



# City of Fillmore

## Landscape and Lighting Assessment District No. 2

2020/2021 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 14, 2020  
Public Hearing: May 12, 2020

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**AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT**

**FILLMORE LANDSCAPE AND  
LIGHTING ASSESSMENT DISTRICT NO. 2**

This Report describes the District and relevant zones therein including the improvements, budgets, parcels and assessments to be levied for fiscal year 2020/2021, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Ventura County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Willdan Financial Services  
Assessment Engineer  
On Behalf of the City of Fillmore

By: \_\_\_\_\_

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AGENCY: CITY OF FILLMORE  
DEPARTMENT OF PUBLIC WORKS  
MAINTENANCE DIVISION

PROJECT: CITY OF FILLMORE  
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 2

TO: CITY COUNCIL  
CITY OF FILLMORE  
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the annual "Report" for Landscaping and Lighting Assessment District No. 2, pursuant to the provisions of Part 2, Division 15, of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972" as amended, commencing with Section 22500. This Report is applicable for the ensuing 12-month period, fiscal year 2020/2021, commencing July 1, 2020 and ending June 30, 2021. This Report includes a description of the works and improvements to be provided, an estimate of the annual budgets and assessments necessary to provide the related improvements and services for the fiscal year.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR  
CITY OF FILLMORE  
STATE OF CALIFORNIA

A copy of this Report was filed in the Office of the City Clerk of the City of Fillmore on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 as required by the Landscaping and Lighting Act of 1972, and first presented to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, for their review and consideration.

\_\_\_\_\_  
CITY CLERK  
CITY OF FILLMORE  
STATE OF CALIFORNIA

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## I. OVERVIEW

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### A. INTRODUCTION

The City of Fillmore (the “City”) annually levies and collects special assessments in order to maintain the improvements within the Fillmore Landscape and Lighting Assessment District No. 2 (the “District”). The formation of the District and all subsequent annexations have been made pursuant to *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act”).

This Engineer’s Annual Levy Report (hereafter referred to as “Report”) describes the District for fiscal year 2020/2021, including any annexations; changes to the benefit zones or establishments of new zones; modifications or changes to the improvements to be provided; and the proposed assessments for the fiscal year. The maintenance, operation and servicing of the improvements associated with specific areas of the District that provide a special benefit to the properties in that area are identified as benefit zones. The District currently consists of five (5) benefit zones, that are based on the types of improvements and services provided as well as the type of properties that benefit from those improvements. The specific improvements and the properties that benefit from those improvements may vary substantially within a benefit zone and to address this issue a benefit zone may be further divided into sub-zones. The improvements that benefit properties within each benefit zone and sub-zone (hereafter referred to as “Zone” or “Zones”) and the costs of those improvements and services are identified and budgeted separately for each Zone.

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

At a noticed annual Public Hearing, the City Council will consider all public comments and written protests regarding the District. The City Council will review the Report and may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report the City Council may by resolution confirm the levy and collection of assessments pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report (as approved or modified by the City Council) defines the assessments to be applied to each parcel within the District and respective Zones for fiscal year 2020/2021. Upon approval, the assessments will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel for the fiscal year.

## **B. COMPLIANCE WITH CURRENT LEGISLATION**

The District and Zones therein have been formed or annexed to the District pursuant to the 1972 Act. This District and the special benefit assessments provide for the annual installation and planting of landscaping, the maintenance and servicing of the landscape improvements, and the operation and maintenance of public lighting facilities for various tracts and parcels within the District. The City Council annually conducts a public hearing to accept property owner and public comments and testimony, confirm the Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. The assessments and method of apportionment described in the Report utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of the *California Constitutional Article XIID* (hereafter referred to as “Article XIID”).

In Fiscal Year 1997/1998, the City initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIID. At the conclusion of the Public Hearing on July 23, 1997, returned property owner ballots were tabulated indicating that majority protest did not exist. As such, the property owners approved the maximum assessments identified in this report for maintaining the improvements within each Zone of the District along with a yearly inflationary factor. The imposition of any new or increased assessment including subsequent annexations to the District, have been submitted to the property owners for approval in compliance with the provisions of Article XIID.

The proposed assessment rates outlined in this report for fiscal year 2020/2021 are less than or equal to the maximum assessment rate previously approved for each of the various Zones within the District. As such, property owner ballot proceedings are not required for this year’s levy and the City Council may approve and adopt the assessments so described. All subsequent new or increased assessments shall be subject to the provisions of Article XIID Section 4.

## **C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT**

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

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

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

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

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

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

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

## ***II. DESCRIPTION OF THE DISTRICT***

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### **A. GENERAL DESCRIPTION OF THE DISTRICT AND SERVICES**

This Report covers the period of July 1, 2020 through June 30, 2021. A Report is prepared each fiscal year to reflect updated annual costs, proposed new improvements, annexations, parcel changes and the proposed assessments for the fiscal year.

The improvements to be serviced and maintained in this District include public landscaped areas and Southern California Edison (“SCE”) owned streetlights within public right of ways. The District provides and ensures the continued maintenance and operation of landscaping, street lighting, and related services associated with these improvements. Improvements within the District generally include:

- Landscape improvements located within designated medians, parkways, entryways and open space areas associated with each Zone and the parcels therein. The landscape improvements may include, but are not limited to street trees, turf, ground cover, shrubs, irrigation and drainage systems, block walls or other fencing, and related appurtenances. The maintenance of these improvements shall include, but is not limited to the installation or planting of landscaping, repair or replacement of irrigation or drainage systems, repair or replacement of hardscape improvements damaged by landscaping, regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed abatement or related services as well as incidental expenses necessary for the operation and administration of these improvements. The City Engineer or the City Public Works Superintendent shall authorize such maintenance and servicing.
- Street lighting improvements located within public right of ways and associated with each Zone and the parcels therein. Streetlight improvements may include, but are not limited to energy costs and maintenance of the lighting facilities including, but not limited to the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures, and related equipment and materials. Servicing of lights is defined in Section 22538 of the 1972 Act.
- Graffiti abatement on fences, walls and other facilities within the district.

The annual assessments described in this Report in part or in whole fund the utilities, operations, administration and maintenance of the improvements. Parcels that benefit from the improvements within each Zone, share in the cost of the services and improvements associated with that Zone. The costs set forth in this Report are based upon the City’s estimate of the expenses related to the operation and maintenance of the District improvements including labor, personnel, equipment, materials and administrative expenses. Each parcel within a Zone is assessed proportionately for only those improvements and services associated

with the properties within that Zone. The budgets and annual assessments are based on the City’s estimated cost to maintain the improvements that provide a direct and special benefit to properties within the District and the specific Zones.

The following table lists the Zones within the District along with the number of assessable parcels within each Zone.

Zone	Zone Services	Total Parcels
1	Residential Landscaping & Lighting	847
2	Residential Landscaping Only	77
3	Commercial Landscaping & Lighting	39
4	Mixed-use Landscaping and Lighting	2
5	Residential Landscaping & Lighting	3
<b>Total</b>		<b>968</b>

## B. ZONES AND AREAS OF IMPROVEMENT

A general description of the improvements within each Zone of the District is described in the following. The specific improvement plans and specifications are on file in the office of the City Engineer and, by reference, are incorporated into this Report.

### ZONE 1:

Zone 1 includes specific developments that are zoned for residential use. The properties within this Zone may benefit from both landscaping and street lighting improvements or from street lighting improvements only. The properties and developments are grouped into sub-zones based on specific improvements that provide special benefits to the properties. The following identifies the developments and improvements within Zone 1.

#### Tract 4498 (Sorrento) Record Map 118 MR 42-46

This development is located at the northwest corner of ‘C’ Street and Sespe Avenue; and includes single-family residential lots in Tract 4498. The District improvements include the maintenance, operation and servicing of:

- The landscaped parkways along the west side of ‘C’ Street; from Sespe Street to 366 feet north of Sespe Street;
- The landscaped parkways along the north side of Sespe Avenue; from ‘C’ Street to 648 feet west of ‘C’ Street;
- The approximately twenty-seven (27) trees within the public right of way; interior to subdivision are on ‘C’ Street and Sespe Street along border of the subdivision;
- The interior streetlights and one half of the collector streetlights along ‘C’ Street and Sespe Avenue associated with this subdivision.

### **Tract 4505 (Sorrento) Record Map 21 MR 96-99**

This development is located at the northwest corner of 'C' Street and First Street; and includes single-family residential lots in Tract 4505. The District improvements include the maintenance, operation and servicing of:

- The landscaped parkways along the West side of 'C' Street; from First Street to 130 feet North of Second Street.
- The approximately forty (40) trees within the public right of way; interior to subdivision and along border of the subdivision;
- The interior streetlights and one half of the collector streetlights on the West side of "C" Street from First Street to 130 feet North of Second Street.

### **Tract 4535 (Country Fair)**

This development is located north of First Street, south of Old Telegraph Road, east of 'C' Street and west of 'B' Street; and includes single-family residential lots in Tract 4535. The District improvements include the maintenance, operation and servicing of:

- The landscaped parkways along the East side of 'C' Street adjacent to the tract boundary;
- The landscaped parkways along the South side of Old Telegraph Road adjacent to the tract boundary;
- The landscaped parkways along the North side of First Street adjacent to the tract boundary;
- The landscaped parkways along the West side of 'B' Street adjacent to the tract boundary;
- Various interior parkway landscaped areas within the public right of ways on Meadowlark Drive within the tract;
- The approximately eighty (80) trees within the public right of way; interior to the subdivision and along the external of the subdivision boundary;
- The interior streetlights and one half of the collector streetlights associated with this subdivision.

Note: The City owns, maintains and operates the storm water retention basin and park site, lot 62 of the subdivision

### **Tract 4603 (Barcelona)**

This development is located south of Old Telegraph Road, east of 'C' Street; north of Tract 4535 (Country Fair) and west of the Ventura County Fire Station; and includes single-family residential lots in Tract 4603. The District improvements include the maintenance, operation and servicing of:

- The landscaped parkways along the South side of Old Telegraph Road adjacent to the tract boundary;

- The landscaped parkways along the East side of 'C' Street adjacent to the tract boundary;
- The approximately thirty-nine (39) trees within the public right of way; interior to the subdivision and along the external boundary of the subdivision;
- The interior streetlights and one half of the collector streetlights associated with this subdivision.

### **Tract 4447 (Traditions) Record Map 125 MR 24-27**

This development is located on the northeast corner of Seventh Street and Goodenough Road; and includes single-family residential lots in Tract 4447. The District improvements include the maintenance, operation and servicing of:

- The weed abatement of the hillside on the north side of the tract adjacent to the homes;
- The landscaped parkways along East side of Goodenough Road adjacent to the tract boundary within park right of way and landscape easement denoted as E-7 on record map;
- The landscaped parkways on Ash Circle in the area of easement to the City of Fillmore denoted as E-2 on record map (the entryway to the tract);
- The approximately ninety-four (94) trees within the public right of way; interior to the subdivision and along the external boundary of the subdivision;
- The interior streetlights and one half of the collector streetlights associated with this subdivision along Goodenough Road.

### **Tract 4208 (Symphony)**

This development is located east of Sespe Creek Levee, north of Tract 4005 of 101 MR 81, west of 'D' Street, north of Sespe Avenue, west of Tract 4498 of 118 MR 42-46 and south of Tract 4504; and includes single-family residential lots in Tract 4208. The District improvements include the maintenance, operation and servicing of:

- The interior streetlights and one half of the collector streetlights associated with this subdivision.

Note: The City owns and maintains the debris basin, shown as lot 40 of Tract Map 4208, using Storm Drain Maintenance assessment monies.

### **Tract 4435 (Rosewood)**

Tract 4435-1 is located north of River Street, east of 34 PM 73 and west of 6699 OR 910; Tract 4435-2 is located east of Central Avenue, south of River Street and northwest of farm lot 16 of 3 MR 5, the record document number for Tract 4435-2 is 128 MR 46-47; and includes single-family residential lots in Tracts 4435-1 and

4435-2. The District improvements include the maintenance, operation and servicing of:

- The approximately twenty-four (24) trees within the public right of way;
- The interior streetlights and the collector streetlights associated with these subdivisions.

### **51-PM-93 (Third Street Residential Development)**

This development is located on Third Street, east of 'B' Street; and includes single-family residential lots. The District improvements include the maintenance, operation and servicing of:

- Streetlight improvements associated with this subdivision.

### **Tract 5075 (Intercal)**

This development is located on the northeast corner of Central and River Street; and includes single-family residential lots in Tract 5075. The District improvements include the maintenance, operation and servicing of:

- The parkway and shrubbery in front of the exterior wall on Central Avenue immediately north of River Street (approximately 160 linear feet);
- The approximately fifteen (15) trees within the public right of way;
- One half of the collector streetlights.

### **Tract 5076 (Cabrillo)**

This development is located on 5th Street between "A" Street and "B" Street; and includes single-family residential lots in Tract 5076. The District improvements include the maintenance, operation and servicing of:

- The trees (currently there are two (2) trees) associated with the subdivision (no other maintained landscaping);
- One half of the collector streetlights.

### **Tract 5099 (Riverwalk)**

This development is generally located south of River Street, west of "A" Street, north of Santa Clara River and east of Oakdale Lane; and includes approximately thirty acres identified as Tract 5099, comprised of single-family residential lots, a church site and non-assessed parcels that are part of the landscaped linear park improvements. The District improvements include the maintenance, operation and servicing of:

- Approximately 9,433 square feet of shrubbery landscaping within the medians and parkways on "B" Street and Surrey Way (entryways to the development);

- Approximately 8,954 square feet of turf landscaping within the parkways on “B” Street and Surrey Way (entryways to the development);
- Approximately 16,000 square feet of landscaping along the eastside of Hwy 23.
- Approximately 400 square feet of landscaping in the Surry Way traffic circle.
- Approximately 20,943 square feet of shrubbery landscaping within the linear park (adjacent to the development);
- Approximately 84,016 square feet of turf landscaping within the linear park (adjacent to the development);
- Approximately 448 street trees within and adjacent to the tract. The trees are located on the south side of River Street and both sides of “B” Street, Surrey Street, Burlington Street, Southern Pacific Street, Santa Fe Street and Union Pacific Street;
- The interior streetlights and one half of the collector streetlights associated with this subdivision.

The costs associated with linear park are shared between the properties within Tract 5099 and those within Tract 5353.

### **Tract 5160 (Hometown Phases 1-3)**

This development is generally located north of Telegraph Road, west of “A” Street and south of Sixth Street along Goodenough Road; and includes approximately twenty-three (23) acres identified as Tract 5160, comprised of single-family residential lots and non-assessed parcels that are part of the landscape improvement areas, a non-assessable City owned parcel, and a land-locked parcel that is not assessed. The District improvements include the maintenance, operation and servicing of:

- Approximately 104,690 square feet of turf landscaping within the parkways on Goodenough Road adjacent to the development;
- Approximately 27,541 square feet of shrubbery landscaping on Goodenough Road adjacent to the development;
- Approximately 559 street trees within and adjacent to the tract. The street trees are located on both sides of Goodenough Road, Harthorn Lane, Hinckley Lane, Arrasmith Lane; the south side of Fourth Street; the north side of Third Street, Telegraph Road and Fifth Street; and the west side of “B” Street; and Taylor Lane.
- The developments proportional share of the residential Entrance Landscape Area located at Old Telegraph and Goodenough. The cost of maintaining this landscaped area is shared by the residential developments in the area;

- The interior streetlights and one half of the collector streetlights associated with this subdivision except when the development borders both sides of the collector street.

The landscape improvements along Goodenough Road have been installed as part of the development of properties within Tract 5160 and clearly benefit these properties. However, it is also recognized that nearby developments and undeveloped properties may benefit from these improvements. Therefore, the properties within Tract 5160 are only assessed for a portion of the entrance landscaped improvements along Goodenough Road at Old Telegraph Road. That portion of the maintenance costs not considered special benefit (general benefit or provides benefit to nearby properties) are funded from other sources including but not limited to assessments imposed on the surrounding properties or contributions from the City's General Fund. It has been determined that Tract 5160 Phases 1-3 is responsible for 50% of the landscape cost.

#### **Tract 5335 (Hometown Phase 4)**

This development is generally located at the northwest corner of 'B' Street and Goodenough Road; and includes approximately seven acres (6.84 acres) comprised of single-family residential lots and some non-assessed parcels. The District improvements include the maintenance, operation and servicing of:

- The landscaped parkways along the north side of Goodenough Road between 'B' Street and Candelaria Lane;
- The landscaped parkways along the north side of Goodenough Road from Candelaria Lane west to the end of Tract 5335, southwest corner of lot 39;
- Landscape areas adjacent to the bike path and Well No 7 site within the boundaries of the subdivision;
- The developments proportional share of the residential Entrance Landscape Area located at Old Telegraph and Goodenough. The cost of maintaining this landscaped area is shared by the residential developments in the area.
- The approximately forty-nine (49) trees associated with the subdivision;
- The streetlights on the interior streets within the subdivision identified as Candelaria Lane, Carrillo Court and Catalono Court and one half the streetlights on the perimeter of the development. The perimeter streetlights are identified as collector streetlights directly adjacent to the subdivision on the west side of 'B' Street and the north side of Goodenough Road.

#### **Tract 5304 (River Oaks)**

This development is located on the south side of River Street; north of the Santa Clara River; generally west of B Street and Southern Pacific Street; and generally

east of C Street. Tract 5304 is comprised of single-family residential lots. The District improvements include the maintenance, operation and servicing of:

- Public landscape areas of the linear park and bike path along the south side of Burlington Street and other public areas or rights of way within the boundaries of the subdivision that are dedicated to the City for maintenance. (Only half of the cost for maintaining the landscape improvements within the linear park will be assessed to properties within Tract 5304, the remaining funds will be provided from other revenue sources); and,
- The street trees associated with the tract and subdivision (an estimated 121 trees);
- The streetlights on the interior streets within the subdivision identified as Reading Street, Santa Fe Street, Rio Grande Street, Orient Street and Burlington Street as well as the streetlights on the perimeter of the development. The perimeter streetlights are identified as collector streetlights directly adjacent to the subdivision on the south side of River Street.
- Graffiti abatement services associated with the improvements;

### **Tract 5353 (Citrus Grove)**

This development is located at the southwest corner of River Street and Central Avenue. Tract 5353 will consist of residential units consisting of two and three story townhomes. The District improvements include the maintenance, operation and servicing of:

- Public landscape areas of the linear park and bike path between the development and the Santa Clara River adjacent to the development and other public areas or rights of way within the boundaries of the subdivision that are dedicated to the City for maintenance; and,
- The landscaped parkway on the south side of River Street the length of the development from Central Avenue west to the end of the tract (a private alley);
- The landscaped parkways on both sides of Heritage Valley Parkway from Central Avenue west to the end of the tract (a private alley);
- The landscaped parkways on the west side of Central Avenue between River Street and Heritage Valley Parkway;
- The landscaped median and parkways along both sides of Willow Avenue between River Street and Heritage Valley Parkway;
- The street trees within the street rights of way on the public streets within and adjacent to the development including both sides of Willow Avenue and Heritage Valley Parkway, the west side of Central Avenue and the south side of River Street (an estimated 178 trees);
- The streetlights within the subdivision and the streetlights on the perimeter

of the development

- Graffiti abatement services associated with the improvements.

### Zone 1 Streetlights:

The City provides 50% funding for the residential and collector street lighting from other revenue sources unless the development includes both sides of the street. The costs associated with these lights are considered general benefit and are not included in the lighting inventory and budgets. The following provides an inventory of the number of streetlights associated with, and benefitting, each subdivision within Zone 1:

Tract Number	Tract Name	No. of Lights
Tract 4498	Sorrento	13.5 lights
Tract 4505	Sorrento	19.0 lights
Tract 4535	Country Fair	15.5 lights
Tract 4603	Barcelona	9.5 lights
Tract 4447	Traditions	9.0 lights
Tract 4208	Symphony	23.5 lights
Tract 4435	Rosewood	7.0 lights
51-PM-93	3 <sup>rd</sup> Street	0.5 lights
Tract 5075	Intercal	2.0 lights
Tract 5076	Cabrillo	1.0 lights
Tract 5099	Riverwalk	53.0 lights
Tract 5160	Hometown	43.0 lights
Tract 5335	Hometown (Phase 4)	15.0 lights
Tract 5304	River Oaks	22.0 lights
Tract 5353	Citrus Grove	2.0 lights
<b>Total</b>		<b>235.5 lights</b>

### ZONE 2:

Zone 2 identifies specific areas of the District that are zoned for residential use and the properties and developments within the Zone that receive special benefits from landscape improvements only (no street lighting improvements). For fiscal year 2020/2021 the Zone consists of a single family residential development; however, annexation of future developments to the District may be established as sub-zones within this Zone. The following identifies the development and improvements for Zone 2.

#### Tract 4005

This development is comprised of single-family residential lots and is located at the northwest corner of Ventura Street and 'D' Street. The District improvements include the maintenance, operation and servicing of:

- The landscaped parkway along the North side of Ventura Street that includes approximately six (6) trees.

### ZONE 3:

Zone 3 is currently comprised of commercial parcels located throughout the City. Each parcel within the Zone is assessed for only those improvements (trees, streetlights, and/or graffiti abatement) that provide direct and special benefit to the property. Although each parcel within the Zone is subject to District assessments, some parcels may not be assessed for either trees or streetlights associated with the property because these improvements have not been installed or accepted for maintenance by the District.

### Commercial Landscape and Lighting:

- The following provides an inventory of the number of streetlights, or a portion thereof, as well as the number of trees associated with each of the commercial properties within Zone 3:

APN	DEVELOPMENT / OWNER	TREES	LIGHTS
043-0-080-375	Wilson Rex & Susan C TR	0	0.5
052-0-062-015	Ch Jesus Christ LDS	0	0.5
052-0-114-235	Galvez Mario & Juanita	0	0.5
052-0-114-255	MC Hammel Abdo & Reyama	0	0.5
052-0-141-680	Lebard James F & Kathleen M	0	3
052-0-141-690	Getty Ca Leasing Inc	8	1
052-0-170-070	Mc Donalds Corp	0	2
052-0-170-865	J C Morris Partnership	0	4
052-0-180-300	Fms Oxnard LLC	2	1
052-0-180-445	Evergreen Financial Holding	0	0.5
052-0-206-135	Morris J Chapman TR Est et al	0	0.5
052-0-206-145	Morris J Chapman TR Est et al	0	0.5
052-0-206-155	J C Morris Partnership	0	1
052-0-281-015	Villa Park Orchards Assn Inc	6	1.5
052-0-281-055	Villa Park Orchards Assn Inc	6	0
053-0-060-690	Hampton-Ortiz Brenda S	6	0
053-0-060-680	Stoessel William R & Gail A TR	0	0.5
053-0-075-100	Soliton Inc	0	1
053-0-091-130	Silva Luis & Carmen	1	0
053-0-102-110	Saif Talal Sep Prop TR	0	2
053-0-111-140	De Leon John R & Eva M TR	4	1
053-0-111-260	7-Eleven Inc	0	3
053-0-120-030	Balden Town Plaza LTD Part	0	2
053-0-120-040	Balden Town Plaza LTD Part	0	1

APN	DEVELOPMENT / OWNER	TREES	LIGHTS
053-0-120-050	Balden Town Plaza LTD Part	0	1
053-0-120-070	Balden Town Plaza LTD Part	0	1
053-0-120-090	Balden Towne Plaza Lessor	0	1
053-0-120-100	Balden Ranch Co Inc	0	1.5
053-0-120-110	Balden Ranch Co Inc	0	1
053-0-120-120	Balden Ranch Co Inc	0	1
053-0-120-130	Balden Ranch Co Inc	0	2
053-0-120-140	Balden Town Plaza LTD Part	0	1.5
053-0-120-150	Balden Town Plaza LTD Part	0	2
053-0-120-160	Balden Town Plaza LTD Lessor	0	1
053-0-120-170	Balden Town Plaza LTD Part	0	2
053-0-120-180	Balden Town Plaza LTD Lessor	0	1
053-0-120-190	Balden Towne Plaza	4	1
<b>Total</b>		<b>37.0</b>	<b>44.5</b>

The street lighting and tree maintenance funded by the Zone 3 assessments are a direct and special benefit to the properties within the Zone. The improvements associated with each property within Zone 3 were installed as a condition of development or were previously installed for the benefit of that property and the adjacent properties (proportional benefit). It has been determined that the on-going operation and maintenance of these improvements provide no measurable general benefit to the public at large and to the extent that any of the streetlights or street trees may be located on an arterial street does not alter the special benefit to the assessed properties.

The following parcels currently benefit from graffiti abatement within Zone 3:

- 052-0-281-015 and 052-0-281-055 (Villa Park Orchards)
- 053-0-060-690 (Super Seal and Stripe)
- 053-0-060-525 (Central Station Commercial Retail Building).
- 053-0-060-590 (Park View Court Senior Apartment)
- 053-0-091-130 (Silva 222 “A” St.)

Since the cost of service is not a part of the general assessment charged to each of these parcels they were setup in Zone 3A.

#### **ZONE 4:**

Zone 4 includes specific developments that are zoned for mixed-use. The properties within this Zone may benefit from both landscaping and street lighting improvements or from street lighting improvements only. The following identifies the developments and improvements within Zone 4.

### **Development Permit 02-08 (Rachel Apartments)**

This development is located at the northeast corner of Central Avenue and Sespe Avenue. The project previously consisted of a 3-story structure, with residential units and approximately 3,930 square feet of retail commercial space, which has been demolished. The District improvements include the maintenance, operation and servicing of:

- The street trees on Central Avenue and Sespe Avenue that are associated with the development (An estimated six (6) trees);
- Street lighting improvements on Central Avenue and Sespe Avenue benefit multiple properties including this development and each is proportionately assessed for the special benefits it receives from the streetlights adjacent or near to the property. This development shall be assessed proportionately for the annual cost of two (2) streetlights;
- A proportional amount (approximately 2.5%) of the total landscape maintenance costs associated with the downtown parking lot/facilities that service this property as well as other properties in the downtown area;
- Graffiti abatement services associated with the improvements

### **ZONE 5:**

**Perry Ranch, Tract 5785:** This non-residential tract encompasses an area of land located along “E” Street and Highway 126. The parcels within this 26.67 acre commercial development are identified by the Ventura County Assessor’s Office as Assessor’s Parcel Numbers 046-0-050-160, 046-0-050-170 and 046-0-050-190. The improvements for this development include, but are not limited to:

- thirteen (13) street lights (luminaries) along the development;
- one hundred and eighteen (118) street trees along the development;
- landscape improvements within the parkways, bike paths and landscape easements on the south side of Hwy 126 on the east and west side of “E” Street, on both sides of River Street from “E” Street to the cul-de-sacs (“CDS”);
- landscape improvements around the area contained in the storm water detention basin(s);
- landscaping along the bike path from the CDS to Highway 126 and
- arundo (bamboo) removal on the face of the levee along the property lines adjacent to the levees.

Pursuant to discussions between the developer (property owner) and the City, and consistent with Condition of Approval E55 of Development Permit 07-01, the District (and therefore the annual assessments) will provide for the maintenance and operation of the street lighting improvements associated with this development, but the tree and landscape improvements being installed in connection with this development (including those on the west side of “E” street,

which is on the opposite side of the development) will be maintained by the property owners within Tract 5785 through an association or similar entity, largely in part because the landscape improvements along the street frontages incorporates landscaping which covers both portions of the street right-of-way (that portion which would typically be maintained by the District) as well as portions which are on private property (landscaping around the parking lot that would always be the property owner's responsibility).

While it is anticipated that the property owners within Tract 5785 will maintain all of the tree and landscape improvements referenced above in perpetuity (with the possible exception of landscape improvements on the west side of "E" Street, which may become the responsibility of the adjacent property when it is developed), this development and the properties therein were balloted for assessments (maximum assessment rate) that would allow the District (City) to assume responsibility for all or a portion of the tree and/or landscape improvements in the future if necessary without requiring a re-ballot for any proposed new assessments. Therefore, property owners within Tract 5785 (Perry Ranch) were balloted for an assessment that reflected each parcel's proportional special benefit to maintain all the improvements associated with this development, but were assessed in fiscal year 2011/2012 for only those costs associated with providing for the maintenance and operation of the twenty-six (26) street lights including all related incidental expenses and reserve funding.

### **C. MODIFICATIONS OF THE DISTRICT STRUCTURE**

Up through and including fiscal year 1999/2000, Zone 3 was strictly a commercial lighting zone. Commencing fiscal year 2000/2001, Zone 3 services were expanded to include landscape maintenance (tree maintenance) for specific properties within the Zone. Eight (8) parcels currently receive special benefit from tree maintenance, and these parcels were balloted and approved the annual assessment associated with these improvements.

In fiscal year 2001/2002, Tract 5099 (Riverwalk) and Tract 5160 (Hometown) were annexed into the District for the maintenance of landscaping and lighting improvements associated with these developments and are included in Zone 1.

For fiscal year 2003/2004, Tract 5335 was annexed to the District on April 22, 2003 for the maintenance of landscaping and lighting improvements associated with the development and was incorporated into Zone 1.

For fiscal year 2005/2006, the following developments were annexed to the District on October 12, 2004 for the maintenance of landscaping and lighting improvements associated with the development:

- Tract 5304 (River Oaks) and Tract 5353 (Citrus Grove) were incorporated into Zone 1;

- Development Permit 02-05 (Parkview Court Senior Apartments), Development Permit 00-16 (Super Seal and Stripe), Development Permit 01-18 (Ramirez Commercial Retail Building), Conditional Use Permit 97-5 (Villa Park Orchards) and Development Permit 01-03 were incorporated into Zone 3;
- Development Permit 02-08 (Rachel Apartments) was incorporated into Zone 4.

For Fiscal Year 2011/2012 the following non-residential development was annexed to the District on June 28, 2011 for the maintenance of landscaping and lighting improvements and were incorporated into the new Zone 5.

- Tract 5785 non-residential (Perry Ranch)

For Fiscal Year 2011/2012 Central Station Townhomes, the residential development within tract 5591, was proposed to be annexed into the District but City Council rejected the annexation and the tract was not included into the District.

For Fiscal Year 2016/2017 the following Zones/Tracts were balloted for the establishment of proposed new/increased assessments. On March 22, 2016, the proposed increases were rejected by City Council based on a majority protest. Therefore, these zones will continue to be levied at the previously approved maximum rates.

- Zone 1 Tract 4498 & 4505 (Sorrento)
- Zone 1 Tract 4447 (Traditions)
- Zone 1 Tract 4208 (Symphony)
- Zone 1 Tract 4435-1 & 4435-2 (Rosewood)
- Zone 1 Tract 5075 (Intercal)
- Zone 1 Tract 5076 (Cabrillo)
- Zone 1 Tract 5160 (Hometown Phases 1-3)
- Zone 2 Tract 4005

### **III. METHOD OF APPORTIONMENT**

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#### **A. GENERAL**

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed among assessable parcels in proportion to the estimated benefits to be received by each such parcel from the improvements. The formula used for calculating special benefits within this District reflects the composition of the parcels and the improvements and services provided to fairly apportion the costs based on the estimated special benefit to each parcel. The Agency is required to identify parcels which have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit to each parcel shall be determined in relationship to the entirety of the improvements provided and the revenues and expenses related thereto.

#### **B. BENEFIT ANALYSIS**

The method of apportionment (method of assessment) is based on the premise that each of the assessed parcels within the District and Zones receives special benefits from the improvements maintained and financed by District assessments. Specifically, the assessments associated with each Zone are for the maintenance of local street lighting and/or landscaped improvements installed as part of the original development of the parcels within the Zone or directly benefit the properties within the Zone. The on-going operation and maintenance of those improvements provide no measurable general benefit to the public at large and are of special benefit to only those properties within each of the respective tracts or benefit zone (Excluding specific improvements associated with Tracts 5099, 5304, 5160, and 5335 previously discussed). The desirability and security of properties within each Zone is enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

##### **Local Landscaping Benefits**

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the

properties.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

### **Street Lighting Benefits**

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.
- Enhanced desirability of properties within the development.
- Increased nighttime safety for residents, pedestrians, motorists, and properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

## **C. BENEFIT ZONES**

The District is currently comprised of five (5) benefit zones (Broader zone designation). The five zones are identified as:

### **Zone 1 — Residential Landscaping and Lighting:**

The properties within Zone 1 are identified as residential developments that benefit from local landscape improvements and/or street lighting improvements. Properties within this Zone are typically fully subdivided residential developments, or a residential tract map has been approved (the number of residential units at build-out has been established). This Zone includes several sub-zones that identify specific residential developments (tracts) with specific landscaping and lighting improvements that provide special benefits to the residential properties within each respective development. The proportional special benefits to each parcel (Equivalent Benefit Units) for the respective developments (sub-zone) are considered equal to each residential lot. The net annual cost of the improvements

for each sub-zone is proportionately spread to each residential lot of that sub-zone. The cost of the improvements and the annual assessment for each sub-zone is calculated independently and reflects the proportional benefits each parcel receives from District improvements. (The only variance to this apportionment applies to tract 5099, which also includes a single church site that is made up of multiple Assessor Parcel Numbers. It has been determined that in this case, the residential lots and this church site receive similar special benefits and the combined parcels of the church shall be assessed as one single residential lot).

### **Zone 2 — Residential Landscaping:**

The properties within Zone 2 are identified as residential developments that benefit from local landscape improvements only. Properties within this Zone are fully subdivided residential developments, or a residential tract map has been approved, (the number of residential units at build-out has been established). This Zone currently includes only one residential development (tract) with specific landscape improvements that provide special benefits to the properties within the development. However, additional residential developments may be annexed to the Zone in the future. This Zone includes only residential properties and the proportional special benefits to each parcel (Equivalent Benefit Units) are considered equal to each residential lot. The net annual cost of the improvements is proportionately and equally spread to each residential lot within the development. The cost of the improvements and the annual assessment for this Zone (or future sub-zones) is calculated independently and reflects the proportional benefits each parcel receives from District improvements.

### **Zone 3 — Commercial Landscaping and Lighting:**

The properties within this Zone are identified as non-residential developments that benefit from local street trees and/or street lighting improvements. Properties within this Zone have been fully developed or a development plan has been approved. In either case, specific improvements associated with the properties have been identified and can be quantified. Each parcel is assessed for the actual District improvements specifically associated with the parcel (i.e., the number of the streetlights and street trees). Although each parcel within Zone 3 is typically assessed for the improvements directly associated (adjacent) to the parcel, more than one parcel may benefit from a specific improvement, and therefore each parcel may be assessed for only a portion of a particular improvement (e.g., half of a street light).

### **Zone 4 — Mixed-Use Landscaping and Lighting:**

Zone 4 may include individual developments or groups of parcels that are comprised of both residential and non-residential uses that benefit from specific improvements. The properties within Zone 4 may include an individual parcel that has both residential and commercial uses (mixed-use) or a single development or group of developments (multiple parcels) comprised of both residential and non-residential land uses that together benefit from the same local landscape

improvements and/or street lighting improvements. Properties within this Zone may be either fully developed/subdivided or a development plan has been approved or planned for the properties involved, such as in the case with specific plan or master plan communities that typically have both designated residential use and commercial use properties. In either case, specific or proposed landscaping and lighting improvements associated with these properties have been identified and can be quantified. Each parcel or development area (group of parcels) will be assessed for District improvements specifically associated with the development or parcels (i.e., the number of the streetlights, street trees and landscaped areas).

Zone 4 developments that involve a single parcel comprised of both residential and non-residential uses are assessed for the improvements directly associated with the parcel or the development of that parcel as a single property (similar to Zone 3 properties). However, a proportional benefit rationale has been established for both the residential and commercial components of the property in the event that the County establishes separate Assessor Parcel Numbers (APN) for each component in the future (i.e., a single building or multiple buildings on a single parcel comprised of both commercial and residential units could be divided into separate APN's in the future) or if the parcel happens to be one of several parcels that benefit from a specific improvement.

For Zone 4 developments that involve more than one parcel that benefit from the same improvements, but the parcels involved include both residential and non-residential uses, a proportional benefit rationale has been established to distribute the net cost of the improvements to each of the various properties using a method of apportionment known as an Equivalent Benefit Unit (EBU). This EBU method of apportionment utilizes the single-family residential unit as the base unit of apportionment, and assigns a proportional EBU to all other land use types compared to this base unit.

### **Zone 5 — Mixed-Use Landscaping and Lighting:**

Zone 5 includes individual developments or groups of parcels that are comprised of both residential and non-residential uses that benefit from specific improvements including the residential development identified as Central Station Townhomes, Tract 5591 (when annexed to the district); and the non-residential development identified as Perry Ranch, Tract 5785. The City anticipates annually maintaining only a portion of the full improvements associated with these two developments, with the remaining improvements being maintained by the property owners. Tract 5591 was included in the District as Zone 5. However, this Zone may be expanded in the future to include similar developments and sub-zones based on the particular circumstances associated with each of those new developments and the improvements to be maintained by the District.

Properties in this Zone are identified as developments that benefit from both local landscape improvements and street lighting improvements installed in connection

with the development of those properties and for which the District may levy annual assessments. However, pursuant to an agreement between the property owner(s) and the City when the development was annexed to the District, only a portion of the improvements that were funded by the authorized District assessments are provided annually by the District (typically the street lighting), with the remaining improvements (typically some or all of the landscape improvements) being maintained privately by the owner(s) of the property or an association/ property management group for those properties or development. Although on an annual basis, the City will levy assessments for only those improvements that are maintained by the District (properties are not assessed for the improvements that are privately maintained), the maximum allowable assessment established for each development and/or parcel within this Zone is based on the estimated cost for the District to maintain all of the public landscaping and lighting improvements installed in connection with the development of those properties. (Therefore, the maximum assessment allowed is usually significantly greater than the annual assessment applied). However, if the public improvements being privately maintained by the property owner(s)/association, are not maintained to the satisfaction of the City or the property owners express a desire for the City to assume maintenance responsibilities in the future, the City at their discretion may assume responsibility for all or a portion of the improvements and begin levying assessments up to the allowable maximum assessment.

#### **D. ASSESSMENT METHODOLOGY**

To identify and determine the special benefit to be received by each parcel and calculate their proportionate share of the annual improvement costs, it is necessary to develop a correlation between the improvements and the parcels that benefit from those improvements. The net amount to be assessed upon parcels within the District and each respective Zone therein is apportioned by a formula and method that fairly distributes the net amount to be assessed among the assessable parcels in proportion to the special benefits to be received by each parcel.

The costs associated with the improvements are fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with Article XIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those improvements. To establish a fair and equitable method of apportionment, zones of benefit have been established within the District. These zones of benefit (zones and sub-zones) identify specific improvements and the parcels that benefit from those improvements.

## **Assessment Methodology for Zone 1 and Zone 2**

Due to the location and extent of the improvements provided within Zone 1 and Zone 2, typically an entire development or group of developments (tracts) receive special benefits from the improvements, rather than one or two specific parcels as in Zone 3. To proportionately and equitably spread the cost of these improvements, a correlation between the improvements and the various parcels that benefit from those improvements must be established. Therefore, specific improvements and the properties (developments) that benefit from those improvements have been identified as sub-zones. Within each of these sub-zones the proportional benefit to each parcel is established based on property development (actual or proposed land use). Each parcel is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that correlates each parcel's specific land use, size and development or development potential to other parcels that benefit from the same improvements. The land use types and corresponding EBU applied to parcels within Zone 1 and Zone 2 may include, but are not limited to the following:

**Single-Family Residential Lot** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EBU per lot or parcel.

**Multifamily Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use is assessed 1.0 EBU per unit.

**Planned-Residential Subdivision** — This land use is defined as any property not fully subdivided, but has a specific number of proposed lots to be developed on the parcel. This land use type is assessed at 1.0 EBU per planned (proposed) lot.

**Non-Residential Property Zoned Residential (Special Cases)** — This land use is defined as any property within an approved residential area that will likely be developed or has been developed, but not as subdivided residential lots. This land use type may include church properties, community centers, parking lots or similar land uses that are not typically zoned or may not be zoned as commercial property. This property type is assessed at 1.0 EBU per parcel or per combination of parcels that comprise a single development, whichever provides the most appropriate allocation of special benefit compared to other properties that benefit from those improvements. For example: A single church site may include more than one parcel and this development may be assessed as a single lot or as multiple parcels depending on its proximity to the improvements and/or the size of the parcels involved as compared to the other properties assessed.

**Vacant Land** — This land use is defined as undeveloped property (vacant land) that can be developed (development potential), but a tract map or development plan has not been approved. This land use is assessed at 1.0 EBU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EBU.

**Exempt Parcels** — This land use classification identifies parcels that receive little or no benefit from the improvements and are assigned 0.00 EBU. This land use classification may include, but is not limited to lots or parcels identified as:

- Public streets and other roadways (typically not assigned an Assessor's Parcel Number by the County);
- Public Easements including greenbelts, parkways, parks, dedicated open space areas or utility right of ways;
- Properties with restricted development potential such as common areas, sliver parcels and bifurcated lots.

The benefit formula and assessment calculation applied to parcels within Zone 1 and Zone 2 is based on the parcel's special benefit received as compared to other parcels benefiting from the improvements.

The net annual cost of the improvements within each sub-zone of Zone 1 and Zone 2 are proportionately and equitably spread to each parcel within the sub-zone based on the parcel's proportional benefit as outlined in the previous land use classifications. The cost of the improvements and the annual assessment for each sub-zone are calculated independently and reflect the proportional benefits each parcel receives from District improvements.

The following formulas are generally used to calculate each parcel's proportional benefit and assessment in Zone 1 and Zone 2.

$$\frac{\text{Balance to Levy (for Sub-zone)}}{\text{Number of Parcels in Sub-Zone (EBU)}} = \text{Levy Amount per Benefit Unit (Assessment Rate)}$$

$$\text{Assessment Rate} \times \text{Parcel's EBU} = \text{Parcel's Assessment Amount}$$

### Assessment Methodology for Zone 3

Zone 3 is comprised of commercial properties only and, unlike Zone 1 and Zone 2, the improvements that benefit these properties are typically parcel-specific rather than improvements that are shared by a group of parcels or by a development that contains multiple land uses. Furthermore, only streetlights and street trees are maintained in Zone 3 and an average unit cost for each of these improvements is more quantifiable than the cost of various landscaped areas. Although the net cost of providing each of the improvements and services is shared by all the parcels that benefit from those improvements, the proportional benefit and allocation of the costs to each parcel is based on the parcel's proportionate share of the actual improvements (number of trees and streetlights) rather than the size and development of the property. Therefore, in Zone 3, each parcel's Equivalent Benefit Unit (EBU) is based on each parcel's tree count and streetlight count (or portion thereof) compared to the total count for the Zone. However, five

properties (Park View Court Senior Apartment, Villa Park Orchards, Central Stations Commercial Retail Building, Super Seal and Stripe, Silva 222 “A” St.) do not conform to this methodology due to the unique and additional costs associated specifically with them (e.g., graffiti removal and parking lot maintenance) and not with the other properties in the Zone. These five properties with unique assessment methodologies are listed separately in the budget worksheet.

The following formulas are used to calculate each parcel’s proportional benefit and assessment in Zone 3 (except for the five unique properties just mentioned):

$$\frac{\text{Balance to Levy for Lights (In Zone)}}{\text{Total Number of Lights (In Zone)}} = \text{Levy Rate per Light}$$

$$\text{Lights per Parcel} \times \text{Levy Rate per Light} = \text{Parcel's Assessment for Lights}$$

$$\frac{\text{Balance to Levy for Trees (In Zone)}}{\text{Total Number of Trees (In Zone)}} = \text{Levy Rate per Tree}$$

$$\text{Trees per Parcel} \times \text{Levy Rate per Tree} = \text{Parcel's Assessment for Trees}$$

$$\text{Parcel's Assessment for Lights} + \text{Parcel's Assessment for Trees} = \text{Parcel's Total Assessment Amount}$$

#### **Assessment Methodology for Zone 4**

Zone 4 has been established within the District to specifically address District improvements that benefit both residential and commercial properties; commercial properties that have more extensive landscape improvements (not just street trees and streetlights); as well as developments that are considered “mixed-use” (single parcel consisting of both residential and commercial use). To proportionately and equitably spread the cost of the improvements a correlation between the improvements and the various parcels that benefit from those improvements must be established. Therefore, specific improvements and the properties (developments) that benefit from those improvements are identified as sub-zones within Zone 4.

Within each sub-zone, the proportional benefit to each parcel is established based on property development (actual or proposed land use). Each parcel is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that correlates each parcel’s specific land use, size and development or development potential to other parcels that benefit from the same improvements. Similar to Zones 1 and 2, the location and extent of the improvements provided within a given sub-zone will typically involve an entire development or group of developments that receive

special benefit from the improvements, rather than one specific parcel as in Zone 3. However, Zone 4 also provides for sub-zones that could be comprised of a single parcel merely because that parcel's land use is identified as mixed-use.

The land use types and corresponding EBU applied to parcels within Zone 4 include those identified for Zones 1 and 2, but include several non-residential land use designations. The land use types and corresponding EBU applied to parcels within Zone 4 may include, but are not limited to the following:

**Single-Family Residential Lot** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use classification shall be assessed at 1.0 EBU per lot or parcel.

**Multifamily Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use classification is applicable to but not limited to residential duplexes, triplexes, apartments, mobile-home parks and multiple condominiums or town-homes on a single parcel. This land use designation does not include hotels, motels or similar short-term accommodations that are primarily considered commercial enterprises. Studies have consistently shown that due to many factors not least of which are the development and population densities typically found in multifamily residential developments, these types of developments (per unit), tend to have approximately 25% less overall impact on most public infrastructure than a standard single family residential property. Therefore, it has been determined that this land use classification shall be assessed at 0.75 EBU per unit.

**Planned-Residential Subdivision** — This land use is defined as any property that is not fully subdivided but has a specific number of residential lots approved for the parcel based on an approved tentative or final tract map or an approved development plan. This land use classification shall be assessed at 1.0 EBU per planned (proposed) residential lot.

**Non-Residential Property within a Residential Tract (Special Cases)** — This land use is defined as any property within an approved residential development (Residential Tract) that will not be developed or has not been developed as a subdivided residential lot. This land use type may include but is not limited to church properties, schools, community centers or other public facilities such as parks or open space areas that are not usually located within commercial or industrial zoned areas, and may also include, both, public and private parking lots or similar land uses. This land use classification shall be assessed at 1.0 EBU per parcel or per combination of parcels that comprise a single facility or development, whichever provides the most appropriate allocation of special benefit compared to other properties that benefit from the improvements.

For example: A single church site may include more than one legal parcel (multiple APN's), and based on those parcels' proximity to the improvements and/or the size of the parcels involved as compared to the other properties assessed, the

assessment engineer shall make a determination on an appropriate allocation of special benefit. This determination may include assessing the parcels as a single lot, assessing only one of the parcels (for a total of 1.0 EBU); to assess each parcel at 1.0 EBU; or to assess any combination of the parcels that the assessment engineer deems appropriate for the particular situation. Once the assessment engineer has established the basis of assessment, the method of apportionment may not be modified if it would result in an overall assessment increase to the properties, unless the development or ownership of the properties changes or the property owner approves the resulting assessment increase.

**Vacant Land** — This land use is defined as undeveloped property (vacant land) that can be developed (development potential), but a tract map, development plan, specific plan or master plan that incorporates this property or defines its ultimate use has not been approved or finalized. Therefore, it has been determined that the current benefit from the District’s improvements is similar to an individual residential lot and this land use classification shall be assessed at 1.0 EBU per parcel. If the property is subdivided or similar development activities occur the land use classification associated with the property may be modified to reflect the property’s proportional benefits.

**Developed Non-Residential Property** — This land use is defined as property developed for either commercial or industrial use, excluding those properties classified as “Non-Residential Limited Development”, “Mixed-Use Development”, or “Transient Occupancy Developments”. Since the average residential development currently yields approximately four single-family residential units per gross acre a reasonable correlation of special benefit between a single family residential parcel and a developed non-residential parcel would be based on the gross acreage of the non-residential parcel. Therefore, this land use classification shall be assessed at 4.0 EBU per acre or portion thereof, but a minimum of 1.0 EBU per parcel.

**Non-Residential Planned-Development** — This land use is defined as any property planned for commercial or industrial use, but has not yet been developed or a final development plan has not been approved. This land use type differs from “Vacant Land” in that the property is part of an approved development plan, specific plan or master plan and is generally an integral part of the improvements for which the property would be assessed. This land use classification shall be assessed at 2.0 EBU per gross acre, but a minimum of 1.0 EBU per parcel.

**Residential and Non-Residential Limited Development** — This land use is defined as any property zoned as residential or non-residential that:

- Has restricted development potential;
- Has been fully developed and all buildings (structures) represent less than 10% of the total land area; or,
- The sole use of the property is for public use or recreational activities.

This land use classification may include, but is not limited to, both, private and public parking lots, golf courses, recreational facilities, nurseries, farmland or other agricultural land, all of which have not or should not be designated by another land use classification. This land use classification differs from “Developed Non-Residential Property” or any fully developed residential property in that the property has no structures or insignificant structures compared to the sizes of the parcel, yet the parcel has been fully developed. This land use classification differs from “Vacant Land” in that the property has been improved, but further development of the property is limited by its current use. This land use classification shall be assessed at 1.0 EBU per gross acre or portion thereof. Parcels less than 1 acre are assigned a minimum of 1.0 EBU.

**Mixed-Use Development** — This land use is defined as a single parcel that has both residential uses and commercial use on the parcel (typically a single structure with combined uses, but can involve separate structures). Taking into consideration the combined land use and density factors typically found in this type of land use, it has been determined that a reasonable apportionment of special benefit for mixed-use developments is to assign the property 0.5 EBU per residential unit for the residential portion of the development, plus 2.0 EBU per gross acre, but a minimum of 1.0 EBU for the non-residential portion of the development. The combined EBU of the residential and commercial portions of the parcel shall be the parcel’s total EBU.

Therefore, a parcel of 1.5 acres that has a single structure with 20 residential units on the second floor and commercial retail on the first floor would be assigned a total of 13.0 EBU — 10 EBU for the residential component (20 units x 0.5) and 3.0 EBU for the non-residential component (1.5 acres x 2.0).

**Transient Occupancy Developments (Hotels/Motels)** — This land use is defined as any hotel, motel, bed and breakfast, RV park, or similar short-term accommodations that are primarily considered commercial enterprises. This land use classification does not include long-term rental units such as apartments. Recognizing that these properties are a unique commercial enterprise whose business is often impacted by the surrounding area (District improvements) it has been determined that an appropriate allocation of benefit is similar to, but slightly less than a Multifamily Residential development (allowing for a reasonable vacancy factor). This land use classification shall be assessed at 0.5 EBU per unit or space. If a property has been identified as a Transient Occupancy Development, but the number of units associated with the property cannot be confirmed, then the property shall be assessed as a Developed Non-Residential Property.

**Exempt Parcels** — This land use classification identifies parcels that receive little or no benefit from the improvements and are assigned 0.00 EBU. This land use classification may include, but is not limited to, lots or parcels identified as:

- Public streets and other roadways (typically not assigned an Assessor’s Parcel Number by the County);

- Public Easements including greenbelts, parkways, parks, dedicated open space areas or utility right of ways;
- Properties with restricted development potential such as common areas, sliver parcels and bifurcated lots.

The following formulas are used to calculate each parcel's proportional benefit and assessment in Zone 4:

$$\frac{\text{Balance to Levy}}{\text{Number of Benefit Units (EBU)}} = \text{Levy Amount per Benefit Unit (Assessment Rate)}$$

***Assessment Rate x Parcel's Calculated EBU = Parcel's Assessment Amount***

### **Assessment Methodology for Zone 5**

Zone 5 was established in fiscal year 2011/2012. This Zone is comprised of developments for which a maximum assessment has been established to maintain all landscaping and lighting improvements associated with each respective development, but for which the owner or owners of those properties have agreed to and will maintain at their cost all or a portion of the public landscaping and/or lighting improvements that would otherwise be provided by the District and funded by the annual assessments. While this Zone initially included only the one development being annexed to the District in fiscal year 2011/2012, namely the Perry Ranch (Tract 5785); and the method of apportionment described below is specific to this development, additional developments may be annexed to this Zone as separate sub-zones with similar or modified methods of apportionment specific to the improvements and properties associated with those developments.

To proportionately and equitably spread the cost of the specific improvements for each sub-zone within Zone 5, a correlation between the improvements and the various parcels that benefit from those improvements was established. Generally, the formulas used to calculate each parcel's annual assessment are similar to that applied in other Zones and sub-zones of the District in as much as the net annual cost to providing the improvements (Balance to Levy) for each sub-zone are proportionately assessed to the parcels within that development. Within each sub-zone, each parcel is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that correlates each parcel's property characteristics to other parcels that benefit from the same improvements. The equivalent benefit units assigned to each parcel shall be based on a measurement of benefit that best reflects the proportional special benefit to each parcel within the sub-zone compared to other parcels in that sub-zone. The EBU applied to parcels within the various sub-zones of Zone 5 are as follows:

### **Perry Ranch (Tract 5785)**

The Perry Ranch development (Tract 5785) is currently identified as three (3) non-residential parcels totaling 26.67 acres, which is projected to be developed into nineteen (19) industrial buildings ranging from 4,992 to 42,540 square feet of industrial building space, but at the time of annexation the ultimate parcel configuration for this development was not finalized. To ensure that the annual expenses associated with the improvements were equitably apportioned, each parcel was assigned an EBU based on each parcel's proportional acreage relative to the total acreage for the development. Specifically, when the three existing parcels are subdivided, it is anticipated that the individual industrial parcels created will share or have common interest in a surrounding parking lot or common area which may or may not be assessable. In such a case, the proportional special benefit assigned to each of the individual commercial/industrial parcels will include a proportional allocation of the parking lot or common area parcel so as to keep the total EBU assigned to parcels in the development equal to the 26.67 EBU currently assigned to this development. (Note: ultimately the total acreage and EBU for this sub-zone may be slightly less than 26.67 that currently exist due to easements that may be required for the development, but such adjustments will be accounted for in the proportional acreage assignment to the individual parcels within the development.)

As of the writing of this Report the Ventura County Assessor's Office has identified the three parcels of Tract 5785 as Assessor's Parcel Numbers: 046-0-050-160 (2.65 acres); 046-0-050-170 (23.50 acres); and 046-0-050-190 (0.52 acres). The EBUs assigned to each parcel for fiscal year 2020/2021 are based on each parcel's current acreage (a total of 26.67 acres and EBU). As parcels within this development are subdivided, the assessment engineer will determine the proportional EBU to be assigned to the new subsequent parcels based on the proposed development of those properties and the net buildable acreage associated with each parcel.

### **E. ASSESSMENT RANGE FORMULA**

As part of the property owner ballot proceedings conducted in 1997 for the District's annual assessments, the proposed assessments presented to the property owners included an annual inflationary adjustment (assessment range formula). The property owners within the District approved the initial maximum assessment and this inflationary adjustment formula to that assessment. All new assessments resulting from subsequent annexations also included this inflationary adjustment formula and were approved by the property owners. The inflationary adjustment formula established that the maximum assessment may increase over the previous year by a percentage of three percent (3.0%) or the annual percentage increase in the Consumer Price Index (CPI), whichever is greater without being considered an increased assessment. The CPI used shall be based on the annual percentage change for the Los Angeles/Long Beach/Anaheim area for All Urban Consumers as determined by the Bureau of Labor Statistics. Should

the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

If the proposed assessment (levy per unit or rate) for the current fiscal year is less than or equal to the prior year's maximum assessment plus the adjustments described above, then the new assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to the assessment amounts without requiring costly noticing, mailing, and balloting procedures, which would further increase the assessments.

Each year, the percentage difference between the CPI for January of the current year and the CPI for the previous January shall be identified. This percentage difference shall then establish the range of increased assessments allowed based on CPI. If the percentage change from January to January is not available a similar time period may be utilized. For Fiscal Year 2020/2021 the January CPI increased by 3.08%. Prior year's maximum assessment rates have been adjusted by 3.08% to establish this year's maximum assessment rates.

The Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate shall be calculated independent of the District's annual budget and proposed assessment. Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increases the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classification are permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

The District is not required to adjust the assessments levied each year, nor does it restrict the assessments to the adjustment amount. If the budget and assessments for a given Zone does not require an increase or the increase is less than the allowable adjusted maximum assessment, then the required budget and assessment shall be applied. If the budget and assessments for a given Zone require an increase greater than the allowable maximum assessment, then the proposed assessment is considered an increased assessment. In such cases, mailed notices and balloting to the property owners would be required pursuant to the provisions of the Article XIIID prior to the imposition of the proposed assessment.

## ***IV. DISTRICT BUDGETS***

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This section of the Report provides an estimate of the annual costs to be collected and deemed appropriate for the operation, maintenance and servicing of the landscaping and lighting improvements and appurtenant facilities for the District.

The proposed maximum assessments (Rates per Equivalent Benefit Unit) identified in the budgets of this Report establish the maximum assessments for the District in Fiscal Year 2020/2021.

## BUDGET AND ASSESSMENT INFORMATION

BUDGET ITEMS	Zone 1 Tract 4498 & 4505 Sorrento RM 118 MR 42-46 & RM 21 MR 96-99 Fund 235	Zone 1 Tract 4535 Country Fair Fund 236	Zone 1 Tract 4603 Barcelona Fund 237	Zone 1 Tract 4447 Traditions RM 125 MR 24-27 Fund 238	Zone 1 Tract 4208 Symphony Fund 239
<b>DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>					
ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 5,164	\$ 2,463	\$ 1,510	\$ 1,430	\$ 3,734
<b>ANNUAL LANDSCAPING EXPENSES</b>					
Landscape Maintenance Expenses (Contract Services)	5,281	3,269	2,650	1,295	-
Tree Maintenance Expenses	1,675	2,000	976	2,380	-
Additional/Special Services (Abatement, Facility/Equipment Maint., etc.)	-	-	-	-	-
Landscape Water Expenses	5,026	10,752	1,794	2,882	-
Landscape Irrigation Electricity	328	178	136	130	-
Fountain Maintenance	-	-	-	-	-
Public Works Maintenance Staff	1,475	891	467	584	-
<b>SUBTOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES</b>	<b>\$ 13,785</b>	<b>\$ 17,089</b>	<b>\$ 6,021</b>	<b>\$ 7,241</b>	<b>\$ -</b>
<b>TOTAL DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>	<b>\$ 18,949</b>	<b>\$ 19,552</b>	<b>\$ 7,531</b>	<b>\$ 8,671</b>	<b>\$ 3,734</b>
<b>REHABILITATION AND CAPITAL IMPROVEMENT FUNDING</b>					
Lighting Rehabilitation Funding	\$ -	\$ 144	\$ 88	\$ -	\$ -
Landscape Rehab Funding Collection	-	535	318	-	-
Tree Rehab Funding Collection	-	254	125	-	-
Irrigation Rehab Funding Collection	-	-	-	-	-
<b>TOTAL REHABILITATION FUNDING (CIP RESERVES)</b>	<b>\$ -</b>	<b>\$ 933</b>	<b>\$ 531</b>	<b>\$ -</b>	<b>\$ -</b>
Planned Lighting CIP Expenditures (Current Fiscal Year)	\$ -	\$ -	\$ -	\$ -	\$ -
Planned Landscaping CIP Expenditures (Current Fiscal Year)	-	-	-	-	-
<b>TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL REHABILITATION &amp; CAPITAL IMPROVEMENT FUNDING</b>	<b>\$ -</b>	<b>\$ 933</b>	<b>\$ 531</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL DIRECT ANNUAL FUNDING</b>	<b>\$ 18,949</b>	<b>\$ 20,485</b>	<b>\$ 8,062</b>	<b>\$ 8,671</b>	<b>\$ 3,734</b>
<b>GENERAL BENEFIT EXPENSES</b>					
Lighting General Benefit — City Funded	\$ (418)	\$ (180)	\$ (100)	\$ (119)	\$ (378)
General Benefit Landscape Improvement Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Other Landscape General Benefit (% of Maintenance)	-	-	-	-	-
<b>TOTAL GENERAL BENEFIT — CITY FUNDED</b>	<b>\$ (418)</b>	<b>\$ (180)</b>	<b>\$ (100)</b>	<b>\$ (119)</b>	<b>\$ (378)</b>
<b>TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES</b>	<b>\$ 18,531</b>	<b>\$ 20,305</b>	<b>\$ 7,962</b>	<b>\$ 8,552</b>	<b>\$ 3,356</b>
<b>ANNUAL INCIDENTAL EXPENSES</b>					
Operational Reserves Collection	\$ 704	\$ -	\$ -	\$ -	\$ 1,498
Operational Reserve (Transfer/Contribution)	-	(3,458)	(463)	(614)	-
<b>Operational Reserves: Collection/(Contribution)</b>	<b>\$ 704</b>	<b>\$ (3,458)</b>	<b>\$ (463)</b>	<b>\$ (614)</b>	<b>\$ 1,498</b>
Administrative Overhead	2,295	1,783	1,880	784	201
District Administration (Percent of EBU)	414	251	132	165	308
Engineering Administration	2,125	1,235	713	703	-
Misc.	-	-	-	-	-
<b>District Administration</b>	<b>\$ 4,834</b>	<b>\$ 3,269</b>	<b>\$ 2,725</b>	<b>\$ 1,652</b>	<b>\$ 509</b>
County Administration Fee	81	63	32	32	28
<b>TOTAL INCIDENTAL EXPENSES</b>	<b>\$ 5,619</b>	<b>\$ (126)</b>	<b>\$ 2,294</b>	<b>\$ 1,070</b>	<b>\$ 2,035</b>
<b>BALANCE TO LEVY</b>	<b>\$ 24,150</b>	<b>\$ 20,179</b>	<b>\$ 10,257</b>	<b>\$ 9,623</b>	<b>\$ 5,391</b>
<b>DISTRICT STATISTICS</b>					
Total Parcels	101	61	32	40	75
Total Assessable Parcels	101	61	32	40	75
Total Benefit Units	101.00	61.00	32.00	40.00	75.00
Proposed Assessment FY20-21	\$ 239.10	\$ 330.80	\$ 320.52	\$ 240.56	\$ 71.88
Maximum Assessment Rate FY20-21	\$ 239.11	\$ 330.80	\$ 320.55	\$ 240.59	\$ 71.89
Approved/Maximum Rate (FY19-20)	\$ 231.98	\$ 320.93	\$ 310.99	\$ 233.41	\$ 69.75
Estimated Beginning Operational Fund Balance	\$ 407	\$ 18,697	\$ 11,859	\$ 1,683	\$ (9,996)
Operational Reserve & Rehabilitation Funding Collected	704	(3,458)	(463)	(614)	1,498
Capital Improvement Projects Transfer	-	(933)	(531)	-	-
<b>Estimated Ending Operational Fund Balance</b>	<b>\$ 1,112</b>	<b>\$ 14,306</b>	<b>\$ 10,865</b>	<b>\$ 1,069</b>	<b>\$ (8,498)</b>
Estimated Beginning Capital Improvement Reserve Balance	\$ 1,216	\$ 933	\$ 531	\$ 654	\$ -
CIP Transfer from Operational Reserve	-	-	-	-	-
Anticipated CIP Collections/(Expenditures)	-	933	531	-	-
<b>Estimated Ending Capital Improvement Reserve Balance</b>	<b>\$ 1,216</b>	<b>\$ 1,866</b>	<b>\$ 1,062</b>	<b>\$ 654</b>	<b>\$ -</b>

BUDGET ITEMS	Zone 1	Zone 1	Zone 1	Zone 1	Zone 1
	Tract 4435-1 & 4435-2	51-PM-93	Tract 5075	Tract 5076	Tract 5099
	Rosewood	3rd Street Tract 4436	Intercal	Cabrillo	Riverwalk
	Fund 240	Fund 241	Fund 242	Fund 243	Fund 244
<b>DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>					
ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 1,112	\$ 79	\$ 318	\$ 159	\$ 8,422
ANNUAL LANDSCAPING EXPENSES					
Landscape Maintenance Expenses (Contract Services)	-	-	569	-	46,945
Tree Maintenance Expenses	600	-	-	-	11,200
Additional/Special Services (Abatement, Facility/Equipment Maint., etc.)	-	-	-	-	5,000
Landscape Water Expenses	-	-	853	-	33,245
Landscape Irrigation Electricity	-	-	-	-	172
Fountain Maintenance	-	-	-	-	-
Public Works Maintenance Staff	409	-	102	88	2,117
ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	1,009	-	1,524	88	98,680
<b>TOTAL DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>	<b>\$ 2,121</b>	<b>\$ 79</b>	<b>\$ 1,842</b>	<b>\$ 247</b>	<b>\$ 107,102</b>
<b>REHABILITATION AND CAPITAL IMPROVEMENT FUNDING</b>					
Lighting Rehabilitation Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Rehab Funding Collection	-	-	-	-	-
Tree Rehab Funding Collection	-	-	-	-	-
Irrigation Rehab Funding Collection	-	-	-	-	-
<b>TOTAL REHABILITATION FUNDING (CIP RESERVES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Planned Lighting CIP Expenditures (Current Fiscal Year)	-	-	-	-	-
Planned Landscaping CIP Expenditures (Current Fiscal Year)	-	-	-	-	-
<b>TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL REHABILITATION &amp; CAPITAL IMPROVEMENT FUNDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL DIRECT ANNUAL FUNDING</b>	<b>\$ 2,121</b>	<b>\$ 79</b>	<b>\$ 1,842</b>	<b>\$ 247</b>	<b>\$ 107,102</b>
<b>GENERAL BENEFIT EXPENSES</b>					
Lighting General Benefit — City Funded	\$ (40)	\$ (21)	\$ (40)	\$ (40)	\$ (397)
General Benefit Landscape Improvement Costs	-	-	-	-	-
Other Landscape General Benefit (% of Maintenance)	-	-	-	-	-
<b>TOTAL GENERAL BENEFIT — CITY FUNDED</b>	<b>\$ (40)</b>	<b>\$ (21)</b>	<b>\$ (40)</b>	<b>\$ (40)</b>	<b>\$ (397)</b>
<b>TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES</b>	<b>\$ 2,081</b>	<b>\$ 58</b>	<b>\$ 1,802</b>	<b>\$ 207</b>	<b>\$ 106,705</b>
<b>ANNUAL INCIDENTAL EXPENSES</b>					
Operational Reserves Collection	\$ -	\$ 72	\$ 652	\$ 17	\$ -
Operational Reserve (Transfer/Contribution)	(381)	-	-	-	(22,438)
Operational Reserves: Collection /(Contribution)	(381)	72	652	17	(22,438)
Administrative Overhead	201	13	136	26	9,569
District Administration (Percent of EBU)	115	16	29	25	596
Engineering Administration	-	-	-	-	3,230
Misc.	-	-	-	-	-
District Administration	316	29	165	51	13,395
County Administration Fee	11	1	8	2	274
Annual Administration	327	30	173	53	13,689
<b>TOTAL INCIDENTAL EXPENSES</b>	<b>\$ (54)</b>	<b>\$ 102</b>	<b>\$ 825</b>	<b>\$ 69</b>	<b>\$ (8,769)</b>
<b>BALANCE TO LEVY</b>	<b>\$ 2,027</b>	<b>\$ 160</b>	<b>\$ 2,627</b>	<b>\$ 276</b>	<b>\$ 97,936</b>
<b>DISTRICT STATISTICS</b>					
Total Parcels	28	4	7	6	145
Total Assessable Parcels	28	4	7	6	145
Total Benefit Units	28.00	4.00	7.00	6.00	145.00
Proposed Assessment FY20-21	\$ 72.40	\$ 39.96	\$ 375.30	\$ 46.02	\$ 675.42
Maximum Assessment Rate FY20-21	\$ 72.41	\$ 136.54	\$ 375.31	\$ 46.07	\$ 781.60
Approved/Maximum Rate (FY19-20)	\$ 70.25	\$ 132.46	\$ 364.12	\$ 44.69	\$ 758.28
Estimated Beginning Fund Balance	\$ (1,894)	\$ 559	\$ (3,138)	\$ (699)	\$ 78,889
Operational Reserve & Rehabilitation Funding Collected	(381)	72	652	17	(22,438)
Capital Improvement Projects Transfer	-	-	-	-	-
<b>Estimated Ending Fund Balance</b>	<b>\$ (2,275)</b>	<b>\$ 630</b>	<b>\$ (2,486)</b>	<b>\$ (682)</b>	<b>\$ 56,452</b>
Estimated Beginning Capital Improvement Reserve Balance	\$ 65	\$ -	\$ 160	\$ 9	\$ 141,741
CIP Transfer from Operational Reserve	-	-	-	-	-
Anticipated CIP Collections/(Expenditures)	-	-	-	-	-
<b>Estimated Ending Capital Improvement Reserve Balance</b>	<b>\$ 65</b>	<b>\$ -</b>	<b>\$ 160</b>	<b>\$ 9</b>	<b>\$ 141,741</b>

BUDGET ITEMS	Zone 1	Zone 1	Zone 1	Zone 1	Zone 2
	Tract 5160	Tract 5335	Tract 5304	Tract 5353	Tract 4005
	Hometown Phases 1-3	Hometowne Phase 4	River Oaks	Citrus Grove	
	Fund 245	Fund 246	Fund 247	Fund 248	Fund 249
<b>DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>					
ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 6,833	\$ 2,384	\$ 3,496	\$ 818	\$ -
ANNUAL LANDSCAPING EXPENSES					
Landscape Maintenance Expenses (Contract Services)	23,246	6,212	8,915	13,500	820
Tree Maintenance Expenses	6,988	1,225	3,025	4,450	-
Additional/Special Services (Abatement, Facility/Equipment Maint., etc.)	-	-	-	-	-
Landscape Water Expenses	38,842	1,533	8,850	10,500	500
Landscape Irrigation Electricity	951	167	-	1,000	159
Fountain Maintenance	-	-	-	-	-
Public Works Maintenance Staff	1,256	1,299	920	1,606	1,124
ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 71,283	\$ 10,435	\$ 21,710	\$ 31,056	\$ 2,603
<b>TOTAL DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>	<b>\$ 78,116</b>	<b>\$ 12,819</b>	<b>\$ 25,206</b>	<b>\$ 31,874</b>	<b>\$ 2,603</b>
<b>REHABILITATION AND CAPITAL IMPROVEMENT FUNDING</b>					
Lighting Rehabilitation Funding	\$ -	\$ 140	\$ 205	\$ -	\$ -
Landscape Rehab Funding Collection	-	408	446	-	-
Tree Rehab Funding Collection	-	156	385	-	-
Irrigation Rehab Funding Collection	-	-	-	-	-
<b>TOTAL REHABILITATION FUNDING (CIP RESERVES)</b>	<b>\$ -</b>	<b>\$ 704</b>	<b>\$ 1,036</b>	<b>\$ -</b>	<b>\$ -</b>
Planned Lighting CIP Expenditures (Current Fiscal Year)	-	-	-	-	-
Planned Landscaping CIP Expenditures (Current Fiscal Year)	-	-	-	-	-
<b>TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL REHABILITATION &amp; CAPITAL IMPROVEMENT FUNDING</b>	<b>\$ -</b>	<b>\$ 704</b>	<b>\$ 1,036</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL DIRECT ANNUAL FUNDING</b>	<b>\$ 78,116</b>	<b>\$ 13,523</b>	<b>\$ 26,242</b>	<b>\$ 31,874</b>	<b>\$ 2,603</b>
<b>GENERAL BENEFIT EXPENSES</b>					
Lighting General Benefit — City Funded	\$ (278)	\$ (199)	\$ (199)	\$ (79)	\$ -
General Benefit Landscape Improvement Costs	-	-	-	-	-
Other Landscape General Benefit (% of Maintenance)	-	-	-	-	-
<b>TOTAL GENERAL BENEFIT — CITY FUNDED</b>	<b>\$ (278)</b>	<b>\$ (199)</b>	<b>\$ (199)</b>	<b>\$ (79)</b>	<b>\$ -</b>
<b>TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES</b>	<b>\$ 77,838</b>	<b>\$ 13,324</b>	<b>\$ 26,043</b>	<b>\$ 31,795</b>	<b>\$ 2,603</b>
<b>ANNUAL INCIDENTAL EXPENSES</b>					
Operational Reserves Collection	\$ -	\$ -	\$ -	\$ -	\$ -
Operational Reserve (Transfer/Contribution)	(7,299)	(5,614)	(7,811)	(1)	(277)
<b>Operational Reserves: Collection/(Contribution)</b>	<b>\$ (7,299)</b>	<b>\$ (5,614)</b>	<b>\$ (7,811)</b>	<b>\$ (1)</b>	<b>\$ (277)</b>
Administrative Overhead	3,773	5,167	2,470	823	162
District Administration (Percent of EBU)	559	160	259	452	317
Engineering Administration	1,280	2,245	1,403	625	465
Misc.	-	-	-	-	-
District Administration	\$ 5,612	\$ 7,572	\$ 4,132	\$ 1,900	\$ 944
County Administration Fee	218	46	69	107	24
Annual Administration	\$ 5,830	\$ 7,618	\$ 4,201	\$ 2,007	\$ 968
<b>TOTAL INCIDENTAL EXPENSES</b>	<b>\$ (1,469)</b>	<b>\$ 2,004</b>	<b>\$ (3,610)</b>	<b>\$ 2,006</b>	<b>\$ 691</b>
<b>BALANCE TO LEVY</b>	<b>\$ 76,369</b>	<b>\$ 15,329</b>	<b>\$ 22,433</b>	<b>\$ 33,801</b>	<b>\$ 3,294</b>
<b>DISTRICT STATISTICS</b>					
Total Parcels	136	39	63	110	77
Total Assessable Parcels	136	39	63	110	77
Total Benefit Units	136.00	39.00	63.00	110.00	77.00
Proposed Assessment FY20-21	\$ 561.54	\$ 393.06	\$ 356.08	\$ 307.28	\$ 42.78
Maximum Assessment Rate FY20-21	\$ 561.55	\$ 652.96	\$ 463.48	\$ 605.94	\$ 42.81
Approved/Maximum Rate (FY19-20)	\$ 544.79	\$ 633.48	\$ 449.65	\$ 587.86	\$ 41.53
Estimated Beginning Fund Balance	\$ (25,081)	\$ 15,691	\$ 19,254	\$ 6,293	\$ (13,360)
Operational Reserve & Rehabilitation Funding Collected	(7,299)	(5,614)	(7,811)	(1)	(277)
Capital Improvement Projects Transfer	-	(704)	(1,036)	-	-
<b>Estimated Ending Fund Balance</b>	<b>\$ (32,380)</b>	<b>\$ 9,373</b>	<b>\$ 10,407</b>	<b>\$ 6,292</b>	<b>\$ (13,637)</b>
Estimated Beginning Capital Improvement Reserve Balance	\$ 4,200	\$ 48,048	\$ 28,094	\$ 33,273	\$ 128
CIP Transfer from Operational Reserve	-	-	-	-	-
Anticipated CIP Collections/(Expenditures)	-	704	1,036	-	-
<b>Estimated Ending Capital Improvement Reserve Balance</b>	<b>\$ 4,200</b>	<b>\$ 48,752</b>	<b>\$ 29,130</b>	<b>\$ 33,273</b>	<b>\$ 128</b>

BUDGET ITEMS	Zone 3	Zone 3	Zone 3A	Zone 3A	Zone 3A
	Lights Only	Trees Only	DP 02-05 Park View Court Senior Apartment 512 Main St 053-0-060-590	CUP 97-5 Villa Park Orchards 960 W Third St 152-0-281-015 & 05	DP 01-18 Central Stations 345 Central Av 053-0-060-525
	Fund 252	Fund 253	Fund 254	Fund 255	Fund 256
<b>DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>					
ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 7,071	\$ -	\$ -	\$ 318	\$ -
ANNUAL LANDSCAPING EXPENSES					
Landscape Maintenance Expenses (Contract Services)	-	-	-	-	-
Tree Maintenance Expenses	-	450	-	300	-
Additional/Special Services (Abatement, Facility/Equipment Maint., etc.)	-	-	-	-	-
Landscape Water Expenses	-	-	-	-	-
Landscape Irrigation Electricity	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-
Public Works Maintenance Staff	-	263	548	29	15
ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ 713	\$ 548	\$ 329	\$ 15
<b>TOTAL DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>	<b>\$ 7,071</b>	<b>\$ 713</b>	<b>\$ 548</b>	<b>\$ 647</b>	<b>\$ 15</b>
<b>REHABILITATION AND CAPITAL IMPROVEMENT FUNDING</b>					
Lighting Rehabilitation Funding	\$ 414	\$ -	\$ -	\$ -	\$ -
Landscape Rehab Funding Collection	-	-	-	-	-
Tree Rehab Funding Collection	-	58	-	-	-
Irrigation Rehab Funding Collection	-	-	-	-	-
<b>TOTAL REHABILITATION FUNDING (CIP RESERVES)</b>	<b>\$ 414</b>	<b>\$ 58</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Planned Lighting CIP Expenditures (Current Fiscal Year)	\$ -	\$ -	\$ -	\$ -	\$ -
Planned Landscaping CIP Expenditures (Current Fiscal Year)	-	-	-	-	-
<b>TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL REHABILITATION &amp; CAPITAL IMPROVEMENT FUNDING</b>	<b>\$ 414</b>	<b>\$ 58</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL DIRECT ANNUAL FUNDING</b>	<b>\$ 7,485</b>	<b>\$ 771</b>	<b>\$ 548</b>	<b>\$ 647</b>	<b>\$ 15</b>
<b>GENERAL BENEFIT EXPENSES</b>					
Lighting General Benefit — City Funded	\$ (1,769)	\$ -	\$ -	\$ (79)	\$ -
General Benefit Landscape Improvement Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Other Landscape General Benefit (% of Maintenance)	-	-	-	-	-
<b>TOTAL GENERAL BENEFIT — CITY FUNDED</b>	<b>\$ (1,769)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (79)</b>	<b>\$ -</b>
<b>TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES</b>	<b>\$ 5,716</b>	<b>\$ 771</b>	<b>\$ 548</b>	<b>\$ 568</b>	<b>\$ 15</b>
<b>ANNUAL INCIDENTAL EXPENSES</b>					
Operational Reserves Collection	\$ 5,181	\$ 149	\$ 2,352	\$ -	\$ 319
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection //(Contribution)	\$ 5,181	\$ 149	\$ 2,352	\$ -	\$ 319
Administrative Overhead	694	266	-	26	39
District Administration (Percent of EBU)	177	74	154	8	4
Engineering Administration	-	-	-	-	-
Misc.	-	-	-	-	-
District Administration	\$ 871	\$ 340	\$ 154	\$ 34	\$ 43
County Administration Fee	36	10	8	2	1
Annual Administration	\$ 907	\$ 350	\$ 162	\$ 36	\$ 44
<b>TOTAL INCIDENTAL EXPENSES</b>	<b>\$ 6,088</b>	<b>\$ 499</b>	<b>\$ 2,514</b>	<b>\$ 36</b>	<b>\$ 364</b>
<b>BALANCE TO LEVY</b>	<b>\$ 11,804</b>	<b>\$ 1,270</b>	<b>\$ 3,062</b>	<b>\$ 604</b>	<b>\$ 379</b>
<b>DISTRICT STATISTICS</b>					
Total Parcels	35	35	1	2	1
Total Assessable Parcels	33	35	1	2	1
Total Benefit Units	43.00	18.00	37.50	2.00	1.00
Proposed Assessment FY20-21	\$ 274.52	\$ 70.54	\$ 81.64	\$ 301.94	\$ 378.58
Maximum Assessment Rate FY20-21	\$ 274.52	\$ 70.56	\$ 81.65	\$ 649.38	\$ 1,325.20
Approved/Maximum Rate (FY19-20)	\$ 266.33	\$ 68.45	\$ 79.22	\$ 630.01	\$ 1,285.66
Estimated Beginning Fund Balance	\$ 13,291	\$ 8,298	\$ 17,522	\$ 3,144	\$ 4,872
Operational Reserve & Rehabilitation Funding Collected	5,181	149	2,352	0	319
Capital Improvement Projects Transfer	(414)	(58)	-	-	-
Estimated Ending Fund Balance	\$ 18,058	\$ 8,389	\$ 19,874	\$ 3,144	\$ 5,191
Estimated Beginning Capital Improvement Reserve Balance	\$ 414	\$ 58	\$ -	\$ 58	\$ -
CIP Transfer from Operational Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Anticipated CIP Collections/(Expenditures)	414	58	-	-	-
Estimated Ending Capital Improvement Reserve Balance	\$ 828	\$ 116	\$ -	\$ 58	\$ -

BUDGET ITEMS	Zone 3A	Zone 3A	Zone 4	Zone 5	PROPOSED TOTAL
	DP 00-16	DP 01-03	DP 02-08	Tract 5785	
	Super Seal & Stripe 310 A St 053-0-060-350 Fund 257	Silva's Barber Shop 222 A St 053-0-091-130 Fund 258	Rachel Apartment Fund 259	Perry Ranch Fund 261	
<b>DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>					
ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 159	\$ 159	\$ 318	\$ 2,066	\$ 48,013
<b>ANNUAL LANDSCAPING EXPENSES</b>					
Landscape Maintenance Expenses (Contract Services)	-	-	-	2,785	115,486
Tree Maintenance Expenses	50	25	125	2,725	38,163
Additional/Special Services (Abatement, Facility/Equipment Maint., etc.)	-	-	-	-	5,000
Landscape Water Expenses	-	-	-	6,894	121,671
Landscape Irrigation Electricity	-	-	-	-	3,220
Fountain Maintenance	-	-	-	-	-
Public Works Maintenance Staff	15	15	29	389	13,641
ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 65	\$ 40	\$ 154	\$ 12,793	\$ 297,181
<b>TOTAL DIRECT ANNUAL MAINTENANCE &amp; OPERATING EXPENSES</b>	<b>\$ 224</b>	<b>\$ 199</b>	<b>\$ 472</b>	<b>\$ 14,859</b>	<b>\$ 345,194</b>
<b>REHABILITATION AND CAPITAL IMPROVEMENT FUNDING</b>					
Lighting Rehabilitation Funding	\$ 9	\$ 9	\$ -	\$ 100	\$ 1,109
Landscape Rehab Funding Collection	-	-	-	318	2,025
Tree Rehab Funding Collection	6	3	-	-	987
Irrigation Rehab Funding Collection	-	-	-	250	250
<b>TOTAL REHABILITATION FUNDING (CIP RESERVES)</b>	<b>\$ 15</b>	<b>\$ 12</b>	<b>\$ -</b>	<b>\$ 668</b>	<b>\$ 4,371</b>
Planned Lighting CIP Expenditures (Current Fiscal Year)	\$ -	\$ -	\$ -	\$ -	\$ -
Planned Landscaping CIP Expenditures (Current Fiscal Year)	-	-	-	-	-
<b>TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL REHABILITATION &amp; CAPITAL IMPROVEMENT FUNDING</b>	<b>\$ 15</b>	<b>\$ 12</b>	<b>\$ -</b>	<b>\$ 668</b>	<b>\$ 4,371</b>
<b>TOTAL DIRECT ANNUAL FUNDING</b>	<b>\$ 239</b>	<b>\$ 211</b>	<b>\$ 472</b>	<b>\$ 15,527</b>	<b>\$ 349,565</b>
<b>GENERAL BENEFIT EXPENSES</b>					
Lighting General Benefit — City Funded	\$ (40)	\$ (40)	\$ (40)	\$ (119)	\$ (4,575)
General Benefit Landscape Improvement Costs	-	-	-	-	-
Other Landscape General Benefit (% of Maintenance)	-	-	-	-	-
<b>TOTAL GENERAL BENEFIT — CITY FUNDED</b>	<b>\$ (40)</b>	<b>\$ (40)</b>	<b>\$ (40)</b>	<b>\$ (119)</b>	<b>\$ (4,575)</b>
<b>TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES</b>	<b>\$ 199</b>	<b>\$ 171</b>	<b>\$ 432</b>	<b>\$ 15,408</b>	<b>\$ 344,990</b>
<b>ANNUAL INCIDENTAL EXPENSES</b>					
Operational Reserves Collection	\$ 34	\$ 26	\$ -	\$ 4,910	\$ 15,913
Operational Reserve (Transfer/Contribution)	-	-	(5)	-	(48,360)
Operational Reserves: Collection /(Contribution)	\$ 34	\$ 26	\$ (5)	\$ 4,910	\$ (32,447)
Administrative Overhead	6	26	58	305	30,703
District Administration (Percent of EBU)	4	4	8	110	4,341
Engineering Administration	-	-	45	-	14,069
Misc.	-	-	-	-	-
District Administration	\$ 10	\$ 30	\$ 111	\$ 415	\$ 49,113
County Administration Fee	1	1	2	53	1,108
Annual Administration	\$ 11	\$ 31	\$ 113	\$ 468	\$ 50,221
<b>TOTAL INCIDENTAL EXPENSES</b>	<b>\$ 45</b>	<b>\$ 57</b>	<b>\$ 108</b>	<b>\$ 5,377</b>	<b>\$ 17,774</b>
<b>BALANCE TO LEVY</b>	<b>\$ 244</b>	<b>\$ 228</b>	<b>\$ 540</b>	<b>\$ 20,785</b>	<b>\$ 362,764</b>
<b>DISTRICT STATISTICS</b>					
Total Parcels	1	1	2	3	970
Total Assessable Parcels	1	1	2	3	968
Total Benefit Units	1.00	1.00	2.00	26.67	
Proposed Assessment FY20-21	\$ 244.04	\$ 227.84	\$ 269.92	\$ 779.34	
Maximum Assessment Rate FY20-21	\$ 1,034.29	\$ 227.85	\$ 269.93	\$ 2,072.89	
Approved/Maximum Rate (FY19-20)	\$ 1,003.43	\$ 221.05	\$ 261.88	\$ 2,011.04	
Estimated Beginning Fund Balance	\$ 1,943	\$ 50	\$ 2,350	\$ (15,422)	\$ 135,213
Operational Reserve & Rehabilitation Funding Collected	34	26	(5)	4,910	(32,446)
Capital Improvement Projects Transfer	(15)	(12)	-	(668)	(4,371)
<b>Estimated Ending Fund Balance</b>	<b>\$ 1,963</b>	<b>\$ 64</b>	<b>\$ 2,345</b>	<b>\$ (11,180)</b>	<b>\$ 98,395</b>
Estimated Beginning Capital Improvement Reserve Balance	\$ 15	\$ 12	\$ 40	\$ 1,578	\$ 261,227
CIP Transfer from Operational Reserve	-	-	-	-	-
Anticipated CIP Collections/(Expenditures)	15	12	-	668	4,371
<b>Estimated Ending Capital Improvement Reserve Balance</b>	<b>\$ 30</b>	<b>\$ 24</b>	<b>\$ 40</b>	<b>\$ 2,246</b>	<b>\$ 265,598</b>

## APPENDIX A – DISTRICT BOUNDARY MAPS

The boundary maps for the various Zones within the District have been previously submitted to the Clerk of the City in the format required under the 1972 Act, and by reference are made part of this Report. The boundary maps are available for inspection at the office of the City Engineer during normal business hours. Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Ventura County Assessor's Parcel Maps for Fiscal Year 2020/2021.

## APPENDIX B – 2020/2021 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Ventura County Assessor's Parcel Maps for the year in which this Report is prepared. The land use classification and specific parcel data for each parcel is based on property information available from the Ventura County Assessor's Office or provided by the City, and by reference is made part of this Report. A listing of parcels to be assessed within this District for fiscal year 2020/2021, along with the proposed assessment amounts is provided on the following pages.

Approval of this Report (as submitted or as modified) confirms the method of apportionment and the proposed assessment rates to be levied against each eligible parcel within the District and thereby constitutes the approved levy and collection of assessments for fiscal year 2020/2021. The parcels and the amount of assessment to be levied shall be submitted to the Ventura County Auditor/Controller and included on the property tax roll for the fiscal year.

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

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
**FISCAL YEAR 2020/21 PRELIMINARY ASSESSMENT ROLL**  
**(Sorted by Assessor's Parcel Number)**

APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
043-0-080-375	801 FIFTH ST	COM	3		0.00	0.5	0.0		\$137.26	\$137.26
043-0-120-035	1024 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-045	802 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-055	808 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-065	818 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-075	824 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-085	832 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-095	840 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-105	848 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-115	858 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-125	870 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-135	882 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-145	894 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-155	898 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-165	900 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-175	899 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-185	895 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-195	885 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-205	875 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-215	865 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-225	855 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-235	845 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-245	835 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-255	825 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-265	821 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-275	817 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-285	809 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-295	805 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-305	1019 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-315	1015 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-325	1009 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-345	908 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-355	922 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-365	936 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-375	948 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-385	958 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-395	970 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-405	982 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-415	988 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-425	992 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-435	994 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-445	998 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-455	977 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-465	965 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-475	951 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-485	943 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-495	931 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-505	919 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-515	907 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-525	969 FIFTH ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-535	957 FIFTH ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-545	945 FIFTH ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-555	937 FIFTH ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-565	921 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-575	923 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-585	925 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-595	927 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-605	929 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-615	933 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-625	955 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-635	957 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-645	959 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-655	961 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-665	963 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-675	991 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-685	990 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-695	976 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-705	962 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-715	954 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-725	946 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-735	932 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-745	924 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-755	910 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-765	902 TAYLOR LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-775	903 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-785	913 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-795	925 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-805	931 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-815	945 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-825	955 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-835	963 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-845	971 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-855	985 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-120-865	997 B ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
043-0-130-015	1093 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-025	1083 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-035	1071 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-045	1059 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-055	1047 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-065	1037 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-075	1029 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-085	1021 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-095	1013 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-105	1005 B ST	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-115	1002 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-125	1010 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-135	1018 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-145	1026 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-155	1034 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06

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**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
**FISCAL YEAR 2020/21 PRELIMINARY ASSESSMENT ROLL**  
**(Sorted by Assessor's Parcel Number)**

APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
043-0-130-165	1044 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-175	1056 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-185	1068 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-195	1080 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-205	1092 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-215	1094 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-225	1093 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-235	1081 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-245	1073 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-255	1061 CANDELARIA LN	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-265	955 CARRILLO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-275	959 CARRILLO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-285	964 CARRILLO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-295	960 CARRILLO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-305	956 CARRILLO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-315	952 CARRILLO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-325	953 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-335	957 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-345	961 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-355	965 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-375	962 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-385	958 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-395	954 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
043-0-130-405	950 CATALANO CT	SFR	1	Tract 5335	1.00			393.06	652.96	393.06
046-0-050-160	NO SITUS AVAILABLE	CMV	5	Tract 5785	2.65			779.34	5,493.15	2,065.24
046-0-050-170	NO SITUS AVAILABLE	CMV	5	Tract 5785	23.50			779.34	48,712.87	18,314.48
046-0-050-190	NO SITUS AVAILABLE	CMV	5	Tract 5785	0.52			779.34	1,077.90	405.24
046-0-286-105	503 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-115	509 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-125	515 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-135	521 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-145	527 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-155	533 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-165	539 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-175	545 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-185	551 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-195	557 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-205	563 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-215	569 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-225	575 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-235	578 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-245	572 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-255	566 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-265	560 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-275	1133 MEADOWLARK DR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-285	555 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-295	561 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-305	567 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-315	573 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-325	574 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-335	568 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-345	562 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-286-355	556 FINCH CT	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-015	1106 MEADOWLARK DR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-025	1112 MEADOWLARK DR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-035	1118 MEADOWLARK DR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-045	1124 MEADOWLARK DR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-055	1130 MEADOWLARK DR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-065	1136 MEADOWLARK DR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-075	548 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-085	542 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-095	532 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-105	526 MOCKINGBIRD LN	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-115	1137 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-125	1131 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-135	1125 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-145	1119 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-155	1113 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-165	1107 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-175	1108 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-185	1114 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-195	1120 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-205	1126 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-215	1132 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-225	1138 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-235	1144 ORIOLE CIR	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-245	1141 FIRST ST	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-255	1135 FIRST ST	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-265	1129 FIRST ST	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-275	1123 FIRST ST	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-285	1117 FIRST ST	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-295	1111 FIRST ST	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-287-305	1105 FIRST ST	SFR	1	Tract 4505	1.00			239.10	239.11	239.10
046-0-290-015	257 D ST	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-025	251 D ST	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-035	245 D ST	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-045	239 D ST	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-055	233 D ST	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-065	232 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-075	238 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-085	244 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-095	248 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-105	1321 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-115	1325 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-125	1331 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-135	1337 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-145	1343 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-155	1349 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-165	1355 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
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**(Sorted by Assessor's Parcel Number)**

APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
046-0-290-175	1361 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-185	1367 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-195	1371 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-205	1377 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-215	1383 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-225	1389 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-235	1393 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-245	1397 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-255	1401 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-265	1405 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-275	1409 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-285	1413 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-295	1417 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-305	1414 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-315	1408 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-325	1402 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-335	1396 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-345	1388 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-355	1380 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-365	1372 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-375	1366 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-385	1360 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-395	241 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-405	235 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-415	229 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-425	223 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-435	217 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-445	216 PARKHAVEN CT	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-455	222 PARKHAVEN CT	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-465	228 PARKHAVEN CT	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-475	229 PARKHAVEN CT	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-485	223 PARKHAVEN CT	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-495	217 PARKHAVEN CT	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-505	1393 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-515	1418 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-525	1412 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-535	1406 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-545	1400 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-555	1394 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-565	1388 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-575	1382 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-585	1376 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-595	1370 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-605	1364 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-615	1358 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-625	1352 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-635	1348 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-645	210 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-655	216 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-665	222 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-675	228 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-685	234 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-695	240 COTTONWOOD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-705	241 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-715	235 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-725	231 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-735	1326 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-745	1320 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-755	1314 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-765	1308 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-290-775	1302 WATERFORD LN	SFR	2	Tract 4005	1.00			42.78	42.81	42.78
046-0-300-015	1306 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-025	1312 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-035	1318 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-045	1324 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-055	1330 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-065	1336 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-075	1342 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-085	1348 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-095	1354 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-105	1360 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-115	1366 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-125	1370 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-135	1374 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-145	1375 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-155	1371 BLUE JAY ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-165	319 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-175	325 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-185	335 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-195	338 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-205	334 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-215	328 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-225	322 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-235	316 CONDOR CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-245	317 DOVE CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-255	323 DOVE ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-265	327 DOVE CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-275	331 DOVE CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-285	330 DOVE CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-295	326 DOVE CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-305	322 DOVE CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-315	316 DOVE CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-325	319 D ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-335	325 D ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-345	331 D ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-355	337 D ST	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-300-365	355 D ST	CHR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-310-015	403 ROBIN CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88
046-0-310-025	413 ROBIN CT	SFR	1	Tract 4208	1.00	71.88		71.88	71.89	71.88

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
**FISCAL YEAR 2020/21 PRELIMINARY ASSESSMENT ROLL**  
**(Sorted by Assessor's Parcel Number)**

APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
046-0-310-035	423 ROBIN CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-045	424 ROBIN CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-055	420 ROBIN CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-065	414 ROBIN CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-075	408 ROBIN CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-085	402 ROBIN CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-095	403 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-105	409 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-115	415 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-125	423 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-135	433 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-145	439 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-155	444 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-165	438 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-175	432 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-185	433 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-195	439 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-205	445 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-215	449 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-225	453 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-235	457 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-245	456 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-255	452 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-265	448 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-275	444 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-285	438 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-295	432 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-305	428 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-315	1204 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-325	1206 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-335	1212 QUAIL CT	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-345	420 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-355	414 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-365	408 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-375	402 MALLARD ST	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-385	1203 SESPE AVE	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-310-395	1185 SESPE AVE	SFR	1	Tract 4208	1.00			71.88	71.89	71.88
046-0-321-015	459 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-025	453 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-035	447 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-045	441 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-055	435 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-065	429 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-075	423 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-085	417 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-095	411 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-105	1148 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-115	1142 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-125	407 SIERRA VISTA AVE	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-135	401 SIERRA VISTA AVE	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-321-165	1155 SESPE AVE	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-015	1138 FIRST ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-025	1132 FIRST ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-035	1126 FIRST ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-045	1120 FIRST ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-055	1114 FIRST ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-065	1108 FIRST ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-075	1102 FIRST ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-085	1103 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-095	1109 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-105	1115 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-115	1121 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-125	1123 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-135	1122 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-145	1120 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-155	1114 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-165	1108 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-175	1102 KING ST	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-185	1118 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-195	1112 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-205	1106 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-215	1105 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-225	1111 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-235	1117 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-245	1123 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-255	1129 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-265	416 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-275	422 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-285	428 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-295	434 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-305	440 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
046-0-322-315	446 MOCKINGBIRD LN	SFR	1	Tract 4498	1.00	239.10		239.10	239.11	239.10
050-0-230-015	1133 SHADY LN	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-025	1127 SHADY LN	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-035	1121 SHADY LN	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-045	1115 SHADY LN	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-055	1109 SHADY LN	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-065	1103 SHADY LN	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-075	671 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-085	663 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-095	655 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-105	647 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-115	639 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-125	630 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-135	636 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-145	648 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-155	654 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-165	660 MAPLE CT	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56
050-0-230-175	1112 SHADY LN	SFR	1	Tract 4447	1.00	240.56		240.56	240.58	240.56

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
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APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
050-0-230-185	1120 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-195	1130 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-205	675 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-215	661 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-225	657 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-235	642 MAPLE CT	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-245	645 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-255	652 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-265	658 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-275	664 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-285	670 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-295	678 ASH CIR	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-305	1156 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-315	1162 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-325	1168 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-335	1174 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-345	1180 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-355	1171 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-365	1163 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-375	1155 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-385	1149 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-395	1143 SHADY LN	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
050-0-230-405	625 MAPLE CT	SFR	1	Tract 4447	1.00			240.56	240.58	240.56
052-0-012-655	800 FIFTH ST	SFR	1	Tract 5076	1.00			46.02	46.06	46.02
052-0-012-665	790 FIFTH ST	SFR	1	Tract 5076	1.00			46.02	46.06	46.02
052-0-012-675	780 FIFTH ST	SFR	1	Tract 5076	1.00			46.02	46.06	46.02
052-0-012-685	768 FIFTH ST	SFR	1	Tract 5076	1.00			46.02	46.06	46.02
052-0-012-695	770 FIFTH ST	SFR	1	Tract 5076	1.00			46.02	46.06	46.02
052-0-012-705	776 FIFTH ST	SFR	1	Tract 5076	1.00			46.02	46.06	46.02
052-0-033-515	847 THIRD ST	SFR	1	Tract 3rd Street	1.00			39.96	136.53	39.96
052-0-033-525	841 THIRD ST	SFR	1	Tract 3rd Street	1.00			39.96	136.53	39.96
052-0-033-535	843 THIRD ST	SFR	1	Tract 3rd Street	1.00			39.96	136.53	39.96
052-0-033-545	845 THIRD ST	SFR	1	Tract 3rd Street	1.00			39.96	136.53	39.96
052-0-041-105	615 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-115	623 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-125	631 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-135	639 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-145	647 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-155	655 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-165	663 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-175	671 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-185	679 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-195	670 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-205	660 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-215	654 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-225	648 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-235	642 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-245	636 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-255	630 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-265	624 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-275	618 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-285	1004 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-295	1012 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-305	1020 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-315	1028 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-325	1034 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-335	1042 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-345	1050 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-355	1058 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-041-365	1066 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-044-015	628 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-044-025	620 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-044-035	612 EAGLE CT	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-044-045	1031 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-044-055	1021 FALCON WAY	SFR	1	Tract 4603	1.00			320.52	320.55	320.52
052-0-061-010	1063 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-020	1055 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-030	1047 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-040	1041 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-055	1035 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-065	1027 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-075	1019 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-085	1009 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-095	1001 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-105	995 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-115	993 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-125	987 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-135	981 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-145	977 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-155	971 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-165	967 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-175	961 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-185	957 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-195	951 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-205	947 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-215	943 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-225	939 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-235	929 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-245	927 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-255	923 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-265	911 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-275	907 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-285	901 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-295	902 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-305	908 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-061-315	914 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-015	1017 FIRST ST	CHR	3		1.00	0.5	0.0		137.26	137.26
052-0-062-030	1062 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-040	1058 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
**FISCAL YEAR 2020/21 PRELIMINARY ASSESSMENT ROLL**  
**(Sorted by Assessor's Parcel Number)**

APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
052-0-062-050	1054 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-060	1050 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-070	1046 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-080	1040 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-090	1036 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-105	1032 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-115	1028 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-125	1024 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-135	1020 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-145	1016 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-155	1012 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-165	1008 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-175	1004 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-185	990 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-195	984 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-205	980 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-215	974 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-225	970 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-235	968 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-245	966 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-255	964 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-265	960 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-285	944 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-295	940 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-305	936 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-315	934 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-325	932 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-062-335	928 MEADOWLARK DR	SFR	1	Tract 4535	1.00			330.80	330.80	330.80
052-0-114-235	VENTURA ST	VAC	3		0.00	0.5	0.0		137.26	137.26
052-0-114-255	1145 VENTURA ST	COM	3		0.00	0.5	0.0		137.26	137.26
052-0-141-680	955 W VENTURA ST	COM	3		0.00	3.0	0.0		823.56	823.56
052-0-141-690	903 W VENTURA ST	COM	3		0.00	1.0	8.0		838.96	838.84
052-0-170-070	900 VENTURA ST	COM	3		0.00	2.0	0.0		549.04	549.04
052-0-170-865	1024 VENTURA ST	COM	3		0.00	4.0	0.0		1,098.08	1,098.08
052-0-180-300	730 VENTURA ST	COM	3		0.00	1.0	2.0		415.63	415.60
052-0-180-445	827 RIVER ST	COM	3		0.00	0.5	0.0		137.26	137.26
052-0-201-015	998 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-025	992 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-035	988 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-045	982 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-055	976 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-065	972 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-075	966 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-085	960 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-095	954 RIVER ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-105	950 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-115	940 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-125	928 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-135	916 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-145	904 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-155	901 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-165	913 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-175	925 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-185	937 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-195	949 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-201-205	955 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-215	961 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-225	967 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-235	971 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-245	977 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-255	983 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-265	989 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-275	995 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-201-285	999 SANTA FE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-202-015	87 B ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-025	81 B ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-035	75 B ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-045	69 B ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-055	65 B ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-065	59 B ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-075	53 B ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-085	50 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-095	56 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-105	62 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-115	68 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-125	72 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-135	78 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-202-145	84 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-015	85 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-025	79 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-035	73 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-045	67 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-055	61 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-065	57 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-075	51 SOUTHERN PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-203-085	50 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-203-095	56 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-203-105	62 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-203-115	68 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-203-125	76 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-203-135	80 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-203-145	84 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-015	85 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-025	81 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-035	77 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-045	69 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-055	63 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-065	59 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-075	53 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
**FISCAL YEAR 2020/21 PRELIMINARY ASSESSMENT ROLL**  
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APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
052-0-204-085	47 ORIENT ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-095	50 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-105	56 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-115	62 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-125	68 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-135	74 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-145	78 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-204-155	82 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-015	83 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-025	79 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-035	75 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-045	69 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-055	63 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-065	57 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-075	51 RIO GRANDE ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-085	54 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-095	60 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-105	66 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-115	72 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-125	78 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-205-135	84 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-035	55 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-045	61 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-055	67 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-065	73 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-075	79 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-085	83 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-095	87 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-105	91 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-115	95 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-125	99 READING ST	SFR	1	Tract 5304	1.00			356.08	463.48	356.08
052-0-206-135	NO SITUS AVAILABLE	CMV	3		0.00		0.0		137.26	137.26
052-0-206-145	NO SITUS AVAILABLE	CMV	3		0.00	0.5	0.0		137.26	137.26
052-0-206-155	NO SITUS AVAILABLE	CMV	3		0.00	1.0	0.0		274.52	274.52
052-0-211-015	896 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-025	890 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-035	882 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-045	876 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-055	868 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-065	860 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-075	852 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-085	844 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-095	808 RIVER ST	CHR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-125	847 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-135	855 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-145	863 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-155	871 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-165	879 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-175	885 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-185	893 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-211-195	899 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-015	794 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-025	786 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-035	774 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-045	760 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-055	750 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-065	738 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-075	726 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-085	714 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-095	702 RIVER ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-105	701 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-115	715 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-125	727 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-135	739 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-145	751 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-155	763 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-165	775 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-175	785 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-212-185	793 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-015	798 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-025	790 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-035	778 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-045	762 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-055	748 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-065	734 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-075	722 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-085	739 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-095	751 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-105	763 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-115	775 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-125	787 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-213-135	799 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-015	898 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-025	892 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-035	884 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-045	874 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-055	866 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-065	858 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-075	846 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-085	838 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-095	830 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-105	824 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-115	812 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-125	804 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-135	805 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-145	813 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-155	821 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-165	829 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-175	837 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
**FISCAL YEAR 2020/21 PRELIMINARY ASSESSMENT ROLL**  
**(Sorted by Assessor's Parcel Number)**

APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
052-0-214-185	845 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-195	853 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-205	861 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-215	869 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-225	877 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-235	885 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-214-245	893 BURLINGTON ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-015	896 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-025	888 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-035	880 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-045	872 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-055	864 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-065	856 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-075	848 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-085	840 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-095	832 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-105	824 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-115	816 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-125	808 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-135	800 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-145	803 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-155	811 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-165	819 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-175	827 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-185	835 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-195	843 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-205	849 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-215	859 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-225	867 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-235	875 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-245	883 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-255	891 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-215-265	897 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-015	796 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-025	788 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-035	776 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-045	764 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-055	752 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-065	740 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-075	728 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-085	716 SANTA FE ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-095	713 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-105	725 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-115	737 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-125	749 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-135	757 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-145	773 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-155	783 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-216-165	797 UNION PACIFIC ST	SFR	1	Tract 5099	1.00			675.42	781.60	675.42
052-0-281-015	960 W THIRD ST	COM	3A	Tract CUP975	1.00	1.5	6.0	301.94	649.38	301.94
052-0-281-055	960 W THIRD ST	COM	3A	Tract CUP975	1.00		6.0	301.94	649.38	301.94
052-0-291-015	1002 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-025	1014 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-035	1016 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-045	1018 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-055	1020 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-065	1022 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-075	1024 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-085	1026 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-095	1028 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-105	1030 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-115	1034 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-125	1009 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-135	1007 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-145	1005 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-155	1001 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-165	1004 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-175	1012 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-185	1016 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-195	1018 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-291-205	1020 HINCKLEY LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-015	1000 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-025	1004 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-035	1006 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-045	1010 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-065	1021 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-075	1017 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-085	1013 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-095	1003 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-292-115	1027 HARTHORN LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-015	970 FOURTH ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-025	980 FOURTH ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-035	990 FOURTH ST	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-045	997 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-055	995 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-065	993 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-075	991 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-085	989 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-095	987 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-105	985 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-115	981 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-125	979 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-135	975 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-145	971 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-155	972 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-165	974 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-175	976 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-185	978 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-195	980 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54

**CITY OF FILLMORE**  
**LANDSCAPE AND LIGHTING DISTRICT NO. 2**  
**FISCAL YEAR 2020/21 PRELIMINARY ASSESSMENT ROLL**  
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APN	Situs Address	LUC	Zone	Tract	EBU	Lighting Units	Landscape Units	Applied Rate	Max Tax	Charge
052-0-293-205	982 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-215	984 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-225	998 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-235	986 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
052-0-293-275	996 ARRASMITH LN	SFR	1	Tract 5160	1.00			561.54	561.54	561.54
053-0-051-150	457 SESPE AVE	VAC	4	Tract DP0208	1.00			269.92	269.92	269.92
053-0-051-160	404 CENTRAL AVE	VAC	4	Tract DP0208	1.00			269.92	269.92	269.92
053-0-060-525	345 CENTRAL AVE	COM	3A	Tract DP0118	1.00			378.58	1,325.19	378.58
053-0-060-590	512 MAIN ST	MFR	3A	Tract DP0205	37.50			81.64	3,061.93	3,061.50
053-0-060-680	302 ORANGE GROVE AVE	COM	3		0.00	0.5	0.0		137.26	137.26
053-0-060-690	310 A ST	COM	3A	Tract DP0016	1.00	0.0	6.0	244.04	1,034.29	244.04
053-0-075-100	365 SANTA CLARA ST	COM	3		0.00	1.0	0.0		274.52	274.52
053-0-091-130	222 A ST	COM	3A	Tract DP0103	1.00		1.0	227.84	227.84	227.84
053-0-102-110	423 W VENTURA ST	COM	3		0.00	2.0	0.0		549.04	549.04
053-0-111-140	151 W VENTURA ST	COM	3		0.00	1.0	4.0		556.74	556.68
053-0-111-260	117 W VENTURA ST	COM	3		0.00	3.0	0.0		823.56	823.56
053-0-120-030	582 W VENTURA ST	COM	3		0.00	2.0	0.0		549.04	549.04
053-0-120-040	NO SITUS AVAILABLE	VAC	3		0.00	1.0	0.0		274.52	274.52
053-0-120-050	650 W VENTURA ST	COM	3		0.00	1.0	0.0		274.52	274.52
053-0-120-070	602 W VENTURA ST	COM	3		0.00	1.0	0.0		274.52	274.52
053-0-120-090	572 W VENTURA ST	COM	3		0.00	1.0	0.0		274.52	274.52
053-0-120-100	NO SITUS AVAILABLE	VAC	3		0.00	1.5	0.0		411.78	411.78
053-0-120-110	502 W VENTURA ST	COM	3		0.00	1.0	0.0		274.52	274.52
053-0-120-120	NO SITUS AVAILABLE	VAC	3		0.00	1.0	0.0		274.52	274.52
053-0-120-130	NO SITUS AVAILABLE	VAC	3		0.00	2.0	0.0		549.04	549.04
053-0-120-140	NO SITUS AVAILABLE	VAC	3		0.00	1.5	0.0		411.78	411.78
053-0-120-150	640 W VENTURA ST	COM	3		0.00	2.0	0.0		549.04	549.04
053-0-120-160	600 W VENTURA ST	COM	3		0.00	1.0	0.0		274.52	274.52
053-0-120-170	NO SITUS AVAILABLE	COM	3		0.00	2.0	0.0		549.04	549.04
053-0-120-180	636 W VENTURA ST	COM	3		0.00	1.0	0.0		274.52	274.52
053-0-120-190	660 W VENTURA ST	COM	3		0.00	1.0	4.0		556.74	556.68
053-0-131-045	117 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-055	123 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-065	131 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-075	139 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-085	145 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-095	423 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-105	419 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-115	411 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-125	407 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-135	403 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-131-155	449 RIVER ST	SFR	1	Tract 5075	1.00			375.30	375.31	375.30
053-0-131-165	459 RIVER ST	SFR	1	Tract 5075	1.00			375.30	375.31	375.30
053-0-131-175	455 RIVER ST	SFR	1	Tract 5075	1.00			375.30	375.31	375.30
053-0-131-185	451 RIVER ST	SFR	1	Tract 5075	1.00			375.30	375.31	375.30
053-0-131-195	447 RIVER ST	SFR	1	Tract 5075	1.00			375.30	375.31	375.30
053-0-131-205	445 RIVER ST	SFR	1	Tract 5075	1.00			375.30	375.31	375.30
053-0-131-215	443 RIVER ST	SFR	1	Tract 5075	1.00			375.30	375.31	375.30
053-0-132-015	135 SANDLEWOOD PL	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-132-025	127 SANDLEWOOD PL	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-132-035	405 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-132-045	409 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-132-055	417 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-132-065	126 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-132-075	134 BRIDLEWOOD LN	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-133-015	458 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-133-025	454 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-133-035	450 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-133-045	446 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-133-055	440 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-133-065	436 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-133-075	430 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-134-015	418 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-134-025	410 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-134-035	406 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-134-045	402 RIVER ST	SFR	1	Tract 4435	1.00			72.40	72.41	72.40
053-0-191-015	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-025	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-035	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-045	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-055	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-065	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-075	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-085	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-095	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-105	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-115	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-125	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-135	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-145	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-155	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-165	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-175	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-185	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-195	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-205	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-215	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-225	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-235	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-245	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-255	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-265	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-275	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-285	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-295	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-305	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-315	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-325	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28
053-0-191-335	NO SITUS AVAILABLE	VAC	1	Tract 5353	1.00			307.28	605.93	307.28

