 34D.
 - b. Exhibit D-2 is a table presenting the estimated annual budget for the CSA 34D Street Maintenance System for FY 2017-18 through FY 2023-24.
 - c. Exhibit D-3 is a recap of the calculation of the estimated cost of street resurfacing.
- E. Exhibit E contains two (2) tables that present the estimated annual cost of providing the utility system services for the PG&E owned streetlights in Tract 4968 and the proposed new assessments.
- a. Exhibit E-1 is the detailed estimate of the annual costs to maintain the utility system services for the PG&E owned streetlights in Tract 4968.
 - b. Exhibit E-2 is a table presenting the estimated annual budget for the CSA 34D Street Lighting.
- F. Exhibit F contains two (2) tables that present the estimated annual cost of providing the utility system services and the proposed new assessments.
- a. Exhibit F-1 is the detailed estimate of the annual costs to maintain the public area landscaping in Tract 4968.
 - b. Exhibit F-2 is a table presenting the estimated annual budget for the CSA 34D Landscape Maintenance System.
- G. Exhibit G contains two (2) tables that present the estimated annual cost of providing open space monitoring and maintenance.
- a. Exhibit G-1 is the detailed estimate of the annual costs to maintain the open space monitoring and maintenance in Tract 4968.
 - b. Exhibit G-2 is a table presenting the estimated annual budget for the CSA 34D to provide open space monitoring and maintenance.
- H. Exhibit H contains three (3) tables showing the assessment rate calculations for the CSA 34D Water Distribution and Sewer Collection Systems.
- a. Table H-1 presents the total estimated costs for operations, contingency and replacement cost for the water and wastewater systems along with the assessment rates to recover the total annual costs of providing the services for FY 2017-18 through FY 2023-24.
 - b. Table H-2 presents the calculation of the CSA 34D pro-rata share of Water System Capital Replacement Reserve.
 - c. Table H-3 presents the calculation of the CSA 34D pro-rata share of the Sewer System Capital Replacement Reserve.
- I. Exhibit I presents an evaluation of consumer price index data and determination of the Consumer Price Index Factor (CPI) used in preparation of this report.

SECTION 2 – METHOD OF ANALYSIS

2.1 Method of Cost and Benefit Analysis – CSA 34D Local Utility Systems

A schedule of proposed local utility benefit assessments was developed as determined in relationship to the entirety of maintenance and expenses and the proportionate special benefit to each assessed parcel.

The method of analysis defines the “maintenance and operations expenses of a public improvement” or “the funds required to provide a property related service” as being the cost of operating a utility system that delivers a special benefit or a property related service, respectively, to all of the CSA 34D Local Utility Systems Properties.

The principal tasks in the Cost and Benefit Analysis of the CSA 34D Local Utility Systems are:

- A. Develop an estimated annual cost of delivery for each of the CSA 34D Local Utility Systems.
- B. Design a procedure for each utility system to allocate those unit costs of service delivery and to use those unit costs to calculate benefit assessments;
- C. Develop a schedule for delivery of CSA 34D Local Utility services based on developer’s estimated schedule of completion of facilities and CSA 34D acceptance of those facilities for operation and maintenance.
- D. Prepare a summary tabulation of all proposed benefit assessments for each year in the Seven Year Rate Term, showing the total annual and equivalent monthly cost to each property from the billing and collection of benefit assessments in CSA 34D.

SECTION 3 - DESCRIPTION OF LOCAL SERVICE UTILITY SYSTEMS SERVICES, PROPOSED SCOPE OF SERVICES AND COSTS OF OPERATIONS, AND METHOD OF ANALYSIS TO DEVELOP NEW RATES FOR ANNUAL BENEFIT ASSESSMENT LEVY

CSA 34D was formed as a zone of benefit within the larger territorial boundaries of CSA 34 for the purpose of providing various utility services to the properties located within the limited boundaries of that zone. CSA 34D will receive joint use water contracts administration, finished water delivery, and wastewater treatment services from CSA 34 and the benefit assessments and customer service fees for those utility services were presented in a separate Engineer's Report and are not a part of this report. Several types of Local Service Utility Systems are to provide services within the boundaries of CSA 34D

and this Section 3 describes the proposed scope of the CSA 34D Local Service Utility Systems.

3.1 Description of Proposed Scope of Services Provided by Local Service Utility Systems – CSA 34D

CSA 34 provides Local Service Utility Systems Operations and Maintenance Services to CSA 34D as utility services. The services provided by each one of the CSA 34D Local Service Utility Systems generally include the performance of all work and the payment of all costs and expenses associated with the following activities:

- A. CSA 34D Drainage System Operation and Maintenance – The Tract 4968 drainage system collects and disposes of the storm water runoff generated from each of the lots in Tract 4968 as well collection and disposal of storm runoff from adjacent slopes to prevent flooding of the streets and residences in Tract 4968. The drainage facilities generally consist of terrace drains, curb and gutter inlets and pipelines to carry runoff to a detention basin for disposal to White Fox Creek. The maintenance and operations services classified as CSA 34D Local Utility System Services generally include those on-going activities to maintain all of the in-tract and off-site drainage facilities constructed pursuant to the development of Tract 4968 in a ready-to-serve status for the benefit of all of the lots of record in Tract 4968. The annual operations and maintenance work will generally include periodic monitoring during and after storm events and operation of the basin outlet controls as needed to empty the basin between storm events, including providing funding at the minimum annual amount for the basin reconditioning reserves, together with the payment of administrative costs to support these on-going services needed to maintain the ready-to-serve status of the Tract 4969 drainage facilities for the benefit of all the Tract 4968 lots of record:

- B. CSA 34D Street Maintenance – Street Paving, Striping, Signage Maintenance, Repair, and Reconditioning services classified as CSA 34D Local Service Utility System Services generally include those on-going activities to maintain all of the in-tract and off-site streets and bridge constructed pursuant to conditions of approval for Tract 4968 in a ready-to-serve status for access to all of the lots of record in Tract 4968, including providing funding at the minimum annual amount of the street pavement reconditioning and bridge replacement special reserve funds. The annual operations and maintenance work generally includes the inspection of street pavement services to identify sections of pavement in need of immediate repair, the inspection of all street signage installed pursuant to the development of Tract 4968 and replacement, as needed, of any damaged or degraded street signs and poles, inspection and reconditioning of all street striping, bi-annual bridge inspection and repair as needed, including providing funding at

the minimum annual amount for the bridge replacement and street paving and reconditioning reserves, together with the payment of all insurance costs and administrative costs needed to support these on-going services and to plan and implement recurring street surface reconditioning work needed to maintain the ready-to-serve status of the Tract 4968 streets for the benefit of all the Tract 4968 lots of record;

- C. CSA 34D Street Lighting – PG&E Owned and Operated Street Lighting System Operations and Maintenance Services include the payment of PG&E usage charges and payment of all administrative costs associated therewith, to provide year-round street safety lighting along all of the Tract 4968 streets and to maintain the visual presentation of those streets in a ready-to-serve status for the benefit of all the Tract 4968 lots;
- D. CSA 34D Landscape Maintenance Services for Tract 4968 classified as CSA 34D Local Service Utility Systems generally include all work and expenses associated with the maintenance of the .76 acres of public right-of-way and common area landscaping, required by the Millerton Specific Plan and the Conditions of Approval for development of Tract 4968, to enhance the visual presentation of the community for the benefit of all the Tract 4968 lots of record. The annual operations and maintenance work will generally include twice-monthly service that will include weed and trash removal, plant care and irrigation system maintenance. In addition, the Local Utility System Services will include weed and trash removal on two outlots designated for the protection of cultural resources in Tract 4968;
- E. CSA 34D Open Space Monitoring and Maintenance Services for Tract 4968 classified as CSA 34D Local Service Utility System Services generally include all work and expenses associated with the monitoring of the restored riparian habitat and maintenance of the recreational trails and open space along the White Fox Creek Parkway corridor, which includes Outlots A and B of Tract 4968, required by the open space impact mitigation requirements set forth in the conditions of development approval for Tract 4968
- F. CSA 34D Water Distribution System Operations and Maintenance services classified as Local Utility System Services include those activities related to the maintenance of the CSA 34D water distribution piping system, fire hydrants, and water storage facilities in a ready-to-serve status for all user classes, regardless of whether they have an active water service, available to provide a new water service and meters as the currently vacant lots of record in CSA 34D are developed, including providing funding at the minimum annual amount for the water distribution system replacement special reserve;
- G. CSA 34D Sewer Collection System Operations and Maintenance services classified as CSA 34D Local Service Utility System Services include those activities related to the maintenance of the sewer pipeline system within CSA 34D in a ready-to-serve status for all user classes, regardless of whether they have an

active sewer service, available to support new sewer service connections from the currently vacant lots of record, including providing funding at the minimum annual amount for the sewer collection system replacement special reserve.

3.2 Proposed Costs of Local Utility Systems Operations

The estimated cost was developed for performing or providing for each of the Local Utility System services. These estimated costs include the administrative costs of providing these services and the amounts needed to fund the required reserves. Costs for subsequent years are calculated by multiplying the previous year's cost by the Consumer Price Index (CPI) factor of 1.0216. Refer to Exhibit I for a calculation of the CPI factor for this report.

3.2.1 Proposed Cost of Providing CSA 34D Drainage System Operations and Maintenance Local Utility System Services

The total estimated annual cost of providing the full scope of Drainage System Operations and Maintenance services is \$8,415, which includes a 10% contingency allowance. The itemized estimate of costs is shown in Exhibit C-1. A new capital reserve fund with an annual charge of \$2,000 will be established to accumulate a total of \$20,000 over 10 years beginning in FY 2018-19 to provide funds for maintenance and cleaning of the detention pond. Responsibility for the operation and maintenance of the drainage system will remain with the developer until the system is accepted by the County for operation by CSA 34D which is anticipated in FY 2020-21. A minimum charge of \$1,650 for insurance and administrative services including a 10% contingency allowance is proposed for FY 2017-18. This minimum charge is proposed for FY's 2018-19 and 2019-20 and is calculated by multiplying the previous year amount by the CPI factor. Beginning in FY 2018-19 a charge of \$842 is added for five (5) years through FY 2022-23 to accumulate the required 50% maintenance and operations reserve. In FY 2019-20 and in each subsequent year the reserve charge is the previous year's charge multiplied by the CPI factor. It is anticipated that CSA 34D will assume responsibility for the operation and maintenance of the drainage system in FY 2020-21 and the estimated cost of providing the maintenance and operations services in that year is increased to the full estimated annual cost shown in Exhibit C-1 resulting in an estimated total cost of \$ 11,834 which includes a 10% contingency allowance, operating reserve contribution and contribution to the capital reserve. In FY 2023-24 the estimated cost of providing the maintenance and operations services is \$11,548 which includes a 10% contingency allowance and contribution to the capital reserve. The proposed estimated annual budget for Drainage System Operation and Maintenance is shown in Exhibit C-2.

3.2.2 Proposed Cost of Providing CSA 34D Street Maintenance and Operations Local Utility System Services

The total estimated annual cost of providing the full scope of Street Maintenance and Operations System services is \$7,480 which includes a 10% contingency allowance. The itemized estimate of costs is shown in Exhibit D-1. A new capital reserve fund with an annual charge of \$2,800 will be established to accumulate \$42,000 over 15 years beginning in FY 2019-20 for resurfacing the interior streets in Tract 4968. Another new

capital reserve fund with an annual charge of \$6,965 will be established to accumulate \$118,400 over 17 years beginning in FY 2019-2020 for resurfacing the collector streets (Lakeridge and Sunset Drives) in Tract 4968. Another new capital reserve fund with an annual charge of \$6,000 will be established to accumulate \$600,000 over 100 years to replace the bridge on White Fox Creek at the end of its useful life. A minimum charge of \$4,300 for insurance and administrative services is proposed for FY 2017-18 through FY 2020-21 with the amount being calculated by multiplying the previous year's charge by the CPI factor. It is anticipated that CSA 34D will assume responsibility for maintenance of the streets in Tract 4968 at the end of the developer's maintenance period in FY 2021-22 and the estimated cost of providing the maintenance and operations services in that year is increased to the full estimated annual cost of \$8,148. The proposed estimated annual budget for Street maintenance and Operations is shown in Exhibit D-2.

3.2.3 Proposed Cost of Providing CSA 34D Street Lighting Local Utility System Services

The street lighting to be installed in Tract 4968 will be owned and operated by PG&E and the Local Utility System services will include paying the monthly PG&E usage charges for 25 streetlights, 17 lights with 70 watt luminaire and 8 lights with 150 watt luminaire. The monthly charges are set forth in Electric Schedule LS-1 – PG&E Owned Street and Highway Lighting. The calculation of the monthly and annual usage charges and CSA administration and contingency costs are shown in Exhibit E-1 & E-2. The estimated total annual cost is \$6,600. The street lighting in Tract 4968 should be operational in FY 2017-18 with billing from PG&E beginning that year. The estimated cost for 6 months of operation in FY 2017-18 is \$3,300 for usage charges, administrative costs and 10% contingency allowance. Beginning in FY 2018-19 a charge of \$660 is added for five (5) years through FY 2021-22 to accumulate the required 50% maintenance and operations reserve. In FY 2018-19 and in each subsequent year the reserve charge is the previous year's charge multiplied by the CPI factor. FY 2018-19 will be the first full year of operation and the total estimated cost is \$7,260 which includes 10% contingency allowance and the \$660 contribution to the required maintenance and operation reserve. Subsequent years estimated costs are calculated by multiplying the previous year's cost by the CPI factor. Various

3.2.4 Proposed Cost of Providing CSA 34D Landscape Maintenance Local Utility System Services

The total estimated annual cost of providing the full scope of the Landscape Maintenance System services is \$15,785, which includes a 10% contingency allowance. The itemized estimate of costs is shown in Exhibit F-1. The landscaping will not be installed until reclaimed water is available for irrigation which is anticipated in FY 2020-21 and CSA 34D will assume responsibility for operations and maintenance in FY 2021-22. A minimum charge of \$1,650 for insurance and administrative services including a 10% contingency allowance is proposed for FY 2017-18. This minimum charge is proposed for FY's 2018-19, 2019-20 and FY 2021 and is calculated by multiplying the previous year amount by the CPI factor. Beginning in FY 2018-19 a charge of \$1,578 is added for five

(5) years through FY 2022-23 to accumulate the required 50% maintenance and operations reserve. In FY 2019-20 and in each subsequent year the reserve charge is the previous year's charge multiplied by the CPI factor. It is anticipated that CSA 34D will assume responsibility for landscape maintenance in FY 2021-22 and the estimated cost of providing the maintenance and operations services in that year is estimated to be one half the estimated annual cost shown in Exhibit F-1 resulting in an estimated total cost of \$10,277 which includes a contribution to the required maintenance and operations reserve. The total estimated cost in FY 2022-23 as the first full year of services is \$19,285 which includes the last planned contribution to the required maintenance and operation reserve. The total estimated cost for the full scope of landscape maintenance services in FY 2023-2024 is \$17,944. The proposed estimated annual budget for Landscape Maintenance is shown in Exhibit F-2

3.2.5 Proposed Cost of Providing CSA 34D Open Space Monitoring and Maintenance Local Utility System Services

The total estimated annual cost of providing the CSA 34D pro rata share of the full scope of the CSA 34D Open Space Monitoring and Maintenance Services in FY 2017-18 is \$1,705 which includes a 10% contingency allowance. The itemized estimate is an update of the cost estimate prepared by Live Oak Associates who authored the plan for the restoration and development of the White Fox Creek Parkway and is shown in Exhibit G. The estimated cost in FY 2018-19 is \$1,742 which was calculated by multiplying the previous year's estimated costs by the CPI factor. The estimated cost of services in FY 2019-20 through FY 2023-24 were calculated by multiplying the previous year's estimated costs by the CPI factor as detailed on Exhibit I.

3.2.6 Proposed Cost of Providing CSA 34D Water Distribution System Operations and Maintenance Local Utility System Services

The proposed cost to provide the full scope of CSA 34D Water Distribution System Operation and Maintenance Local Utility System services is based on costs developed for CSA 34C in the Consolidated Engineer's Report for CSA 34 prepared by Wilson and Associates in 2015 (CER). The water distribution systems in CSA 34C and CSA 34D were developed using the same criteria for design, construction and operation of the systems and the characteristics of the development is similar in both developments. The CER compiled and analyzed costs of the local water distribution system in CSA 34C and developed a local utility system cost of operation and maintenance per Equivalent Water Unit (EWU) of the water distribution system for FY 2015-16 through FY 2020-21. The CER FY 2017-18 cost of \$72.62 per EWU results in an estimated total annual cost for operation of the CSA 34D water distribution system of \$7,698.05 for FY 2017-18 which includes a 10% operating contingency. The CER costs per EWU were used to calculate the total estimated annual cost of operations for the CSA 34D water distribution system, including a 10% operating contingency for FY 2018-19 through FY 2020-21. Annual costs for FY 2022-23 and FY 2023-24 were calculated by multiplying the previous year's costs by the CPI factor. These estimated costs are shown in the table in Exhibit H-1. The CER established a Water System Capital Replacement Reserve for CSA 34A and CSA 34C.

CSA 34D will now share some of those facilities and adds funding for replacement of water lines, water meters and fire hydrants. The CSA 34D pro rata share of the required annual contribution to the water system capital replacement reserve is \$11,362. The total replacement reserve, total annual contribution and pro rata shares are shown in Exhibit H-2.

3.2.7 Proposed Cost of Providing CSA 34D Sewer Collection System Operations and Maintenance Local Utility System Services

The proposed cost to provide the full scope of CSA 34D Sewer Collection System Operation and Maintenance Local Utility System services is based on costs developed for CSA 34C in the Consolidated Engineer's Report for CSA 34 prepared by Wilson and Associates in 2015 (CER). The sewer collection systems in CSA 34C and CSA 34D were developed using the same criteria for design, construction and operation of the systems. The CER compiled and analyzed costs of the local sewer collection system in CSA 34C and developed a local utility system cost of operation and maintenance per Equivalent Sewer Unit (ESU) of the sewer collection system for FY 2015-16 through FY 2020-21. The FY 2017-18 cost of \$39.73 per ESU results in an estimated total annual cost for operation of the CSA 34D sewer collection system of \$4,210.82 for FY 2017-18 which includes a 10% operating contingency. The CER costs per ESU were used to calculate the total estimated annual cost of operations for the CSA 34D sewer collection system, including a 10% operating contingency for FY 2018-19 through FY 2020-21. Annual costs for FY 2022-23 and FY 2023-24 were calculated by multiplying the previous year's costs by the CPI factor. These estimated costs are shown in the table in Exhibit D-1. The CER established a WWTP Capital Replacement Reserve for CSA 34A and CSA 34C. CSA 34D will now share those facilities and adds funding for a second lift station and replacement of the sewer mains. The CSA 34D pro rata share of the required annual contribution to the WWTP capital replacement reserve is \$6,936. The total replacement reserve, total annual contribution and pro rata shares are shown in Exhibit H-3.

3.3 Basis of Special Benefit

A. Drainage System Operation and Maintenance System – The drainage system collects and disposes of the storm water runoff generated from each of the lots in Tract 4968 as well as collecting and disposing of storm runoff from surrounding slopes to prevent flooding and damage to the properties. The services provided are the on-going activities to maintain the drainage system in a ready-to-serve status for all lots in Tract 4968 and provides an equal level of special benefit for each of the lots in Tract 4968.

B. Street Maintenance and Operation System – The streets in Tract 4968 provide direct vehicular access to each residential lot in the subdivision. The services provided are the on-going activities to maintain the streets in a ready-to-serve status for all lots in Tract 4968 and provides an equal level of special benefit for each of the lots in Tract 4968.

C. Street Lighting System – The street lighting systems of 25 streetlights provides intersection and mid-block lighting for traffic and pedestrian safety and security on the

streets that serve all of the properties in Tract 4968. All of the properties share equally in the special benefit provided by the street lighting.

D. Landscape Maintenance System – the landscape maintenance provides plant care, irrigation and trash removal for the landscaping on the perimeter and entrances to the Tract 4968 neighborhood to enhance the visual presentation of the community for equal benefit to each of the lots in Tract 4968.

E. Open Space Monitoring and Maintenance System – The White Fox Creek Parkway will provide open space and recreation trails in the Millerton New Town community. Outlots A and B in Tract 4968 are a part of the area of designated for the Parkway. The plan for these areas does not include facilities (such as directional signing, parking lots, and restrooms) to support the general public, so there is no general benefit from this system. Tract 4968 is immediately adjacent to the Parkway and all of the lots have equal access to the trails and the level of special benefit provided is equal for lots in Tract 4968.

F. Water System Distribution System Maintenance and Operations - the water distribution system in Tract 4968 provides domestic finished water to each of the residential lots in the tract. The services provided are the on-going activities to maintain the water distribution system in a ready-to-serve status for all lots in Tract 4968 which provides equal special benefit to each of the lots.

E. Sewer Collection System Maintenance and Operations - the sewer collection system provides a connection for each residential lot to discharge wastewater to the wastewater treatment plant. The services provided are the on-going activities to maintain the sewer collection system in a ready-to-serve status for all lots in Tract 4968 which provides equal special benefit to each of the lots.

3.4 Unit Cost of Service Delivery Calculation Method for CSA 34D Local Service Utility Systems Operations and Maintenance Activities

Since for all seven utility systems the type of service provided is to maintain a ready-to-serve status of either a facility, or to maintain the visual presentation of the entire community, the level of special benefit provided by the delivery of each one of those utility services is equal per dwelling unit or EBU. Each one of the 106 lots in Tract 4968 is classified as 1-EBU. All of the Tract 4968 Out Lots are classified as Not Benefitted by the delivery of services and are, accordingly, not allocated a beneficial share of the estimated unit cost of service delivery for each one of the CSA 34D Local Service Utility Systems.

3.4.1 Calculate Unit Costs of Service Delivery for CSA 34D Local Service Utility Systems Operations and Maintenance Activities

Based on the finding of an equal level of special benefit per parcel EBU, it is the further finding that the unit cost of service delivery for each one of the CSA 34D Local Service Utility Systems is equal per parcel EBU. Therefore, the special benefit unit cost of service delivery for each one of the CSA 34D Local Service Utility Systems is calculated in each

fiscal year by dividing the estimated total service delivery cost for the fiscal year being analyzed by the estimated total parcel EBU during that fiscal year.

The attached Engineer's Report Exhibit B shows the parcel EBU count and cost data used in the Consultant's Method of Cost and Benefit Analysis for calculating the unit cost of service delivery for each one of the CSA 34C Local Service Utility Systems Budgets. The unit cost of service delivery data for each utility system is shown in the Assessment Rate Calculations Data Table on pages 5 through 8 of Exhibit B, in its rows 122 through 134 that are labeled in the left most column of each page. The table has two groupings of data identified as "1. Annual Costs to Be Assessed" and "2. Assessment Rates Per EBU Needed to Recover Annual Costs." The "Assessment Rates per EBU Needed . . ." are the unit costs of service delivery for each component of total cost estimated for each local service utility. The utility system costs are entered by fiscal year in rows 124 through 128, under the column headings that contain the name of each utility system (i.e.; Water System Assessment, Wastewater System Assessment, etc.). The data for each fiscal year is grouped in blocks of eight columns, one column for each one of the seven utility systems and the eighth column for the "FY __ Total Assessment" amount calculated as the sum of the cost or assessment data in each of the seven utility system columns.

Operations cost component data for each fiscal year is from the Exhibit A-1 tables and the costs for each utility system are entered in Exhibit B as "1.1 Total Estimated Operations and Capital Expenditures" in row 124, "1.2 Operating Contingency" in row 125, "1.3 Operating Reserve" in row 126, "1.4 Capital Facilities Replacement" in row 127, and "1.4 Total Estimated Operations, Contingency, Replacement Cost" in row 128. The unit cost of service delivery for each operations cost component and for the estimated total cost of utility system operations and maintenance are calculated for each utility system in Exhibit B rows 129 through 134. Each cost component entered in rows 124 through 128 is divided by the 106.00 total EBU for CSA 34D entered in Exhibit B row 120 under column D "CSA 34D EBU" and the result of each calculation is entered in the corresponding row 130 ("2.1 Rate Needed Operations and Capital Expenditures Cost Recover") through 134 ("Rate Needed Recovery Local Service Utilities Total Annual Cost"), which is calculated as the sum of the unit costs of service delivery for the four components of utility system cost.

3.5 Proposed Parcel Benefit Assessments and Assessment Roll for CSA 34D Local Service Utility Systems Operations and Maintenance Benefit Assessment for FY 17-18 through FY 23-24

Based on the finding that the unit cost of service delivery for each one of the CSA 34D Local Service Utility Systems is equal per parcel EBU, the individual parcel assessment amounts for each one of the seven CSA 34D Local Service Utility Systems is calculated in Exhibit B as the product of: i) each utility system's total unit cost of service delivery in row 134, under the heading of the fiscal year group for the utility system being analyzed

and, ii) the parcel's total EBU shown in the Exhibit B column D. A parcel's benefit assessment in each fiscal year of the Seven Year Rate Term for each one of the seven local utility systems is shown in Exhibit B under the column heading of the fiscal year group for the utility system being analyzed. A parcel's total assessment for each fiscal year of the Seven Year Rate Term is the sum of the parcel assessments in that fiscal year for each one of the local utility systems, and is shown under the Exhibit B column heading "FY __ Total Assessment" for the fiscal year group being analyzed.

The total amount proposed to be assessed on each benefited parcel in each fiscal of the Seven Year Rate Term is shown on Exhibit B in the FY __ Total Assessment columns. The description of each parcel in CSA 34D is provided on Exhibit B by reference to the Lot Number in column A for each one of the CSA 34D properties and to the name of the property owner in column C, as those owner names are shown on the last Equalized Assessment Roll for the County for the parcels being subdivided by Tract 4968. Accordingly, Exhibit B is herewith referred to as the Assessment Roll for the levy of the proposed CSA 34D Local Service Utility Systems Benefit Assessment.

3.6 Projected Expenditures and Assessment Levy Revenues for CSA 34D Local Service Utility Systems Operations and Maintenance Benefit Assessment

Exhibit B on pages 5 through 8 presents the estimated expenditure allocations for the delivery of the CSA 34D Local Service Utility Systems Operations and Maintenance Utility Services for FY 2017-18 through FY 2023-2024 on line 128. That table also shows the estimated revenues to be received from the billing and collection of the proposed benefit assessment on line 120. Revenues are in approximate balance with estimated expenditures and reserves funding requirements for the Seven Year Rate Term.

3.7 Statement of Proposed Assessment and Article XIII.D Declarations – CSA 34D Local Service Utility Systems Operations and Maintenance Benefit Assessment

Pursuant to the provisions of law, the undersigned does hereby assess the annual amounts shown in Exhibit A-2 as the cost for delivery of the services described in this Engineer's Report Section 3 as CSA 34D Local Service Utility Systems Services on the lots and parcels of land in CSA 34D benefitted thereby in FY 17-18 through FY 23-24, in the total amounts for each parcel set forth on the Assessment Roll attached hereto as Exhibit B. Each subdivision of land assessed is described by reference to its Lot Number as shown on the map of Tract 4968, or by reference to maps and deeds of record on file in the office of the County Recorder and includes all of such parcels.

This written Engineer's Report has been prepared pursuant to the requirements of Article XIII.D Section 4 of the Constitution, and contains all of the following:

- A. All of the parcels have been identified which will have a special benefit conferred upon them and upon which an assessment will be imposed;
- B. All parcels owned or used by any agency, the State of California, or the United States have been identified and are shown on the Assessment Roll. Those parcels that will receive special benefits from the delivery of the services have been identified and are levied a share of the annual assessment in proportion to the estimated level of special benefits they will receive;
- C. The special benefits to be provided by delivery of the services have been identified and the estimated annual costs of delivery of those services have been allocated to the properties receiving special benefits from the delivery of those services in proportion to the special benefits they will receive from the delivery of those services. It is the finding of the Consultant that the services described in this Engineer's Report Section 3 as CSA 34D Local Service Utility Systems Services are utility services not provided by the County to the same extent countywide. These services are available to only those benefited parcels identified in this Engineer's Report as located within the boundaries of CSA 34D and to no other properties. Therefore, it is the finding of the Consultant that there are no general benefits provided by delivery of these services and, accordingly, there is no category of general benefit cost in the total cost of service delivery described in this Section 3;
- D. The method of analysis of the services and the assessment calculation method used by the Consultant provide a procedure for estimating the level of special benefit each parcel will receive from the utility service to be delivered in relationship to all other benefitted parcels, and in relationship to the entirety of the cost of providing the utility service and defines the base units of special benefit service delivery. The Consultant's method of analysis and assessment calculations describes the nexus between the utility service operations and those base units of special benefit, and of how those base units of special benefit are used to calculate the total amount of annual operations and maintenance benefit assessment to be levied on each parcel; and,
- E. Only special benefit costs have been included in the annual operations costs proposed to be assessed, and none of the proposed parcel assessments exceeds the reasonable cost of the proportional special benefits conferred thereon.

**ENGINEER'S REPORT
ON PROPOSED BENEFIT ASSESSMENTS FOR STORM DRAINAGE AND ROAD
MAINTENANCE, STREET LIGHTING, OPEN SPACE AND PUBLIC RIGHT-OF-WAY
LANDSCAPE MAINTENANCE, WATER DISTRIBUTION SYSTEM AND SEWER
COLLECTION SYSTEM OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXHIBIT A

EXHIBIT A-1: Total estimated annual costs for providing CSA 34D Local Utility System services for FY 2017-18 through FY 2023-24

EXHIBIT A-2: Recommended benefit assessment rates for CSA 34D Local Utility System services for FY 2017-18 through FY 2023-24.

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT A-1

Estimated Annual Budget

Local Utility Systems	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<u>Drainage System O&M</u>							
Operations and Capital Expenditure	\$ 1,500.00	\$ 1,500.00	\$ 1,532.00	\$ 8,141.00	\$ 8,317.00	\$ 8,497.00	\$ 8,680.00
Operating Contingency	150.00	150.00	153.00	814.00	832.00	850.00	868.00
Operating Reserves		842.00	860.00	879.00	898.00	917.00	
Capital Facilities Replacement Reserves		2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Total Estimated Annual Cost	\$ 1,650.00	\$ 4,492.00	\$ 4,545.00	\$ 11,834.00	\$ 12,047.00	\$ 12,264.00	\$ 11,548.00
<u>Street Maintenance</u>							
Operations and Capital Expenditure	\$ 2,100.00	\$ 2,145.00	\$ 2,192.00	\$ 2,239.00	\$ 7,407.00	\$ 7,569.00	\$ 7,732.00
Operating Contingency	210.00	215.00	219.00	224.00	741.00	757.00	773.00
Operating Reserves							
Capital Facilities Replacement Reserves		15,765.00	15,765.00	15,765.00	15,765.00	15,765.00	15,765.00
Total Estimated Annual Cost	\$ 2,310.00	\$ 18,125.00	\$ 18,176.00	\$ 18,228.00	\$ 23,913.00	\$ 24,091.00	\$ 24,270.00
<u>Street Lighting</u>							
Operations and Capital Expenditure	\$ 3,000.00	\$ 6,000.00	6,130.00	6,262.00	6,398.00	6,536.00	6,678.00
Operating Contingency	300.00	600.00	613.00	626.00	640.00	654.00	668.00
Operating Reserves		660.00	674.00	689.00	704.00	719.00	
Capital Facilities Replacement Reserves							
Total Estimated Annual Cost	\$ 3,300.00	\$ 7,260.00	\$ 7,417.00	\$ 7,577.00	\$ 7,742.00	\$ 7,909.00	\$ 7,346.00
<u>Landscape Maintenance</u>							
Operations and Capital Expenditure	1,500.00	1,500.00	1,532.00	1,565.00	7,813.00	15,969.00	16,313.00
Operating Contingency	150.00	150.00	153.00	157.00	781.00	1,597.00	1,631.00
Operating Reserves		1,578.00	1,612.00	1,647.00	1,683.00	1,719.00	
Capital Facilities Replacement Reserves							
Total Estimated Annual Cost	\$ 1,650.00	\$ 3,228.00	\$ 3,297.00	\$ 3,369.00	\$ 10,277.00	\$ 19,285.00	\$ 17,944.00
<u>Open Space Maintenance</u>							
Operations and Capital Expenditure	\$ 1,550.00	\$ 1,583.00	\$ 1,617.00	\$ 1,652.00	\$ 1,688.00	\$ 1,725.00	\$ 1,763.00
Operating Contingency	155.00	158.00	162.00	165.00	169.00	173.00	176.00
Operating Reserves							
Capital Facilities Replacement Reserves							
Total Estimated Annual Cost	\$ 1,705.00	\$ 1,741.00	\$ 1,779.00	\$ 1,817.00	\$ 1,857.00	\$ 1,898.00	\$ 1,939.00
<u>Water Distribution System O&M</u>							
Operations and Capital Expenditure	\$ 6,998.19	\$ 7,150.03	\$ 7,397.81	\$ 7,557.60	\$ 7,720.85	\$ 7,887.62	\$ 8,057.99
Operating Contingency	699.86	715.01	740.02	756.01	772.34	789.02	806.07
Operating Reserves							
Capital Facilities Replacement Reserves	11,362.00	11,362.00	11,362.00	11,362.00	11,362.00	11,362.00	11,362.00
Total Estimated Annual Cost	\$ 19,060.05	\$ 19,227.04	\$ 19,499.83	\$ 19,675.61	\$ 19,855.19	\$ 20,038.64	\$ 20,226.06
<u>Sewer Collection System O&M</u>							
Operations and Capital Expenditure	\$ 3,828.30	\$ 3,910.99	\$ 3,995.62	\$ 4,081.93	\$ 4,170.10	\$ 4,260.17	\$ 4,352.19
Operating Contingency	382.52	391.08	399.64	408.27	417.09	426.10	435.30
Operating Reserves							
Capital Facilities Replacement Reserves	6,936.00	6,936.00	6,936.00	6,936.00	6,936.00	6,936.00	6,936.00
Total Estimated Annual Cost	\$ 11,146.82	\$ 11,238.07	\$ 11,331.26	\$ 11,426.20	\$ 11,523.19	\$ 11,622.27	\$ 11,723.49
Total Estimated Annual Cost	\$ 40,821.87	\$ 65,311.11	\$ 66,045.09	\$ 73,926.81	\$ 87,214.38	\$ 97,107.91	\$ 94,996.55

Engineer's Report
 CSA 34D - TRACT 4968

EXHIBIT A-2

	FISCAL YEAR						
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
CSA 34D Proposed Benefit Assessment Rates - Local Service Utilities Operations (1-EBU)							
i. Water System Ready-to-Serve Benefit Assessment	179.81	181.39	183.96	185.62	187.32	189.04	190.81
ii. Wastewater System Ready-to-Serve Benefit Assessment	105.16	106.02	106.89	107.79	108.70	109.64	110.60
iii. Road System Benefit Assessment	21.79	171.00	171.48	171.96	225.60	227.28	228.96
iv. Drainage System Benefit Assessment	15.57	42.38	42.87	111.64	113.65	115.70	108.95
v. Streetlighting System Benefit Assessment	31.13	68.49	69.97	71.49	73.04	74.61	69.30
vi. Landscape System Benefit Assessment	15.57	30.46	31.10	31.78	96.96	181.94	169.29
vii. Open Space System Benefit Assessment	16.08	16.42	16.78	17.14	17.51	17.90	18.29
viii. Total Local Service Utility Systems Ready-to-Serve Benefit Assessment	\$ 385.11	\$ 616.16	\$ 623.05	\$ 697.42	\$ 822.78	\$ 916.11	\$ 896.20

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MAINTENANCE, STREET LIGHTING, OPEN SPACE AND PUBLIC RIGHT-OF-WAY
LANDSCAPE MAINTENANCE, WATER DISTRIBUTION SYSTEM AND SEWER
COLLECTION SYSTEM OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXHIBIT B

Exhibit B – CSA 34D Local Utility System benefit assessment levy to all benefited parcels and lots for FY 2017-18 through FY 2023-24

ENGINEER'S REPORT ON PROPOSED BENEFIT ASSESSMENTS FOR ROAD, DRAINAGE, LANDSCAPE, OPENSPACE, STREET LIGHTING, WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS OPERATION AND MAINTENANCE FOR FRESNO COUNTY SERVICE AREA NO 34, ZONE D

REPORT EXHIBIT B
CSA 34D LOCAL SERVICE UTILITY SYSTEMS PROPOSED PARCEL BENEFIT ASSESSMENTS
FOR RECOVERY OF ALL OPERATIONS COSTS, OPERATING CONTINGENCIES, AND CAPITAL FACILITIES RESERVES
IN FISCAL YEARS 2017-2018 THROUGH 2023-2024

		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T		
	LOT NO	APN	CSA 34D BBU	LOCAL SERVICE UTILITY SYSTEMS BENEFIT ASSESSMENT - FY 2017-18										LOCAL SERVICE UTILITY SYSTEMS BENEFIT ASSESSMENT - FY 2018-19									
				DRAINAGE SYSTEM ASSESSMENT	ROAD SYSTEM ASSESSMENT	STREET LIGHTING SYSTEM ASSESSMENT	LANDSCAPE SYSTEM ASSESSMENT	OPEN SPACE SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	FY 17-18 TOTAL ASSESSMENT	DRAINAGE SYSTEM ASSESSMENT	ROAD SYSTEM ASSESSMENT	STREET LIGHTING SYSTEM ASSESSMENT	LANDSCAPE SYSTEM ASSESSMENT	OPEN SPACE SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	FY 18-19 TOTAL ASSESSMENT				
1																							
2																							
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13	LOT NO	APN																					
14	1		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
15	2		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
16	3		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
17	4		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
18	5		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
19	6		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
20	7		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
21	8		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
22	9		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
23	10		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
24	11		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
25	12		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
26	13		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
27	14		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
28	15		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
29	16		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
30	17		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
31	18		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
32	19		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
33	20		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
34	21		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
35	22		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
36	23		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
37	24		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
38	25		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
39	26		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
40	27		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
41	28		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
42	29		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
43	30		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
44	31		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
45	32		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
46	33		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
47	34		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
48	35		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
49	36		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
50	37		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
51	38		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
52	39		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
53	40		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
54	41		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
55	42		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
56	43		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
57	44		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
58	45		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
59	46		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
60	47		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
61	48		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
62	49		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.49	30.46	16.42	181.39	106.02	616.16			
63	50		JPJ Incorporated		15.57	21.79	31.13	15.57	16.08	179.81	105.16	385.11	42.38	171.00	68.								

**ENGINEER'S REPORT ON PROPOSED BENEFIT ASSESSMENTS FOR ROAD, DRAINAGE, LANDSCAPE, OPENSPACE, STREET LIGHTING,
WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS OPERATION AND MAINTENANCE FOR
FRESNO COUNTY SERVICE AREA NO 34, ZONE D**

**REPORT EXHIBIT B
CSA 34D LOCAL SERVICE UTILITY SYSTEMS PROPOSED PARCEL BENEFIT ASSESSMENTS
FOR RECOVERY OF ALL OPERATIONS COSTS, OPERATING CONTINGENCIES, AND CAPITAL FACILITIES RESERVES
IN FISCAL YEARS 2017-2018 THROUGH 2023-2024**

		LOCAL SERVICE UTILITY SYSTEMS BENEFIT ASSESSMENT - FY 2019-20											LOCAL SERVICE UTILITY SYSTEMS BENEFIT ASSESSMENT - FY 2020-21											FY 20-21 TOTAL ASSESSMENT																		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ							
																																				CSA 34D BBU	OWNER	DRAINAGE SYSTEM ASSESSMENT	ROAD SYSTEM ASSESSMENT	STREETLIGHTING SYSTEM ASSESSMENT	LANDSCAPE SYSTEM ASSESSMENT	OPEN SPACE SYSTEM ASSESSMENT
13	LOT NO	APN																																								
14	1		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
15	2		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
16	3		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
17	4		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
18	5		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
19	6		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
20	7		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
21	8		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
22	9		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
23	10		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
24	11		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
25	12		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
26	13		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
27	14		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
28	15		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
29	16		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
30	17		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
31	18		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
32	19		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
33	20		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
34	21		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
35	22		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
36	23		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
37	24		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
38	25		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
39	26		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
40	27		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
41	28		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
42	29		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
43	30		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
44	31		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
45	32		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
46	33		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
47	34		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							
48	35		JPU Incorporated			42.87	171.48	69.97	31.10	16.78	183.96	106.89	623.05	111.64	171.96	31.78	17.14	185.62	107.79																							

ENGINEER'S REPORT ON PROPOSED BENEFIT ASSESSMENTS FOR ROAD, DRAINAGE, LANDSCAPE, OPENSOURCE, STREET LIGHTING, WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS OPERATION AND MAINTENANCE FOR FRESNO COUNTY SERVICE AREA NO 34, ZONE

REPORT EXHIBIT B
CSA 34D LOCAL SERVICE UTILITY SYSTEMS PROPOSED PARCEL BENEFIT ASSESSMENTS
FOR RECOVERY OF ALL OPERATIONS COSTS, OPERATING CONTINGENCIES, AND CAPITAL FACILITIES RESERVES
IN FISCAL YEARS 2017-2018 THROUGH 2023-2024

Table with columns A-AJ and rows 1-136. It details local service utility systems benefit assessments for various categories like Drainage, Road, Streetlighting, Landscape, Openspace, Water, and Wastewater for FY 2019-20 and FY 2021-21. Includes a summary section at the bottom for total assessments.

REPORT EXHIBIT B
CSA 34D LOCAL SERVICE UTILITY SYSTEMS PROPOSED PARCEL BENEFIT ASSESSMENTS
FOR RECOVERY OF ALL OPERATIONS COSTS, OPERATING CONTINGENCIES AND CAPITAL FACILITIES RESERVES
 IN FISCAL YEARS 2017-2018 THROUGH 2023-2024

	A	B	C	D	EA	EB	EC	ED	EE	EF	EG	EH	LOCAL SERVICE UTILITY SYSTEMS BENEFIT ASSESSMENT - FY 2023-24				
													SEWERAGE SYSTEM ASSESSMENT	LANDSCAPE SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	
12																	
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ASSESSMENT RATE CALCULATIONS DATA TABLE	
1.	ANNUAL COSTS TO BE ASSESSED
1.1	Total Estimated Operations and Capital Expenditures
1.2	Operating Contingency
1.3	Operating Reserve
1.4	Capital Facilities Replacement Reserve
1.5	Total Estimated Operations, Contingency, Replacement Cost
2.	ASSESSMENT RATES PER EBU NEEDED TO RECOVER ANNUAL COSTS
2.1	Rate Needed Operations and Capital Expenditures Cost Recovery
2.2	Rate Needed Contingency Cost Recovery
2.3	Rate Needed Operating Reserve Cost Recovery
2.4	Rate Needed Capital Facilities Replacement Reserve Cost Recovery
2.5	Rate Needed Recovery Local Service Utilities Total Annual Cost

**ENGINEER'S REPORT
ON PROPOSED BENEFIT ASSESSMENTS FOR STORM DRAINAGE AND ROAD
MAINTENANCE, STREET LIGHTING, OPEN SPACE AND PUBLIC RIGHT-OF-WAY
LANDSCAPE MAINTENANCE, WATER DISTRIBUTION SYSTEM AND SEWER
COLLECTION SYSTEM OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXHIBIT C

Exhibit C-1 – Detailed cost estimate for providing CSA 34D Drainage System maintenance and operations services.

Exhibit C-2 – Estimated annual budget for the CSA 34D Drainage System for FY 2017-18 through FY 2023-24

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT C-1

Drainage Operation and Maintenance

Operations and Monitoring		\$ 5,000.00
Insurance		\$ 650.00
Administration		<u>2,000.00</u>
	Subtotal	\$ 7,650.00
10% Contingency		<u>\$ 765.00</u>
Total Drainage Operation and Monitoring		\$ 8,415.00
Capital Reserve		
Pond Cleaning \$20,000 over 10 Years	Annual	\$ 2,000.00
	Total Annual Cost	\$ 10,415.00
10% Reserve Contribution		\$ 841.50

R. Heyman 6-5-2017

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT C-2

DRAINAGE OPERATIONS AND MAINTENANCE

	Estimated Annual Budget						
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Operations and Monitoring				\$ 5,331.00	\$ 5,446.00	\$ 5,564.00	\$ 5,684.00
Insurance	650.00	650.00	664.00	678.00	693.00	708.00	723.00
County Administration	850.00	850.00	868.00	2,132.00	2,178.00	2,225.00	2,273.00
Subtotal	\$ 1,500.00	\$ 1,500.00	\$ 1,532.00	\$ 8,141.00	\$ 8,317.00	\$ 8,497.00	\$ 8,680.00
10% Contingency	150.00	150.00	153.00	814.00	832.00	850.00	868.00
Total Annual O&M	\$ 1,650.00	\$ 1,650.00	\$ 1,685.00	\$ 8,955.00	\$ 9,149.00	\$ 9,347.00	\$ 9,548.00
Operating Reserve Contribution			842.00	879.00	898.00	917.00	
Capital Reserve			2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Total Annual Drainage System	\$ 1,650.00	\$ 4,492.00	\$ 4,545.00	\$ 11,834.00	\$ 12,047.00	\$ 12,264.00	\$ 11,548.00
Annual Cost per EDU	\$ 15.57	\$ 42.38	\$ 42.87	\$ 111.64	\$ 113.65	\$ 115.70	\$ 108.95

**ENGINEER'S REPORT
ON PROPOSED BENEFIT ASSESSMENTS FOR STORM DRAINAGE AND ROAD
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COLLECTION SYSTEM OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXHIBIT D

Exhibit D-1 - Detailed cost estimate for providing CSA 34D Street Maintenance services.

Exhibit D-2 - Estimated annual budget for the CSA 34D Street Maintenance System for FY 2017-18 through FY 2023-24

Exhibit D-3 – Calculation of estimated cost of street resurfacing

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT D-1

Street Maintenance

Misc Pavement Maintenance	\$ 1,000.00
Signs and Striping	500.00
Bridge Maintenance	1,000.00
Insurance	1,300.00
County Administration	3,000.00
Subtotal	<u>\$ 6,800.00</u>
10% Contingency	680.00
Subtotal -Annual Operations and Maintenance	<u>\$ 7,480.00</u>
Interior Street Resurfacing (161,250 sf @\$0.26 = \$42,000 over 15 Years)	2,800.00
Collector Street Resurfacing (147,956 sf @ \$0.80 = \$118,400 over 17 Years)	6,965.00
Bridge Replacement (\$600,000 over 100 years)	6,000.00
Total Annual Budget	<u>\$ 23,245.00</u>

Note: Developer 2 year maintenance period after roads accepted. Anticipate end FY 20-21

R. Heyman 8-9-2017

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT D-2

STREET MAINTENANCE

	Estimated Annual Budget						
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Misc Pavement Maintenance					\$ 1,089.00	\$ 1,113.00	\$ 1,137.00
Signs and Striping					545.00	557.00	569.00
Bridge Maintenance			-		1,089.00	1,113.00	1,137.00
Insurance	\$ 1,300.00	\$ 1,328.00	\$ 1,357.00	\$ 1,386.00	\$ 1,416.00	\$ 1,447.00	\$ 1,478.00
County Administration	800.00	817.00	835.00	853.00	3,268.00	3,339.00	3,411.00
Subtotal	\$ 2,100.00	\$ 2,145.00	\$ 2,192.00	\$ 2,239.00	\$ 7,407.00	\$ 7,569.00	\$ 7,732.00
10% Contingency	210.00	215.00	219.00	224.00	741.00	757.00	773.00
Total Annual O&M	\$ 2,310.00	\$ 2,360.00	\$ 2,411.00	\$ 2,463.00	\$ 8,148.00	\$ 8,326.00	\$ 8,505.00
Operating Reserve Contribution							
Capital Reserve		\$ 15,765.00	\$ 15,765.00	\$ 15,765.00	\$ 15,765.00	\$ 15,765.00	\$ 15,765.00
Total Annual Drainage System	\$ 2,310.00	\$ 18,125.00	\$ 18,176.00	\$ 18,228.00	\$ 23,913.00	\$ 24,091.00	\$ 24,270.00
Annual Cost per ERU	\$ 21.79	\$ 171.00	\$ 171.48	\$ 171.96	\$ 225.60	\$ 227.28	\$ 228.96

Engineer's Report
CSA 34D - TRACT 4968
 Exhibit D-3
 Street Resurfacing

	Area SF	Unit Cost	Total
Interior Streets	161,250	\$ 0.26	\$ 41,925
Collector Streets			
Lakeridge and Sunset	147,956	\$ 0.80	\$ 118,365

<u>Slurry Seal - County Contract 16-14-C 1-2017</u>						
					Unit Price	Unit Price
Project	SY	Tons	Cost*		per Ton	per SY
5A. CSA 35 O A	22,122	177	45,692	\$	258.15	2.065455
6A. CSA 35 O B	20,648	165	42,814	\$	259.48	2.073518
7A. CSA 35 AT	12,775	102	33,238	\$	325.86	2.6018
						2.246925
* Cost: Engrs Estimate total of all items						
Use \$260 per ton						
	17,946.67 SY	143.57 Tons		\$	37,329.07	2.08
75 sy Pavement Repair						
				\$	5,000.00	0.279
						2.359 per sy
						0.26 per sf

AC Overlay - County Contract 15-11-C

Average Cost \$ 90 per ton

Cost per Square Foot \$ 0.78 .12 thick AC Overlay
USE \$ 0.80

**ENGINEER'S REPORT
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COLLECTION SYSTEM OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXHIBIT E

Exhibit E-1 - Detailed cost estimate for administering the CSA 34D Street Lighting System and estimated PG&E service charges for PG&E owned street lights.

Exhibit E-2 - Estimated annual budget for the CSA 34D Street Lighting System for FY 2017-18 through FY 2023-24

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT E-1

Street Lighting - Estimated Annual Cost

Electric Schedule LS-1 - PG&E-owned Street and Highway Lighting

Monthly Charges

Interior Streetlights

Facilities Charge per Lamp per Month	Class E	\$ 10.478
70 watt High Pressure Sodium Lamp		4.603
Total Monthly Charge per Lamp		\$ 15.081

Lakeridge Drive

Facilities Charge per Lamp per Month	Class E	\$ 10.478
150 Watt High Pressure Sodium Lamp		\$ 9.524
Total Monthly Charge per Lamp		\$ 20.002

Monthly Cost

17	70 Watt Luminaire	\$ 15.081	\$ 256.38
8	150 Watt Luminaire	\$ 20.002	\$ 160.02
	Monthly Cost		\$ 416.40

Annual PG&E Cost	\$ 4,996.80
County Administration	1,000.00
Subtotal	\$ 5,996.80
10% Contingency	\$ 599.68
Total Annual Cost	\$ 6,596.48

10% Reserve Contribution - 5 years \$ 659.65

R. Heyman 6-5-2017

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT E-2

Street Lighting

	Estimated Annual Budget						
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
PG&E Monthly Charges	2,500.00	5,000.00	5,108.00	5,218.00	5,331.00	5,446.00	5,564.00
County Administration	500.00	1,000.00	1,022.00	1,044.00	1,067.00	1,090.00	1,114.00
Subtotal	\$ 3,000.00	\$ 6,000.00	\$ 6,130.00	\$ 6,262.00	\$ 6,398.00	\$ 6,536.00	\$ 6,678.00
10% Contingency	300.00	600.00	613.00	626.00	640.00	654.00	668.00
Total Annual O&M Cost	\$ 3,300.00	\$ 6,600.00	\$ 6,743.00	\$ 6,888.00	\$ 7,038.00	\$ 7,190.00	\$ 7,346.00
Operating Reserve Contribution		660.00	674.00	689.00	704.00	719.00	
Total Annual Street Lighting Cost	\$ 3,300.00	\$ 7,260.00	\$ 7,417.00	\$ 7,577.00	\$ 7,742.00	\$ 7,909.00	\$ 7,346.00
Annual Assessment	\$ 31.13	\$ 68.49	\$ 69.97	\$ 71.49	\$ 73.04	\$ 74.61	\$ 69.30

**ENGINEER'S REPORT
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FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXHIBIT F

Exhibit F-1 – Detailed cost estimate for providing CSA 34D Landscape Maintenance services.

Exhibit F-2 - Estimated annual budget for the CSA 34D Landscape Maintenance System for FY 2017-18 through FY 2023-24

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT F-1

**Landscape Maintenance
Estimated Annual Cost**

Millerton Road Frontage - Outlots A & B = .35 acres
Lakeridge Drive - landscape easement = .41 acres

Twice monthly service @ \$500	\$ 6,000.00
Weed Control, Chemicals	600.00
Plant Replacement	400.00
Repairs, Parts	600.00
Reclaimed Water 4.5 AF @ \$245 per AF	1,100.00
Outlots E and F (Weed and Litter Removal)	1,000.00
Insurance	650.00
County Administration	4,000.00
Subtotal	\$ 14,350.00
10% Contingency	\$ 1,435.00
Total Annual Landscape Maintenance	\$ 15,785.00
10% Reserve Contribution 5 years	\$ 1,578.50

Note: Landscaping to be installed when reclaimed water is available for irrigation - Anticipated FY 2020-21. Maint to CSA 34D estimated in FY 21-22

R. Heyman 8-11-2017

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT F-2

LANDSCAPE MAINTENANCE

	Estimated Annual Budget						
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Twice monthly service					\$ 3,000.00	\$ 6,677.00	\$ 6,821.00
Weed Control, Chemicals					300.00	668.00	682.00
Plant Replacement					200.00	445.00	455.00
Repairs, Parts					300.00	668.00	682.00
Reclaimed Water					550.00	1,224.00	1,250.00
Outlots E and F					500.00	1,113.00	1,137.00
Insurance	650.00	650.00	664.00	678.00	693.00	723.00	739.00
County Administration	850.00	850.00	868.00	887.00	2,270.00	4,451.00	4,547.00
Subtotal	\$ 1,500.00	\$ 1,500.00	\$ 1,532.00	\$ 1,565.00	\$ 7,813.00	\$ 15,969.00	\$ 16,313.00
10% Contingency	150.00	150.00	153.00	157.00	781.00	1,597.00	1,631.00
	\$ 1,650.00	\$ 1,650.00	\$ 1,685.00	\$ 1,722.00	\$ 8,594.00	\$ 17,566.00	\$ 17,944.00
Operating Reserve Contribution		\$ 1,578.00	\$ 1,612.00	\$ 1,647.00	\$ 1,683.00	\$ 1,719.00	
Total Annual Landscape Maint	\$ 1,650.00	\$ 3,228.00	\$ 3,297.00	\$ 3,369.00	\$ 10,277.00	\$ 19,285.00	\$ 17,944.00
Annual Assessment	\$ 15.57	\$ 30.46	\$ 31.10	\$ 31.78	\$ 96.96	\$ 181.94	\$ 169.29

**ENGINEER'S REPORT
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FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
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EXHIBIT G

Exhibit G-1 – Detailed cost estimate for CSA 34D Open Space Monitoring and Maintenance services

Exhibit G-2 - Estimated annual budget for the CSA 34D Opens Space Monitoring and Maintenance System for FY 2017-18 through FY 2023-24

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT G-1

Open Space

<u>White Fox Creek Parkway</u>	2004 Estimate**	2017 Estimate
106 lots /3499 = 3%		
Field Monitoring and Report (.03 x \$25,000)	\$ 750.00	\$ 945.00
Mowing (.03 x \$3,000)	90.00	113.00
Trash Removal (.03 x \$4,000)	120.00	151.00
Noxious Weed Control (.03 x \$2,000)	60.00	76.00
Erosion Repair (.03 x \$10,000 x .1)	30.00	38.00
Irrigation (.03 x \$6,000)	180.00	227.00
Subtotal	<u>\$ 1,230.00</u>	<u>\$ 1,550.00</u>
10% Contingency	123.00	155.00
Total Annual Cost	<u>\$ 1,353.00</u>	<u>\$ 1,705.00</u>

** Estimate by Dave Hartesveldt, Live Oak Associates

Inflation Adjustment - 2004 to 2016	
California CPI - All Urban Consumers	
2004	195.4
2016	246.184
% Change	26%

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT G-2

Open Space

	Estimated Annual Budget						
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Field Monitoring and Report	945.00	965.00	986.00	1,007.00	1,029.00	1,051.00	1,074.00
Mowing	113.00	115.00	117.00	120.00	123.00	126.00	129.00
Trash Removal	151.00	154.00	157.00	160.00	163.00	167.00	171.00
Noxious Weed Control	76.00	78.00	80.00	82.00	84.00	86.00	88.00
Erosion Repair	38.00	39.00	40.00	41.00	42.00	43.00	44.00
Irrigation	227.00	232.00	237.00	242.00	247.00	252.00	257.00
Subtotal	\$ 1,550.00	\$ 1,583.00	\$ 1,617.00	\$ 1,652.00	\$ 1,688.00	\$ 1,725.00	\$ 1,763.00
10% Contingency	155.00	158.00	162.00	165.00	169.00	173.00	176.00
Total Annual Cost	\$ 1,705.00	\$ 1,741.00	\$ 1,779.00	\$ 1,817.00	\$ 1,857.00	\$ 1,898.00	\$ 1,939.00
Annual Assessment	\$ 16.08	\$ 16.42	\$ 16.78	\$ 17.14	\$ 17.51	\$ 17.90	\$ 18.29

**ENGINEER'S REPORT
ON PROPOSED BENEFIT ASSESSMENTS FOR STORM DRAINAGE AND ROAD
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EXHIBIT H

Exhibit H-1 – Assessment rate calculation table for CSA 34D Water Distribution System and CSA 34D Sewer Collection System Maintenance and Operation FY 2017-18 through FY 2023-24

Exhibit H-2 – Calculation table for CSA 34D pro rata share of Water System Capital Replacement Reserve.

Exhibit H-3 – Calculation table for CSA 34D pro rata share of WWTP Capital Replacement Reserve.

**Engineer's Report
CSA 34D - TRACT 4968**

EXHIBIT H-1

ASSESSMENT RATE CALCULATIONS DATA TABLE	FY 2017-18		FY 2018-19		FY 2019-20		FY 2020-21	
	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT
1. ANNUAL COSTS TO BE ASSESSED								
1.1 Total Estimated Operations and Capital Expenditures	\$ 6,998.19	\$ 3,828.30	\$ 7,150.03	\$ 3,910.99	\$ 7,397.81	\$ 3,995.62	\$ 7,557.60	\$ 4,081.93
1.2 Operating Contingency	\$ 699.86	\$ 382.52	\$ 715.01	\$ 391.08	\$ 740.02	\$ 399.64	\$ 756.01	\$ 408.27
1.3 Capital Facilities Replacement Reserve	\$ 11,362.00	\$ 6,936.00	\$ 11,362.00	\$ 6,936.00	\$ 11,362.00	\$ 6,936.00	\$ 11,362.00	\$ 6,936.00
1.4 Total Estimated Operations, Contingency, Replacement Cost	\$ 19,060.05	\$ 11,146.82	\$ 19,227.04	\$ 11,238.07	\$ 19,499.84	\$ 11,331.26	\$ 19,675.61	\$ 11,426.20
2. ASSESSMENT RATES PER EBU NEEDED TO RECOVER ANNUAL COSTS								
2.1 Rate Needed Operations and Capital Expenditures Cost Recovery	\$ 66.02	\$ 36.12	\$ 67.45	\$ 36.90	\$ 69.79	\$ 37.69	\$ 71.30	\$ 38.51
2.2 Rate Needed Contingency Cost Recovery	\$ 6.60	\$ 3.61	\$ 6.75	\$ 3.69	\$ 6.98	\$ 3.77	\$ 7.13	\$ 3.85
2.3 Rate Needed Capital Facilities Replacement Reserve Cost Recovery	\$ 107.19	\$ 65.43	\$ 107.19	\$ 65.43	\$ 107.19	\$ 65.43	\$ 107.19	\$ 65.43
2.4 Rate Needed Recovery Local Service Utilities Total Annual Cost	\$ 179.81	\$ 105.16	\$ 181.39	\$ 106.02	\$ 183.96	\$ 106.89	\$ 185.62	\$ 107.79

ASSESSMENT RATE CALCULATIONS DATA TABLE	FY 2021-22		FY 2022-23		FY 2023-24	
	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT	WATER SYSTEM ASSESSMENT	WASTEWATER SYSTEM ASSESSMENT
1. ANNUAL COSTS TO BE ASSESSED						
1.1 Total Estimated Operations and Capital Expenditures	\$ 7,720.85	\$ 4,170.10	\$ 7,887.62	\$ 4,260.17	\$ 8,057.99	\$ 4,352.19
1.2 Operating Contingency	\$ 772.34	\$ 417.09	\$ 789.02	\$ 426.10	\$ 806.07	\$ 435.30
1.3 Capital Facilities Replacement Reserve	\$ 11,362.00	\$ 6,936.00	\$ 11,362.00	\$ 6,936.00	\$ 11,362.00	\$ 6,936.00
1.4 Total Estimated Operations, Contingency, Replacement Cost	\$ 19,855.19	\$ 11,523.19	\$ 20,038.64	\$ 11,622.27	\$ 20,226.06	\$ 11,723.49
2. ASSESSMENT RATES PER EBU NEEDED TO RECOVER ANNUAL COSTS						
2.1 Rate Needed Operations and Capital Expenditures Cost Recovery	\$ 72.84	\$ 39.34	\$ 74.41	\$ 40.19	\$ 76.02	\$ 41.06
2.2 Rate Needed Contingency Cost Recovery	\$ 7.29	\$ 3.93	\$ 7.44	\$ 4.02	\$ 7.60	\$ 4.11
2.3 Rate Needed Capital Facilities Replacement Reserve Cost Recovery	\$ 107.19	\$ 65.43	\$ 107.19	\$ 65.43	\$ 107.19	\$ 65.43
2.4 Rate Needed Recovery Local Service Utilities Total Annual Cost	\$ 187.32	\$ 108.70	\$ 189.04	\$ 109.64	\$ 190.81	\$ 110.60

EXHIBIT H-2

CSA 34A, CSA 34C, CSA 34D Water System Capital Replacement Reserve

CAPITAL REPLACEMENT	PROJECTED LIFESPAN IN YEARS	REPLACEMENT RESERVE REQUIRED PER LIFESPAN	RESERVE REQUIRED PER YEAR	PRO RATA SHARE % 34A, 34C, 34D	ANNUAL RESERVE 34A	ANNUAL RESERVE 34C	ANNUAL RESERVE 34D
Building Maintenance; Roofing, Paint, Etc.	10	\$ 10,000	\$ 1,000	54/27/19	\$ 540	\$ 270	\$ 190
Storage tank 34A 240,000 concrete clean/inspect/controls	10	\$ 5,000	\$ 500	100	\$ 500	\$ -	\$ -
Storage tanks 34C, 34D finish 600,000 clean/ inspect /coat/ controls	10	\$ 10,000	\$ 1,000	0/50/50	\$ -	\$ 500	\$ 500
Raw tank 34A, 34C and 34D 300,000 clean	10	\$ 10,000	\$ 1,000	54/27/19 *	\$ 540	\$ 270	\$ 190
Clear well tank 60,000 clean /inspect /coat	10	\$ 5,000	\$ 500	54/27/19	\$ 270	\$ 135	\$ 95
Clay valves 3 each	10	\$ 3,500	\$ 350	54/27/19	\$ 189	\$ 95	\$ 67
Compressor & Blowers	10	\$ 4,000	\$ 400	54/27/19	\$ 216	\$ 108	\$ 76
Water Treatment Controls - Scada & Software	10	\$ 25,000	\$ 2,500	54/27/19	\$ 1,350	\$ 675	\$ 475
Process Pumps	7	\$ 12,500	\$ 1,785	54/27/19	\$ 964	\$ 482	\$ 339
Chemical Feed Pumps	7	\$ 6,500	\$ 929	54/27/19	\$ 501	\$ 251	\$ 176
Mixers-Flow Meters-Chemical Storage Barrels	10	\$ 2,500	\$ 250	54/27/19	\$ 135	\$ 68	\$ 48
Booster Pumps	7	\$ 30,000	\$ 4,286	54/27/19	\$ 2,314	\$ 1,157	\$ 814
Filters	5	\$ 10,000	\$ 500	54/27/19	\$ 270	\$ 135	\$ 95
Water Meter Repair & Maint. - Orion Meter Head for CSA 34A-100	10	\$ 25,000	\$ 2,500	100%	\$ 2,500		
Water Meter Repair & Maint. - Orion Meter Head for CSA 34C 160 X 2	10	\$ 60,000	\$ 6,000	100%		\$ 6,000	
Water Meter Repair & Maint. - Orion Meter Head for CSA 34D 106 X 2	10	\$ 40,000	\$ 4,000	100%			\$ 4,000
Backup Well	7	\$ 2,500	\$ 358	54/27/19	\$ 193	\$ 97	\$ 68
Fire Hydrant Maintenance	10	\$ 26,500	\$ 2,650	37/37/26	\$ 981	\$ 981	\$ 689
Water Line Replacement**	100	\$ 267,000	\$ 2,670	0.0, 100			\$ 2,670
Rental Equipment Reserve - Lake Pump Repair or Replace	10	\$ 300,000	\$ 30,000	90.4/5.8/3.8	\$ 27,120	\$ 1,740	\$ 1,140
TOTAL WATER REPLACEMENT RESERVE		\$ 855,000	\$ 63,178		\$ 38,584	\$ 12,962	\$ 11,632

* Based on relative water volume processed in plant. 34A=2, 34C=1, 34D=.73

** Sustainable Solutions "Life Cycle Assessment of PVC Water and Sewer Pipe..." - April 2017

R. Heyman 8-14-2017

Engineer's Report
CSA 34D - TRACT 4968

EXHIBIT H-3

CSA 34A, CSA 34C, CSA 34D WWTP Capital Replacement Reserve

CAPITAL REPLACEMENT	PROJECTED LIFESPAN IN YEARS	REPLACEMENT RESERVE REQUIRED PER LIFESPAN	RESERVE REQUIRED PER YEAR	PRO RATA SHARE % 34A, 34C, 34D	ANNUAL RESERVE 34A	ANNUAL RESERVE 34C	ANNUAL RESERVE 34D
Building Maintenance; Roofing, Paint, Etc.	20	10,000	\$ 500	37,38,25	\$ 185.00	\$ 190.00	\$ 125.00
Lift Station Pumps	7	10,000	\$ 1,429	37,38,25	\$ 528.57	\$ 542.86	\$ 357.14
EQ Pumps	7	5,000	\$ 714	37,38,25	\$ 264.29	\$ 271.43	\$ 178.57
Filter Feed Pumps	7	5,000	\$ 714	37,38,25	\$ 264.29	\$ 271.43	\$ 178.57
Effluent Pumps	7	5,000	\$ 714	37,38,25	\$ 264.29	\$ 271.43	\$ 178.57
Emergency Pond Pump	7	2,500	\$ 357	37,38,25	\$ 132.14	\$ 135.71	\$ 89.29
Sludge Decant	7	2,500	\$ 357	37,38,25	\$ 132.14	\$ 135.71	\$ 89.29
Trickling Filter Pumps	7	10,000	\$ 1,429	37,38,25	\$ 528.57	\$ 542.86	\$ 357.14
Poly Feed Pumps	7	1,000	\$ 143	37,38,25	\$ 52.86	\$ 54.29	\$ 35.71
CI2 Pumps	7	1,000	\$ 143	37,38,25	\$ 52.86	\$ 54.29	\$ 35.71
Composite Samplers	7	7,000	\$ 1,000	37,38,25	\$ 370.00	\$ 380.00	\$ 250.00
Analyzer	7	10,000	\$ 1,429	37,38,25	\$ 528.57	\$ 542.86	\$ 357.14
Barrel Screens	7	5,000	\$ 714	37,38,25	\$ 264.29	\$ 271.43	\$ 178.57
Blowers	7	15,000	\$ 2,143	37,38,25	\$ 792.86	\$ 814.29	\$ 535.71
Flocculator	7	4,000	\$ 571	37,38,25	\$ 211.43	\$ 217.14	\$ 142.86
Flow Meter	7	2,000	\$ 286	37,38,25	\$ 105.71	\$ 108.57	\$ 71.43
Generator	20	10,000	\$ 500	37,38,25	\$ 185.00	\$ 190.00	\$ 125.00
Pond liners maintenance/repairs	30	15,000	\$ 500	37,38,25	\$ 185.00	\$ 190.00	\$ 125.00
Sand Filters & Controls	20	10,000	\$ 500	37,38,25	\$ 185.00	\$ 190.00	\$ 125.00
Sewer Line Replacement**	100	190,000	\$ 1,900	0,0,100	\$	\$	\$1,900.00
CSA 34C Lift Station Generator-Controls-Pumps	10	10,000	\$ 1,000	0,100,0	\$	\$ 1,000	\$
CSA 34D Lift Station Generator - Controls - Pumps	10	15,000	\$ 1,500	0,0,100	\$	\$	\$ 1,500
CSA 34A Step Tank Maintenance-Pumping-100	7	75,000	\$ 10,714	100,0,0	\$ 10,714	\$	\$
TOTAL WWTP REPLACEMENT RESERVE		420,000	\$ 29,257		\$ 15,947	\$ 6,374	\$ 6,936

** Sustainable Solutions "Life Cycle Assessment of PVC Water and Sewer Pipe..." - April 2017

**ENGINEER'S REPORT
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MAINTENANCE, STREET LIGHTING, OPEN SPACE AND PUBLIC RIGHT-OF-WAY
LANDSCAPE MAINTENANCE, WATER DISTRIBUTION SYSTEM AND SEWER
COLLECTION SYSTEM OPERATION AND MAINTENANCE SERVICES
FOR FRESNO COUNTY SERVICE AREA NO. 34 ZONE D
COUNTY OF FRESNO, STATE OF CALIFORNIA**

EXHIBIT I

Consumer Price Index Calculation

**Engineer's Report
CSA 34D - Tract 4968**

EXHIBIT I

Consumer Price Index (CPI) Factor

The Consumer Price Index Factor (CPI) used in the Consolidated Engineer's Report (CER) prepared by Wilson & Associates in August 2015 for calculating the current adopted customer service fees and benefit assessments for the joint and local utility systems in CSA 34 is based on the All Urban Consumers California Consumer Price Index data from the California Department of Industrial Relations ([//www.dir.ca.gov/opri/cpi/entireccpi.pdf](http://www.dir.ca.gov/opri/cpi/entireccpi.pdf)) for 2010 to 2013.

The following table shows the calculation used in the CER that resulted in a CPI Factor of 1.0216

	2012-2013	2011-2012	2010-2011	2010-2013
All Urban-Annual 2013 =	241.623	238.155	232.93	241.623
All Urban-Annual 2012 =	238.155	232.93	226.919	226.919
Index Change 2013 =	1.46%	2.24%	2.65%	6.48%
	Average =			2.16%
	CPI Average 2010-2013 =			2.16%
CPI Factor				1.0216

The following table is a CPI Factor calculation using the Department of Labor Relations Consumer All Urban Consumers California Consumer Price Index data for 2013 to 2016. The result is an average CPI change of 1.89% or a CPI factor of 1.0189.

	2015-2016	2014-2015	2013-2014	2013-2016
All Urban-Annual 2016 =	255.303	249.666	246.055	255.303
All Urban-Annual 2015 =	249.666	246.055	241.623	241.623
Index Change 2016 =	2.26%	1.47%	1.83%	5.66%
	Average =			1.89%
	CPI Average 2013-2016 =			1.89%
CPI Factor				1.0189

The CPI Factor of 1.0216 was used in calculating the proposed customer service fees and benefit assessments for CSA 34D joint utility systems. The 0.27% (0.0027) reduction in the calculated CPI Factor is not of significant magnitude to warrant the use of a separate CIP factor for calculation of the local utility systems benefit assessments for CSA 34D..

For this Engineer's Report the CPI Factor is 1.0216

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APPENDIX A

MAP OF TRACT 4968 SHOWING LOTS IN CSA 34D WITH EACH LOT IDENTIFIED BY
LOT NUMBER

SUBDIVISION MAP OF TRACT NO. 4968 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

OUTLOT DESIGNATIONS

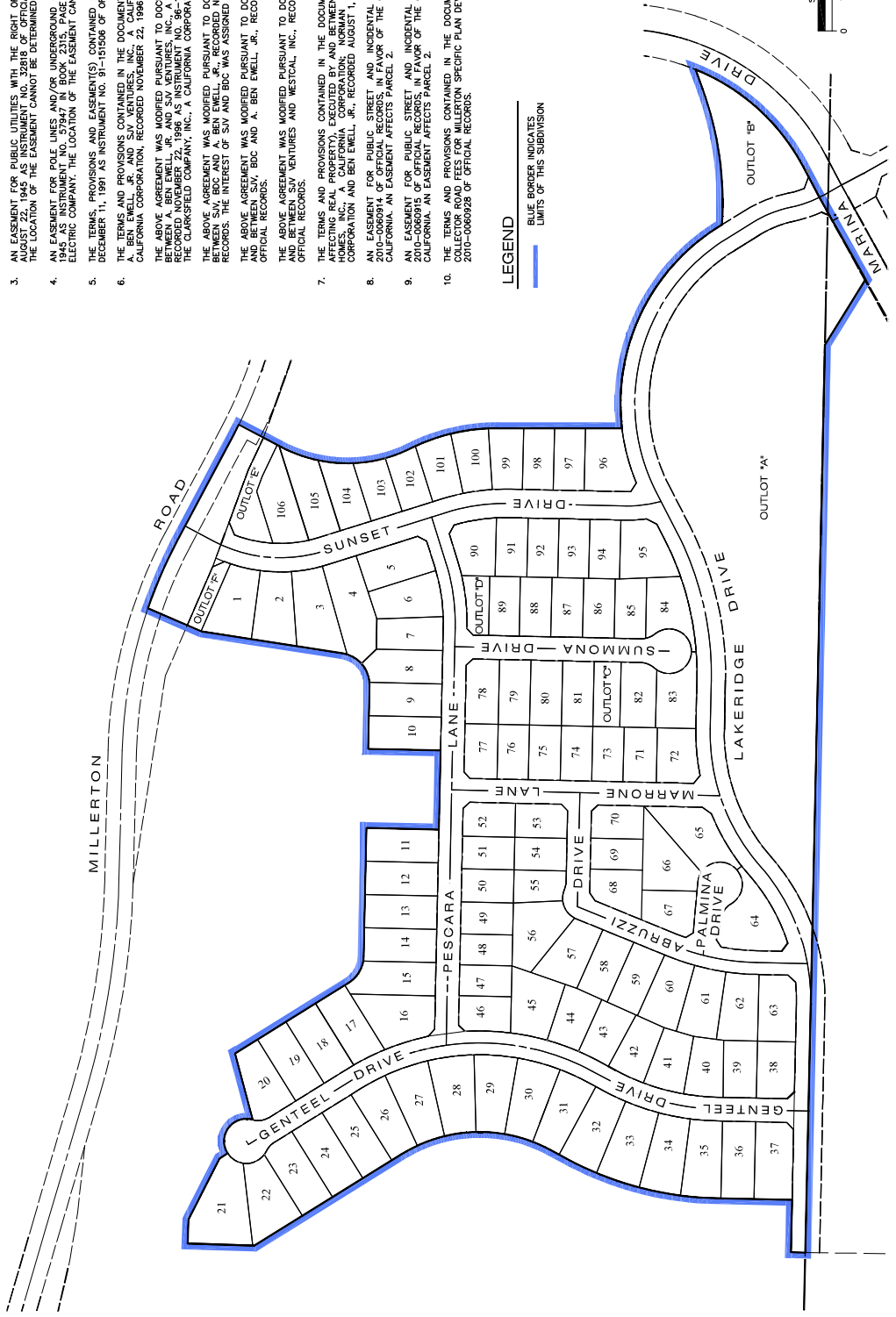
NAME	DESCRIPTION	AREA (AC)
OUTLOT "A"	OPEN SPACE	8.04
OUTLOT "B"	NET LANDS, CREEK AND BASIN	0.18
OUTLOT "C"	CULTURAL PRESERVE	0.18
OUTLOT "D"	CULTURAL PRESERVE	0.14
OUTLOT "E"	LANDSCAPE	0.24
OUTLOT "F"	LANDSCAPE	0.11

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

- RIGHTS, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED SEPTEMBER 16, 1892 IN BOOK Q, PAGE 5 AND NOVEMBER 16, 1892 IN BOOK S, PAGE 317, BOTH OF PATENTS.
- AN EASEMENT FOR POLES AND WIRES FOR A TELEPHONE LINE AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1907 IN BOOK 382 OF DEEDS, PAGE 82, IN FAVOR OF SAN JOAQUIN LIGHT & POWER CORPORATION. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PUBLIC UTILITIES WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1907 IN BOOK 382 OF DEEDS, PAGE 82, IN FAVOR OF SAN JOAQUIN LIGHT & POWER CORPORATION. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR POLE LINES AND/OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 11, 1991 AS INSTRUMENT NO. 87-151908 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED DECEMBER 11, 1991 AS INSTRUMENT NO. 87-151908 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSULTING AGREEMENT EXECUTED BY AND BETWEEN A. BEN EWELL, JR. AND SIV VENTURES, INC. A CALIFORNIA CORPORATION AND BDC DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185586 OF OFFICIAL RECORDS. THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, ASSIGNMENT OF AGREEMENT, EXECUTED BY AND BETWEEN A. BEN EWELL, JR. AND SIV VENTURES, INC., A CALIFORNIA CORPORATION AND BDC DEVELOPMENT CORPORATION, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185586 OF OFFICIAL RECORDS. THE INTEREST OF A. BEN EWELL, JR., WAS ASSIGNED TO THE CORPORATION, INC., A CALIFORNIA CORPORATION.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, CONSULTING AGREEMENT, EXECUTED BY AND BETWEEN A. BEN EWELL, JR. AND SIV VENTURES, INC., RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185586 OF OFFICIAL RECORDS. THE INTEREST OF SIV AND BDC WAS ASSIGNED TO WESTCAL, INC., A CALIFORNIA CORPORATION.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, MEMORANDUM OF AGREEMENT, EXECUTED BY AND BETWEEN SIV, BDC AND A. BEN EWELL, JR., RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185589 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, MEMORANDUM OF AGREEMENT, EXECUTED BY AND BETWEEN SIV VENTURES AND WESTCAL, INC., RECORDED MARCH 22, 2012 AS INSTRUMENT NO. 2012-0040927 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED SETTLEMENT AGREEMENT (INCLUDING COVENANTS RUNNING WITH THE LAND) BETWEEN WESTCAL, INC. AND SIV VENTURES, INC., CHRISTOPHER J. NOVA, CHRISTOPHER J. NOVA, CALIFORNIA CORPORATION AND BEN EWELL, JR., RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 07-146467 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-0060914 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA. AN EASEMENT AFFECTS PARCEL 2.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-0060915 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA. AN EASEMENT AFFECTS PARCEL 2.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MINOR SUBDIVISION DEVELOPMENT" RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-0060928 OF OFFICIAL RECORDS.

LEGEND

- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION



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APPENDIX B

MAP PROVIDED BY FRESNO COUNTY DEPARTMENT OF PUBLIC
WORKS AND PLANNING SHOWING BOUNDARIES OF CSA 34 AND ITS
ZONES CSA 34A, CSA 34C AND CSA 34D.



County Service Area No. 34
Engineer's Report Tract 4968 - CSA 34D

Appendix B

