

**BEFORE THE BOARD OF SUPERVISORS OF THE
COUNTY OF AMADOR, STATE OF CALIFORNIA**

IN THE MATTER OF:

RESOLUTION APPROVING THE
DISSOLUTION OF COUNTY SERVICE
AREA #7 (LAFCO PROJECT #312)

RESOLUTION NO. 19-089

WHEREAS, The dissolution of County Service Area #7 covering the entire County, including cities of Amador City, Ione, Jackson, Plymouth and Sutter Creek is proposed pursuant to LAFCO Project #303 and required by Government Code § 56879 ; and

WHEREAS, California Revenue and Taxation Code Section 99, et.seq. provides for special districts and the County to negotiate an agreement for the transfer of taxes for all changes of organization and the transfer of taxes is neutral.

WHEREAS, CSA #7 is an inactive district and was identified by the State Controller as inactive on April 28, 2019; and.

WHEREAS, CSA #7 does not and has never received a share of property tax; negotiations on behalf of an inactive district are not feasible and no change in distribution of property tax is needed;

THEREFORE, BE IT RESOLVED, that the Amador County Board of Supervisors does hereby approve the property tax exchange as no change in the current distribution and allocation of property tax in the affected area.

The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 13th day of August 2019, by the following vote:

AYES: Brian Oneto, Patrick Crew, Richard M. Forster, Jeff Brown, Frank U. Axe

NOES: None

ABSENT: None



Brian Oneto, Chairman, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California



Deputy

AUDITOR-CONTROLLER

810 COURT ST JACKSON, CA 95642-9534 TELEPHONE (209) 223-6363 FAX (209) 223-6721

TACY ONETO ROUEN, AUDITOR-CONTROLLER



MEMO

To: Chuck Iley, County Administrative Officer
From: Tacy Oneto Rouen, Auditor-Controller *YOR*
Date: August 7, 2019
Subject: **LAFCO Project – Pine Grove CSD Service Area Annexation; LAFCO Project #324**

Please see the attached property tax information for LAFCO Project #324, which includes information from LAFCO, the Assessor's Office, and the Auditor's Office. Per Pine Grove CSD's Board Resolution #2019-07, the District agreed to receive no share of the Property Tax in the Annexation Area, which means that there will be no change in either the Property Tax Base or the future potential Property Tax Increment.

Based on our review, I believe that the proposed annexation to the Pine Grove CSD requires a change in Tax Rate Area for all of the Parcels as noted on the next page (Property Tax Distribution Worksheet). The Pine Grove CSD has three different TRA's; however, one TRA (#052-079) has no parcels. Currently, all of the Parcels listed on the worksheet are located in TRA #052-086, and I propose that all of those Parcels listed be moved into TRA #052-087. I verified that both TRA #052-086 and TRA #052-087 have the same Service Agencies, with the exception that TRA #052-087 includes the Pine Grove CSD. We do not propose that any of the Parcels listed on the attachment be moved into TRA #052-011 because that TRA includes the Amador County-Imp. No. 01 and has slightly different Tax Allocation Factors.

Further, as shown on the attached spreadsheet, since TRA #052-086 and TRA #052-087 have the same property tax allocations, this also substantiates that there would be no change in tax; therefore, the annexation and change in TRA's would not affect the AB 8 calculations.

Please let me know if you have any questions or need further information.

Cc: Roseanne Chamberlain, Amador LAFCO

**LAFCO PROJECT #324
PROPERTY TAX DISTRIBUTION**

**Project Name: Pine Grove CSD Service Area Annexation
LAFCO Project #324**

**LIST OF PROPERTIES CURRENTLY OUTSIDE DISTRICT
BOUNDARY NEEDING TO BE BROUGHT WITHIN**

| | APN | Property Owner | Service Address | Meter Control | Year Meter was | Current TRA | Proposed TRA |
|----|-------------|---------------------------------|---------------------|---------------|----------------|-------------|--------------|
| 1 | 038-490-032 | Hamon, Jeremiah & Krystal | 19674 Pitts Dr | C/N 2-54B | 2008 | 052-086 | 052-087 |
| 2 | 038-490-030 | Hock, Josh & Sara | 19676 Pitts Dr | C/N 2-54A | 2005 | 052-086 | 052-087 |
| 3 | 038-640-001 | Cressman, Bruce; & Heintz, Paul | Lot 4 Kyle Ct | C/N 2-47D | none | 052-086 | 052-087 |
| 4 | 038-640-003 | Greeley, Michael & Melissa | 19456 Kyle Ct | C/N 2-47A | 2005 | 052-086 | 052-087 |
| 5 | 038-640-004 | Schoen, Dan & Sharon | 19450 Kyle Ct | C/N 2-47B | 2003 | 052-086 | 052-087 |
| 6 | 038-640-005 | Loftus, Bob & Cabrinha, Jackie | 19453 Kyle Ct | C/N 2-47C | 2005 | 052-086 | 052-087 |
| 7 | 038-100-003 | Moreira, Harold & Donna | 13886 Druid Ln | C/N 4-58A | 2002 | 052-086 | 052-087 |
| 8 | 038-500-042 | Stewart, Alex & Cecelia | 13760 Tank Dr | C/N 3-26 | 2000 | 052-086 | 052-087 |
| 9 | 038-500-005 | Blankenheim, Charles & Shari | 13840 Tank Ct | C/N 2-48A | 2002 | 052-086 | 052-087 |
| 10 | 038-500-006 | Carnell, Logan & Desiree | 13901 Tank Dr | C/N 2-48B | 2009 | 052-086 | 052-087 |
| 11 | 038-500-043 | Fazzio, Gary & Linda | 13750 Tank Dr | C/N 3-27 | 2000 | 052-086 | 052-087 |
| 12 | 038-500-048 | Mt. Zion Assembly of God Church | 13891 Cedar Pine Ln | C/N 3-23 | 2004 | 052-086 | 052-087 |
| 13 | 030-730-016 | Moreno, Robert & Dana | 13961 Hilltop St | C/N 3-20A | 2005 | 052-086 | 052-087 |
| 14 | 030-080-121 | Olar, Mike & Karen | 14250 Lupe Rd | C/N 4-13B | 2004 | 052-086 | 052-087 |
| 15 | 030-080-120 | Manus, Gloria & Robert | 14260 Lupe Rd | C/N 4-13A | 2003 | 052-086 | 052-087 |
| 16 | 030-670-034 | Franklin, Shea | 14339 Lupe Rd | C/N 4-12B | 2004 | 052-086 | 052-087 |
| 17 | 030-670-035 | Beckley, Marion | 18885 Ridge Rd | C/N 4-12A | 2003 | 052-086 | 052-087 |
| 18 | 030-380-035 | Recva LLC/R.Jones; (Nursery) | 18815 Ridge Rd | C/N 4-19 | 1996 | 052-086 | 052-087 |
| 19 | 030-650-022 | Anderson, Ken & Kay | 18989 Leona Ln | C/N 4-1B | 2007 | 052-086 | 052-087 |
| 20 | 030-490-004 | Greathouse, Ted & Lillya | 18943 Leona Ln | C/N 4-1A | 2007 | 052-086 | 052-087 |
| 21 | 030-140-029 | Dillard, David | 14631 Spurlock Ln | C/N 3-105A | 2004 | 052-086 | 052-087 |
| ** | 030-140-039 | Amber and Austin Bender | 19500 Berry Street | C/N 3-105 | 2003 | 052-086 | 052-087 |

** Already in District but needs TRA Corrected

| TRA 052-086 | Proposed Change to TRA 052-087 | Effect of Proposed |
|--------------------|--------------------------------|-----------------------|
| Current Allocation | Current Allocation | Change in TRA on AB 8 |

ENTITIES:

| | | | |
|---------------------|-----------------|-----------------|-----------|
| County | 0.359038 | 0.359038 | 0.0000000 |
| Water Agency | 0.005590 | 0.005590 | 0.0000000 |
| ACUSD | 0.505716 | 0.505716 | 0.0000000 |
| ERAF | 0.105225 | 0.105225 | 0.0000000 |
| County School Servi | 0.024431 | 0.024431 | 0.0000000 |
| Total: | 1.000000 | 1.000000 | |

Property Tax Exchange Agreement:

Per Resolution #2019-07, the District agrees to receive no share of the Property Tax in the Annexation Area, which means that there will be no change in the Property Tax Base Allocation and zero transfer of any future potential Property Tax Increment. Further, since our Proposed TRA #052-087 has the same property tax allocations as the parcels' current TRA #052-086, there will be no change in tax; thus, no change in the AB 8 calculations as noted above.



Pine Grove Community Service District

State Water System ID# 0310005

RESOLUTION NUMBER 2019- 07

RESOLUTION OF THE PINE GROVE COMMUNITY SERVICE DISTRICT MAKING APPLICATION AND INITIATING PROCEEDINGS FOR ANNEXATION BEFORE THE AMADOR LOCAL AGENCY FORMATION COMMISSION

WHEREAS, the District desires to initiate proceedings for the reorganization of boundaries specified herein;

NOW, THEREFORE, the Board of Directors of the Pine Grove Community Services District does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation of territory as described and specified in the attached list of parcels noted as exhibit A
3. A descriptive map of the affected territory is also attached noted as exhibit B
4. The reason(s) for the proposal are to:
 - annex and include into district boundaries those parcels where service has been extended in the past without annexation and to conform the district boundaries to the area where service is provided.
5. The proposal is consistent with the Sphere of Influence of the District, adopted by LAFCO Resolution #2019-07, on March 21, 2019.
6. The District agrees to receive no share of the property tax in the annexation area.
7. Consent is given to the waiver of conducting authority proceedings.
8. The General Manager is authorized and directed to complete the necessary filings for the application and subsequent LAFCO proceedings.


Adopted this 10th day of July, 2019 by the following vote:

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0



PRESIDENT
Presiding Officer

Pine Grove Community Service District
19840 State Hwy 88 • PO Box 367
Pine Grove, CA 95665

Phone: 209-296-7188
Fax: 209-296-7189

AMADOR LAFCO



LOCAL AGENCY FORMATION COMMISSION

P.O. BOX 22-1292 ♦ SACRAMENTO, CA 95822
810 COURT STREET ♦ JACKSON, CA 95642-95334 ♦ (209) 418-9377

DATE: July 18, 2019
TO: Affected Agencies, Interested Agencies, and Departments
FROM: Roscanne Chamberlain, LAFCO Executive Officer
SUBJECT: Pine Grove CSD Service Area Annexation
(LAFCO Project # 324)

LAFCO requests your review and comment for the project listed above. The project description and map are attached. An optional comment form is also included for your convenience. The LAFCO hearing for the annexation is planned for August 15, 2019.

This letter constitutes agency notification under government code §56658 (b).

If you have any questions regarding this reorganization, please contact LAFCO by email or telephone.

Attachments: Project Description
List of Parcels
Comment Memo

Cc: Amador County & County Service Areas 5,6: CAO, Planning Department, Surveyor's
Office, Public Works Department
Agricultural Commission
Schools: Amador County Committee on School District Organization
Amador County Fire Protection District
Amador County Resource Conservation District
Amador Water Agency

AMADOR LAFCO
LOCAL AGENCY FORMATION COMMISSION

PROJECT INFORMATION
Page 1

LAND USE

Describe the present land uses in the proposal area: **Residential**

Number of Dwelling Units: **26**

Describe the future land uses in the proposal area: **None Known**

Total number of parcels at buildout: **All Built out – they are existing connections**

List all related permits and public approvals for the overall project including county, regional, state and federal agencies. List any entitlement applications that are pending (i.e., zone change, property division, 404 permit, etc.) - *N/A*

Describe adjacent land uses surrounding the proposal area, including zoning and General Plan designations:

- (North) **Parcels surrounded by residential, vacant and agricultural land**
(South) **Parcels surrounded by residential, vacant and agricultural land**
(East) **Parcels surrounded by residential, vacant and agricultural land**
(West) **Parcels surrounded by residential, vacant and agricultural land**

CITY ANNEXATIONS ONLY

What is the approved pre-zoning which will become effective upon annexation?

Does the proposed use conform to this zoning? Yes ___ No ___

ENVIRONMENTAL REVIEW (CEQA)

Who is/was the lead agency for this project? **LAFCO**

Has the lead agency certified/approved the environmental document? Yes ___
No **X**

If yes, attach a copy. If no, explain:

AMADOR LAFCO
PROJECT INFORMATION

Page: 2

If the environmental review is pending, what type of environmental document is being prepared?

Exemption Class 19

Negative Declaration _____

Mitigated Neg. Dec. _____

Supplemental EIR _____

EIR _____

If LAFCO will be the lead agency for this project, please complete a supplemental environmental questionnaire.

BOUNDARIES

Is the project area contiguous to the district or city? Yes X
No _____

Is the project area within the necessary Spheres of Influence? Yes X No _____

If not, explain: **Completed by LAFCO resolution 219-07**

Do the proposed boundaries follow parcel lines? Yes X No _____

If not, explain:

Why were the proposed boundaries selected? Are there additional areas that should or should not be included? **Consistent with sphere of influence, these are areas already receiving service**

Do any of the landowners own additional lands contiguous to the project area?

If yes, explain why these parcels are not included: **Includes parcels already receiving service only**

POPULATION

What is the approximate current population of the proposal area? **67**

AMADOR LAFCO
PROJECT INFORMATION

Page: 3

How many registered voters reside in the proposal area? **More than 12**

What is the projected future population of the proposal area? **No Change**

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition? Yes _____ No

X

AGRICULTURE AND OPEN SPACE

Is any of the territory under Williamson Act Contract? Yes _____ No **X**

Expiration date _____

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes _____ No **X**

Has the Agricultural Commission or Agriculture Department reviewed the proposal? Yes _____ No **X**

SERVICES

List agencies currently providing service to the project area: **Amador County, Amador resource Conservation District, Amador Fire protection County service areas 5,6,7. Amador Water Agency, AWA Amador County Improvement District**

Describe the services to be extended as a result of this proposal:

No New Service

Indicate when these services can be feasibly extended to the project area:

In Place

Please explain why this proposal is necessary at this time:

To bring the parcels outside of service boundaries where services are already in place into the service boundary.

Describe existing capacity and improvements and/or any upgrades to infrastructure that will be required as a result of this project (*i.e., roads, sewer, water or wastewater facilities, etc.*):

None

AMADOR LAFCO
PROJECT INFORMATION

Page: 4

Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations: **N/A**

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services: **Unknown**

Will the proposal area be included within any special zone or division? **No**

Does the city/district have current plans to establish any new assessment districts for new or existing services?

Yes _____ No

X

Please explain:

Does any agency whose boundaries are being changed have existing bonded indebtedness? **No**

Will the proposal territory be liable for payment of its share of existing indebtedness?

Yes _____ No

X

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)

If a detachment is included in the proposal, should the territory detaching continue to be liable for payment of existing bonded indebtedness to the detaching agency? **N/A**

Yes _____ No

If yes, explain: **N/A**

AMADOR LAFCO
PROJECT INFORMATION

Page: 5

OTHER

Please list or describe any terms or conditions that should be included in LAFCO's Resolution or Approval: **Subject to District Rules and Regulations**

Please include copies of any development agreements, pre-annexation agreements, pertinent staff reports, or other supporting documentation that will facilitate the review of your proposal. **N/A**

Please attach any other comments or justifications regarding this proposal.

List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

Lori Arnberg

**P.O. Box 367
Pine Grove, CA 95665**

Phone: 209-296-7188

CERTIFICATION

I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief

Signature

Date

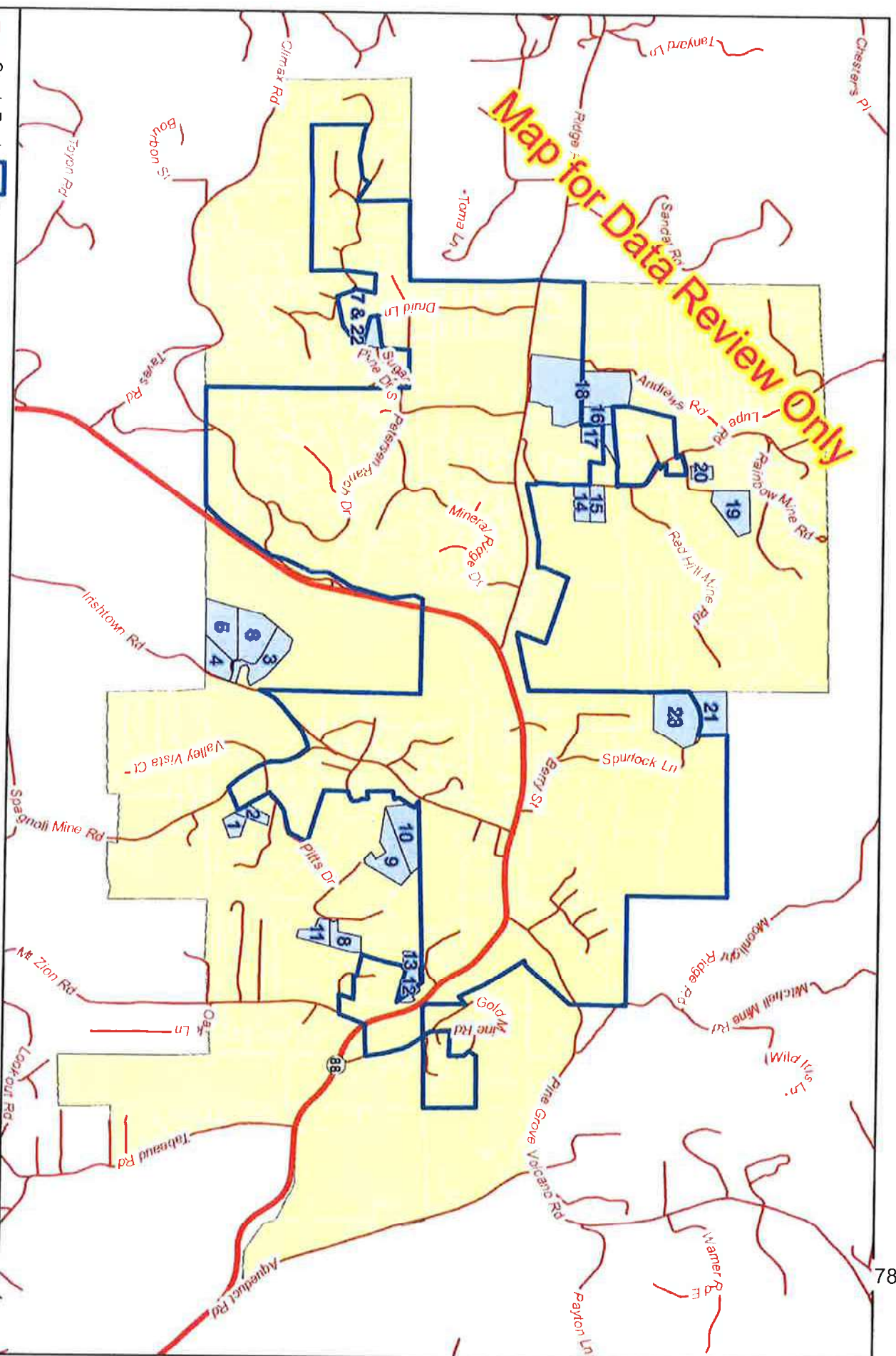
LIST OF PROPERTIES CURRENTLY OUTSIDE DISTRICT
BOUNDARY NEEDING TO BE BROUGHT WITHIN

| APN | Property Owner | Service Address | Meter control no. | was installed | |
|-----|-------------------------|--------------------------------------|---------------------------|----------------------|-----------------|
| 1 | 038-490-032 | Hannon, Jeremiah & Krystal | 19674 Pitts Dr | C/N 2-54B | 2008 |
| 2 | 038-490-030 | Hock, Josh & Sara | 19676 Pitts Dr | C/N 2-54A | 2005 |
| 3 | 038-640-001 | Cressman, Bruce; & Heintz, Pau Lot 4 | Kyle Ct | C/N 2-47D | none |
| 4 | 038-640-003 | Greely, Michael & Melissa | 19456 Kyle Ct | C/N 2-47A | 2005 |
| 5 | 038-640-004 | Schoen, Dan & Sharon | 19450 Kyle Ct | C/N 2-47B | 2003 |
| 6 | 038-640-005 | Loffus, Bob & Cabrinha, Jackie | 19453 Kyle Ct | C/N 2-47C | 2005 |
| 7 | 038-100-003 | Moreira, Harold & Donna | 13886 Druid Ln | C/N 4-58A | 2002 |
| 8 | 038-500-042 | Stewart, Alex & Cecelia | 13760 Tank Dr | C/N 3-26 | 2000 |
| 9 | 038-500-005 | Blankenheim, Charles & Shari | 13840 Tank Ct | C/N 2-48A | 2002 |
| 10 | 038-500-006 | Carnell, Logan & Desiree | 13901 Tank Dr | C/N 2-48B | 2009 |
| 11 | 038-500-043 | Fazzio, Gary & Linda | 13750 Tank Dr | C/N 3-27 | 2000 |
| 12 | 038-500-048 | Mt. Zion Assembly of God Church | 13891 Cedar Pine Lr | C/N 3-23 | 2004 |
| 13 | 030-730-016 | Moreno, Robert & Dana | 13961 Hilltop St | C/N 3-20A | 2005 |
| 14 | 030-080-121 | Olar, Mike & Karen | 14250 Lupe Rd | C/N 4-13B | 2004 |
| 15 | 030-080-120 | Mannus, Gloria & Robert | 14260 Lupe Rd | C/N 4-13A | 2003 |
| 16 | 030-670-034 | Franklin, Shea | 14339 Lupe Rd | C/N 4-12B | 2004 |
| 17 | 030-670-035 | Beckley, Marion | 18885 Ridge Rd | C/N 4-12A | 2003 |
| 18 | 030-380-035 | Reeva LLC/R. Jones; (Nursery) | 18815 Ridge Rd | C/N 4-19 | 1996 |
| 19 | 030-650-022 | Anderson, Ken & Kay | 18989 Leona Ln | C/N 4-1B | 2007 |
| 20 | 030-490-004 | Greathouse, Ted & Lillya | 18943 Leona Ln | C/N 4-1A | 2007 |
| 21 | 030-140-029 | Dillard, David | 14631 Spurlock Ln | C/N 3-105A | 2004 |
| 22 | 038-100-0030 | Harold and Donna Moreira | 13886 Druid Ln | C/N 4-58A | 2004 |
| 23 | 030-140-039 | Amber and Austin Bender | 19500 Berry Street | C/N 3-105 | 2003 |

EXTRA ZERO

TOTAL = ~~23~~ Properties 22 Receiving Water
 only 22, or really only 21 1 w/ a meter box, but not receiving water
 annexation parcels

Map for Data Review Only



- County Road
- State Highway
- District Boundary
- Sphere of Influence
- Annexation Area LAFCO Project 324
- Parcel



**Pine Grove Community Services District
Service Area Annexation**

LAFCO Project #324

Map created April, 2018 for Amador LAFCO by:
 Amador County Transportation Commission GIS staff
 117 Valley View Way, Sutter Creek CA 95885 (209) 267-2262
 The Amador County Transportation Commission assumes no responsibility
 arising from the use of this information. THE MAPS AND ASSOCIATED
 DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or
 implied, including, but not limited to, the implied warranties of merchantability
 and fitness for a particular purpose. Do not make any business decisions based
 on this data before validating your decision with the appropriate County office.

AMADOR LAFCO



LOCAL AGENCY FORMATION COMMISSION

P.O. BOX 22-1292 ♦ SACRAMENTO, CA 95822
810 COURT STREET ♦ JACKSON, CA 95642-95334 ♦ (209) 418-9377

DATE: 16:27

TO: James B. Rooney, Amador County Assessor
Paul Beers, Assessor Office, Mapping Technician

FROM: Roseanne Chamberlain, LAFCO Executive Officer

CC: Tacy Rouen, Auditor's Office

SUBJECT: NOTICE OF NEW LAFCO PROJECT
Pine Grove CSD Service Area Annexation
LAFCO Project #324

Please provide the Auditor's Office and LAFCO with needed information for the project listed above. Project information and the list of parcels are attached for your review. Please complete the parcel information sheet with assessed values as soon as possible. The LAFCO hearing is planned for August 15, 2019.

Please also identify any parcels number corrections that may be needed proposed project, any parcels split by a Tax Rate Area Line, administrative parcels or other anomalies in or near the project area.

Please forward the completed information to both the Auditor's Office and to LAFCO.

Amador LAFCO

LOCAL AGENCY FORMATION COMMISSION

P.O. Box 22-1292, Sacramento, CA 95822
Phone: (209) 418-9377 • Fax: (916) 454-5028
Amador.lafco@gmail.com

COMMENT REQUEST

LAFCO requests your review and comment on the following project. The Application information forms and a map are attached. You may comment below and/or include additional pages. Your comments will be included in the project review if received by LAFCO before August 6, 2019.

Project Name: Pine Grove CSD Service Area Annexation
LAFCO Project No. 324
Applicant/Petitioners: Pine Grove Community Service District
APN(s): Multiple Parcels (22) See Attached list
Acres: 295.04 +/-
Location: Various, Pine Grove Community
Project Description: Annexation of 22 Parcels; Service extended between 1996 & 2008
Purpose: Annexation of parcels historically receiving service; no new Service connections to be added

Estimated Date of LAFCO Hearing: August 15, 2019

REQUESTED COMMENT

CHECK HERE, IF NO COMMENT: _____

1. The information contained in the accompanying documents appears accurate to the best of my knowledge. Yes No
Comment: _____
2. Is your agency or department working with the applicant on related entitlements, agreements, etc. Yes No
Please describe: _____
3. The proposal would have an effect on my department or agency. Yes No
Describe briefly: Assessor systems update
4. Additional information or comments: None

Form completed by: Paul Beers / Assessor's Office
Name/Department

Return To LAFCO

Assessor's Report

Complete and Send to
Property Tax Division of the Auditor's Office & Copy to LAFCO

Please review the parcel list for **LAFCO Project No. 324**; and complete with information for the current fiscal year.

1. List the tax rate and acres for each parcel, assessed value for land only, total assessed value, and net assessed value.
2. Identify any parcels which will be split by the proposal and note them in the comment section. Assign assessed values allocable to the resultant sub-divided parcels proposed for the current fiscal year.

All information and values are for the current fiscal year of 19/20

| APN | TRA | ACRES | LAND VALUE | IMP VALUE | TOTAL ASSESSED VALUE | HOX VALUE | NET ASSESSED VALUE | NOTES |
|-----------------|---------|--------|------------|-----------|----------------------|-----------|--------------------|-------|
| 030-080-120-000 | 052-086 | 2.07 | 4,866 | 229,071 | 233,937 | 7,000 | 226,937 | |
| 030-080-121-000 | 052-086 | 2.04 | 4,795 | 221,167 | 225,962 | 7,000 | 218,962 | |
| 030-140-029-000 | 052-086 | 4.78 | 63,231 | 115,221 | 178,452 | 7,000 | 171,452 | |
| 030-140-039-000 | 052-086 | 8.74 | 88,434 | 345,412 | 433,846 | 0 | 433,846 | |
| 030-380-035-000 | 052-086 | 18.07 | 581,422 | 342,813 | 924,235 | 0 | 924,235 | |
| 030-490-004-000 | 052-086 | 1.01 | 42,556 | 183,154 | 225,710 | 0 | 225,710 | |
| 030-650-022-000 | 052-086 | 5.00 | 98,169 | 236,002 | 334,171 | 7,000 | 327,171 | |
| 030-670-034-000 | 052-086 | 2.16 | 76,467 | 341,421 | 417,888 | 0 | 417,888 | |
| 030-670-035-000 | 052-086 | 3.02 | 116,844 | 0 | 116,844 | 0 | 116,844 | |
| 030-730-016-000 | 052-086 | 1.00 | 120,954 | 198,142 | 319,096 | 7,000 | 312,096 | |
| 038-100-003-000 | 052-086 | 1.62 | 159,314 | 347,950 | 507,264 | 7,000 | 500,264 | |
| 038-490-030-000 | 052-086 | 1.26 | 68,820 | 396,706 | 465,526 | 7,000 | 458,526 | |
| 038-490-032-000 | 052-086 | 1.51 | 130,095 | 305,567 | 435,662 | 0 | 435,662 | |
| 038-500-005-000 | 052-086 | 5.55 | 30,383 | 319,122 | 349,505 | 7,000 | 342,505 | |
| 038-500-006-000 | 052-086 | 5.05 | 187,429 | 202,267 | 389,696 | 0 | 389,696 | |
| 038-500-042-000 | 052-086 | 2.20 | 178,432 | 490,060 | 668,492 | 7,000 | 661,492 | |
| 038-500-043-000 | 052-086 | 2.20 | 60,773 | 270,135 | 330,908 | 7,000 | 323,908 | |
| 038-500-048-000 | 052-086 | 210.00 | 29,747 | 0 | 29,747 | 0 | 29,747 | |
| 038-640-001-000 | 052-086 | 4.38 | 156,494 | 0 | 156,494 | 0 | 156,494 | |

| APN | TRA | ACRES | LAND VALUE | IMP VALUE | TOTAL ASSESSED VALUE | HOX VALUE | NET ASSESSED VALUE | NOTES |
|-----------------|---------|--------|------------|-----------|----------------------|-----------|--------------------|-------|
| 038-640-003-000 | 052-086 | 2.62 | 136,311 | 410,025 | 546,336 | 7,000 | 539,336 | |
| 038-640-004-000 | 052-086 | 5.59 | 79,590 | 387,340 | 466,930 | 7,000 | 459,930 | |
| 038-640-005-000 | 052-086 | 5.17 | 137,362 | 229,671 | 367,033 | 0 | 367,033 | |
| SUB TOTALS | | 295.04 | 2,552,488 | 5,571,246 | 8,123,734 | 84,000 | 8,039,734 | |

Add any parcels or portions of parcels or Tax Rate Area within the project area not listed above, i.e. islands, administrative parcels

| APN | TRA | ACRES | LAND VALUE | | TOTAL ASSESSED VALUE | HOE VALUE | NET ASSESSED VALUE | NOTES |
|------|-----|-------|------------|--|----------------------|-----------|--------------------|-------|
| NONE | | | | | | | | |
| | | | | | | | | |

Please identify any parcels split by TRA's, anomalous parcels or islands near the vicinity of the proposal

| APN | TRA | ACRES | LAND VALUE | | Imp. VALUE | Total | Comment |
|------|-----|-------|------------|--|------------|-------|---------|
| NONE | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Completed By Paul Beers

Date 08/02/2019