OROVILLE CITY COUNCIL
Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

July 15, 2025
REGULAR MEETING
CLOSED SESSION 4:00 PM
OPEN SESSION 4:30 PM
AGENDA

PUBLIC ACCESS AND PARTICIPATION

Please review the options below for ways to participate or observe the Council Meetings.

To Observe the Meeting:

1. Live Feed: https://www.youtube.com/channel/UCAoRW34swYl85UBfYqT7IbQ/
2. Zoom Link: https://zoom.us/j/96870319529?pwd=dW9kMGRZSFo5MFFNQk5wVDUzRkRrZz09
3. Zoom Application: Meeting ID: 968 7031 9529 Passcode: 67684553
4. By Phone: Telephone: 1-669-900-6833 Meeting ID: 968 7031 9529 Passcode: 67684553

To Provide Comment to the Council:

1. Attend the meeting in person
2. Send an Email by 2:00 PM the day before the meeting to publiccomment@cityoforoville.org. All comments emailed will be provided to the Council Members for their consideration.

If you would like to address the Council at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, *please submit the form prior to the conclusion of the staff presentation for that item.* Council has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for an item, the time limitation would be reduced to one and a half (1.5) minutes per speaker for that item. If more than 15 speaker cards are submitted for non-agenda items, the first 15 speakers will be randomly selected to speak at the beginning of the meeting, with the remaining speakers given an opportunity at the end. **(California Government Code §54954.3(b))**. Pursuant to Government Code Section 54954.2, the Council is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.

CALL TO ORDER / ROLL CALL

Council Members: Chuck Reynolds, Scott Thomson, Tracy Johnstone, Janet Goodson, Shawn Webber, Vice Mayor Eric Smith, Mayor David Pittman

CLOSED SESSION

The Council will hold a Closed Session on the following:

1. Pursuant to Government Code section 54956.9(d)(2), the Council will meet with the City Administrator and City Attorney regarding potential exposure to litigation – One case.

2. Pursuant to Government Code Section 54957, the Council will meet with the Personnel Officer to discuss Public Employee Performance Evaluations. Position Title: Department Heads and Contract Employees

3. Public Employee Discipline/Dismissal Release (§ 54957)

4. Pursuant to Government Code Section 54956.8, the Council will meet with the City Administrator and City Attorney to discuss Real Property Negotiations regarding 1931 Arlin Rhine Memorial Drive 95965

OPEN SESSION

1. Announcement from Closed Session
2. Pledge of Allegiance
3. Adoption of Agenda

PRESENTATIONS AND PROCLAMATIONS

None this meeting.

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

This is the time to address the Council about any item not listed on the agenda. If you wish to address the Council on an item listed on the agenda, please follow the directions listed above.

REPORTS / DISCUSSIONS

1. Council Announcements and Reports
2. Administration Reports

CONSENT CALENDAR

Consent calendar **items 1 - 3** are adopted in one action by the Council. Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

1. BUTTE COUNTY OFFICE OF EDUCATION LEASE AGREEMENT AMENDMENT FOR THE CENTENNIAL CULTURAL CENTER

The City Council shall consider and approve an amendment to the lease agreement with the Butte County Office of Education (BCOE) to lease the Centennial Cultural Center. The amendment would extend the term of the agreement through June of 2027 and include 5% increases in rent each of the next two years (fiscal years 2025/26 and 2026/27).

ACTION(S) REQUESTED -

APPROVE FIRST AMENDMENT TO AGREEMENT NO.3397 CITY OF OROVILLE OPERATING AND LEASE AGREEMENT; AND

APPROVE RESOLUTION NO. 9396 AUTHORIZING THE MAYOR TO SIGN AMENDMENT.

2. APPROVAL OF REPAIR COSTS ASSOCIATED WITH THE SALE OF CITY-OWNED PROPERTY AT 3235 BURLINGTON AVENUE

The City Council shall consider approving the required repair costs associated with the sale of city-owned property located at 3235 Burlington Ave., Oroville (APN 035-096-004).

ACTION REQUESTED -

APPROVE REQUIRED REPAIR COSTS FOR BURLINGTON AVE. PROPERTY.

3. APPROVAL OF REGULAR MEETING MINUTES

The City Council shall consider approving the regular meeting minutes of July 1, 2025.

ACTION REQUESTED -

APPROVE MINUTES AND AUTHORIZE THE MAYOR TO SIGN.

REGULAR BUSINESS

4. MOU WITH BUTTE COUNTY FIRE SAFE COUNCIL TO FORM OROVILLE AREA FIRE SAFE COUNCIL

The City Council shall consider entering into a Memorandum of Understanding with the Butte County Fire Safe Council, forming the Oroville Area Fire Safe Council.

ACTION(S) REQUESTED -

APPROVE MEMORANDUM OF UNDERSTANDING WITH THE BUTTE COUNTY FIRE SAFE COUNCIL FORMING THE OROVILLE AREA FIRE SAFE COUNCIL, AND AUTHORIZE THE MAYOR TO SIGN; AND

DIRECT THE OROVILLE FIRE CHIEF AND OROVILLE COMMUNITY DEVELOPMENT DIRECTOR AS THE LIAISONS FOR THE BUTTE COUNTY FIRE SAFE COUNCIL TO WORK DURING THE FORMATION PROCESS.

5. CONSIDER AND APPROVE IMPLEMENTATION OF NEOGOV'S RECRUITING AND APPLICANT TRACKING SYSTEM SOFTWARE

The City Council shall consider and approve the attached agreement and authorize implementation of NeoGov's recruiting and applicant tracking system software.

ACTION REQUESTED -

APPROVE STAFF TO ENTER INTO AN AGREEMENT WITH NEOGOV FOR ONE OF THE FOLLOWING OPTIONS:

AN AMOUNT NOT-TO-EXCEED $12,505.00 FOR ONE YEAR, BILLED ON AN ANNUAL BASIS PER ATTACHED QUOTE; OR

AN AMOUNT NOT-TO-EXCEED $19,120.00 FOR TWO YEARS, BILLED ON AN ANNUAL BASIS PER ATTACHED QUOTE; OR

AN AMOUNT NOT-TO-EXCEED $31,010.00 FOR THREE YEARS, BILLED ON AN ANNUAL BASIS PER ATTACHED QUOTE.

6. DOWNTOWN OROVILLE BUSINESS IMPROVEMENT DISTRICT ANNUAL 2025-26 FISCAL YEAR BUDGET

The City Council shall receive the 2025-26 annual budget for the Oroville Downtown Business Improvement District (BID).

ACTION REQUESTED -

APPROVE FISCAL YEAR 2025-26 BUDGET.

7. INTEREST FORGIVENESS FOR REHABABILITATION LOAN AT 1640 HAMMON AVENUE

The City Council shall consider forgiving accrued interest for an Owner-Occupied Rehabilitation loan #510 provided to Susan Billings (Akins) for repairs made to 1640 Hammon Avenue (APN: 013-053-005).

ACTION(S) REQUESTED -

MAKE AN EXCEPTION TO THE PROGRAM GUIDELINES AND APPROVE FORGIVENESS OF ALL ACCRUED INTEREST TO DATE FOR LOAN #510.

MAKE AN EXCEPTION TO THE PROGRAM GUIDELINES AND APPROVE PARTIAL FORGIVENESS OF ACCRUED INTEREST OF LOAN #510.

IN ACCORDANCE TO THE APPLICABLE PROGRAM GUIDELINES, DENY REQUEST FOR FORGIVENESS OF ACCRUED INTEREST FOR LOAN #510.

8. INDUSTRAIL DISABILITY RETIREMENT RESOLUTION FOR MICHAEL SEARS

The City Council shall consider the attached CalPERS Resolution required for an industrial disability retirement for Michael Sears.

ACTION REQUESTED

APPROVE THE ATTACHED CALPERS RESOLUTION NO. 9395 IN SUPPORT OF AN INDUSTRIAL DISABILITY RETIREMENT FOR MICHAEL SEARS.

9. ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, ZONES 1, 2, 4, 6-8

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Benefit Assessment District for Fiscal Year 2025/26.

ACTION(S) REQUESTED -

ADOPT RESOLUTION NO. 9398 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26

AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT. IT IS PROPOSED THAT THERE BE NO ASSESSMENTS CHARGED TO PROPERTIES WITHIN THE CBAD FOR FISCAL YEAR 2025/26 DUE TO A MINIMAL AMOUNT OF EXPENDITURES THROUGH THE PREVIOUS YEAR.

10. ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, ZONES 3, 5, 9

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Benefit Assessment District for Fiscal Year 2025/26.

ACTION(S) REQUESTED -

ADOPT RESOLUTION NO. 9397 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26

AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT. IT IS PROPOSED THAT THERE BE NO ASSESSMENTS CHARGED TO PROPERTIES WITHIN THE CBAD FOR FISCAL YEAR 2025/26 DUE TO A MINIMAL AMOUNT OF EXPENDITURES THROUGH THE PREVIOUS YEAR.

11. ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICTS, ZONES 1, 4, 6, 11, 13, 16, 18

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Landscape and Lighting Maintenance Assessment District for Fiscal Year 2025/26.

ACTION(S) REQUESTED -

ADOPT RESOLUTION NO. 9399 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26.

AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT.

12. ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICTS, ZONES 2, 3, 5, 7-10, 12, 14, 15, 17

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Landscape and Lighting Maintenance Assessment District for Fiscal Year 2025/26.

ACTION(S) REQUESTED -

ADOPT RESOLUTION NO. 9400 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26.

AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT.

13. ANNUAL SANITARY SEWER SERVICE TO BE LEVIED ON THE 2025/26 TAX ROLL

The City Council shall consider a Resolution certifying that the Sewer Service charges to be levied on the 2025/26 tax roll are in compliance with Proposition 218.

ACTION REQUESTED -

ADOPT RESOLUTION NO. 9401 - A RESOLUTION OF THE OROVILLE CITY COUNCIL CERTIFYING TO THE COUNTY OF BUTTE THE VALIDITY OF THE LEGAL PROCESS USED TO PLACE DIRECT CHARGES (SPECIAL ASSESSMENTS) ON THE SECURED TAX ROLL AND AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSITION 218 CERTIFICATION OF TAX BILL LEVY FOR FISCAL YEAR 2025/26 SEWER SERVICE CHARGES.

PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Mayor or Chairperson opens the public hearing and staff will present the item and answer Council questions.
- The hearing is opened for public comment limited to three (3) minutes per speaker. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3, the time for each presentation may be limited.
- Speakers are requested to provide a speaker card to the City Clerk
- Public comment session is closed and then the Council will debate and take action
- Those wishing to speak at the public hearings below, but unable to attend before 5pm, may request that the council consider holding the public hearing after 5pm by emailing cityclerk@cityoforoville.org or calling 530-538-2535. Please submit request 24 hours before the meeting.
- Individuals may email comments for council consideration to publiccomment@cityoforoville.org

NONE THIS MEETING.

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

This is the time to address the Council about any item not listed on the agenda. If you wish to address the Council on an item listed on the agenda, please follow the directions listed above.

FUTURE AGENDA ITEMS / CORRESPONDENCE

1. Future Agenda Items

2. Correspondence

   i. BAHD Monthly Report June 2025

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville City Council will be held on August 5, 2025 at 4:00 p.m.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND COUNCIL MEMBERS**

FROM: **BRIAN RING, CITY ADMINISTRATOR**

RE: **BUTTE COUNTY OFFICE OF EDUCATION LEASE AGREEMENT AMENDMENT FOR THE CENTENNIAL CULTURAL CENTER**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider and approve an amendment to the lease agreement with the Butte County Office of Education (BCOE) to lease the Centennial Cultural Center. The amendment would extend the term of the agreement through June of 2027 and include 5% increases in rent each of the next two years (fiscal years 2025/26 and 2026/27).

DISCUSSION

BCOE has leased the Centennial Cultural Center for the previous three years (starting in July of 2022) and have requested a two-year extension to the agreement (through June of 2027). The recommended amendment includes a 5% increase in rent for 2025/26, going from $2,250 to $2,362.50/month and an additional 5% increase in 2026/27, going from $2,362.50 to $2,480.63/month. In addition, the amendment eliminates the “option to purchase” language contained in the existing agreement.

FISCAL IMPACT

The City will realize fund revenue in the amount of $28,350 for Fiscal Year 2025/26 and $29,767.56 for Fiscal Years 2026/27.

ACTION(S) REQUESTED -

APPROVE FIRST AMENDMENT TO AGREEMENT NO.3397 CITY OF OROVILLE OPERATING AND LEASE AGREEMENT; AND
APPROVE RESOLUTION NO.9396 AUTHORIZING THE MAYOR TO SIGN AMENDMENT.

ATTACHMENTS:

2022 Agreement No. 3397
First Amendment
Resolution No. 9396

OROVILLE CITY COUNCIL
RESOLUTION NO. 9396

A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE FIRST AMENDMENT TO THE OPERATING LEASE AGREEMENT (#3397) BETWEEN THE CITY OF OROVILLE AND BUTTE COUNTY OFFICE OF EDUCATION

(Agreement No. 3397)
BE IT HEREBY RESOLVED by the Oroville City Council as follows:

1. The Mayor is hereby authorized and directed to execute First Amendment to the operating lease agreement (#3397) between the City of Oroville and Butte County Office of Education. The Amendment is attached hereto.

2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on July 15, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
David Pittman, Mayor

APPROVED AS TO FORM:

_____
Scott E. Huber, City Attorney

ATTEST:

_____
Brian Ring, City Clerk

CITY OF OROVILLE PUBLIC FACILITY
EXCLUSIVE OPERATING AND LEASE AGREEMENT

THIS EXCLUSIVE OPERATING AND LEASE AGREEMENT ("Lease") is made this 15 day of March 2022 ("Effective Date"), between the City of Oroville ("Landlord"), and the Butte County Office of Education ("Tenant").

BUSINESS TERMS

Landlord:	**CITY OF OROVILLE**
Landlord's Address:	City of Oroville Attn: City Administrator 1735 Montgomery Street Oroville, California, 95965
Tenant:	**Butte County Office of Education**
Tenant's Address:	Butte County Office of Education Attn: Tad Alexander, Assoc. Supt. 1859 Bird Street Oroville, CA 95965
Premises:	Centennial Cultural Center 1931 Arlin Rhine Memorial Drive
Permitted Use:	Office administration and training/conference space.
Current Zoning:	R4 – High Density (current use is existing non-conforming)
Term:	The initial lease term shall be one (1) year from the Commencement Date. Tenant shall have two (2) options to renew for additional one (1) year extension terms.
Rent Commencement:	Rent, as subject to Paragraph 4, shall commence on the Commencement Date.
Commencement Date:	Commencement Date shall be the date the Landlord delivers the Premises to Tenant, which in no event shall be later than thirty (30) days from the Effective Date.

Base Rent:	Year one rent will be $0.50 per square foot per month for the initial term. Approximately 3,000 square feet of building space to be leased.
Renewal Option:	The renewal options shall be subject to a rate adjustment for Base Rent. The first year is a joint effort of the Landlord and the Tenant to determine the viability of this endeavor.
Option to Purchase:	Tenant shall have an Option to Purchase, pursuant to Paragraph 5.
Net Lease:	This is a Modified Gross Lease. Landlord shall be responsible for property taxes, insurance and landscaping; and Tenant shall be responsible for all utilities including PG&E, water, telephone, IT custodial and trash service proportional to the square footage occupied by Tenant.
Tenant Insurance:	Tenant shall be obligated to provide liability insurance in the amount of $2,000,000 naming Landlord as additional insured.
Security Deposit:	Security deposit shall be equal to one (1) month's rent. Security Deposit is held to mitigate damage that may result to the Premises leased by Tenant from business operations. Deposit is returned in full with no interest when Premises have been vacated and inspected by Landlord to assess its condition.
Fund Availability:	Should Tenant's state and/or federal funding source be reduced substantially enough to make its program inoperable, then Tenant has the ability to terminate the Lease with ninety (90) days' written notice.
Condition of Premises:	Landlord is to empty and clean unoccupied Premises prior to occupancy by Tenant. In addition, Landlord to repave and stripe parking lot prior to the end of 2022 surrounding the Premises. Any additional improvements by Tenant shall be at Tenant's sole cost and expense. A Tenant Improvement Plan shall be submitted to the Landlord for approval prior to work being performed.
Building Signage:	Signage shall be in conformance with the Zoning Code, sign regulations, and approved by Landlord prior to installation or placement. All signage shall be at Tenant's expense.

1. Granting Clause; Term. In consideration of the obligation of Tenant to pay rent as herein provided and in consideration of the other terms, covenants, and conditions hereof, Landlord leases to Tenant, and Tenant takes from Landlord, the Premises, to have and to hold for the Lease Term, subject to the terms, covenants and conditions of this Lease. The Lease Term shall be for one (1) year commencing from the Commencement Date. Provided Tenant is not in default under the Lease, the Tenant shall have two (2) one (1) year options to extend.

2. Acceptance of Premises. Tenant shall accept the Premises in its condition as of the Commencement Date, subject to all applicable laws, ordinances, regulations, covenants and restrictions, provided, however, that Landlord is to empty and clean unoccupied Premises prior to occupancy by Tenant. In addition, Landlord is to repave and stripe the parking lot surrounding the Premises prior to the end of 2022. Landlord has made no representation or warranty as to the suitability of the Premises for the conduct of Tenant's business, and Tenant waives any implied warranty that the Premises are suitable for Tenant's intended purposes. In no event shall Landlord have any obligation for any defects in the Premises or any limitation on its use. Provided that Landlord performs the work noted above, the taking of possession of the Premises shall be conclusive evidence that Tenant accepts the Premises and that the Premises were in good condition at the time possession was taken except for items that are Landlord's responsibility, including items relating to unrepaired fire damage. An ADA Survey has not been conducted by a Certified Access Specialist (CASp) for the Premises and/or surrounding Common Areas. Although state law does not require a CASp inspection of the Premises, the Landlord may not prohibit Tenant from obtaining a CASp inspection of the Premises for the occupancy or potential occupancy of Tenant, if requested by Tenant. If Tenant desires a CASp inspection of the Premises, the parties shall mutually agree on the arrangements for the time and manner of the CASp inspection. The parties agree to n negotiate the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the Premises.

3. Use. The Premises shall be used only for the purpose of providing activities consistent with current activities provided by the Butte County Office of Education. The facility will primarily be used for, but no limited to, trainings and gatherings. The facility will be utilized for all activities that will enhance the quality of life for all the citizens of the City of Oroville. Tenant will use the Premises in a careful, safe and proper manner and will not commit waste, overload the floor or structure of the Premises or subject the Premises to use that would damage the Premises. Tenant shall not permit any objectionable or unpleasant odors, smoke, dust, gas, noise, or vibrations to emanate from the Premises, or take any other action that would constitute a nuisance or would disturb, unreasonably interfere with, or endanger Landlord or any tenants of the Premises. Tenant, at its sole expense, shall use and occupy the Premises in compliance with all laws, including, without limitation, the Americans With Disabilities Act, orders, judgments, ordinances,

regulations, codes, directives, permits, licenses, covenants and restrictions now or hereafter applicable to the Premises (collectively, "Legal Requirements") unless such Legal Requirements are met due to their "grandfathered" nature. Tenant shall, at its expense, make any alterations or modifications, within or without the Premises, that are required by Legal Requirements related to Tenant's use or occupation of the Premises unless such Legal Requirements are met due to their "grandfathered" nature. Tenant must receive Landlord's written authorization and approval for all alteration or modifications to the Premises. Tenant is responsible for compliance with all Americans with Disabilities requirement related to tenants programing and uses. Landlord is responsible for American with Disabilities requirements related to structural changes as required by law and not met due to a "Grandfathered" exception.

4. Base Rent. Tenant shall pay Base Rent in the amount set forth above. Tenant's first payment of Base Rent shall be made on or before the Commencement Date and shall be prorated for the fractional calendar month. Tenant promises to pay to Landlord in advance, without demand, deduction or set-off, monthly installments of Base Rent on or before the first day of each calendar month succeeding the Commencement Date. Payments of Base Rent for any fractional calendar month shall be prorated. All payments required to be made by Tenant to Landlord hereunder (or to such other party as Landlord may from time to time specify in writing) shall be made by check of immediately available funds before 4:00 p.m., Pacific Time, at City of Oroville, Finance Department, 1735 Montgomery Street, Oroville, California, 95965, or as Landlord may from time to time designate to Tenant in writing. The obligation of Tenant to pay Base Rent and other sums to Landlord and the obligations of Landlord under this Lease are independent obligations. Tenant shall have no right at any time to abate, reduce, or set-off any rent due hereunder except as may be expressly provided in this Lease.

a. Fund Availability. Should Tenant's state and/or federal funding source for payment of rent and costs under this Lease be reduced substantially enough to make its program inoperable, based on Tenant's annual fiscal budget, then Tenant shall have the unilateral right to terminate the Lease upon ninety (90) days' written notice to Landlord. The early termination notice and payments thereon are acknowledged by both parties as the entire amount due and, upon payment of all amounts due, Tenant is absolved from the obligations outlined in this Lease.

5. Tenant's Option to Purchase. Tenant shall have the option to purchase the Premises ("Option") at any time during the Term, including extensions thereto.

a. Exercise of Option. Provided Tenant is not in default under any term or provision of this Lease, Tenant may exercise the Option by delivering a written notice of such exercise ("Purchase Notice") and a non-refundable purchase deposit in the amount of One Thousand Dollars ($1,000) ("Purchase Deposit") to Landlord which shall be applied to the Purchase Price.

b. Consideration. Upon execution of this Lease, Tenant shall remit payment in the sum of One Dollar ($1.00) to Landlord ("Option Price"). Tenant and Landlord expressly acknowledge and agree that the Option Price has been bargained for as

consideration for the Option, and that such consideration is adequate for all purposes under any applicable law or judicial decision. The Option Price is nonrefundable in all events and will be applicable toward the Purchase Price.

c. Purchase and Sale Agreement. Within thirty (30) days of the Exercise of Option, parties shall execute a purchase and sale agreement ("Purchase and Sale Agreement") wherein Tenant shall purchase from Landlord, and Landlord shall sell to Tenant, the Premises.

d. Purchase Price. The Purchase Price for the Premises shall be determined via an appraisal to be commissioned by the Tenant the costs of which shall be shared equally by Tenant and Landlord. The appraiser shall be an independent M.A.I. certified appraiser.

e. Application of Purchase Deposit and Rent to Purchase Price. The Purchase Deposit and the rent paid during the Term of this Lease shall be credited towards the Purchase Price. The balance of the Purchase Price not paid as rent constitutes the "Net Purchase Price" due and payable by Tenant to close escrow on purchase of the Premises. In the event Landlord materially defaults in its obligations to Tenant under the Purchase and Sale Agreement, Tenant shall be entitled to a refund of the Purchase Deposit or as otherwise specified in the Purchase and Sale Agreement.

6. Security Deposit. Tenant shall deposit with Landlord the sum set forth above. The first monthly installment shall be due concurrently with the extension of this Lease for year two. The second monthly installment shall be due with Tenant's payments beginning with the commencement of rent. The security deposit shall be held by Landlord as security for the faithful performance by Tenant of all of the terms, covenants and conditions to be performed by Tenant. The security deposit shall not be assigned, transferred or encumbered by Tenant, and any attempt to do so shall not be binding upon Landlord. If, at any time during the term of this Lease, any rent or portion of any rent payable by Tenant to Landlord shall not be timely paid, then, Landlord may, at its option (but shall not be required to), appropriate and apply any portion of the security deposit to the payment of such overdue rent. Under no circumstances shall Tenant apply the security deposit as Rent for the final months of the Lease. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant, then, at the option of Landlord, Landlord may (but shall not be required to) appropriate and apply the security deposit, or so much so as may be necessary, to compensate Landlord for all loss or damage sustained or suffered by Landlord due to such default on the part of Tenant. Should the entire security deposit, or any portion thereof, be appropriated and applied by Landlord for the purposes set forth herein, or for any other lawful purpose, then Tenant shall, within 10 days after written demand by Landlord, deliver to Landlord a sufficient sum in cash to restore the security deposit to the original sum of the security deposit. Landlord shall not be obligated to keep the security deposit in a separate fund but may commingle the

security deposit with its own funds. The failure of Tenant to maintain the security deposit in the initial amount as stated above shall constitute a failure to pay rent and shall carry with it the consequences set forth in this Lease for failure to pay rent. Upon expiration of the Lease, the security deposit, if not applied toward the payment of Rent in arrears or toward the payment of damages suffered by Landlord by reason of Tenant's breach of this Lease, is to be returned to Tenant without interest, but in no event shall the security deposit be returned until Tenant has vacated the Leased Premises, delivered possession thereof to Landlord, and fully satisfied Tenant's obligations under this Lease.

7. Utilities. Landlord will pay agreed upon amount of utilities due to the co-location of City Services at facility. Tenant shall pay for all water, gas, electricity, heat, light, power, telephone, sprinkler services, refuse and trash collection, and other utilities and services used on the Premises, all maintenance charges for utilities, and any other similar charges for utilities imposed by any governmental entity or utility provider, together with any taxes, penalties, surcharges or the like pertaining to Tenant's use of the Premises, above agreed upon prorated amount. Landlord may cause at Tenant's expense any utilities to be separately metered or charged directly to Tenant by the provider. Tenant shall pay its proportionate share of all charges for jointly metered utilities based upon consumption, as reasonably determined by Landlord.

8. Taxes. If any such tax or excise is levied or assessed directly against Tenant, including but not limited to possessory tax, then Tenant shall be responsible for and shall pay the same at such times and in such manner as the taxing authority shall require. Tenant shall be liable for all taxes levied or assessed against any personal property or fixtures placed in the Premises, whether levied or assessed against Landlord or Tenant.

9. Insurance. Landlord shall maintain all risk property insurance covering the full replacement cost of the Building. Landlord may, but is not obligated to, maintain such other insurance and additional coverages as it may deem necessary, including, but not limited to, commercial liability insurance and rent loss insurance. All such insurance shall be included as part of the Operating Expenses charged to Tenant. The Premise or Building may be included in a blanket policy (in which case the cost of such insurance allocable to the Premise or Building will be determined by Landlord based upon the insurer's cost calculations). Tenant shall also reimburse Landlord for any increased premiums or additional insurance which Landlord reasonably deems necessary as a result of Tenant's use of the Premises.

Tenant, at its expense, shall maintain during the Lease Term: all risk property insurance covering the full replacement cost of all property and improvements installed or placed in the Premises by Tenant at Tenant's expense; workers' compensation insurance with no less than the minimum limits required by law; employer's liability insurance with such limits as required by law; and commercial liability insurance, with a minimum limit of $1,000,000 per occurrence and a

minimum umbrella limit of $1,000,000, for a total minimum combined general liability and umbrella limit of $2,000,000 (together with such additional umbrella coverage as Landlord may reasonably require) for property damage, personal injuries, or deaths of persons occurring in or about the Premises. Landlord may from time to time require reasonable increases in any such limits. The commercial liability policies shall name Landlord as an additional insured, insure on an occurrence and not a claims-made basis, be issued by insurance companies which are reasonably acceptable to Landlord, not be cancelable unless 30 days' prior written notice shall have been given to Landlord, contain a hostile fire endorsement and a contractual liability endorsement and provide primary coverage to Landlord (any policy issued to Landlord providing duplicate or similar coverage shall be deemed excess over Tenant's policies). SUCH POLICIES OR CERTIFICATES THEREOF SHALL BE DELIVERED TO LANDLORD BY TENANT UPON COMMENCEMENT OF THE LEASE TERM AND UPON EACH RENEWAL OF SAID INSURANCE.

The all-risk property insurance obtained by Landlord and Tenant shall include a waiver of subrogation by the insurers and all rights based upon an assignment from its insured, against Landlord or Tenant, their officers, directors, employees, managers, agents, invitees and contractors, in connection with any loss or damage thereby insured against. Neither party nor its officers, directors, employees, managers, agents, invitees or contractors shall be liable to the other for loss or damage caused by any risk coverable by all risk property insurance, and each party waives any claims against the other party, and its officers, directors, employees, managers, agents, invitees and contractors for such loss or damage. The failure of a party to insure its property shall not void this waiver. Landlord and its agents, employees and contractors shall not be liable for, and Tenant hereby waives all claims against such parties for, business interruption and losses occasioned thereby sustained by Tenant or any person claiming through Tenant resulting from any accident or occurrence in or upon the Premises from any cause whatsoever, including without limitation, damage caused in whole or in part, directly or indirectly, by the negligence of Landlord or its agents, employees or contractors.

10. Construction Allowance. None.

11. Landlord's Repairs. Landlord shall maintain, at its expense, the structural soundness of the roof, foundation, and exterior walls of the Building in good repair, reasonable wear and tear and uninsured losses and damages caused by Tenant, its agents and contractors excluded. The term "walls" as used in this Paragraph 11 shall not include windows, glass or plate glass, doors or overhead doors, special store fronts, or office entries. Tenant shall promptly give Landlord written notice of any repair required by Landlord, after which Landlord shall have a reasonable opportunity to repair.

12. Tenant-Made Alterations and Trade Fixtures. Any alterations, additions, or improvements made by or on behalf of Tenant to the Premises ("Tenant-Made

Alterations") shall be subject to Landlord's prior written consent and at the expense of the tenant.

13. Signs. Tenant shall not make any changes to the exterior of the Premises, install any exterior lights, decorations, balloons, flags, pennants, banners, or painting, or erect or install any signs, windows or door lettering, placards, decorations, or advertising media of any type which can be viewed from the exterior of the Premises, without Landlord's prior written consent. Upon surrender or vacation of the Premises, Tenant shall have removed all signs and repair, paint, and/or replace the building facia surface to which its signs are attached. Tenant shall obtain all applicable governmental permits and approvals for sign and exterior treatments. All signs, decorations, advertising media, blinds, draperies and other window treatment or bars or other security installations visible from outside the Premises shall be subject to Landlord's approval and conform in all respects to Landlord's requirements.

14. Parking. Off-street parking is provided by Landlord. Public parking is available to Tenant in Landlord owned parking lots located near Premises.

15. Condemnation. If any part of the Premises should be taken for any public or quasi-public use under governmental law, ordinance, or regulation, or by right of eminent domain, or by private purchase in lieu thereof (a "Taking" or "Taken"), and the Taking would prevent or materially interfere with Tenant's use of the Premises or in Landlord's judgment would materially interfere with or impair its ownership or operation of the Premise, then upon written notice by Landlord this Lease shall terminate and Base Rent shall be apportioned as of said date. If part of the Premises shall be Taken, and this Lease is not terminated as provided above, the Base Rent payable hereunder during the unexpired Lease Term shall be reduced to such extent as may be fair and reasonable under the circumstances. In the event of any such Taking, Landlord shall be entitled to receive the entire price or award from any such Taking without any payment to Tenant, and Tenant hereby assigns to Landlord Tenant's interest, if any, in such award. Tenant shall have the right, to the extent that same shall not diminish Landlord's award, to make a separate claim against the condemning authority (but not Landlord) for such compensation as may be separately awarded or recoverable by Tenant for moving expenses and damage to Tenant's Trade Fixtures, if a separate award for such items is made to Tenant.

16. Assignment and Subletting. Without Landlord's prior written consent, which Landlord shall not unreasonably withhold, Tenant shall not assign this Lease or sublease the Premises or any part thereof or mortgage, pledge, or hypothecate its leasehold interest or grant any concession or license within the Premises and any attempt to do any of the foregoing shall be void and of no effect. For purposes of this Paragraph, a transfer of the ownership interests resulting in a change of control of Tenant shall be deemed an assignment of this Lease. Tenant shall reimburse Landlord for all of Landlord's reasonable out-of-pocket expenses in connection with any assignment or sublease in an amount not to exceed $1,500. Upon Landlord's receipt of Tenant's written notice of a desire to assign or sublet the

Premises, or any part thereof (other than to a Tenant Affiliate), Landlord may, by giving written notice to Tenant within 15 days after receipt of Tenant's notice, terminate this Lease with respect to the space described in Tenant's notice, as of the date specified in Tenant's notice for the commencement of the proposed assignment or sublease. If Landlord so terminates the Lease, Landlord may enter into a lease directly with the proposed sublessee or assignee. Tenant may withdraw its notice to sublease or assign by notifying Landlord within 10 days after Landlord has given Tenant notice of such termination, in which case the Lease shall not terminate but shall continue.

It shall be reasonable for the Landlord to withhold its consent to any assignment or sublease in any of the following instances: (i) an Event of Default has occurred and is continuing that would not be cured upon the proposed sublease or assignment; (ii) the assignee or sublessee does not have a net worth which is consistent with net worth of other tenant's which Landlord is entering into leases with in the Premise; (iii) the intended use of the Premises by the assignee or sublessee is not consistent with the use provision herein; (iv) occupancy of the Premises by the assignee or sublessee would, in Landlord's opinion, violate an agreement binding upon Landlord with regard to the identity of tenants, usage in the Premise, or similar matters; (v) the identity or business reputation of the assignee or sublessee will, in the good faith judgment of Landlord, tend to damage the goodwill or reputation of the Premise; (vi) the assignment or sublet is to another tenant in the Premise and is at rates which are below those charged by Landlord for comparable space in the Premise and Landlord has space available in the Premise to accommodate the tenant's needs; (vii) in the case of a sublease, the subtenant has not acknowledged that the Lease controls over any inconsistent provision in the sublease; (viii) the proposed assignee or sublessee is a governmental agency; or (ix) there is vacant space in the Premise suitable for lease to the proposed sublessee or assignee. Tenant and Landlord acknowledge that each of the foregoing criteria are reasonable as of the date of execution of this Lease. The foregoing criteria shall not exclude any other reasonable basis for Landlord to refuse its consent to such assignment or sublease. Any approved assignment or sublease shall be expressly subject to the terms and conditions of this Lease. Tenant shall provide to Landlord all information concerning the assignee or sublessee as Landlord may request.

Notwithstanding any assignment or subletting, Tenant shall at all times remain fully responsible and liable for the payment of the rent and for compliance with all of Tenant's other obligations under this Lease (regardless of whether Landlord's approval has been obtained for any such assignments or subletting's). In the event that the rent due and payable by a sublessee or assignee (or a combination of the rental payable under such sublease or assignment plus any bonus or other consideration therefor or incident thereto) exceeds the rental payable under this Lease, then Tenant shall be bound and obligated to pay Landlord as additional rent hereunder fifty percent (50%) of such excess rental and other excess consideration ("Profit") within 10 days following receipt of each month's Profit thereof by Tenant. Profit shall be further defined to take into consideration all of Tenant's costs in any assignment of subletting including but not limited to real estate

commissions, legal fees, marketing costs, any improvement allowance or other economic concession (planning allowance, moving expenses, etc.), paid by Tenant to sublessee or assignee.

If this Lease be assigned or if the Premises be subleased (whether in whole or in part) or in the event of the mortgage, pledge, or hypothecation of Tenant's leasehold interest or grant of any concession or license within the Premises or if the Premises be occupied in whole or in part by anyone other than Tenant, then upon a default by Tenant hereunder Landlord may collect rent from the assignee, sublessee, mortgagee, pledgee, party to whom the leasehold interest was hypothecated, concessionee or licensee or other occupant and, except to the extent set forth in the preceding paragraph, apply the amount collected to the next rent payable hereunder; and all such rentals collected by Tenant shall be held in trust for Landlord and immediately forwarded to Landlord. No such transaction or collection of rent or application thereof by Landlord, however, shall be deemed a waiver of these provisions or a release of Tenant from the further performance by Tenant of its covenants, duties, or obligations hereunder.

17. Indemnification. Except for the negligence of Landlord, its agents, employees or contractors, and to the extent permitted by law, Tenant agrees to indemnify, defend and hold harmless Landlord, and Landlord's agents, employees and contractors, from and against any and all losses, liabilities, damages, costs and expenses (including attorneys' fees) resulting from claims by third parties for injuries to any person and damage to or theft or misappropriation or loss of property occurring in or about the Premise and arising from the use and occupancy of the Premises or from any activity, work, or thing done, permitted or suffered by Tenant in or about the Premises or due to any other act or omission of Tenant, its subtenants, assignees, invitees, employees, contractors and agents. The furnishing of insurance required hereunder shall not be deemed to limit Tenant's obligations.

18. Inspection and Access. Landlord and its agents, representatives, and contractors may enter the Premises with prior notice at any reasonable time to inspect the Premises and to make such repairs as may be required or permitted pursuant to this Lease and for any other business purpose. Landlord and Landlord's representatives may enter the Premises during business hours for the purpose of showing the Premises to prospective purchasers and, during the last 4 months of the Lease Term, to prospective tenants. Landlord may erect or post a suitable sign on the Premises stating the Premises are available to let. Landlord may grant easements, make public dedications, designate common areas and create restrictions on or about the Premises, provided that no such easement, dedication, designation or restriction materially interferes with Tenant's use or occupancy of the Premises. At Landlord's request, Tenant shall execute such instruments as may be necessary for such easements, dedications or restrictions.

19. Quiet Enjoyment. If Tenant shall perform all of the covenants and agreements herein required to be performed by Tenant, Tenant shall, subject to the terms of this

Lease, at all times during the Lease Term, have peaceful and quiet enjoyment of the Premises against any person claiming by, through or under Landlord.

20. Surrender. Upon termination of the Lease Term or earlier termination of Tenant's right of possession, Tenant shall surrender the Premises to Landlord in the same condition as received, broom clean, ordinary wear and tear and casualty loss and condemnation. Any Trade Fixtures, Tenant-Made Alterations and property not so removed by Tenant as permitted or required herein shall be deemed abandoned and may be stored, removed, and disposed of by Landlord at Tenant's expense, and Tenant waives all claims against Landlord for any damages resulting from Landlord's retention and disposition of such property. All obligations of Tenant hereunder not fully performed as of the termination of the Lease Term shall survive the termination of the Lease Term, including without limitation, indemnity obligations, payment obligations with respect to Operating Expenses and obligations concerning the condition and repair of the Premises.

21. Holding Over. If Tenant retains possession of the Premises after the termination of the Lease Term, unless otherwise agreed in writing, such possession shall be subject to immediate termination by Landlord at any time, and all of the other terms and provisions of this Lease (excluding any expansion or renewal option or other similar right or option) shall be applicable during such holdover period, except that Tenant shall pay Landlord from time to time, upon demand, as Base Rent for the holdover period, an amount equal to 150 percent the Base Rent in effect on the termination date, computed on a monthly basis for each month or part thereof during such holding over. All other payments shall continue under the terms of this Lease. In addition, Tenant shall be liable for all damages incurred by Landlord as a result of such holding over. No holding over by Tenant, whether with or without consent of Landlord, shall operate to extend this Lease except as otherwise expressly provided shall not be construed as consent for Tenant to retain possession of the Premises. "Possession of the Premises" shall continue until, among other things, Tenant has delivered all keys to the Premises to Landlord, Landlord has complete and total dominion and control over the Premises, and Tenant has completely fulfilled all obligations required of it upon termination of the Lease as set forth in this Lease, including, without limitation, those concerning the condition and repair of the Premises.

22. Events of Default; Breach.

a. Event of Default. Each of the following events shall be an event of default ("Event of Default") by Tenant under this Lease:

(1) Tenant shall fail to pay any installment of Base Rent or any other payment required herein when due, and such failure shall continue for a period of 30 business days from the date such payment was due.

(2) Tenant or any guarantor or surety of Tenant's obligations hereunder shall (A) make a general assignment for the benefit of creditors; (B) commence any

case, proceeding or other action seeking to have an order for relief entered on its behalf as a debtor or to adjudicate it as bankrupt or insolvent, or seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or of any substantial part of its property (collectively a "proceeding for relief"); (C) become the subject of any proceeding for relief which is not dismissed within 60 days of its filing or entry; or (D) die or suffer a legal disability (if Tenant, guarantor, or surety is an individual) or be dissolved or otherwise fail to maintain its legal existence (if Tenant, guarantor or surety is a corporation, partnership or other entity).

(3) Any insurance required to be maintained by Tenant pursuant to this Lease shall be cancelled or terminated or shall expire or shall be reduced or materially changed, except, in each case, as permitted in this Lease.

(4) There shall occur any assignment, subleasing or other transfer of Tenant's interest in or with respect to this Lease except as otherwise permitted in this Lease.

(5) Tenant shall fail to discharge any lien placed upon the Premises in violation of this Lease within 30 days after Tenant's receipt of notice of any such lien or encumbrance is filed against the Premises.

(6) Tenant shall fail to comply with any provision of this Lease other than those specifically referred to in this Paragraph 22.

b. Breach. In the event that the Landlord determines that an Event of Default has occurred, the Landlord shall notify Tenant in writing of the nature of the Event of Default and of the corrective actions to be taken. If corrective action is not completed within thirty (30) days thereafter, such failure of Tenant shall constitute a "Breach," and Landlord may pursue any remedies set forth in Paragraph c. Landlord at its sole discretion may elect to give Tenant additional cure opportunities.

23. Landlord's Remedies. Upon a Breach by Tenant, Landlord may at any time thereafter at its election: terminate this Lease or Tenant's right of possession, (but Tenant shall remain liable as hereinafter provided) and/or pursue any other remedies at law or in equity not to exceed 90 days after tenant has vacated the Premises. Upon the termination of this Lease or termination of Tenant's right of possession, it shall be lawful for Landlord, without formal demand or notice of any kind, to re-enter the Premises by summary dispossession proceedings or any other action or proceeding authorized by law and to remove Tenant and all persons and property therefrom. If Landlord re-enters the Premises, Landlord shall have the right to keep in place and use, or remove and store, all of the furniture, fixtures and equipment at the Premises.

Except as otherwise provided in the next paragraph, if Tenant breaches this Lease and abandons the Premises prior to the end of the term hereof, or if Tenant's right to possession is terminated by Landlord because of an Event of Default by Tenant under this Lease, this Lease shall terminate. Upon such termination, Landlord may recover from Tenant the following, as provided in Section 1951.2 of the Civil Code of California: (i) the worth at the time of award of the unpaid Base Rent and other charges under this Lease that had been earned at the time of termination; (ii) the worth at the time of award of the amount by which the reasonable value of the unpaid Base Rent and other charges under this Lease which would have been earned after termination until the time of award exceeds the amount of such rental loss that Tenant proves could have been reasonably avoided; (iii) the worth at the time of the award by which the reasonable value of the unpaid Base Rent and other charges under this Lease for the balance of the term of this Lease after the time of award exceeds the amount of such rental loss that Tenant proves could have been reasonably avoided; and (iv) any other amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under this Lease or that in the ordinary course of things would be likely to result therefrom. As used herein, the following terms are defined: (a) the "worth at the time of award" of the amounts referred to in Sections (i) and (ii) is computed by allowing interest at the lesser of 10 percent per annum or the maximum lawful rate. The "worth at the time of award" of the amount referred to in Section (iii) is computed by discounting such amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus one percent; (b) the "time of award" as used in clauses (i), (ii), and (iii) above is the date on which judgment is entered by a court of competent jurisdiction; (c) The "reasonable value" of the amount referred to in clause (ii) above is computed by determining the mathematical product of (1) the "reasonable annual rental value" (as defined herein) and (2) the number of years, including fractional parts thereof, between the date of termination and the time of award. The "reasonable value" of the amount referred to in clause (iii) is computed by determining the mathematical product of (1) the annual Base Rent and other charges under this Lease and (2) the number of years including fractional parts thereof remaining in the balance of the term of this Lease after the time of award.

Even though Tenant has breached this Lease and abandoned the Premises, this Lease shall continue in effect for so long as Landlord does not terminate Tenant's right to possession, and Landlord may enforce all its rights and remedies under this Lease, including the right to recover rent as it becomes due. This remedy is intended to be the remedy described in California Civil Code Section 1951.4 and the following provision from such Civil Code Section is hereby repeated: "The Lessor has the remedy described in California Civil Code Section 1951.4 (lessor may continue lease in effect after lessee's breach and abandonment and recover rent as it becomes due, if lessee has right to sublet or assign, subject only to reasonable limitations)." Any such payments due Landlord shall be made upon demand therefor from time to time and Tenant agrees that Landlord may file suit to recover any sums falling due from time to time. Notwithstanding any such reletting without

termination, Landlord may at any time thereafter elect in writing to terminate this Lease for such previous breach.

Exercise by Landlord of any one or more remedies hereunder granted or otherwise available shall not be deemed to be an acceptance of surrender of the Premises and/or a termination of this Lease by Landlord, whether by agreement or by operation of law, it being understood that such surrender and/or termination can be affected only by the written agreement of Landlord and Tenant. Any law, usage, or custom to the contrary notwithstanding, Landlord shall have the right at all times to enforce the provisions of this Lease in strict accordance with the terms hereof; and the failure of Landlord at any time to enforce its rights under this Lease strictly in accordance with same shall not be construed as having created a custom in any way or manner contrary to the specific terms, provisions, and covenants of this Lease or as having modified the same. Tenant and Landlord further agree that forbearance or waiver by Landlord to enforce its rights pursuant to this Lease or at law or in equity, shall not be a waiver of Landlord's right to enforce one or more of its rights in connection with any subsequent default. A receipt by Landlord of rent or other payment with knowledge of the breach of any covenant hereof shall not be deemed a waiver of such breach, and no waiver by Landlord of any provision of this Lease shall be deemed to have been made unless expressed in writing and signed by Landlord. To the greatest extent permitted by law, Tenant waives the service of notice of Landlord's intention to re-enter as provided for in any statute, or to institute legal proceedings to that end, and also waives all right of redemption in case Tenant shall be dispossessed by a judgment or by warrant of any court or judge. The terms "enter," "re-enter," "entry" or "re-entry," as used in this Lease, are not restricted to their technical legal meanings. Any reletting of the Premises shall be on such terms and conditions as Landlord in its sole discretion may determine (including without limitation a term different than the remaining Lease Term, rental concessions, alterations and repair of the Premises, lease of less than the entire Premises to any tenant and leasing any or all other portions of the Premise before reletting the Premises). Landlord shall not be liable, nor shall Tenant's obligations hereunder be diminished because of, Landlord's failure to relet the Premises or collect rent due in respect of such reletting.

24. Tenant's Remedies/Limitation of Liability. Landlord shall not be in default hereunder unless Landlord fails to perform any of its obligations hereunder within 15 days after written notice from Tenant specifying such failure (unless such performance will, due to the nature of the obligation, require a period of time in excess of 15 days, then after such period of time as is reasonably necessary). All obligations of Landlord hereunder shall be construed as covenants, not conditions; and, except as may be otherwise expressly provided in this Lease, Tenant may not terminate this Lease for breach of Landlord's obligations hereunder. All obligations of Landlord under this Lease will be binding upon Landlord only during the period of its ownership of the Premises and not thereafter. The term "Landlord" in this Lease shall mean only the owner, for the time being of the Premises, and in the event of the transfer by such owner of its interest in the Premises, such owner shall thereupon be released and discharged from all obligations of Landlord thereafter

accruing, but such obligations shall be binding during the Lease Term upon each new owner for the duration of such owner's ownership. Any liability of Landlord under this Lease shall be limited solely to its interest in the Premises, and in no event shall any personal liability be asserted against Landlord in connection with this Lease nor shall any recourse be had to any other property or assets of Landlord.

25. Waiver of Jury Trial. TENANT AND LANDLORD WAIVE ANY RIGHT TO TRIAL BY JURY OR TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE, WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE, BETWEEN LANDLORD AND TENANT ARISING OUT OF THIS LEASE OR ANY OTHER INSTRUMENT, DOCUMENT, OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HEREWITH OR THE TRANSACTIONS RELATED HERETO.

26. Subordination. This Lease and Tenant's interest and rights hereunder are and shall be subject and subordinate at all times to the lien of any mortgage, now existing or hereafter created on or against the Premise or the Premises, and all amendments, restatements, renewals, modifications, consolidations, refinancing, assignments and extensions thereof, without the necessity of any further instrument or act on the part of Tenant. Tenant agrees, at the election of the holder of any such mortgage, to attorn to any such holder. Tenant agrees upon demand to execute, acknowledge and deliver such instruments, confirming such subordination and such instruments of attornment as shall be requested by any such holder. Notwithstanding the foregoing, any such holder may at any time subordinate its mortgage to this Lease, without Tenant's consent, by notice in writing to Tenant, and thereupon this Lease shall be deemed prior to such mortgage without regard to their respective dates of execution, delivery or recording and in that event such holder shall have the same rights with respect to this Lease as though this Lease had been executed prior to the execution, delivery and recording of such mortgage and had been assigned to such holder. The term "mortgage" whenever used in this Lease shall be deemed to include deeds of trust, security assignments and any other encumbrances, and any reference to the "holder" of a mortgage shall be deemed to include the beneficiary under a deed of trust.

27. Mechanic's Liens. Tenant has no express or implied authority to create or place any lien or encumbrance of any kind upon, or in any manner to bind the interest of Landlord or Tenant in, the Premises or to charge the rentals payable hereunder for any claim in favor of any person dealing with Tenant, including those who may furnish materials or perform labor for any construction or repairs. Tenant covenants and agrees that it will pay or cause to be paid all sums legally due and payable by it on account of any labor performed or materials furnished in connection with any work performed on the Premises and that it will save and hold Landlord harmless from all loss, cost or expense based on or arising out of asserted claims or liens against the leasehold estate or against the interest of Landlord in the Premises or under this Lease. Tenant shall give Landlord immediate written notice of the placing of any lien or encumbrance against the Premises and cause such lien or encumbrance to be discharged within 30 days of the filing or recording thereof;

provided, however, Tenant may contest such liens or encumbrances as long as such contest prevents foreclosure of the lien or encumbrance and Tenant causes such lien or encumbrance to be bonded or insured over in a manner satisfactory to Landlord within such 30-day period. Landlord may require tenant to provide to Landlord all documents to establish payment by Tenant for all work performed by third parties.

28. Estoppel Certificates. Tenant agrees, from time to time, within 10 days after request of Landlord, to execute and deliver to Landlord, or Landlord's designee, any estoppel certificate requested by Landlord, stating that this Lease is in full force and effect, the date to which rent has been paid, that Landlord is not in default hereunder (or specifying in detail the nature of Landlord's default), the termination date of this Lease and such other matters pertaining to this Lease as may be requested by Landlord. Tenant's obligation to furnish each estoppel certificate in a timely fashion is a material inducement for Landlord's execution of this Lease. No cure or grace period provided in this Lease shall apply to Tenant's obligations to timely deliver an estoppel certificate.

29. Environmental Requirements. Except for Hazardous Material contained in products used by Tenant in de minimis quantities for ordinary cleaning and office purposes, Tenant shall not permit or cause any party to bring any Hazardous Material upon the Premises or transport, store, use, generate, manufacture or release any Hazardous Material in or about the Premises without Landlord's prior written consent. Tenant, at its sole cost and expense, shall operate its business in the Premises in strict compliance with all Environmental Requirements and shall remediate in a manner satisfactory to Landlord any Hazardous Materials released on or from the Premises by Tenant, its agents, employees, contractors, subtenants or invitees. Tenant shall complete and certify to disclosure statements as requested by Landlord from time to time relating to Tenant's transportation, storage, use, generation, manufacture or release of Hazardous Materials on the Premises. The term "Environmental Requirements" means all applicable present and future statutes, regulations, ordinances, rules, codes, judgments, orders or other similar enactments of any governmental authority or agency regulating or relating to health, safety, or environmental conditions on, under, or about the Premises or the environment, including without limitation, the following: the Comprehensive Environmental Response, Compensation and Liability Act; the Resource Conservation and Recovery Act; and all state and local counterparts thereto, and any regulations or policies promulgated or issued thereunder. The term "Hazardous Materials" means and includes any substance, material, waste, pollutant, or contaminant listed or defined as hazardous or toxic, under any Environmental Requirements, asbestos and petroleum, including crude oil or any fraction thereof, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). As defined in Environmental Requirements, Tenant is and shall be deemed to be the "operator" of Tenant's "facility" and the "owner" of all Hazardous Materials brought on the Premises by Tenant, its agents, employees, contractors or invitees, and the wastes, byproducts, or residues generated, resulting, or produced therefrom.

Tenant shall indemnify, defend, and hold Landlord harmless from and against any and all losses (including, without limitation, diminution in value of the Premises and loss of rental income from the Premise), claims, demands, actions, suits, damages (including, without limitation, punitive damages), expenses (including, without limitation, remediation, removal, repair, corrective action, or cleanup expenses), and costs (including, without limitation, actual attorneys' fees, consultant fees or expert fees and including, without limitation, removal or management of any asbestos brought into the property or disturbed in breach of the requirements, regardless of whether such removal or management is required by law) which are brought or recoverable against, or suffered or incurred by Landlord as a result of any release of Hazardous Materials for which Tenant is obligated to remediate as provided above or any other breach of the requirements by Tenant, its agents, employees, contractors, subtenants, assignees or invitees, regardless of whether Tenant had knowledge of such noncompliance. The obligations of Tenant shall survive any termination of this Lease.

Landlord shall have access to, and a right to perform inspections and tests of, the Premises to determine Tenant's compliance with Environmental Requirements, its obligations, or the environmental condition of the Premises. Access shall be granted to Landlord upon Landlord's prior notice to Tenant and at such times so as to minimize, so far as may be reasonable under the circumstances, any disturbance to Tenant's operations. Such inspections and tests shall be conducted at Landlord's expense, unless such inspections or tests reveal that Tenant has not complied with any Environmental Requirement, in which case Tenant shall reimburse Landlord for the reasonable cost of such inspection and tests. Landlord's receipt of or satisfaction with any environmental assessment in no way waives any rights that Landlord holds against Tenant.

30. Rules and Regulations. Tenant shall, at all times during the Lease Term and any extension thereof, comply with all reasonable rules and regulations at any time or from time to time established by Landlord covering use of the Premises. The current rules and regulations are attached hereto. In the event of any conflict between said rules and regulations and other provisions of this Lease, the other terms and provisions of this Lease shall control. Landlord shall not have any liability or obligation for the breach of any rules or regulations by other tenants in the Premise.

31. Security Service. Tenant acknowledges and agrees that, while Landlord may patrol the Premises, Landlord is not providing any security services with respect to the Premises and that Landlord shall not be liable to Tenant for, and Tenant waives any claim against Landlord with respect to, any loss by theft or any other damage suffered or incurred by Tenant in connection with any unauthorized entry into the Premises or any other breach of security with respect to the Premises.

32. Force Majeure. Landlord shall not be held responsible for delays in the performance of its obligations hereunder when caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes

therefor, governmental restrictions, governmental regulations, governmental controls, delay in issuance of permits, enemy or hostile governmental action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of Landlord ("Force Majeure").

33. Entire Agreement. This Lease constitutes the complete agreement of Landlord and Tenant with respect to the subject matter hereof. No representations, inducements, promises or agreements, oral or written, have been made by Landlord or Tenant, or anyone acting on behalf of Landlord or Tenant, which are not contained herein, and any prior agreements, promises, negotiations, or representations are superseded by this Lease. This Lease may not be amended except by an instrument in writing signed by both parties hereto.

34. Severability. If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws, then and in that event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby. It is also the intention of the parties to this Lease that in lieu of each clause or provision of this Lease that is illegal, invalid or unenforceable, there be added, as a part of this Lease, a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

35. Brokers. Each party represents and warrants that it has dealt with no broker, agent or other person in connection with this transaction and that no broker, agent or other person brought about this transaction, other than the broker, if any, set forth on the first page of this Lease.

36. Miscellaneous.

(a) Any payments or charges due from Tenant to Landlord hereunder shall be considered rent for all purposes of this Lease.

(b) If and when included within the term "Tenant," as used in this instrument, there is more than one person, firm or corporation, each shall be jointly and severally liable for the obligations of Tenant.

(c) All notices required or permitted to be given under this Lease shall be in writing and shall be sent by certified mail, return receipt requested, or by hand-delivery addressed to the parties at their addresses below, and with a copy sent to Landlord at City of Oroville, Attn: City Administrator, 1735 Montgomery Street, Oroville, California, 95965. Either party may by notice given aforesaid change its address for all subsequent notices. Except where otherwise expressly provided to the contrary, notice shall be deemed given upon delivery. Any issues regarding the safe use and operation of the facility as a result of a defect or damage to the facility shall be reported immediately to the Landlord or Landlord's representative either in person or by telephone.

(d) Except as otherwise expressly provided in this Lease or as otherwise required by law, Landlord retains the absolute right to withhold any consent or approval.

(e) The normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Lease or any exhibits or amendments hereto.

(f) The submission by Landlord to Tenant of this Lease shall have no binding force or effect, shall not constitute an option for the leasing of the Premises, nor confer any right or impose any obligations upon either party until execution of this Lease by both parties.

(g) Words of any gender used in this Lease shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The captions inserted in this Lease are for convenience only and in no way define, limit or otherwise describe the scope or intent of this Lease, or any provision hereof, or in any way affect the interpretation of this Lease.

(h) Any amount not paid by Tenant within 5 days after its due date in accordance with the terms of this Lease shall bear interest from such due date until paid in full at the lesser of the highest rate permitted by applicable law or 10 percent per year. It is expressly the intent of Landlord and Tenant at all times to comply with applicable law governing the maximum rate or amount of any interest payable on or in connection with this Lease.

If applicable law is ever judicially interpreted so as to render usurious any interest called for under this Lease, or contracted for, charged, taken, reserved, or received with respect to this Lease, then it is Landlord's and Tenant's express intent that all excess amounts theretofore collected by Landlord be credited on the applicable obligation (or, if the obligation has been or would thereby be paid in full, refunded to Tenant), and the provisions of this Lease immediately shall be deemed reformed and the amounts thereafter collectible hereunder reduced, without the necessity of the execution of any new document, so as to comply with the applicable law, but so as to permit the recovery of the fullest amount otherwise called for hereunder.

(i) Construction and interpretation of this Lease shall be governed by the laws of the state in which the Premise is located, excluding any principles of conflicts of laws.

(j) Time is of the essence as to the performance of Tenant's obligations under this Lease.

(k) All exhibits and addenda attached hereto are hereby incorporated into this Lease and made a part hereof. In the event of any conflict between such exhibits or addenda and the terms of this Lease, such exhibits or addenda shall control.

(l) In the event either party hereto initiates litigation to enforce the terms and provisions of this Lease, the non-prevailing party in such action shall reimburse the prevailing party for its reasonable attorney's fees, filing fees, and court costs.

(n) In the event the total square footage and/or the footprint of the Leased Premises is modified by Landlord for purposes of practicality in compliance with any state or federal law, including but not limited to the Americans with Disabilities Act, Tenant agrees to accept such modifications without compensation. In the event Tenant reasonably believes such modifications prevent Tenant's Use of the Premises Tenant's sole remedy is to meet and confer with Landlord to seek voluntary modification of the Lease.

37. Landlord's Lien/Security Interest. Tenant hereby grants Landlord a security interest, and this Lease constitutes a security agreement, within the meaning of and pursuant to the Uniform Commercial Code of the state in which the Premises are situated as to all of Tenant's property situated in, or upon, or used in connection with the Premises (except merchandise sold in the ordinary course of business) as security for all of Tenant's obligations hereunder, including, without limitation, the obligation to pay rent. Such encumbered includes specifically all trade and other fixtures for the purpose of this Paragraph and inventory, equipment, contract rights, accounts receivable and the proceeds thereof. In order to perfect such security interest, Tenant shall execute such financing statements and file the same at Tenant's expense at the state and county Uniform Commercial Code filing offices as often as Landlord in its discretion shall require; and Tenant hereby irrevocably appoints Landlord its agent for the purpose of executing and filing such financing statements on Tenant's behalf as Landlord shall deem necessary.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first above written.

CITY OF OROVILLE

By: _____

Chuck Reynolds, Mayor

ATTEST

By: _____

Bill LaGrone, City Clerk

BUTTE COUNTY OFFICE OF EDUCATION

3/28/2022

By: Mary Sakuma

Mary Sakuma, Superintendent

APPROVED AS TO FORM

By: _____

Scott E. Huber, City Attorney

FIRST AMENDMENT TO OPERATING LEASE

THIS FIRST AMENDMENT TO THE OPERATING LEASE (herein called "**Extension**") is made and entered into by and between the **City of Oroville** ("Lessor") and the **Butte County Office of Education** ("**Lessee/BCOE**") (together, "**Parties**") as of March 3, 2025.

WHEREAS, on March 15, 2022, Lessor and Lessee entered into an Exclusive Operating and Lease Agreement ("Lease") for the premises ("Premises") described therein as 1931 Arlin Rhine Memorial Dr., Oroville CA, 95966, consisting of approximately 3,000 square feet.

WHEREAS Lessor and Lessee desire to amend certain Terms of the lease.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Lease and herein, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree as follows:

1. **Term**: The term of the Lease is hereby extended for an additional period of 24 months beyond the original expiration date of June 30, 2025, with a new termination date of June 30, 2027.

2. **Base Rent:** Lessor and the Lessee/BCOE agree to the following changes in the base rent.
   a. 2025-2026, an increase of 5% will be added to the current monthly payment of $2,250 for a total of $2,362.50
   b. 2026-2027, an increase of 5% will be added to the current monthly payment of $2,362.50 for a total of $2,480.63

3. **Elimination of option to purchase:** This amendment removes all option to purchase language from the operating lease, including but not limited to, page two and Item #5 on page four.

4. The remainder of the Lease shall remain in full force and effect as amended above.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the undersigned parties have caused this Extension to be executed as of the date first written above.

City Of Oroville

By: _____
David Pittman, Mayor

Butte County Office of Education

By: Mary Sakuma
Mary Sakuma Superintendent

Attest

By: _____
Brian Ring, City Clerk

Approved as to Form

By: _____
Scott E. Huber, City Attorney

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND CITY COUNCIL**

FROM: **AMY BERGSTRAND, DIRECTOR**
BUSINESS ASSISTANCE/HOUSING DEVELOPMENT

RE: **APPROVAL OF REPAIR COSTS ASSOCIATED WITH THE SALE OF CITY-OWNED PROPERTY AT 3235 BURLINGTON AVENUE.**

DATE: **JULY 15, 2025**

SUMMARY

The City Council may consider approving the required repair costs associated with the sale of city-owned property located at 3235 Burlington Ave., Oroville (APN 035-096-004).

DISCUSSION

Staff is requesting approval from the Council to approve the repairs necessary to complete escrow on the city-owned property of 3235 Burlington Ave.

City Council authorized staff to initiate foreclosure on 3235 Burlington Avenue when the borrower became in a default of their primary mortgage. The home was not sold at auction, and ownership was transferred to the City. City Real Estate Broker listed the property for a market value of $170,000 and shortly thereafter received a full offer minus $3,500 for seller credit. However, the sale price was further reduced to $160,000 in order offset extensive plumbing repairs that were identified in the original termite report as well as potential future replacement of the furnace.

The buyer received a primary mortgage pre-approval and qualified to utilize the City of Oroville's First Time Homebuyer mortgage subsidy. The City program requires that all homes receiving loans from the City receive a full termite inspection and City building Inspection. During the course of these inspections several Health and Safety Code issues were identified that required remediation and/or further inspections. Many items were handled in-house by city staff but some of the items require a license contractor.

City staff received various quotes for different portions of the repairs and decided to have one contractor, Lombera Construction Inc., complete the repairs in the approximate amount up to $25,000. This amount is approximate in case further repairs are required. The identified repairs are as follows:

- Repair exterior steps and dry rot.
- Replace rear door jams.
- Repair and replace front porch support posts and dry rot.

- Bathroom floor finish.
- Floor damage around kitchen door.
- Repair roof eaves.
- Expand concrete Landing and riser steps.
- Add subfloor and framing and new LVP in kitchen where there is dry rot
- Tub and shower wall replacement
- Plumbing Work (includes kitchen sink faucet replacement, repair/replacement of leaking ABS drain pipe, relocating gas line underneath water heater, and new exterior vent pipe to roof).
- Additional costs as required to close escrow.

FISCAL IMPACT

There is no general fund impact. Approximately $22,406 to complete identified repairs, but up to $25,000 if additional repairs are required. There are funds available in the Housing Program Fund (220).

RECOMMENDATION

Approve required repair costs for Burlington Ave. property.

ATTACHMENTS

Lombera Construction Inc. quote
De Aire quote for furnace repair

Project: Pest Report Remediation
Date: 7/7/2025
Contractor: Lombera Construction Inc
Client: City of Oroville
Attention: Kaitlyn Lorson
klorson@cityoforoville.org
Address: 3235 Burglinton Ave, Oroville, CA 95966

Schedule of Values

Original Contract Amount: $ 5,226

Item Code	Description	% of Total	Value
3A	Rear Exterior Steps	40%	$2,090.40
3B	Rear Door Jambs	10%	$522.60
3C	Front Porch Support Posts	10%	$522.60
3D	Bathroom Floor Finish	20%	$1,045.20
3E	Floor Damage Around Kitchen Door	10%	$522.60
3F	Roof Eaves	10%	$522.60
Total		**100%**	**$5,226.00**

Approved Change Orders			
Add: CO1	Expanded Concrerte Landing & Riser Steps		$ 2,580.00

Potential Change Orders - FOR REFERENCE ONLY			
CO2	Kitchen Added Subfloor Framing and new LVP		~~TBD~~ 4,100
CO3	Tub & Shower Walls Replacement including replacement of leaking ABS pipe and disposal.		$ 9,700.00
CO4	Plumbing Work: Includes kitchen sink replacement, relocate gas line underneath water heater, and new exterior vent pipe to roof.		$ 800.00

$22,406

Kaitlyn Lorson
City of Oroville
Housing Development
Program Analyst I
(530) 538-2495

Office Hours: Mon- Thurs 7:00am-5:30pm

From: De Air Company <deair@wcisp.com>
Sent: Thursday, June 5, 2025 4:16 PM
To: Kaitlyn Lorson <klorson@cityoforoville.org>
Subject: 3235 BURLINGTON

You don't often get email from deair@wcisp.com. Learn why this is important

ATTENTION: This message originated from outside the **City of Oroville**. Please exercise judgment before opening attachments, clicking on links, or replying.

Hello,

The cost to replace the wall furnace is $3,285.00
The cost to replace the gas valve and clean furnace is $680.00
--

Jenn Just

Treasurer

DE AIR COMPANY, Inc.

OROVILLE CITY COUNC
Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

July 01, 2025
REGULAR MEETING
MINUTES

CALL TO ORDER / ROLL CALL

Council Members: Scott Thomson (ABSENT), Chuck Reynolds, Tracy Johnstone, Janet Goodson, Shawn Webber, Vice Mayor Eric Smith, Mayor David Pittman

CLOSED SESSION

The Council held a Closed Session on the following:

1. Pursuant to Government Code section 54956.9(d)(2), the Council met with the City Administrator and City Attorney regarding potential exposure to litigation – Two cases.

2. Pursuant to Government Code Section 54957, the Council met with the Personnel Officer to discuss Public Employee Performance Evaluations. Position Title: Department Heads and Contract Employees

3. Conference with Labor Negotiators (Gov. C. §54957.6)

Agency designated representatives: Brian Ring, City Administrator; David Ritchie, Asst. City Attorney; Elizabeth Ehrenstrom, HR Manager; All Units

OPEN SESSION

1. Announcement from Closed Session – Direction given; no action taken.
2. Pledge of Allegiance – led by Council Member Webber
3. Adoption of Agenda –

Motioned by: Council member Johnstone Seconded by: Council Member Goodson

AYES: Council member(s) Reynolds, Johnstone, Goodson, Webber, Vice Mayor Smith, Mayor Pittman

NOES: None

ABSTAINED: None

ABSENT: Council member Thomson

PRESENTATIONS AND PROCLAMATIONS

1. INTRODUCTION OF BREI AND PRESENTATION ON LOCAL ENERGY GENERATION AND MICROGRID DEVELOPMENT

The following member(s) of the public submitted public comment on this item: Sean Reese; Brenda Narayan; and Brian Wong.

The City Council received a presentation from BREI (Biomass Renewable Energy Inc.) outlining their plan to construct a biomass energy facility in Oroville. City Council gave general consensus for staff to proceed working with BREI to provide benefit for the community.

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OROVILLE RECOGNIZING LYLE DAMON PHILLIPS ON THE OCCASION OF HIS 100TH BIRTHDAY AND HONORING HIS LIFETIME OF SERVICE TO THE COMMUNITY

The City Council adopted Resolution No. 9393 recognizing Lyle Damon Phillips on the occasion of his 100th birthday by the following vote:

Motioned by: Council member Goodson Seconded by: Vice Mayor Smith

AYES: Council member(s) Reynolds, Johnstone, Goodson, Webber, Vice Mayor Smith, Mayor Pittman

NOES: None

ABSTAINED: None

ABSENT: Council member Thomson

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

The following member(s) of the public submitted public comment on this item: Bill Speer; and The CameraMan.

REPORTS / DISCUSSIONS

1. Council Announcements and Reports

Vice Mayor Smith: Reminded the public about he 4th of July fireworks show located at the Table Mountain Golf Course.

Mayor Pittman: Spoke on the successful Historical Society Almond Festival. He also spoke on the Oro Dam Citizen's Advisory Committee and update to the state water plan is in progress. Lastly, he spoke on a training he attended for flock cameras being used in the City. He stated he was very impressed with the capabilities of this technology.

Council member Webber: Reminded the public that OCDC will host a meeting on July 14, 2025 at 5PM with the Alliance for Workforce Development at the Southside Community Center.

2. Administration Reports

Brian Ring, City Administrator: Reminded the public on the current fireworks ordinance in place and the hefty fines associated with being in possession of an illegal firework. He also spoke on power that is starting soon at Mission Esperanza. There should be power at the cite by July 3, 2025.

Patrick Piatt, Director of Community Development: Provided a staff introduction to the City's newest Planner, Kylie Cope.

Alyssa Stutz, Director of Public Works: Provided the following updates on the PW department: The Chinese Temple documentary should still be in progress, she reached out to Chico State for an update and is awaiting a response. The Museum Curator, Vanessa is working to secure an additional 1,000 dollars in grant funding for the museums. The museums will be closed on the July 4th weekend. 221 tons of asphalt was poured in the month of May, which equates to 34,000 square feet. The Myers project is wrapping up and Cal Water projects continue on Bird Street and Washington Avenue. The grazing goats are back for fire mitigation efforts and were working at the golf course and will begin working their way into town. Lastly, a safe streets grant has been applied for.

Chris Tenns, Fire Chief: Spoke on 400 acres that were burned near the airport for fuel reduction.

CONSENT CALENDAR

Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

1. NEOGOV RECRUITING AND APPLICANT TRACKING SYSTEM SOFTWARE

This item was removed from the Consent agenda for additional consideration and discussion.

The City Council gave staff direction to have this item come back at the next meeting on July 15, 2025 for additional consideration and discussion.

2. APPROVAL OF REGULAR MEETING MINUTES

The City Council approved the Regular Meeting Minutes of 06.17.2025 by the following vote:

Motioned by: Council member Goodson Seconded by: Vice Mayor Smith

AYES: Council member(s) Reynolds, Johnstone, Goodson, Webber, Vice Mayor Smith, Mayor Pittman

NOES: None

ABSTAINED: None

ABSENT: Council member Thomson

REGULAR BUSINESS

3. RUDDY CREEK LIFT STATION EXPANSION AGREEMENT WITH SEWERAGE COMMISSION OROVILLE REGION

The City Council approved an agreement with Sewerage Commission Oroville Region (SCOR) for the partial payment of expansion to the Ruddy Creek lift station by the following vote:

Motioned by: Council member Johnstone Seconded by: Council member Goodson

AYES: Council member(s) Reynolds, Johnstone, Goodson, Webber, Vice Mayor Smith, Mayor Pittman

NOES: None

ABSTAINED: None

ABSENT: Council member Thomson

4. AD HOC COMMITTEE FOR POTENTIAL FORMATION OF COMMUNITY FACILITY DISTRICT (CFD) FOR NECESSARY INFRASTRUCTURE FOR MARKET RATE HOUSING AND CONTINGENT LETTER OF INTENT TO FORM CFD WITH 100% FUNDING TO DEVELOPER PENDING CITY FEASIBILITY STUDY

The City Council approved the formation of an ad hoc committee regarding the potential formation of a Community Facility District (CFD) for infrastructure funding for market rate housing and contingent letter of intent to form CFD with 100% funding to developer pending City feasibility study. The three Council members who will sit on the committee includes: Council members Johnstone, Reynolds, and Webber. Council also approved staff to send letter of intent to form community facility district with 100% funding to developer pending city feasibility study. This was done by the following vote:

Motioned by: Council member Goodson Seconded by: Vice Mayor Smith

AYES: Council member(s) Reynolds, Johnstone, Goodson, Webber, Vice Mayor Smith, Mayor Pittman

NOES: None

ABSTAINED: None

ABSENT: Council member Thomson

5. CAPITAL PROJECT UPDATE FOR FISCAL YEAR 2025/26

The City Council received and discussed preliminary recommendations and funding sources for capital projects for fiscal year 2025/26. This item was accepted for information.

6. SURPLUS ASSET DISPOSAL PROCEDURE

The following member of the public submitted public comment on this item: Bill Speer

The City Council received an update on the process for disposing of City assets that have value, however, are no longer a benefit to the City. The Council directed staff to send the items to auction and continue with the process the City has been using.

7. IDENTIFICATION OF LAND AND FUNDING FOR INDOOR/OUTDOOR SPORTS COMPLEX WITH WATER PARK

The following member(s) of the public submitted public comment on this item: Marsha Henderson; Jordan Reed; and Anne Stephens.

The City Council discussed options moving forward to identifying land and funding sources for large indoor/outdoor sports complex with water park. An ad hoc committee was formed to discuss this item further and explore funding opportunities for this idea. Sitting on the ad hoc committee is Mayor Pittman, and Council member Webber.

8. TEMPORARY ICE RINK IN DOWNTOWN

The City Council discussed the concept of renting a temporary ice rink in downtown during the holiday season and gave consensus to for staff not to proceed with this this concept.

PUBLIC HEARINGS

Public Hearing opened at: 5:31PM.

Public Hearing closed at: 5:32PM.

9. APPROPRIATIONS LIMIT

The City Council conducted a public hearing and adopted the fiscal year 2025-26 Appropriations Limit.

ACTION REQUESTED -

ADOPT RESOLUTION NO. 9394 - A RESOLUTION OF THE OROVILLE CITY COUNCIL SETTING THE APPROPRIATIONS LIMIT (PROPOSITION 4) FOR FISCAL YEAR 2025-26.

Public Hearing closed at: 5:32PM.

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

The following member of the public submitted public comment on this item: Vienzo “V”.

FUTURE AGENDA ITEMS / CORRESPONDENCE

1. Future Agenda Items – Council member(s) Reynolds and Goodson would like an item to come soon regarding traffic calming measures on Huntoon Street.

2. Correspondence – None received.

ADJOURN THE MEETING

The meeting was adjourned at 7:19PM.

Brian Ring, City Clerk

David Pittman, Mayor

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND COUNCIL MEMBERS**

FROM: **BRIAN RING, CITY ADMINISTRATOR**

RE: **MOU WITH BUTTE COUNTY FIRE SAFE COUNCIL TO FORM OROVILLE AREA FIRE SAFE COUNCIL**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider entering into a Memorandum of Understanding with the Butte County Fire Safe Council, forming the Oroville Area Fire Safe Council.

DISCUSSION

On May 6, 2026, the Butte County Fire Safe Council (BCFSC) presented on many of the components associated with the development of a Firewise Community program. In addition, during their presentation, they touched on other services that the Butte County Fire Safe Council provide and discussed the potential of the City of Oroville forming its own Fire Safe Council.

Representatives from the BCFSC also spoke at the Oroville Executive Committee Meeting, which was held on May 28, 2025, and spoke of the various components of forming a local Fire Safe Council. Forming such an entity can provide various benefits to the community - including education and community engagement, access to grant funding and fuel management projects, encouraging Firewise certifications.

Step one of this process would be to enter into a Memorandum of Understanding (MOU) with the BCFSC. Staff recommend initially appointing the Oroville Fire Chief and Oroville Community Development Director as the liaisons for the BCFSC to work during the formation process.

FISCAL IMPACT

Staff time will be necessary during the formation process.

ACTION REQUESTED -

APPROVE MEMORANDUM OF UNDERSTANDING WITH THE BUTTE COUNTY FIRE SAFE COUNCIL FORMING THE OROVILLE AREA FIRE SAFE COUNCIL, AND AUTHORIZE THE MAYOR TO SIGN; AND

DIRECT THE OROVILLE FIRE CHIEF AND OROVILLE COMMUNITY DEVELOPMENT DIRECTOR AS THE LIAISONS FOR THE BUTTE COUNTY FIRE SAFE COUNCIL TO WORK DURING THE FORMATION PROCESS.

ATTACHMENTS:

BID annual budget presentation for fiscal year 2025-26
Ordinance No. 1839

Community Fire Safe Council Membership Program
Memorandum of Understanding

By and Between _____ Fire Safe Council and Butte County Fire Safe Council

Whereas, _____ Fire Safe Council has established a group of community volunteers who acknowledge our community's wildfire hazards and recognizes the need to provide protection to lives and property, and

Whereas, _____ Fire Safe Council agrees to implement fuels reduction projects and education programs to create a fire-resilient community as outlined in the California Fire Plan and the National Fire Plan;

Therefore, be it resolved that the _____ Fire Safe Council wishes to be a Community Fire Safe Council Member and partner of the Butte County Fire Safe Council.

Further be it resolved that the _____ Fire Safe Council agrees to conduct fuels reduction projects and or education programs for community wildfire safety and agrees to:

- Designate a FSC member as contact person and liaison with the BCFSC.
- Track volunteer time for matching funds on specific community projects carried out in partnership with BCFSC.
- Recruit residents to enroll in the BCFSC membership program.
- Participate in the BCFSC monthly meetings and events whenever possible.
- Participate in the Community Wildfire Protection Plan by identifying local community fire hazards/projects and or developing a community-based plan.
- Conduct regular meetings that are open to community members within the FSC.
- Recruit and promote local volunteerism for fire-safe activities.
- Form working cooperative partnerships with local fire agencies.

The Butte County Fire Safe Council agrees to provide to the community member fire safe council the following assistance (Depending upon funding availability):

- Community Fire Safe Council Membership with the BCFSC and optional voting member of the Board of Directors, upon election.
- 10% percent of the BCFSC membership program funds raised annually will be available in the "Community Fire Safe Council" fund. The funds will be equally divided between active MOU participants. The fund will reimburse receipts for expenses which are aligned with the BCFSC mission to "provide safety in Butte County through wildfire hazard education, mitigation, and wildfire recovery." Receipts for reimbursement requests need to be approved by the Community Fire Safe Council leader before submission to the BCFSC. Funds not spent by December 31st of each year will be redistributed into the next years' funding cycle.
- Optional volunteer liability coverage.
- Optional Fiscal Sponsorship for grants and community donations.
- Contact information for residents within the Community FSC boundary.
- Promotion of Community FSC activities on BCFSC website (events page) and social media.
- Reimbursement for mileage expenses to support BCFSC if requested to attend meetings or special events.
- Access to BCFSC print and digital archives and resources, including maps, photo/video, and documents.
- Contacts with BCFSC partner organizations, including local and state fire professionals.
- Inclusion and support in Community Wildfire Protection Plan.

Optional Fiscal Sponsor and Liability Insurance

1. ____ Yes _____ No Financial Services

2. _____ Yes _____ No Volunteer Liability Insurance

Financial Services:
_____ Fire Safe Council Shall:
1. Deliver funds to Butte County FSC for deposit.
2. Submit receipts to Butte County FSC for reimbursement to be withdrawn from local FSC fund.

Butte County Fire Safe Council Shall:
1. Deposit funds received from the _____ in BCFSC's bank account.
2. Tax deductible receipts to donors will be sent by the Butte County Fire Safe Council.

Liability Insurance:
_____ Fire Safe Council Shall:
- ☐ All volunteers must sign up as Butte County Fire Safe Council volunteers and the FSC must notify the BCFSC of any planned volunteer activities.
- ☐ Provide a Safety Plan for field activities. A Safety Plan includes roadway signage, reflective vests, first aid, and Minor Medical Plan vs Major Medical Plan.
- ☐ Provide adequate supervision. Must provide a supervisor responsible for each project.
- ☐ Must provide proof to the BCFSC of the above steps being followed.

Fiscal sponsor rate: A sliding scale of 4-6% to administer community sponsored events. Sliding scale of 6-8% for County, State, and Federal Grants.

Term: The term of this MOU is a two-year agreement, expiring on _____.

Amendments: This MOU may be amended with the written approval of Butte County Fire Safe Council and Community FSC: _____.

Cancellation: Any of the two parties, upon a 30-day advance notice, may cancel this MOU.

As the designated representative of _____, I/We understand that by becoming an approved Community Fire Safe Council Member of the Butte County Fire Safe Council, our CFSC has access to specified benefits listed above.

SIGNED this _____ day of _____, 20___ by: _____Fire Safe Council:

_____ _____
(Designated representative signature) Print name and title of Signatory Date

APPROVED BY COUNCIL ACTION ON _____

Butte County Fire Safe Council:

_____ _____
(Designated representative signature) Print Name and Title of Signatory Date

Please sign and return original to: Butte County Fire Safe Council
Email: Taylorn@buttefiresafe.net
Mail: PO Box 699, Paradise, CA. 95967
Phone: 530-877-0984

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND CITY COUNCIL**

FROM: **MEGAN WILLIAMS – HUMAN RESOURCE ANALYST**

RE: **CONSIDER AND APPROVE IMPLEMENTATION OF NEOGOV'S RECRUITING AND APPLICANT TRACKING SYSTEM SOFTWARE**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider and approve the attached agreement and authorize implementation of NeoGov's recruiting and applicant tracking system software.

DISCUSSION

NeoGov is a comprehensive recruiting and applicant tracking system designed specifically for public sector agencies. This system will modernize our current recruitment process, improve candidate experience, streamline recruitment tasks to improve efficiency and enhance our ability to attract and retain top talent.

Key benefits of implementing NeoGov include:

- **Expanded Outreach**: Broadens the City's recruiting net across multiple platforms (LinkedIn, Indeed, City website) nationwide, helping attract a more diverse and qualified applicant pool.
- **Improved Candidate Experience**: A more intuitive, user-friendly application process will make it easier for candidates to apply, increasing engagement and application completion rates.
- **Process Automation & Efficiency**: Automation of manual tasks, such as applicant tracking, communications, and scheduling, that will free up valuable staff time and improve overall workflow efficiency.
- **Metrics & Compliance Tracking**: NeoGov includes built-in reporting features specifically designed to track recruitment data across all platforms. This will provide cleaner, more consistent, and easier-to-analyze data for compliance with AB 2561 and other public sector reporting requirements.

FISCAL IMPACT

- For a one-year agreement the numbers are the following, billed on an annual basis and the setup cost is only a one-time fee ($4000.00) built into year 1.
  - **Year 1:** $12,505.00
- For a two-year agreement the numbers are the following, billed on an annual basis and the setup cost is only a one-time fee ($4000.00) built into year 1.
  - **Year 1:** $9,670.00
  - **Year 2:** $9,450.00
- For a three-year agreement the numbers are the following, billed on an annual basis and the setup cost is only a one-time fee ($4000.00) built into year 1.
  - **Year 1:** $11,560.00
  - **Year 2:** $9450.00
  - **Year 3:** $10,000.00
- This cost will be split between the Software fund 6410 and the HR fund 100.1040

ACTION REQUESTED -

APPROVE STAFF TO ENTER INTO AN AGREEMENT WITH NEOGOV FOR ONE OF THE FOLLOWING OPTIONS:

AN AMOUNT NOT-TO-EXCEED $12,505.00 FOR ONE YEAR, BILLED ON AN ANNUAL BASIS PER ATTACHED QUOTE; OR

AN AMOUNT NOT-TO-EXCEED $19,120.00 FOR TWO YEARS, BILLED ON AN ANNUAL BASIS PER ATTACHED QUOTE; OR

AN AMOUNT NOT-TO-EXCEED $31,010.00 FOR THREE YEARS, BILLED ON AN ANNUAL BASIS PER ATTACHED QUOTE.

ATTACHMENTS

Quotes from NeoGov

City of Oroville

NeoGov Overview

WHY NEOGOV

- Simplified application process with a single applicant profile.
- Job postings reach over 35 million active job seekers, including 850,000 in California.
- Features to reduce Time to Hire and hiring costs, addressing current position closures due to applicant shortages.
  - Automatically sends rejection letters
  - Allows candidates to schedule their own interviews within allotted time slot
- Enhanced analytics for tracking recruiting trends, hard-to-fill roles, and hiring costs.
- Provides metrics for AB 2561 presentations.
- Delivers 67% more effective results than LinkedIn for public sector hiring.
- Future potential for expanding into onboarding and performance evaluations.



LinkedIn Recruiting Costs

- Only one free job can be posted at a time, capped at 40 applicants.
- Cannot repost for 30 days after reaching the cap.
- An Assistant Civil Engineer job posted on LinkedIn had 40 applicants within 3 days, but only 2 met qualifications.
- The post received only 173 views in two weeks.
- Paid job promotion costs $498 for 600 credits (1 credit = 1 click), boosting the post until the click limit is reached.
- Qualified candidates had to be emailed manually for applications.
- Most LinkedIn job postings focus on the private sector.
- Shared positions on the City's LinkedIn page received little engagement.



Indeed Recruiting Costs

- Job postings are free but reach fewer applicants without paid boosts.
- Postings can be flagged after 60 days for reasons like:
  - Excessive reposting of the same position.
  - Identical or similar postings.
  - Low-quality job descriptions or titles.
- Paid boosts ensure the job appears on Indeed's first page for local searches.
- Features include an "urgently hiring" label and matched candidates.
- Cost ranges from $33-$55 per day ($462 per week) per post
  - Example, a free Police Officer post will yield 0 applicants, while a $33 daily boost would attract 2 applicants, per their hiring wizard when the job is posted.



CalOpps

- First year set up and contract equaled $11,000 (where as NeoGov is only $9,670)
  - No multiyear deals or discounts
- Approximately has 412,000 registered users compared to NeoGov's 35 million
- Only based in California, no nationwide reach
- No other modules to grow into other than recruitment
- Does not track metrics for AB 2561 across all recruitment platforms like NeoGov
  - This still leads to a fair amount of manual labor hours to pull and comply data



Internal Labor Hours

- Last fiscal year, approximately 832 hours were spent on recruitment, costing approximately $27,314.56.
  - High hours due to lack of automation, which could reduce time by half.
- Approximately 5 reams of paper and 1 ink cartridge were used for recruitment.
  - On average, 60 double-sided pages are printed per position for manager reviews.
  - This does not include printing for interview binders
- The average rejection letter takes 3-4 weeks to send after closing a position.
  - For example, 8 positions closed on 05/23/2025, with the last rejection letter sent on 06/27/2025.
- Gathering AB 2561 metrics took about 30 hours over 2.5 weeks, costing approximately $960




CITY OF OROVILLE, CALIFORNIA
INCORPORATED 1906

PowerDMS by NEOGOV

t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245

NEOGOV

THIS IS NOT AN INVOICE

Contract Records		Order Details	
Account Number:	A-698486	**Order #:**	Q-381015
Customer:	Oroville, City of (CA)	**Valid Until:**	6/30/2025
Effective Employee Count:	128		
Sales Rep:	Wesley Taylor	**Start Date:**	Last signature date

Customer Contact			
Billing Contact:	Oroville, City of (CA)	**Shipping Contact :**	Oroville, City of (CA) Megan Williams
Billing Address:	1735 Montgomery St. Oroville, CA 95965	**Shipping Address:**	1735 Montgomery St. Oroville, CA 95965
Billing Contact Email:		**Shipping Contact Email:**	mwilliams@cityoforoville.org
Billing Phone:		**Shipping Phone:**	(530) 538-2404

Payment Terms

Payment Term: Net 30 **Notes:**
PO Number:

Subscription Service

Year 1

Item	Type	Term (Months)	License Type	Total (USD)
Insight Subscription	Recurring	12	Employee Based	$6,012.90
Insight Setup	Services	12	Employee Based	$4,000.00
Governmentjobs.com Subscription	Recurring	12	Employee Based	$1,890.90
Candidate Text Messaging Subscription	Recurring	12	Employee Based	$601.20
Candidate Text Messaging Setup	Setup	12	Employee Based	$0.00
			Year 1 TOTAL:	$12,505.00

Total: | $12,505.00

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions

License Terms: Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

Payment Terms: All invoices issued hereunder are **due upon the invoice due date**. If the Order is for a period longer than one year, the fees for the first period shown shall be invoiced immediately and the fees for future years/periods shall be invoiced annually in advance of each 12 month period shown on the Order, but regardless of the billing cycle, Customer is responsible for the fees for the entire Order. The fees set forth in this Service Order are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable. Payment for services ordered hereunder shall be made to Governmentjobs.com, Inc., (D/B/A NEOGOV).

Terms & Conditions: This Order Form creates a legally binding contract on the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (D/B/A/ NEOGOV), parent company of PowerDMS, Inc., Cuehit, Inc., Ragnasoft LLC (D/B/A/ PlanIT Schedule), and Design PD, LLC (D/B/A Agency360) (collectively, "**NEOGOV**") and Customer, this Order Form and the services to be furnished pursuant to

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t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245

NEOGOV

this Order Form are subject to the terms and conditions set forth here: https://www.neogov.com/service-specifications. The Effective Date (as defined in the terms and conditions) shall be the Subscription Start Date.

Special Condition:

If this Order Form is executed and/or returned to NEOGOV by the Customer after the Subscription Start Date stated in this Order Form, NEOGOV may adjust the Subscription Start Date and the corresponding Subscription End Date, without increasing the total fees, based on the date NEOGOV activates the subscription, provided the total length of the subscription term does not change. Following activation, any adjustments to such Subscription Start Date and Subscription End Date may be confirmed by reference to the invoice sent by NEOGOV.

THIS ORDER FORM HAS NOT BEEN APPROVED

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Contract Records		Order Details	
Account Number:	A-698486	**Order #:**	Q-380422
Customer:	Oroville, City of (CA)	**Valid Until:**	7/31/2025
Effective Employee Count:	128		
Sales Rep:	Wesley Taylor	**Start Date:**	Last signature date

Customer Contact			
Billing Contact:	Oroville, City of (CA)	**Shipping Contact :**	Oroville, City of (CA) Megan Williams
Billing Address:	1735 Montgomery St. Oroville, CA 95965	**Shipping Address:**	1735 Montgomery St. Oroville, CA 95965
Billing Contact Email:		**Shipping Contact Email:**	mwilliams@cityoforoville.org
Billing Phone:		**Shipping Phone:**	(530) 538-2404

Payment Terms

Payment Term: Net 30 **Notes:**
PO Number:

Subscription Service

Year 1

Item	Type	Term (Months)	License Type	Total (USD)
Insight Subscription	Recurring	12	Employee Based	$4,008.60
Insight Setup	Services	12	Employee Based	$4,000.00
Governmentjobs.com Subscription	Recurring	12	Employee Based	$1,260.60
Candidate Text Messaging Subscription	Recurring	12	Employee Based	$400.80
Candidate Text Messaging Setup	Services	12	Employee Based	$0.00
			Year 1 TOTAL:	$9,670.00

Year 2

Item	Type	Term (Months)	License Type	Total (USD)
Insight Subscription	Recurring	12	Employee Based	$6,681.00
Governmentjobs.com Subscription	Recurring	12	Employee Based	$2,101.00
Candidate Text Messaging Subscription	Recurring	12	Employee Based	$668.00
			Year 2 TOTAL:	$9,450.00

Total: | $19,120.00

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions

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NEOGOV

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Special Condition:

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THIS ORDER FORM HAS NOT BEEN APPROVED

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El Segundo, CA 90245

NEOGOV

THIS IS NOT AN INVOICE

Contract Records		Order Details	
Account Number:	A-698486	**Order #:**	Q-381014
Customer:	Oroville, City of (CA)	**Valid Until:**	7/31/2025
Effective Employee Count:	128		
Sales Rep:	Wesley Taylor	**Start Date:**	Last signature date

Customer Contact			
Billing Contact:	Oroville, City of (CA)	**Shipping Contact :**	Oroville, City of (CA) Megan Williams
Billing Address:	1735 Montgomery St. Oroville, CA 95965	**Shipping Address:**	1735 Montgomery St. Oroville, CA 95965
Billing Contact Email:		**Shipping Contact Email:**	mwilliams@cityoforoville.org
Billing Phone:		**Shipping Phone:**	(530) 538-2404

Payment Terms

Payment Term: Net 30 **Notes:**
PO Number:

Subscription Service

Year 1

Item	Type	Term (Months)	License Type	Total (USD)
Insight Subscription	Recurring	12	Employee Based	$5,344.80
Insight Setup	Services	12	Employee Based	$4,000.00
Governmentjobs.com Subscription	Recurring	12	Employee Based	$1,680.80
Candidate Text Messaging Subscription	Recurring	12	Employee Based	$534.40
Candidate Text Messaging Setup	Services	12	Employee Based	$0.00
			Year 1 TOTAL:	$11,560.00

Year 2

Item	Type	Term (Months)	License Type	Total (USD)
Insight Subscription	Recurring	12	Employee Based	$6,681.00
Governmentjobs.com Subscription	Recurring	12	Employee Based	$2,101.00
Candidate Text Messaging Subscription	Recurring	12	Employee Based	$668.00
			Year 2 TOTAL:	$9,450.00

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Year 3

Item	Type	Term (Months)	License Type	Total (USD)
Insight Subscription	Recurring	12	Employee Based	$7,081.86
Governmentjobs.com Subscription	Recurring	12	Employee Based	$2,227.06
Candidate Text Messaging Subscription	Recurring	12	Employee Based	$691.08
			Year 3 TOTAL:	$10,000.00

Total: | $31,010.00

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions

License Terms: Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

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NEOGOV

Your signature below constitutes acceptance of terms herein and contractual commitment to purchase the items listed above.

Accepted and Agreed By Authorized Representative of:
Oroville, City of (CA)

Signature: _____

Printed Name: _____

Title: _____

Date _____

THE INFORMATION AND PRICING CONTAINED IN THIS ORDER FORM IS STRICTLY CONFIDENTIAL.

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND COUNCIL MEMBERS**

FROM: **BRIAN RING, CITY ADMINISTRATOR**

RE: **DOWNTOWN OROVILLE BUSINESS IMPROVEMENT DISTRICT ANNUAL 2025-26 FISCAL YEAR BUDGET**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall receive the 2025-26 annual budget for the Oroville Downtown Business Improvement District (BID).

DISCUSSION

Pursuant to section 5.06.100 of Ordinance – No. 1839 the Council will review and approve the annual budget for the Oroville Downtown Business Association. Pursuant to said Ordinance, the City shall not adopt, modify or amend the proposed budget unless a written majority protest exists from business owners which pay 50% or more of the assessments.

FISCAL IMPACT

None.

ACTION REQUESTED -

APPROVE FISCAL YEAR 2025-26 BUDGET.

ATTACHMENTS:

Business Improvement District annual budget presentation for fiscal year 2025-26
Business Improvement District fiscal year 2025-26 budget
Ordinance No. 1839



ANNUAL REPORT AND BUDGET 2025/2026

ODBA

Who is Downtown Oroville?

The Oroville Downtown Business Association, also known as Downtown Oroville, is a 501(c6) non-profit organization run by a board of directors made up of small business owners and operators from the Downtown Oroville Historic District.



DOWNTOWN OROVILLE AND THE BID

Bringing Downtown Oroville Together

The Business Improvement District (BID) is a funding mechanism for downtown revitalization.

The existing ODBA, joined by the Riverfront District, is the managing organization of the BID. All downtown businesses within the BID boundaries will become members of the ODBA.



WHAT GUIDES THE WORK WE DO?

MISSION

Downtown Oroville works to ensure a thriving business economy in the Historic Downtown District through marketing, beautification, and business advocacy.

VISION

Downtown Oroville envisions itself as the HEART of Oroville. A vibrant and thriving business community that attracts customers and inspires them to shop and dine locally. Embracing its historic small-town charm, Downtown will be a sought-after location to open and sustain a profitable small business.

ODBA VALUES

Professionalism

Committed to building a healthy and strong organization to better support downtown.

Advocacy

We champion our members' needs and priorities.

Stewardship

We take action to preserve, restore, and improve the historic district to ensure it is maintained for all to enjoy.

Inclusion

Seek out partnerships and try to create solutions for everyone.

COMMITTEES

ODBA has four working committees made up of board members, advisory members, and local volunteers.

Marketing & Events

Beautification & Preservation

Welcome & Retention

Organizational Development





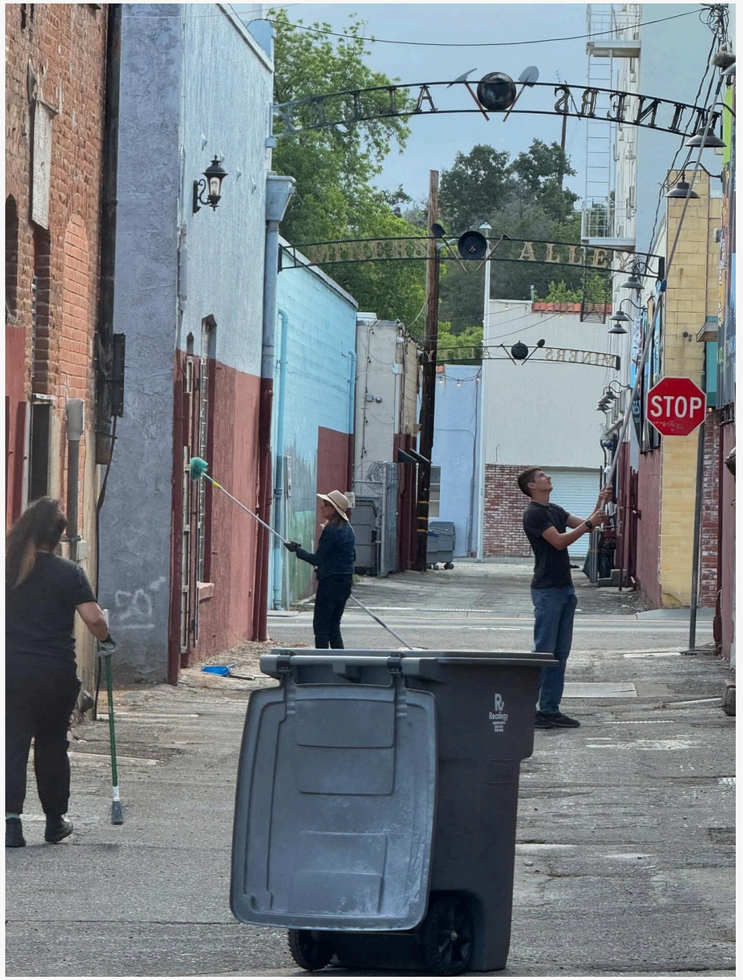
OBBA 24/25 ACCOMPLISHMENTS

Beautification & Preservation



Light polls and flower baskets.





Miners Alley Clean Up

OBBA 24/25 ACCOMPLISHMENTS

Beautification & Preservation

Downtown Christmas Decorations: Cleaning, organizing, and moving all inventory to the Copa.



OBBA 24/25 ACCOMPLISHMENTS

Marketing & Events

- 50% Increase in First Friday ticketed events - most are sold out
- Tracked spending through Shop & Win raffle indicates approx $4,000 in receipts returned in just one night for Salsa Taste-Off

Organizational Development

- Aligned the City Ordinance with ODBA Bylaws
- Conflict of Interest & Board Agreement
- Meeting with City staff more often

FOCUS 25/26

1 **Marketing & Events:**
Focus on Downtown as a Place.

Make sure events have a positive economic impact on businesses.

2 **Beautification & Preservation:**
Restore historically appropriate street signs and ghost signs through an Arts Commission Grant.

3 **Organizational Development:**
Find funding sources to support organizational growth.

4 **Welcome & Retention:**
Working with the city on the Bird Street improvement project.

EVENTS

OTHER EVENTS DOWNTOWN

Objective:
The ODBA always looks through a filter of what the potential impact of events will have on businesses downtown.

We are happy with the current festivals and Third Fridays Show and Stroll, and working with event coordinators on creative ways to ensure stores are reaping the benefits of the people those events bring downtown.

FIRST FRIDAY EVENTS

Objectives:

1. **Designed to drive traffic into stores and restaurants to increase sales.**

- ODBA hosts 11 First Friday events annually

- The “Shop to Win” raffle strategy has a proven track record of getting people to shop and dine downtown.



ODBA SIGNATURE EVENTS

Objectives:

1. **Create Awareness**
2. **Community Pride**
3. **Drive traffic into businesses**

Christmas Preview

Christmas Tree Lighting

Shop Small Saturday

Mile-Long Yard Sale







ANNUAL BID BUDGET

2025/2026

ANNUAL BUDGET

2025/2026

$17,050 Total BID Membership Income

$10,230 Marketing (60% of Membership Income)

$6,820 Beautification (40% of Membership Income)



ADDITIONAL ODBA EXPENSES

Not funded through the BID

Operations, Administrative, Events, and additional Marketing

$35,000

Funding is raised through ticketed events, fundraisers, sponsorships, and grants.

DOWNTOWN OROVILLE MARKETING EFFORTS

60% of BID funds: $10,230

Objectives:

Create awareness and local pride in our historic downtown

Develop customer loyalty to increase sales for every downtown business

Increase Tourism and visitors to discover our unique and charming downtown







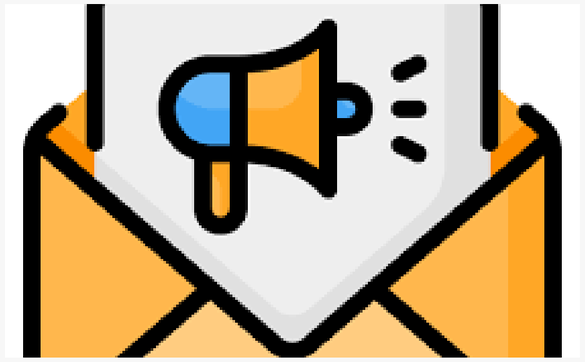
DOWNTOWN OROVILLE MARKETING EFFORTS

Digital Marketing



Website

3,000 followers



Over 1000 Email subscribers

7,300 followers

DOWNTOWN OROVILLE MARKETING EFFORTS

Downtown Oroville Welcome Booth:

- Supply downtown information and run raffles at all ODBA events.

Print Collateral:

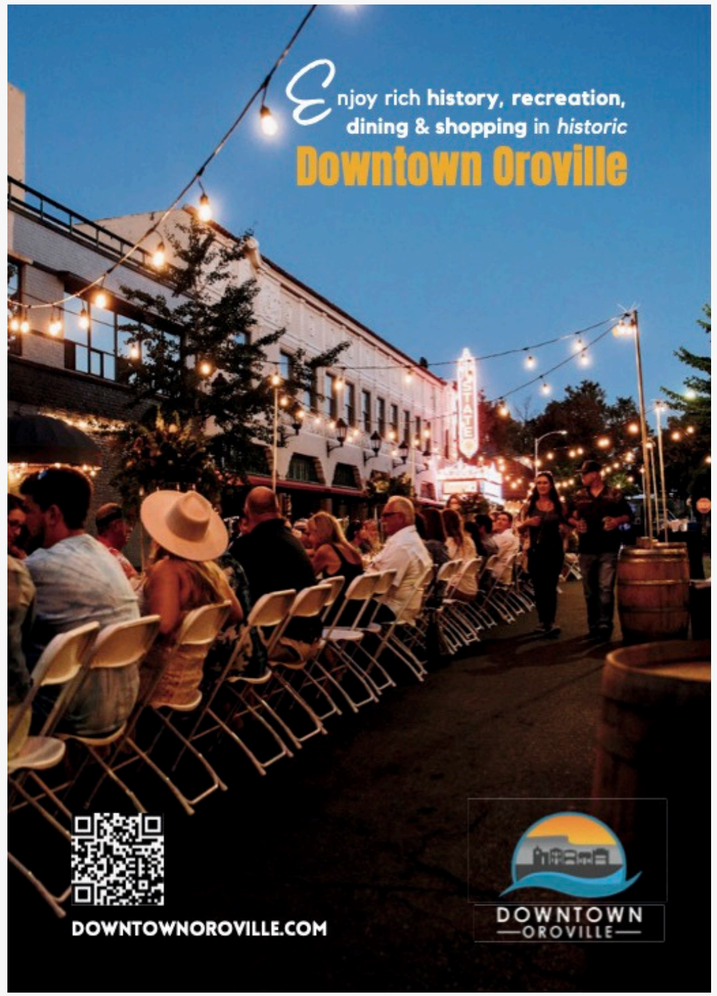
- Posters, Maps, Counter Card Flyers, Banners

Press: Oroville MR

Gift Certificates "Shop & Win" raffle prizes

Print Advertising:

- Explore Butte County Adventure Guide (in-kind)



THANK YOU

SEE YOU DOWNTOWN SOON!

DOWNTOWN
OROVILLE

Oroville Downtown Business Association Annual Budget

ODBA Mission: Downtown Oroville works to ensure a thriving business economy in the Historic Downtown District through marketing, beautification, and business advocacy.

Annual Budget for 2025/2026

$17,050 Total Membership Income
$10,230 Marketing (60% of Membership Income)
$6,820 Beautification (40% of Membership Income)

Marketing Efforts (Advertising, Promotion, Booth, and Events) 60%: $10,230

- Website: Update member business web pages, events, management, and hosting
- Social Media Management, shared posts of all BID members, boosting posts and engagement
- Downtown Oroville Welcome Booth: First Fridays, Third Fridays, and Special Events
- Print Collateral: Posters, Maps, Counter Card Flyers, Banners
- Press: Press Release and phone interviews with Oroville MR
- Email Blast: Monthly email with news, meeting info, and events
- Event Coordinators

Beautification Efforts 40%: $6,820

- Paint Light Poles
- Improve and maintain planters
- Eliminate litter
- Install seasonal flags
- Provide more string lights and bulbs
- Encourage historic preservation

ORDINANCE NO. 1839

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OROVILLE, ADDING CHAPTER 5.06 TO THE OROVILLE MUNICIPAL CODE ESTABLISHING THE DOWNTOWN OROVILLE BUSINESS IMPROVEMENT DISTRICT.

RECITALS

WHEREAS, on February 19, 2019, the City Council of OROVILLE, on behalf of the City of OROVILLE, (the "City"), adopted a Resolution of Intent (the "Resolution"), declaring its intention to establish a Parking and Business Improvement District (hereinafter referred to as the "District"), to levy a benefit assessment on all businesses, trades, professions, and vendors within said District, the proceeds of which shall be used for the public purposes herein described to benefit the businesses in the District, pursuant to the Parking and Business Improvement Area Law of 1989, Part 6 (commencing with Section 36500) of Division 18 of the California Streets and Highways Code (the "Act"); and,

WHEREAS, pursuant to the Act and the Resolution, City conducted a public hearing, after having given due notice thereof as required by law, on March 19, 2019, at Council Chambers at City Hall, located at 1735 Montgomery Street, Oroville, CA 95965; and,

WHEREAS, said public hearing has been held and the City Council has heard and considered all oral and written protests and other comments regarding such proposed actions; and,

WHEREAS, protests in writing from businesses in the proposed District paying 50% or more of the proposed assessment have not been received by April 9, 2019; and,

WHEREAS, this City Council has now determined to establish the proposed District as a Parking and Business Improvement Area, to provide for the imposition of a benefit assessment and to adopt an ordinance to such effect; and,

WHEREAS, in the opinion of this City Council, the businesses within the District will be benefited by the expenditure of the funds raised by the assessments levied hereby in the manner prescribed herein; and,

WHEREAS, this City Council may, for each of the purposes set forth in Section 36510 & 36513 of the Act, establish one or more separate benefit zones based upon the degree of benefit derived from the formation of the District, and may impose a tiered assessment or charge within each of the benefit zones; and,

WHEREAS, all provisions of the Act applicable to the establishment, modification, or disestablishment of a District shall apply to the establishment, modification, or disestablishment of benefit zones pursuant to the Act, and the establishment or the modification of any benefit zone shall follow the same procedure as provided for under the establishment of a Parking and

Business Improvement District; and the disestablishment of a benefit zone shall follow the same procedure as provide for disestablishment of a District; and,

WHEREAS, upon the request of the District Board of Directors, this City Council shall commence the proceedings required by law to amend the boundaries, assessments or charges established pursuant to this Ordinance subject to approval of the Board of Directors of the District as expressly provided for herein; said modifications being made pursuant to the procedural requirements of the Act, but no assessment or charge shall be modified which would impair the ability of the District to meet the obligations of a contract to construct or operate physical improvements or to market or conduct events in the District; and,

WHEREAS, adjustments may be made in the assessments or charges to businesses in the District, or in the uses to which the revenue shall be put, as specified in this Ordinance and subject to Board approval, provided such changes are approved by the District Board of Directors and are made by a supplemental Ordinance adopted after a hearing before the City Council; and,

WHEREAS, for purposes of the assessments or charges to be imposed pursuant to this Ordinance, this City Council may make a reasonable classification of businesses, giving consideration to various factors, including general benefit to businesses and the degree of benefit received from District programs; and,

WHEREAS, the assessments or charges levied on businesses pursuant to this Ordinance shall, to the maximum extent feasible, be levied on the basis of the estimated benefit to the businesses within the District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OROVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1. CHAPTER 5.06 is hereby added to the OROVILLE Municipal Code to read as follows:

CHAPTER 5.06 – DOWNTOWN OROVILLE BUSINESS IMPROVEMENT DISTRICT.

Sections:

5.06.010 Definitions
5.06.020 Establishment of Boundaries
5.06.030 Establishment of District Board of Directors
5.06.040 Establishment of Benefit Assessment
5.06.050 Purpose and Use of Benefit Assessments
5.06.060 Exclusions From Benefit Assessment
5.06.070 New Business Assessment Waiver
5.06.080 Collection of Benefit Assessment
5.06.090 Voluntary Contributions To District
5.06.100 Annual Budget Process
5.06.110 Decisions Regarding Expenditure of Funds

5.06.120 District Proceeds Do Not Offset City Services
5.06.130 Disestablishment of the District

5.06.010 Definitions. To distinguish between District businesses and for the purpose of calculating and applying the amount of assessments owed, the following definitions shall apply:

(a) Retail Businesses: "Retail Businesses" include all businesses not covered by other definitions set out in this section, at least fifty percent (50%) of whose gross income is derived from "retail sales" as that term is defined under the California Sales and Use Tax Law. The fact that a substantial part of its business consists of sales other than retail sales does not exclude said business from this classification so long as such other business component does not account for more than fifty percent (50%) of said business' gross income;

(b) Restaurants: "Restaurant" businesses include cafes, eating establishments, sandwich shops, dinner houses, restaurants and fast food services and other similar businesses;

(c) Sales and Service: "Sales and Service" businesses include businesses that combine retail and product services. Examples are appliance stores, most automotive-oriented businesses, repair shops, repairing and servicing businesses and service stations. Other businesses of a general service-type nature such as personal care salons, lodging, general office, news and advertising media, printers, renting and leasing businesses, utilities, vending machine businesses, household finance companies, entertainment businesses and other similar businesses not otherwise included in categories a, b, d, or e are included in this section;

(d) Professional: "Professional" includes attorneys, architects, accountants, engineers, surveyors, physicians, dentists, optometrists, chiropractors and others in a medical / health service field, consultants, real estate brokers, financial advisors, laboratories (including dental and optical), hearing aid services, artists, photographers and designers.

(e) Financial: Banks, savings & loans, credit unions, etc.

(f) Fiscal Year: "Fiscal Year" means July 1st to and including June 30th of the following calendar year.

(g) Billing Period: "Billing Period" shall refer to the fiscal year, commencing July 1 of the initial year and each and every year thereafter unless disestablished per Section 1 paragraph 14.0 of this Ordinance.

5.06.020 Establishment of Boundaries. A Parking and Business Improvement District is hereby established pursuant to the Parking and Business Improvement Area Law of 1989, Streets and Highways Code Section 36500 et seq. The boundaries of the District and the benefit zones within the District shall be as set forth on Exhibit "A", attached hereto and incorporated herein by reference. This District shall be known as the **"Downtown Oroville Business Improvement District," (the "District")**.

5.06.030 Establishment of District Board of Directors. There shall be a Board of Directors ("Board") of the District to administer the affairs of the District. Said Board shall be constituted of businesses within the District. Within the Board there shall be a President, Vice-President, Secretary and Treasurer elected by the membership, and such other officers as deemed necessary by the Board. Such other officers shall be appointed by the Board of Directors at their discretion. All voting within the District regarding election of Board Members and any actions regarding the normal and routine conducting of District Business shall be based on one (1) vote per assessed dollar, and said business must be current in payment of their District assessment(s) to participate in such votes.

5.06.040 Establishment of Benefit Assessment. All businesses, trades, and professionals located within the District shall, commencing July 1, 2019, pay a annual benefit assessment to the District in the following amounts:

Zones of Benefit:		Zone A	Zone B
Retailers and restaurants	(Small)	$250	$150
	(Large)	$350	$150
Service Businesses		$200	$100
Professional Businesses		$200	$100
Financial		$500	$500

A) The average benefit assessment is $196.37 per year

B) Zones of benefit are determined by the Map in Exhibit A of the Resolution of Intent.

C) Size category is determined by number of full-time employees as follows:

- Small is 1-3 full-time employees including Owner
- Large is 4 or more full-time employees including Owner.

D) Business type definitions are as follows:

- **Retail and Restaurant:** Businesses that buy and resell goods, examples are clothing stores, shoe stores, office supplies as well as businesses that sell prepared foods.
- **Service Businesses:** Businesses that sell services. Examples are beauty and barber shops, repair shops, most automotive-oriented businesses, lodging businesses, entertainment businesses such as theaters, etc.
- **Professional Businesses:** Includes Architects, Engineers, Attorneys, Dentists,

Doctors, Accountants, Optometrists, Realtors, Insurance Offices, Mortgage Brokers and most other businesses that require advanced and/or specialized licenses and/or advanced academic degrees.

• **Financial Institutions:** Includes banking and savings and loan institutions as well as credit unions, etc.

5.06.050 Purpose and Use of Benefit Assessments. The types of improvements and activities proposed to be funded by the levy of assessments on businesses in the District are to be determined by the Board of Directors of the ODBA, but initially 40% to Civic Beautification and Signage Programs and 60% to Commercial Marketing and Special Events, generally as follows:

a. The acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following improvements:

(1) Benches;
(2) Trash receptacles;
(3) Decorations;
(4) Facade improvements;
(5) Permanent landscaping

b. Activities including but not limited to the following:

(1) promotion of public events which benefit businesses in the area and which take place on or in public places within the area;
(2) Furnishing of music in any public place in the area;
(3) Any other activities which benefit businesses located and operating in the area, including but not limited to downtown markets, commercial marketing, advertising and promotional programs.

5.06.060 Exclusions From Benefit Assessment. No person or business within the District shall be required to pay an assessment based on: (a) a residential use of the property within the District, or (b) a non-profit organization as defined by Section 501 (C) (3) or (C) (6) of the Internal Revenue Service Code.

5.06.070 New Business Assessment Waiver. Any new business established within the District shall not be required to pay an assessment for the Billing Period during which said business is initiated. The business will have been considered initiated on the date of issuance of the business license. This waiver shall not apply to an existing business that has changed ownership or location within the District. City agrees to supply the District with timely information regarding new businesses initiated within the District.

5.06.080 Collection of Benefit Assessment. The benefit assessment authorized by Section 5.06.040 for Oroville businesses shall be billed each calendar year on January 1, and collected on July 1. The City will bill and collect the assessments, at no charge to the District and forward all funds collected to the District within 30 days of collection.

5.06.090 Voluntary Contributions To District. Contributions to the District shall be permitted on a voluntary basis. The boundary of the District shall not be modified as a result of the contribution. Said contributing business may be considered a member of the District for voting or other purposes upon approval by the board of directors. However, said business making a voluntary contribution may be entitled to participate in the programs of the District upon a finding by the Board of Directors that the District derives a benefit from said business' participation in the program.

5.06.100 Annual Budget Process. Pursuant to the Act, it shall be necessary for the District Board of Directors to present an annual budget for City Council review and approval prior to the beginning of each Fiscal Year. The purpose of this process is to comply with the Act provisions regarding public notice and hearing prior to establishing the benefit assessments for the following Fiscal Year. City shall not adopt, modify or otherwise amend any Fiscal Year budget of the District that is inconsistent in any way with said Fiscal Year's budget as agreed to and presented by the District Board of Directors except in the case of a written majority protest (regarding elimination or modification of any specific budget item) from business owners which will pay 50% or more of the assessments proposed to be levied as to any specific budget item pursuant to GC Section 36525 (b). In such case the written protest regarding any specific budget item shall be grounds to eliminate or modify said expenditure from the District's proposed budget pursuant to the written protest.

5.06.110 Decisions Regarding Expenditure of Funds. As provided for within the guidelines of Streets and Highways Code Section 36500 et seq. (SB 1424 - Parking & Business Improvement Law of 1989, Chapter 2), decisions of the District Board of Directors regarding expenditure of all funds generated under this program shall be final.

5.06.120 District Proceeds Do Not Offset City Services. City specifically finds and declares that the funds derived from the District shall not be used to offset or diminish current maintenance, capital improvement programs, including but not limited to, public property and sidewalk cleaning, street cleaning and maintenance, tree maintenance, restroom cleaning and maintenance. The City declares its intent to provide at least the same level and standard of maintenance and repair of public property within the District providing City funds are available from year to year.

5.06.130 Disestablishment of the District. Proceeding to disestablish the District shall be initiated by the City Council following the presentation of a petition to the City Council signed by business owners paying 50% or more of the assessments levied in the District. Proceedings to disestablish the District shall follow the procedures set forth in GC Section 36550. The City Council shall disestablish the District if, following the public hearing prescribed in Section 36550 (b), written protests are not withdrawn as to reduce the protests below the 50% level. In the event of disestablishment of the District, remaining revenues of the District shall be refunded to paying business owners in a pro-rata manner calculated in the same manner as was used to establish the most recent assessments applied in the District.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance, it being expressly declared that this ordinance and each section, subsection, clause and phrase hereof would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that any one or more other sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 3. The City Clerk shall attest to the adoption of this Ordinance and cause same to be published in the manner required by the City Charter.

This Ordinance shall take effect on the 30th day after its adoption.

PASSED AND ADOPTED by the Oroville City Council at an regular meeting held on this 7th day of May, 2019, by the following vote:

YES:

NOES:

ABSTAIN:

ABSENT:

_____
Chuck Reynolds, Mayor

APPROVED AS TO FORM:

_____
Scott E. Huber, City Attorney

ATTEST:

_____
Jackie Glover, Assistant City Clerk

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN & COUNCIL MEMBERS**

FROM: **AMY BERGSTRAND, DIRECTOR BUISNESS ASSISTANCE/HOUSING DEVELOPMENT**

RE: **INTEREST FORGIVENESS FOR REHABABILITATION LOAN AT 1640 HAMMON AVENUE**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider forgiving accrued interest for an Owner-Occupied Rehabilitation loan #510 provided to Susan Billings (Akins) for repairs made to 1640 Hammon Avenue (APN: 013-053-005).

DISCUSSION

Susan Billings (Akins) is requesting the Council forgive accrued interest in the amount of $30,387.53 for rehabilitation loan #510 for 1640 Hammon Avenue. Susan Billings (Akins) holds two loans with the City of Oroville, a First Time Home Buyer loan in the amount of $32,598.09 with interest forgiveness, dated May 4, 1999, and a Rehabilitation Loan in the amount of $54,669.32 with 3% interest that, dates back October 27, 2006. An additional advance of $6,117.06 was also provided and secured as an addition to the principal loan amount of the First Time Home Buyer Loan.

The Department received a request from the borrower to forgive interest on the owner-occupied loan if she were to pay off both the principal balance of the First Time Homebuyer Loan and the Owner-occupied Rehabilitation loan. The request to forgive the accrued interest for Rehabilitation loan #510 was taken before the Housing Loan Advisory Committee (LAC) on June 12, 2025. The LAC recommends approving the request to forgive the interest of this loan contingent upon all loans held by the City being paid off in full.

The previous program guidelines (guidelines that apply to Akins) for the Rehabilitation Loan Program allowed for loans at 3%, with no interest forgiveness. The current program guidelines, as of 2024, are different and allow for 3% interest with forgiveness after five years. It is not common practice to forgive accrued interest on any loans unless the security

documents have forgiveness terms included.

FISCAL IMPACT

There is no general fund impact. If all or part of the interest is forgiven, there would be a loss of revenue that would otherwise return the program income fund at payoff the loan, and be available for others in the community to use and benefit from. .

ACTION(S) REQUESTED -

1. MAKE AN EXCEPTION TO THE PROGRAM GUIDELINES AND APPROVE FORGIVENESS OF ALL ACCRUED INTEREST TO DATE FOR LOAN #510.

2. MAKE AN EXCEPTION TO THE PROGRAM GUIDELINES AND APPROVE PARTIAL FORGIVENESS OF ACCRUED INTEREST OF LOAN #510.

3. IN ACCORDANCE TO THE APPLICABLE PROGRAM GUIDELINES, DENY REQUEST FOR FORGIVENESS OF ACCRUED INTEREST FOR LOAN #510.

ATTACHMENTS

None.

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND COUNCIL MEMBERS**

FROM: **LIZ EHRENSTROM, HUMAN RESOURCE/RISK MANAGER**

RE: **INDUSTRIAL DISABILITY RETIREMENT RESOLUTION FOR MICHAEL SEARS**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider the attached CalPERS Resolution required for an industrial disability retirement for Michael Sears.

DISCUSSION

Before CalPERS can process any local safety member's application for industrial disability retirement, they require the governing body of the City to adopt a resolution verifying various facts associated with the industrial disability. Based on Mr. Sears's injuries, he is no longer able to perform the physical duties of a police sergeant. The City has been working through Joel Kautz, the City's worker's compensation attorney, with LWP, the city's workers compensation firm, and Mr. Sears' attorney to settle all of Mr. Sears's claims. All parties involved have concluded that Mr. Sears is currently no longer able to perform the physical duties of a police sergeant as indicated by the Qualified Medical Examiner, for the foreseeable future.

Staff is recommending approval of the CalPERS Resolution in support of an industrial disability retirement for Michael Sears.

FISCAL IMPACT

No direct impact; City will be responsible for its share of retirement benefits.

ACTION REQUESTED

Approve the attached CalPERS Resolution No. 9395 in support of an industrial disability retirement for Michael Sears.

ATTACHMENTS

Resolution No. 9395

CITY OF OROVILLE
CITY COUNCIL RESOLUTION NO. 9395

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OROVILLE MAKING FINDINGS AND DETERMINATIONS REGARDING THE SERVICE-CONNECTED DISABILITY RETIREMENT OF MICHAEL SEARS, A LOCAL SAFETY MEMBER EMPLOYED BY THE CITY UNDER CALPERS

WHEREAS, the City of Oroville (the "City") is a contracting agency of the California Public Employees' Retirement System ("CalPERS"); and

WHEREAS, the City has employed Michael Sears as a local safety member in the classification of Sergeant; and

WHEREAS, the City Council has been presented with substantial medical and other evidence indicating that Michael Sears is incapacitated within the meaning of California Government Code Section 21156 for the performance of his duties in the position of Sergeant; and

WHEREAS, the City has determined that such disability is a result of injury or disease arising out of and in the course of his employment, and is "service-connected" as that term is defined under Government Code Section 21156; and

WHEREAS, the City has determined that Michael Sears is not eligible to be placed on the City's regular or modified duty assignment list; and has requested to retire in lieu of accepting reassignment to a modified position, if available;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AS FOLLOWS:

1. The above recitals are true and correct.

2. The City Council finds and determines that Michael Sears, a local safety member employed by the City in the position of Sergeant, is incapacitated for the performance of his duties.

3. The City Council certifies that this determination was made on the basis of competent medical opinion and other evidence submitted and reviewed under Government Code Section 21156.

4. The City Council finds and determines that such disability is service-connected, under the provisions of Government Code Section 21156, and arose out of and in the course of Michael Sears's employment with the City.

5. The last day of paid status for Michael Sears was November 13, 2022, and the effective date of retirement for disability purposes is to be determined by CalPERS pursuant to its rules and regulations.

6. The City does not have a position available with duties that Michael Sears can perform, considering his medical condition and limitations, nor does the City intend to offer reassignment to another position.

7. The primary disabling condition(s) have been reviewed by or through the City's appointed physician or third-party administrator and are identified as Post Traumatic Stress Disorder, Insomnia Disorder, and Depressive Disorder.

8. The City Council hereby certifies under Government Code Section 21152(c) that this determination is made in accordance with the requirements of the California Public Employees' Retirement Law and CalPERS regulations.

9. The City Council authorizes and directs the City Administrator or his designee to file the necessary documents with CalPERS to process the application for disability retirement for Michael Sears.

PASSED AND ADOPTED by the City Council of the City of Oroville, State of California, at the Regular Meeting held on July 15, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Pittman, Mayor

APPROVED AS TO FORM:

Scott E. Huber, City Attorney

ATTEST:

Brian Ring, City Clerk

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND CITY COUNCIL MEMBERS**

FROM: **RUTH DUNCAN, ASSISTANT CITY ADMINISTRATOR-ADMINISTRATIVE SERVICES**

RE: **ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, ZONES 1, 2, 4, 6-8**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Benefit Assessment District for Fiscal Year 2025/26.

DISCUSSION

As a condition of approval for each subdivision identified below, the developer was required to establish or annex into a benefit assessment district. Each subdivision represents a Zone within the larger district. Each Zone is financially responsible for the maintenance of the storm water infrastructure (manholes, drain pipes, etc.), including storm water retention facilities within the specific subdivision. The particular Zones within the City's Consolidated Benefit Assessment District ("CBAD") are identified below:

ZONE NUMBER AND NAME
Zone 1 – Linkside Place, Phase 1
Zone 2 – Foothill Estates
Zone 3 – Mission Olive Ranch
Zone 4 – Vista Del Oro
Zone 5 – Calle Vista Estates, Unit 2
Zone 6 – Martin Ranch
Zone 7 – Jake Richter Estates
Zone 8 – Acacia Estates
Zone 9 – Ruddy Creek

Pursuant to the Benefit Assessment Act of 1982, which authorizes the formation and annual assessment of such districts, an Annual Assessment Report was prepared and filed with the City Clerk prior to the July 15, 2025 City Council meeting. The purpose of the report is to document the annual costs involved in the operation, maintenance and servicing of all improvements, adjust the annual assessments to incorporate any surplus or deficit from the

previous year and to determine the actual annual assessment for each assessable parcel within the CBAD.

The City Council will consider the following items for the CBAD:

1. Preliminarily approve the Annual Assessment Report and the proposed levy and collection of assessments for the CBAD for Fiscal Year 2025/26.

2. Direct Staff to make any changes or amendments to the Annual Assessment Report as necessary.

3. Approve the Resolution of Intent which sets the date for a public hearing for the August 5, 2025 City Council Meeting. At that time, the City Council will conduct a public hearing on these matters and may confirm the Annual Levy Report and Assessments.

FISCAL IMPACT

Assessments are collected for the City of Oroville by the Butte County Tax Collector to reimburse the City for the costs of operating, maintaining, and servicing the storm water infrastructure within the CBAD.

ACTION(S) REQUESTED -

1. **ADOPT RESOLUTION NO. 9398 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26**

2. **AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT. IT IS PROPOSED THAT THERE BE NO ASSESSMENTS CHARGED TO PROPERTIES WITHIN THE CBAD FOR FISCAL YEAR 2025/26 DUE TO A MINIMAL AMOUNT OF EXPENDITURES THROUGH THE PREVIOUS YEAR.**

ATTACHMENTS

Resolution No. 9398
2025/26 Assessment Summary from the CBAD Annual Assessment Report.

NOTE: *In order to reduce copying costs, only the Executive Summary of the Annual Assessment Report is attached to this staff report. The complete Annual Assessment Report for the CBAD is available for review in the City Clerk's office*.

CITY OF OROVILLE
RESOLUTION NO. 9398

A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26

WHEREAS, the Oroville City Council has, by previous resolutions, formed and levied annual assessments for a special maintenance district pursuant to the terms of the "Benefit Assessment Act of 1982" (the "1982 Act"), Part 1, Division 2, Title 5 of the California Government Code (commencing with Section 54703). Said special maintenance district is known and designated as "The Oroville Consolidated Benefit Assessment District" (the "District"). The District is comprised of several Zones which are identified below:

ZONE NUMBER AND NAME
Zone 1 – Linkside Place
Zone 2 – Foothill Estates
Zone 3 – Mission Olive Ranch
Zone 4 – Vista Del Oro
Zone 5 – Calle Vista
Zone 6 – Martin Ranch
Zone 7 – Jake Richter Estates
Zone 8 – Acacia Estates
Zone 9 – Ruddy Creek

WHEREAS, the City Council has retained Harris & Associates for the purpose of assisting with the annual levy of the District and to prepare and file with the City Clerk, an Annual Assessment Report (the "Report") for the District in accordance with the 1982 Act; and,

WHEREAS, the City Council hereby orders Harris & Associates to prepare and file with the City Clerk, the Report concerning the annual levy and collection of assessments for the District. Said levy and collection shall be for the fiscal year commencing July, 1, 2025 and ending June 30, 2026 in accordance with *Section 54716* of the 1982 Act. The Report details the improvements, any substantial changes to the improvements, the annual budgets for each Zone and the proposed assessment amounts for each parcel.

WHEREAS, there has now been presented to this City Council the Report as required by the 1982 Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each of the budget items and documents therein, and is satisfied that the assessment amounts, on a preliminary basis, have been spread to the assessable parcels in accordance with the special benefit received from the improvements and services provided.

NOW, THEREFORE, the Oroville City Council does resolve as follows:

Section 1 That the above recitals are true and correct.

Section 2 Proposed Improvements: The improvements within the District may include, but are not limited to: drainage control, flood control and associated appurtenances within the public right-of-ways or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a satisfactory operating condition. The specific improvements within each Zone are detailed in the Report.

Section 3 Intention: The City Council hereby declares its intention to seek the annual levy and collection of assessments within the District pursuant to the 1982 Act, in order to pay for the costs of maintaining and servicing the above referenced improvements. The City Council finds that the public's best interests will be served by such levy and collection.

Section 4 Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with Article 4, Section 54718 of the 1982 Act.

Section 5 Notice: The City Council shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. All interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday August 5, 2025 at 5:00 p.m.** at the City Council Chambers, located at 1735 Montgomery Street, Oroville.

Section 7 The City Clerk shall certify to the adoption of this Resolution by the City Council and is hereby authorized and directed to give notice of said Public Hearing.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on July 15, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSTENT:

David Pittman, Mayor

APPROVED AS TO FORM:

David Ritchie, City Attorney

ATTEST:

Kayla Reaster, Assistant City Clerk

Harris & Associates

CITY OF OROVILLE

PRELIMINARY ENGINEER'S REPORT
CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
FISCAL YEAR 2025-26

JULY 2025

PREPARED BY

Harris & Associates
1401 Willow Pass Road, Suite 500
Concord, CA 94520
www.weareharris.com

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STATEMENT OF ASSESSMENT ENGINEER

AGENCY: **THE CITY OF OROVILLE**

PROJECT: **CONSOLIDATED BENEFIT ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL OF THE**
CITY OF OROVILLE
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2025-26

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the annual levy of assessments within the Consolidated Benefit Assessment District of the City of Oroville to provide services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2025-26.

Pursuant to the provisions of the Benefit Assessment Act of 1982, commencing with Section 54703 (the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution") the City Council of the City of Oroville (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the Consolidated Benefit Assessment District (the "District") for Fiscal Year 2025-26. Said Resolution called for the preparation and filing of an annual report (the "Report") pursuant to section 54716 of the 1982 Act, presenting plans and specifications describing the general nature, location and extent of the improvements and an estimate of the costs to maintain said improvements within the District.

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

CONSOLIDATED BENEFIT ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Overview: This part provides a general description of the District, Proposition 218 and a summary of the proposed assessment.

PART II

Plans and Specifications: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART III

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation. For particulars as to the identification of parcels, reference is made to the District Diagram.

PART IV

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2025-26.

Appendices

Appendix A – Assessment Roll
Appendix B – Assessment Diagrams

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED this ____ day of _____, 2025

Harris & Associates

_____

Alison Bouley, P.E., Assessment Engineer
R.C.E. No.
Engineer of Work

PART I – OVERVIEW

The District is comprised of the nine (9) residential developments designated as Zones within the District. Zone number 6, Martin Ranch, was formed but never developed. It will therefore, remain un-assessed until such time as development is renewed or another development takes over the project area. Please refer to the table below which details the number of parcels within each Zone as well as the distinct name and number designation. Also included in the table below are the total costs to be assessed, the Proposed Assessment Rate and the Maximum Assessment Rate allowed for Fiscal Year 2025-26.

CBAD FISCAL YEAR 2025-26 ASSESSMENT SUMMARY

Zone Name	Total Assessable Unit	Total Assessable Cost	Maximum Assessment Rate per Unit	Proposed Assessment Rate per Unit
Zone 1 – Linkside Place, Phase 1	65	$0.00	$450.92	$0.00
Zone 2 – Foothill Estates	25	$0.00	$524.52	$0.00
Zone 3 – Mission Olive Ranch	19	$0.00	$457.04	$0.00
Zone 4 – Vista Del Oro	92	$0.00	$368.11	$0.00
Zone 5 – Calle Vista Estates, Unit 2	44	$0.00	$272.38	$0.00
Zone 6 – Martin Ranch	0	$0.00	$0.00	$0.00
Zone 7 – Jake Richter	8	$0.00	$389.80	$0.00
Zone 8 – Acacia Estates	20	$0.00	$271.93	$0.00
Zone 9 – Ruddy Creek	97	$0.00	$131.71	$0.00
TOTALS:	**370**	**$0.00**		

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI is added to the previous years' Maximum Assessment Rate to determine the adjusted Maximum Assessment for each Zone for the current year. Please refer to Section III of this Report, "Assessment Range Formula" for a complete description of the CPI tables used for this purpose.

The table below provides the historical increases in the February CPI, beginning in Fiscal Year 2006-07. CPI is shown here at 7 decimal points for purposes of accuracy and for calculating the Adjusted Maximum Assessment each year.

Fiscal Year	February CPI Adjustment
2006-07	2.9324056%
2007-08	3.1810719%
2008-09	2.7722661%
2009-10	1.1629601%
2010-11	1.7910031%
2011-12	1.6962568%
2012-13	2.9998130%
2013-14	2.4472307%
2014-15	2.4468738%
2015-16	2.5320274%
2016-17	3.0167510%
2017-18	3.4371668%
2018-19	3.5644600%
2019-20	3.5260284%
2020-21	2.9059806%
2021-22	1.5672862%
2022-23	5.1933887%
2023-24	5.3023939%
2024-25	2.3661444%
2025-26	2.6863605%

PART II – PLANS AND SPECIFICATIONS

Description of the District and Boundaries

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain drainage and storm water improvements within the boundaries of each Zone. Said improvements are detailed below under "Improvements and Services Provided".

Each Zone was formed and annexed into the District as a condition of development. The Zones are located throughout the City of Oroville.

Improvements and Services Provided

The improvements and services for all Zones may be identified as: Drainage improvements within each Zone may include but are not limited to: flood control and storm water facilities, graffiti removal, masonry walls and other appurtenant facilities. The services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned facilities in a proper working condition. The improvements within each individual Zone are:

- **Zone 1** – Linkside Place, Phase 1: Detention basins, channel fencing, pump station and controller and storm drain pipes.
- **Zone 2** – Foothill Estates: Detention basins, channel fencing and storm drain pipes.
- **Zone 3** – Mission Olive Ranch: Detention basins, wood channel fencing and storm drain pipes.
- **Zone 4** – Vista Del Oro: Detention basin, drainage infrastructure maintenance, storm drain pipes and fencing/gates.
- **Zone 5** – Calle Vista Estates, Phase 2: Detention basin, drainage infrastructure maintenance, storm drain pipes and fencing/gate.
- **Zone 6** – Martin Ranch: There are currently no improvements being maintained within this undeveloped Zone and none are currently planned.
- **Zone 7** – Jake Richter: Detention basins, drainage channels, drainage infrastructure maintenance and storm drain pipes.
- **Zone 8** – Acacia Estates: Detention basins, drainage channels, drainage infrastructure maintenance and storm drain pipes. This Zone is still undeveloped as of July 2023 and no improvements are being maintained by the City.
- **Zone 9** – Ruddy Creek: Detention basins, drainage channels, drainage infrastructure maintenance and storm drain pipes. This Zone is still undeveloped as of July 2023 and no improvements are being maintained by the City.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.

PART III – METHOD OF APPORTIONMENT

The 1982 Act allows for the establishment of assessment districts, by public agencies, for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1982 Act also complies with the California Constitution which requires the cost of these improvements and services to be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with Article XIII D, Section 4 of the California Constitution:

> *"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of the public improvement or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable…"*

The method of apportionment described in this Report for the allocation of special benefit assessments utilizes commonly accepted engineering practices which have been established pursuant to the 1982 Act and the California Constitution. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

Description of the Benefit

Special Benefit

The improvements and associated costs have been carefully allocated to the assessable properties within the District based on the special benefit received by those properties, pursuant to the provisions of the California Constitution. The improvements for which the properties will be assessed have been identified as necessary, were required as a part of the development plans specifically for the tract and are also in compliance with the development plans and General Plan of the City. As such, the improvements and continuing maintenance and servicing are strictly the obligation of the properties within the District.

Definition of Special Benefit

The method of apportionment described in this Report, and confirmed by the City Council, utilizes commonly accepted engineering practices which have been established pursuant to the 1982 Act and the California Constitution for the allocation of special benefit assessments. In accordance with Article XIII D, Section 4 of the California Constitution:

> *"Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large"*

The special benefits associated with the local improvements are specifically:

- Enhanced desirability of properties due to existence of the improvements and the services provided by the District.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.
- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and possible property damage.

Assessment Range Formula

It is generally recognized that most budgetary items will be impacted by inflation in future years. In accordance with the California Constitution, Section 53739 (b)(1), assessments ***"may be adjusted for inflation pursuant to a clearly defined formula…"*** A formula for an inflationary adjustment is therefore included as part of the maximum assessment for each Zone within this District and was approved by the property owner(s) at the time of formation. The formula, as described below, allows for annual adjustments to the budget and the assessments.

Generally, any new or increased assessment requires certain noticing and meeting requirements by law. The Government Code excludes certain conditions of a new or increased assessment. These conditions include, "An assessment that does not exceed an assessment formula or range of assessments previously specified in the notice given to the public…and that was previously adopted by the agency…"

The initial maximum assessment for each Zone was established at the time of annexation into the District. That initial maximum assessment was established at that time and has been adjusted each subsequent fiscal year by the following Assessment Range Formula:

- The Maximum Assessment Rate allowed each fiscal year (the "Adjusted Maximum Assessment Rate") shall be based on the initial maximum assessment, adjusted annually by the Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers, ("CPI") for the San Francisco/Oakland/Hayward area. Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.
- Each fiscal year, the February CPI amount has been applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the then current fiscal year.
- If the proposed annual assessment rate for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year then the proposed annual assessment is not considered an increased assessment.

Beginning in the second fiscal year after the annexation of a Zone, and each fiscal year since, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate (Adjusted Maximum Assessment Rate) has been established for each fiscal year using the Assessment Range Formula described above. The Adjusted Maximum Assessment Rate has been calculated independent of the annual budget and proposed assessment rate for the given fiscal year. As stated above, if the proposed annual assessment for any fiscal year does not exceed the Adjusted Maximum Assessment Rate for that year, it is not considered an increased assessment under the terms of Proposition 218 or the Government Code.

The CPI increase for the one-year period ending in February 2025 was 2.68. This amount has been applied to the Maximum Assessment for each Zone within the District, which establishes the Adjusted Maximum Assessment for each Zone for Fiscal Year 2025-26.

To impose a new assessment or increased assessment in excess of the Maximum Assessment Rate for the current fiscal year, as provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution, Article XIII D, Section 4c that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners must approve the proposed new or increased assessment via a property owner protest balloting process before any such new or increased assessment can be imposed. A protest occurs when, at the public hearing, the returned assessment ballots opposed to the new or increased assessment outweigh the returned ballots in favor of the new or increased assessment, weighting those assessment ballots by the financial obligation of each parcel.

The definition of new or increased assessments includes any assessment which, 1) did not previously exist or, 2) exceeds a previously approved assessment amount or assessment range formula. Any assessment range formula must have been previously adopted by the agency and approved by the property owners in the area where the assessment is imposed.

ASSESSMENT METHODOLOGY

The benefit formula used to determine the financial obligation for each parcel should be based on the improvements benefitting the parcels, as well as the use, or type, of each parcel as compared to other parcels that benefit from said improvements. One of the more common approaches to fairly distributing District costs to the benefitting parcels in maintenance districts such as this utilizes a methodology referred to as the Per Parcel method of apportionment. This method recognizes that each parcel within a particular Zone benefits equally from the improvements. This is typical when all parcels within the Zone are of the same type (all single-family dwellings).

Each Zone is comprised of a single parcel type – residential. The residential parcels are single-family residential parcels ("SFR") or condominiums and as such are deemed to benefit equally from the improvements. The "Total Balance to Assessment", as shown on the Budget pages, is divided equally among each assessable parcel within the Zone which determines the annual assessment rate per parcel for that Zone.

PART IV – COST ESTIMATE

The estimated budget for the annual maintenance and servicing of the improvements and the proportionate share of administration costs for each Zone within the District have been prepared based on the estimated and historical costs. The individual Zone budgets are shown on the following pages.

In addition to the Budget Tables, there is another table for each Zone which shows the February CPI for each year, the calculated adjustment to the previous years' assessment and the Adjusted Maximum Assessment for each Zone.

Zone 1 – Linkside Place, Phase 1 Budget

DIRECT COSTS	
Detention Pond Maintenance	$1,000.00
Fencing	250.00
Pump Station Electricity	886.00
Direct Costs Sub-Total	**$2,136.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	120.00
City Personnel/New Park Tech II	481.63
Truck/Equipment	481.63
CBAD Administration Fee	284.59
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	19.50
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$1,887.36**
SUB-TOTAL COSTS	**$4,023.36**
Contingency Reserve – 20 % of Total Costs	$804.67
TOTAL COSTS	**$4,828.03**
7/1/2025 Beginning Fund Balance	$2,984.15
2025-26 TOTAL ASSESSMENT	**$1,843.88**
Total Number of Assessable Parcels	65
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$450.92**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 1 – Linkside Place, Phase 1 are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$255.980
2006-2007	2.93%	$263.486
2007-2008	3.18%	$271.868
2008-2009	2.77%	$279.405
2009-2010	1.16%	$282.654
2010-2011	1.79%	$287.717
2011-2012	1.70%	$292.597
2012-2013	3.00%	$301.374
2013-2014	2.45%	$308.750
2014-2015	2.45%	$316.305
2015-2016	2.53%	$324.313
2016-2017	3.02%	$334.097
2017-2018	3.44%	$345.580
2018-2019	3.56%	$357.898
2019-2020	3.53%	$370.532
2020-2021	2.91%	$381.299
2021-2022	1.57%	$387.276
2022-2023	5.19%	$407.388
2023-2024	5.30%	$428.990
2024-2025	2.37%	$439.157
2025-2026	2.68%	$450.926

* Calculation is performed at 7 decimal points each year.

Zone 2 – Foothill Estates Budget

DIRECT COSTS	
Detention Pond Maintenance	$450.00
Fencing	500.00
Drainage Pipes	0.00
Pump Station Electricity	275.00
Direct Costs Sub-Total	**$1,225.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	120.00
City Personnel/New Park Tech II	517.96
Truck/Equipment	517.96
CBAD Administration Fee	306.06
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	7.50
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$1,969.48**
SUB-TOTAL COSTS	**$3,194.48**
Contingency Reserve – 20 % of Total Costs	$638.90
TOTAL COSTS	**$3,833.37**
7/1/2025 Beginning Fund Balance	$3,209.22
2025-26 TOTAL ASSESSMENT	**$624.15**
Total Number of Assessable Parcels	25
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$524.52**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 2 – Foothill Estates are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$297.760
2006-2007	2.93%	$306.492
2007-2008	3.18%	$316.241
2008-2009	2.77%	$325.008
2009-2010	1.16%	$328.788
2010-2011	1.79%	$334.677
2011-2012	1.70%	$340.354
2012-2013	3.00%	$350.564
2013-2014	2.45%	$359.143
2014-2015	2.45%	$367.930
2015-2016	2.53%	$377.247
2016-2017	3.02%	$388.626
2017-2018	3.44%	$401.984
2018-2019	3.56%	$416.313
2019-2020	3.53%	$431.009
2020-2021	2.91%	$443.534
2021-2022	1.57%	$450.485
2022-2023	5.19%	$473.880
2023-2024	5.30%	$499.007
2024-2025	2.37%	$510.834
2025-2026	2.68%	$524.524

* Calculation is performed at 7 decimal points each year.

Zone 3 – Mission Olive Ranch Budget

DIRECT COSTS	
Detention Pond Maintenance	$500.00
Fencing	500.00
Pump Station Electricity	140.00
Direct Costs Sub-Total	**$1,140.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	0.00
City Personnel/New Park Tech II	1,279.54
Truck/Equipment	1,279.54
CBAD Administration Fee	756.06
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	5.70
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$3,820.83**
SUB-TOTAL COSTS	**$4,960.83**
Contingency Reserve – 20 % of Total Costs	$992.17
TOTAL COSTS	**$5,953.00**
7/1/2025 Beginning Fund Balance	$7,927.85
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	19
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$457.04**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 3 – Mission Olive Ranch are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$267.060
2007-2008	3.18%	$275.555
2008-2009	2.77%	$283.194
2009-2010	1.16%	$286.488
2010-2011	1.79%	$291.619
2011-2012	1.70%	$296.566
2012-2013	3.00%	$305.462
2013-2014	2.45%	$312.937
2014-2015	2.45%	$320.595
2015-2016	2.53%	$328.712
2016-2017	3.02%	$338.628
2017-2018	3.44%	$350.267
2018-2019	3.56%	$362.752
2019-2020	3.53%	$375.557
2020-2021	2.91%	$386.471
2021-2022	1.57%	$392.528
2022-2023	5.19%	$412.914
2023-2024	5.30%	$434.808
2024-2025	2.37%	$445.113
2025-2026	2.68%	$457.042

* Calculation is performed at 7 decimal points each year.

Zone 4 – Vista Del Oro Budget

DIRECT COSTS	
Detention Pond Maintenance	$500.00
Fencing	500.00
Drainage Pipes	0.00
Pump Station Electricity	702.00
Direct Costs Sub-Total	**$1,702.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	1,000.00
City Personnel/New Park Tech II	1,282.97
Truck/Equipment	1,282.97
CBAD Administration Fee	$758.09
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	27.60
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$4,851.64**
SUB-TOTAL COSTS	**$6,553.64**
Contingency Reserve – 20 % of Total Costs	$1,310.73
TOTAL COSTS	**$7,864.36**
7/1/2025 Beginning Fund Balance	$7,949.14
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	92
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$368.11**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 4 – Vista Del Oro are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$215.100
2007-2008	3.18%	$221.942
2008-2009	2.77%	$228.095
2009-2010	1.16%	$230.748
2010-2011	1.79%	$234.881
2011-2012	1.70%	$238.865
2012-2013	3.00%	$246.030
2013-2014	2.45%	$252.051
2014-2015	2.45%	$258.219
2015-2016	2.53%	$264.757
2016-2017	3.02%	$272.743
2017-2018	3.44%	$282.118
2018-2019	3.56%	$292.174
2019-2020	3.53%	$302.488
2020-2021	2.91%	$311.278
2021-2022	1.57%	$316.157
2022-2023	5.19%	$332.576
2023-2024	5.30%	$350.210
2024-2025	2.37%	$358.510
2025-2026	2.68%	$368.118

* Calculation is performed at 7 decimal points each year.

Zone 5 – Calle Vista Estates, Unit 2 Budget

DIRECT COSTS	
Detention Basin Maintenance	$500.00
Fencing	500.00
Drainage Pipes	0.00
Pump Station Electricity	349.00
Direct Costs Sub-Total	**$1,349.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	120.00
City Personnel/New Park Tech II	1,859.16
Truck/Equipment	1,859.16
CBAD Administration Fee	$1,098.55
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	13.20
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$5,450.07**
SUB-TOTAL COSTS	**$6,799.07**
Contingency Reserve – 20 % of Total Costs	$1,359.81
TOTAL COSTS	**$8,158.89**
7/1/2025 Beginning Fund Balance	$11,519.13
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	44
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$272.38**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 5 – Calle Vista Estates, Unit 2 are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$159.160
2007-2008	3.18%	$164.223
2008-2009	2.77%	$168.776
2009-2010	1.16%	$170.738
2010-2011	1.79%	$173.796
2011-2012	1.70%	$176.744
2012-2013	3.00%	$182.046
2013-2014	2.45%	$186.502
2014-2015	2.45%	$191.065
2015-2016	2.53%	$195.903
2016-2017	3.02%	$201.812
2017-2018	3.44%	$208.749
2018-2019	3.56%	$216.190
2019-2020	3.53%	$223.821
2020-2021	2.91%	$230.325
2021-2022	1.57%	$233.935
2022-2023	5.19%	$246.085
2023-2024	5.30%	$259.133
2024-2025	2.37%	$265.274
2025-2026	2.68%	$272.384

* Calculation is performed at 7 decimal points each year.

Zone 6 – Martin Ranch Budget

This Zone was annexed into the District but development never began. Until such time as development begins, there will be no assessment and therefore, no budget for this Zone

The City may also decide to de-annex this Zone from the District in the future. Ground was never broken and the development may never be built. Zone 6 will be left "blank" until such time as this area develops or another area is developed to "replace" Zone 6 within the structure of the District.

Zone 7 – Jake Richter Estates Budget

DIRECT COSTS	
Detention Basin Maintenance	$250.00
Fencing	250.00
Drainage Pipes	0.00
Pump Station Electricity	0.00
Direct Costs Sub-Total	**$500.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	0.00
City Personnel/New Park Tech II	417.41
Truck/Equipment	417.41
CBAD Administration Fee	$246.64
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	2.40
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$1,583.86**
SUB-TOTAL COSTS	**$2,083.86**
Contingency Reserve – 20 % of Total Costs	$416.77
TOTAL COSTS	**$2,500.63**
7/1/2025 Beginning Fund Balance	$2,586.22
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	8
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$389.80**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 7 – Jake Richter Estates are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2007-2008	N/A	$235.020
2008-2009	2.77%	$241.535
2009-2010	1.16%	$244.344
2010-2011	1.79%	$248.721
2011-2012	1.70%	$252.939
2012-2013	3.00%	$260.527
2013-2014	2.45%	$266.903
2014-2015	2.45%	$273.434
2015-2016	2.53%	$280.357
2016-2017	3.02%	$288.814
2017-2018	3.44%	$298.741
2018-2019	3.56%	$309.390
2019-2020	3.53%	$320.311
2020-2021	2.91%	$329.619
2021-2022	1.57%	$334.786
2022-2023	5.19%	$352.172
2023-2024	5.30%	$370.846
2024-2025	2.37%	$379.635
2025-2026	2.68%	$389.809

* Calculation is performed at 7 decimal points each year.

Zone 8 – Acacia Estates Budget

DIRECT COSTS	
Detention Pond Maintenance	$0.00
Fencing	0.00
Drainage Pipes	0.00
Pump Station Electricity	0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$0.00
City Personnel/Overhead	0.00
CBAD Administration Fee	0.00
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	0.00
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$0.00**
SUB-TOTAL COSTS	**$0.00**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$0.00**
7/1/2025 Beginning Fund Balance	$0.00
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	20
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$271.93**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 8 – Acacia Estates are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2008-2009	N/A	$168.500
2009-2010	1.16%	$170.460
2010-2011	1.79%	$173.513
2011-2012	1.70%	$176.456
2012-2013	3.00%	$181.749
2013-2014	2.45%	$186.197
2014-2015	2.45%	$190.753
2015-2016	2.53%	$195.583
2016-2017	3.02%	$201.483
2017-2018	3.44%	$208.408
2018-2019	3.56%	$215.837
2019-2020	3.53%	$223.456
2020-2021	2.91%	$229.949
2021-2022	1.57%	$233.553
2022-2023	5.19%	$245.683
2023-2024	5.30%	$258.710
2024-2025	2.37%	$264.841
2025-2026	2.68%	$271.939

* Calculation is performed at 7 decimal points each year.

Zone 9 – Ruddy Creek Budget

DIRECT COSTS	
Detention Pond Maintenance	$0.00
Fencing	0.00
Drainage Pipes	0.00
Pump Station Electricity	0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$0.00
City Personnel/Overhead	0.00
CBAD Administration Fee	0.00
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	0.00
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$0.00**
SUB-TOTAL COSTS	**$0.00**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$0.00**
7/1/2025 Beginning Fund Balance	$0.00
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	97
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$131.71**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 9 – Ruddy Creek are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2022-2023	N/A	$119.000
2023-2024	5.30%	$125.310
2024-2025	2.37%	$128.280
2025-2026	2.68%	$131.718

* Calculation is performed at 7 decimal points each year.

APPENDIX A – ASSESSMENT ROLL

Parcel Identification for each lot or parcel within each Zone of the District shall be based on available parcel maps and other property data from the Butte County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A complete listing of parcels, by Zone, assessed within the District for Fiscal Year 2025-26, along with the corresponding assessment amounts, is included on the following pages. 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(s) 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 amounts 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.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

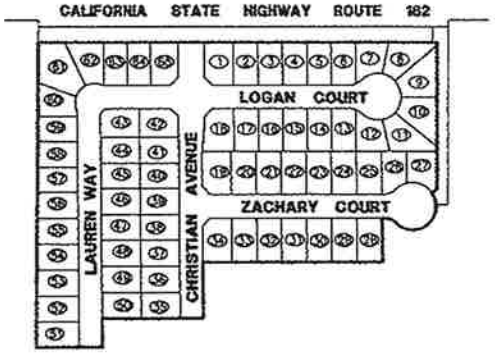
The City Council has decided not to assess any of the parcels in the Consolidated Benefit Assessment District for Fiscal Year 2025/26. Expenses were low enough and the Zone reserves high enough to offset the need to assess the parcels this year.

APPENDIX B – ASSESSMENT DIAGRAM

The following pages show the Assessment Diagram or boundary map for each Zone within the District. The lines and dimensions shown on maps of the Butte County Assessor for the current year are incorporated by reference herein and made part of this Report.

AMENDED ASSESSMENT DIAGRAM
CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ZONE 1 LINKSIDE PLACE - PHASE 1

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



THIS AMENDED ASSESSMENT DIAGRAM SUPERCEDES THE DOCUMENT FILED IN BOOK 9, PAGE 74 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5th DAY OF September, 2006

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, – LINKSIDE PLACE – PHASE 1, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5th DAY OF September, 2006 BY ITS RESOLUTION NO. 6356

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January, 2007 AT THE HOUR OF 9:01 O'CLOCK A M., IN BOOK 9 AT PAGE 90 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (12) ASSESSMENT NUMBER

ASSESSMENT ID

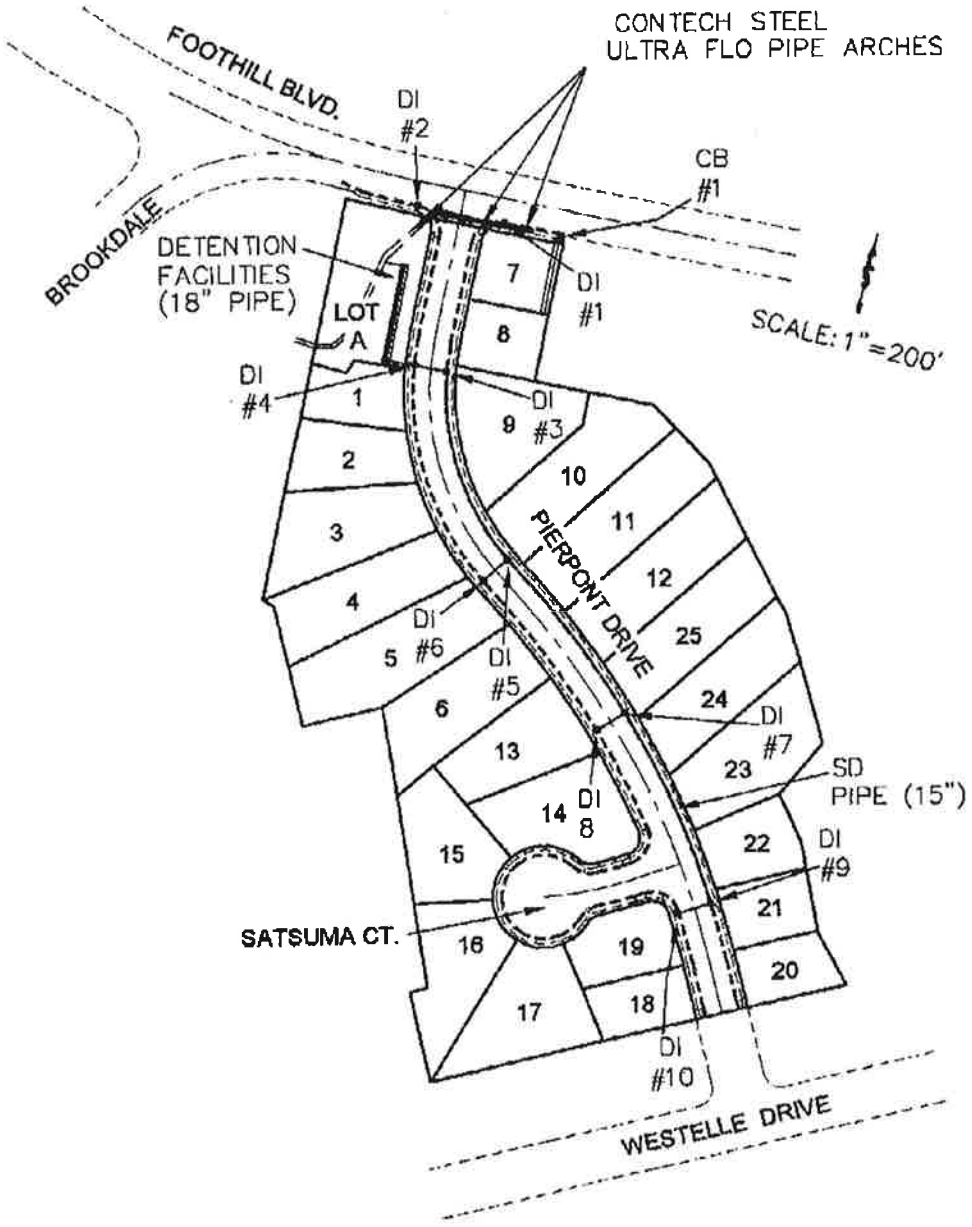
Assessment Number	APN
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2	030-570-002
3	030-570-003
4	030-570-004
5	030-570-005
6	030-570-006
7	030-570-007
8	030-570-008
9	030-570-009
10	030-570-010
11	030-570-011
12	030-570-012
13	030-570-013
14	030-570-014
15	030-570-015
16	030-570-016
17	030-570-017
18	030-570-018
19	030-570-019
20	030-570-020
21	030-570-021
22	030-570-022
23	030-570-023
24	030-570-024
25	030-570-025
26	030-570-026
27	030-570-027
28	030-570-028
29	030-570-029
30	030-570-030
31	030-570-031
32	030-570-032
33	030-570-033

ASSESSMENT ID

Assessment Number	APN
34	030-570-034
35	030-570-035
36	030-570-036
37	030-570-037
38	030-570-038
39	030-570-039
40	030-570-040
41	030-570-041
42	030-570-042
43	030-570-043
44	030-570-044
45	030-570-045
46	030-570-046
47	030-570-047
48	030-570-048
49	030-570-049
50	030-570-050
51	030-570-051
52	030-570-052
53	030-570-053
54	030-570-054
55	030-570-055
56	030-570-056
57	030-570-057
58	030-570-058
59	030-570-059
60	030-570-060
61	030-570-061
62	030-570-062
63	030-570-063
64	030-570-064
65	030-570-065

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Book 9 Page 90



STORM DRAIN
BENEFIT ASSESSMENT DISTRICT
FOOTHILL ESTATES SUBDIVISION
PLAN VIEW DIAGRAM

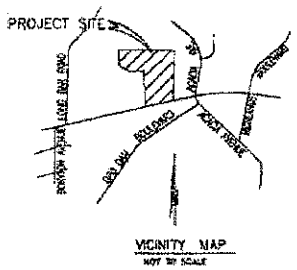
036-390-067 10.06ac,

11/18/04

PAGE 1

C:\PROJECTS\02-036N\dwg\SD ASSESSMENT.dwg, 11/18/2004 04:10:46 PM

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 2, ZONE 3
(MISSION OLIVE RANCH)



CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 7TH DAY OF February, 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

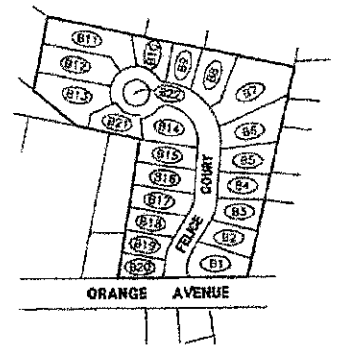
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 2, ZONE 11, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 7TH DAY OF February, 2006, BY ITS RESOLUTION NO. 6553

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 10th DAY OF FEBRUARY, 2006, AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 9 AT PAGE 79 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.



ASSESSMENT ID

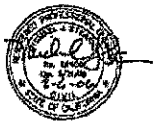
Assessment Number	APN
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B2	POR OF 033-110-014
B3	POR OF 033-110-014
B4	POR OF 033-110-014
B5	POR OF 033-110-014
B6	POR OF 033-110-014
B7	POR OF 033-110-014
B8	POR OF 033-110-014
B9	POR OF 033-110-014
B10	POR OF 033-110-014
B11	POR OF 033-110-014
B12	POR OF 033-110-014
B13	POR OF 033-110-014
B14	POR OF 033-110-014
B15	POR OF 033-110-014
B16	POR OF 033-110-014
B17	POR OF 033-110-014
B18	POR OF 033-110-014
B19	POR OF 033-110-014
B20	POR OF 033-110-014
B21	POR OF 033-110-014
B22	POR OF 033-110-014



LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (B17) ASSESSMENT NUMBER

GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

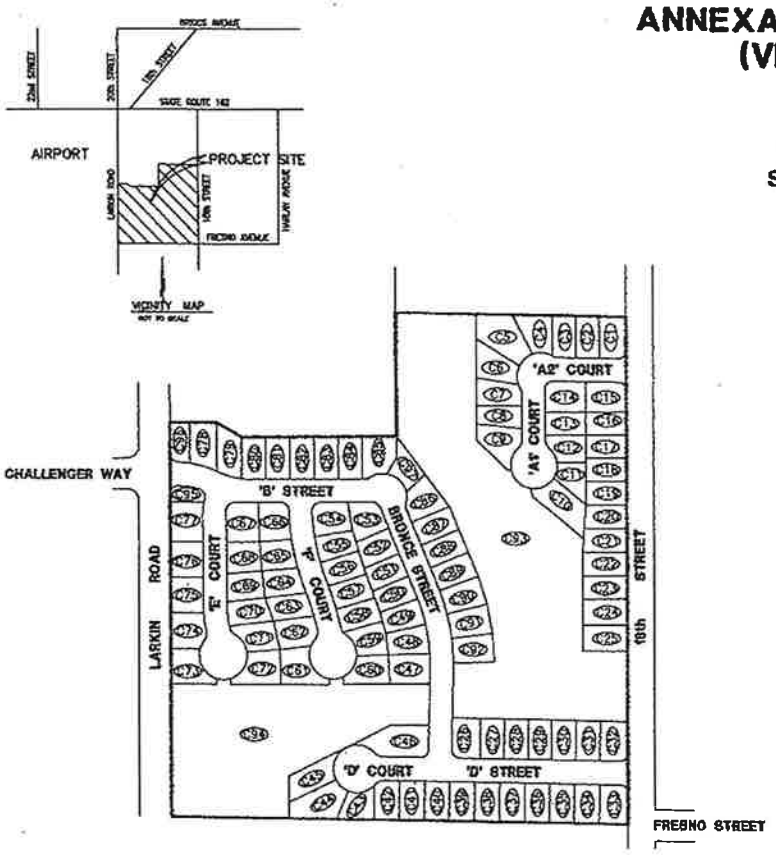


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33605 Highway 79 South, Suite 100
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BOOK 9 PAGE 79

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 3, ZONE 4
(VISTA DEL ORO)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5th DAY OF July, 2006

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 3, ZONE 4, INTO CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5th DAY OF July, 2006 BY ITS RESOLUTION NO. 6730

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 19th DAY OF January, 2007 AT THE HOUR OF 9:01 A O'CLOCK A.M., IN BOOK 10 AT PAGE 1 & 2 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (47) ASSESSMENT NUMBER

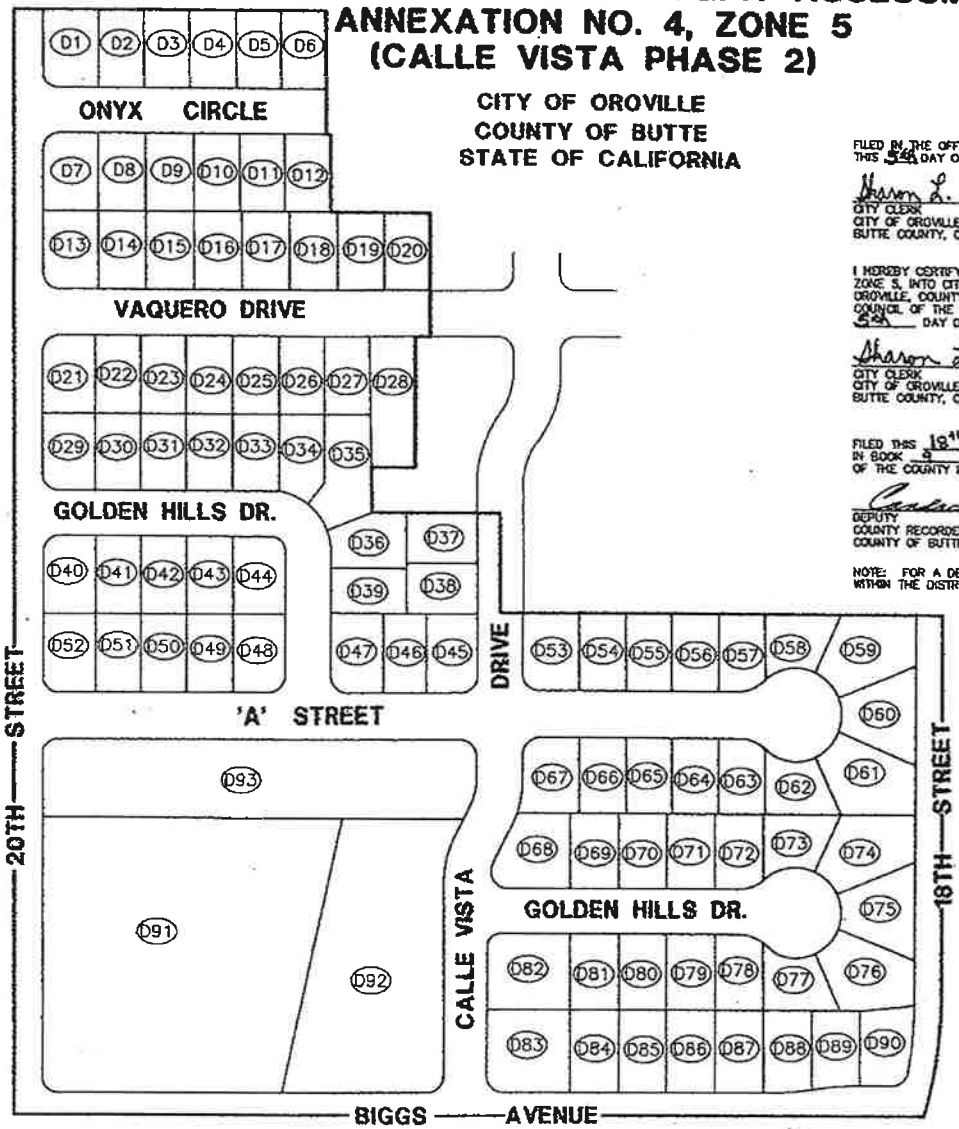
GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

N|B|S
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Book 10 Page 1

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 4, ZONE 5
(CALLE VISTA PHASE 2)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5th DAY OF July, 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 4, ZONE 5, INTO CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5th DAY OF July, 2006, BY ITS RESOLUTION NO. 6733

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January 2007 AT THE HOUR OF 9:01 O'CLOCK A.M., IN BOOK 9 AT PAGE 98-99 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (817) ASSESSMENT NUMBER

GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

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Book 9 Page 98

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 6, ZONE 7
(JAKE RICHTER)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 16th DAY OF January, 2007

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

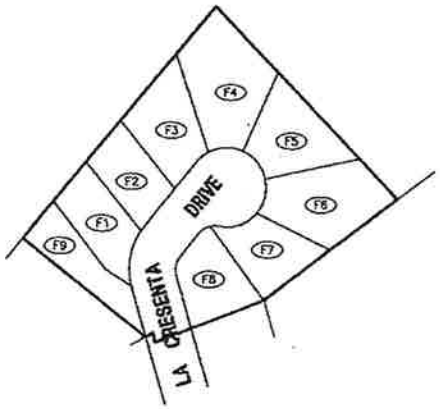
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 6, ZONE 7, INTO CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 16th DAY OF January 2007 BY ITS RESOLUTION NO. 6850

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January 2007 AT THE HOUR OF 9:01 O'CLOCK A.M., IN BOOK 9 AT PAGE 89 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.



ASSESSMENT ID

Assessment Number	APN
F1	POR. OF 031-070-092
F2	POR. OF 031-070-092
F3	POR. OF 031-070-092
F4	POR. OF 031-070-092
F5	POR. OF 031-070-092
F6	POR. OF 031-070-092
F7	POR. OF 031-070-092
F8	POR. OF 031-070-092
F9	POR. OF 031-070-092

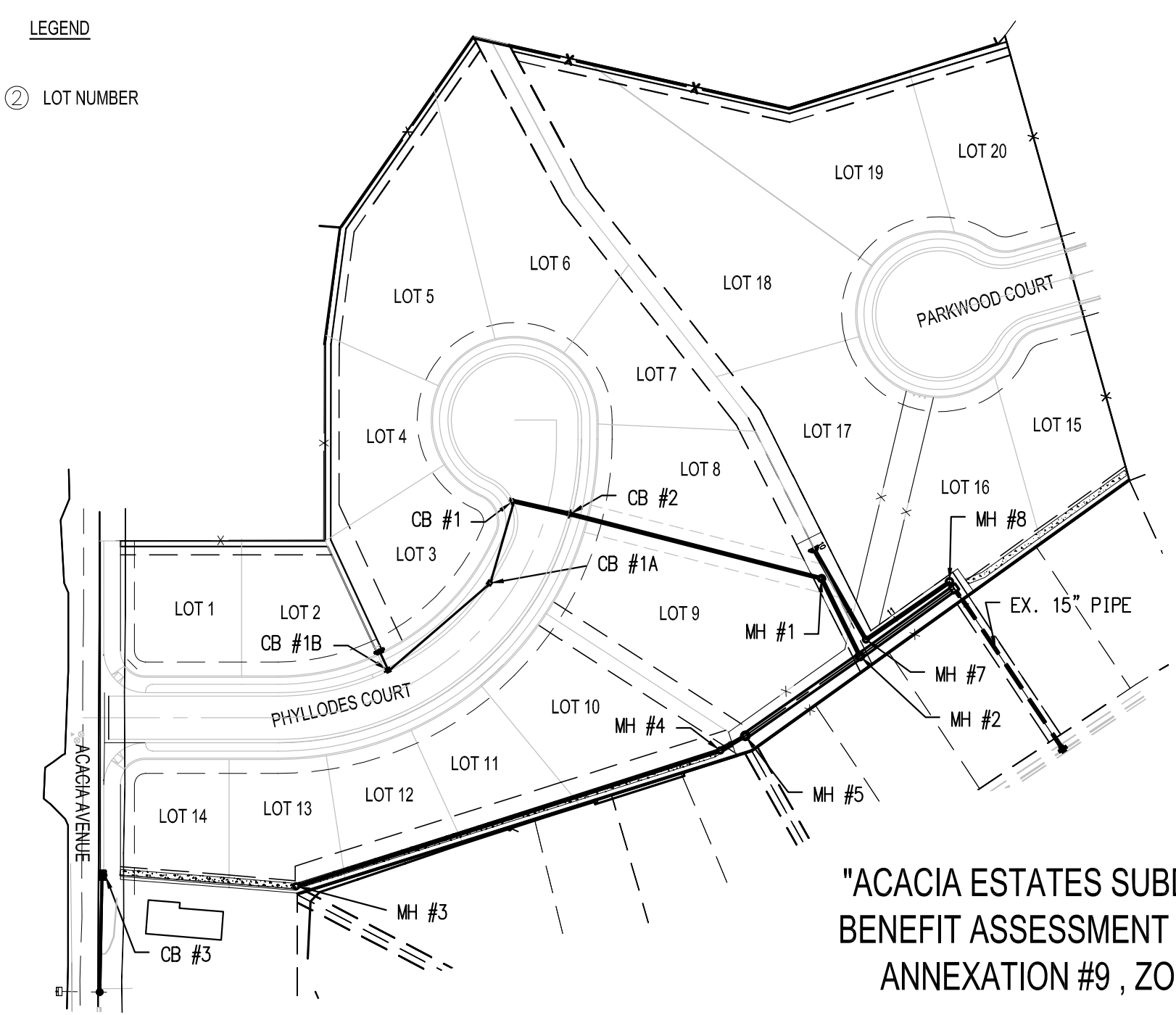
LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (F7) ASSESSMENT NUMBER

GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

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Local Government Solutions

Book 9 Page 89



"ACACIA ESTATES SUBDIVISION"
BENEFIT ASSESSMENT DISTRICT
ANNEXATION #9 , ZONE #10

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND CITY COUNCIL MEMBERS**

FROM: **RUTH DUNCAN, ASSISTANT CITY ADMINISTRATOR-ADMINISTRATIVE SERVICES**

RE: **ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, ZONES 3, 5, 9**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Benefit Assessment District for Fiscal Year 2025/26.

DISCUSSION

As a condition of approval for each subdivision identified below, the developer was required to establish or annex into a benefit assessment district. Each subdivision represents a Zone within the larger district. Each Zone is financially responsible for the maintenance of the storm water infrastructure (manholes, drain pipes, etc.), including storm water retention facilities within the specific subdivision. The particular Zones within the City's Consolidated Benefit Assessment District ("CBAD") are identified below:

ZONE NUMBER AND NAME
Zone 1 – Linkside Place, Phase 1
Zone 2 – Foothill Estates
Zone 3 – Mission Olive Ranch
Zone 4 – Vista Del Oro
Zone 5 – Calle Vista Estates, Unit 2
Zone 6 – Martin Ranch
Zone 7 – Jake Richter Estates
Zone 8 – Acacia Estates
Zone 9 – Ruddy Creek

Pursuant to the Benefit Assessment Act of 1982, which authorizes the formation and annual assessment of such districts, an Annual Assessment Report was prepared and filed with the City Clerk prior to the July 15, 2025 City Council meeting. The purpose of the report is to document the annual costs involved in the operation, maintenance and servicing of all improvements, adjust the annual assessments to incorporate any surplus or deficit from the

previous year and to determine the actual annual assessment for each assessable parcel within the CBAD.

The City Council will consider the following items for the CBAD:

1. Preliminarily approve the Annual Assessment Report and the proposed levy and collection of assessments for the CBAD for Fiscal Year 2025/26.

2. Direct Staff to make any changes or amendments to the Annual Assessment Report as necessary.

3. Approve the Resolution of Intent which sets the date for a public hearing for the August 5, 2025 City Council Meeting. At that time, the City Council will conduct a public hearing on these matters and may confirm the Annual Levy Report and Assessments.

FISCAL IMPACT

Assessments are collected for the City of Oroville by the Butte County Tax Collector to reimburse the City for the costs of operating, maintaining, and servicing the storm water infrastructure within the CBAD.

ACTION(S) REQUESTED -

1. **ADOPT RESOLUTION NO. 9397 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26**

2. **AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT. IT IS PROPOSED THAT THERE BE NO ASSESSMENTS CHARGED TO PROPERTIES WITHIN THE CBAD FOR FISCAL YEAR 2025/26 DUE TO A MINIMAL AMOUNT OF EXPENDITURES THROUGH THE PREVIOUS YEAR.**

ATTACHMENTS

Resolution No. 9397
2025/26 Assessment Summary from the CBAD Annual Assessment Report.

NOTE: *In order to reduce copying costs, only the Executive Summary of the Annual Assessment Report is attached to this staff report. The complete Annual Assessment Report for the CBAD is available for review in the City Clerk's office.*

CITY OF OROVILLE
RESOLUTION NO. 9397

A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26

WHEREAS, the Oroville City Council has, by previous resolutions, formed and levied annual assessments for a special maintenance district pursuant to the terms of the "Benefit Assessment Act of 1982" (the "1982 Act"), Part 1, Division 2, Title 5 of the California Government Code (commencing with Section 54703). Said special maintenance district is known and designated as "The Oroville Consolidated Benefit Assessment District" (the "District"). The District is comprised of several Zones which are identified below:

ZONE NUMBER AND NAME
Zone 1 – Linkside Place
Zone 2 – Foothill Estates
Zone 3 – Mission Olive Ranch
Zone 4 – Vista Del Oro
Zone 5 – Calle Vista
Zone 6 – Martin Ranch
Zone 7 – Jake Richter Estates
Zone 8 – Acacia Estates
Zone 9 – Ruddy Creek

WHEREAS, the City Council has retained Harris & Associates for the purpose of assisting with the annual levy of the District and to prepare and file with the City Clerk, an Annual Assessment Report (the "Report") for the District in accordance with the 1982 Act; and,

WHEREAS, the City Council hereby orders Harris & Associates to prepare and file with the City Clerk, the Report concerning the annual levy and collection of assessments for the District. Said levy and collection shall be for the fiscal year commencing July, 1, 2025 and ending June 30, 2026 in accordance with *Section 54716* of the 1982 Act. The Report details the improvements, any substantial changes to the improvements, the annual budgets for each Zone and the proposed assessment amounts for each parcel.

WHEREAS, there has now been presented to this City Council the Report as required by the 1982 Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each of the budget items and documents therein, and is satisfied that the assessment amounts, on a preliminary basis, have been spread to the assessable parcels in accordance with the special benefit received from the improvements and services provided.

NOW, THEREFORE, the Oroville City Council does resolve as follows:

Section 1 That the above recitals are true and correct.

Section 2 Proposed Improvements: The improvements within the District may include, but are not limited to: drainage control, flood control and associated appurtenances within the public right-of-ways or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a satisfactory operating condition. The specific improvements within each Zone are detailed in the Report.

Section 3 Intention: The City Council hereby declares its intention to seek the annual levy and collection of assessments within the District pursuant to the 1982 Act, in order to pay for the costs of maintaining and servicing the above referenced improvements. The City Council finds that the public's best interests will be served by such levy and collection.

Section 4 Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with Article 4, Section 54718 of the 1982 Act.

Section 5 Notice: The City Council shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. All interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday August 5, 2025 at 5:00 p.m.** at the City Council Chambers, located at 1735 Montgomery Street, Oroville.

Section 7 The City Clerk shall certify to the adoption of this Resolution by the City Council and is hereby authorized and directed to give notice of said Public Hearing.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on July 15, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSTENT:

David Pittman, Mayor

APPROVED AS TO FORM:

David Ritchie, City Attorney

ATTEST:

Brian Ring, City Clerk

CITY OF OROVILLE

PRELIMINARY ENGINEER'S REPORT
CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
FISCAL YEAR 2025-26

JULY 2025

PREPARED BY

Harris & Associates
1401 Willow Pass Road, Suite 500
Concord, CA 94520
www.weareharris.com

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Part III – Method of Apportionment 4

Part IV – Zone Budgets 7

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Appendix B – Assessment Diagram

STATEMENT OF ASSESSMENT ENGINEER

AGENCY: **THE CITY OF OROVILLE**

PROJECT: **CONSOLIDATED BENEFIT ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL OF THE**
CITY OF OROVILLE
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2025-26

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the annual levy of assessments within the Consolidated Benefit Assessment District of the City of Oroville to provide services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2025-26.

Pursuant to the provisions of the Benefit Assessment Act of 1982, commencing with Section 54703 (the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution") the City Council of the City of Oroville (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the Consolidated Benefit Assessment District (the "District") for Fiscal Year 2025-26. Said Resolution called for the preparation and filing of an annual report (the "Report") pursuant to section 54716 of the 1982 Act, presenting plans and specifications describing the general nature, location and extent of the improvements and an estimate of the costs to maintain said improvements within the District.

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

CONSOLIDATED BENEFIT ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Overview: This part provides a general description of the District, Proposition 218 and a summary of the proposed assessment.

PART II

Plans and Specifications: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART III

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation. For particulars as to the identification of parcels, reference is made to the District Diagram.

PART IV

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2025-26.

Appendices

Appendix A – Assessment Roll
Appendix B – Assessment Diagrams

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED this ____ day of _____, 2025

Harris & Associates

_____

Alison Bouley, P.E., Assessment Engineer
R.C.E. No.
Engineer of Work

PART I – OVERVIEW

The District is comprised of the nine (9) residential developments designated as Zones within the District. Zone number 6, Martin Ranch, was formed but never developed. It will therefore, remain un-assessed until such time as development is renewed or another development takes over the project area. Please refer to the table below which details the number of parcels within each Zone as well as the distinct name and number designation. Also included in the table below are the total costs to be assessed, the Proposed Assessment Rate and the Maximum Assessment Rate allowed for Fiscal Year 2025-26.

CBAD FISCAL YEAR 2025-26 ASSESSMENT SUMMARY

Zone Name	Total Assessable Unit	Total Assessable Cost	Maximum Assessment Rate per Unit	Proposed Assessment Rate per Unit
Zone 1 – Linkside Place, Phase 1	65	$0.00	$450.92	$0.00
Zone 2 – Foothill Estates	25	$0.00	$524.52	$0.00
Zone 3 – Mission Olive Ranch	19	$0.00	$457.04	$0.00
Zone 4 – Vista Del Oro	92	$0.00	$368.11	$0.00
Zone 5 – Calle Vista Estates, Unit 2	44	$0.00	$272.38	$0.00
Zone 6 – Martin Ranch	0	$0.00	$0.00	$0.00
Zone 7 – Jake Richter	8	$0.00	$389.80	$0.00
Zone 8 – Acacia Estates	20	$0.00	$271.93	$0.00
Zone 9 – Ruddy Creek	97	$0.00	$131.71	$0.00
TOTALS:	**370**	**$0.00**		

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI is added to the previous years' Maximum Assessment Rate to determine the adjusted Maximum Assessment for each Zone for the current year. Please refer to Section III of this Report, "Assessment Range Formula" for a complete description of the CPI tables used for this purpose.

The table below provides the historical increases in the February CPI, beginning in Fiscal Year 2006-07. CPI is shown here at 7 decimal points for purposes of accuracy and for calculating the Adjusted Maximum Assessment each year.

Fiscal Year	February CPI Adjustment
2006-07	2.9324056%
2007-08	3.1810719%
2008-09	2.7722661%
2009-10	1.1629601%
2010-11	1.7910031%
2011-12	1.6962568%
2012-13	2.9998130%
2013-14	2.4472307%
2014-15	2.4468738%
2015-16	2.5320274%
2016-17	3.0167510%
2017-18	3.4371668%
2018-19	3.5644600%
2019-20	3.5260284%
2020-21	2.9059806%
2021-22	1.5672862%
2022-23	5.1933887%
2023-24	5.3023939%
2024-25	2.3661444%
2025-26	2.6863605%

PART II – PLANS AND SPECIFICATIONS

Description of the District and Boundaries

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain drainage and storm water improvements within the boundaries of each Zone. Said improvements are detailed below under "Improvements and Services Provided".

Each Zone was formed and annexed into the District as a condition of development. The Zones are located throughout the City of Oroville.

Improvements and Services Provided

The improvements and services for all Zones may be identified as: Drainage improvements within each Zone may include but are not limited to: flood control and storm water facilities, graffiti removal, masonry walls and other appurtenant facilities. The services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned facilities in a proper working condition. The improvements within each individual Zone are:

- **Zone 1** – Linkside Place, Phase 1: Detention basins, channel fencing, pump station and controller and storm drain pipes.
- **Zone 2** – Foothill Estates: Detention basins, channel fencing and storm drain pipes.
- **Zone 3** – Mission Olive Ranch: Detention basins, wood channel fencing and storm drain pipes.
- **Zone 4** – Vista Del Oro: Detention basin, drainage infrastructure maintenance, storm drain pipes and fencing/gates.
- **Zone 5** – Calle Vista Estates, Phase 2: Detention basin, drainage infrastructure maintenance, storm drain pipes and fencing/gate.
- **Zone 6** – Martin Ranch: There are currently no improvements being maintained within this undeveloped Zone and none are currently planned.
- **Zone 7** – Jake Richter: Detention basins, drainage channels, drainage infrastructure maintenance and storm drain pipes.
- **Zone 8** – Acacia Estates: Detention basins, drainage channels, drainage infrastructure maintenance and storm drain pipes. This Zone is still undeveloped as of July 2023 and no improvements are being maintained by the City.
- **Zone 9** – Ruddy Creek: Detention basins, drainage channels, drainage infrastructure maintenance and storm drain pipes. This Zone is still undeveloped as of July 2023 and no improvements are being maintained by the City.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.

PART III – METHOD OF APPORTIONMENT

The 1982 Act allows for the establishment of assessment districts, by public agencies, for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1982 Act also complies with the California Constitution which requires the cost of these improvements and services to be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with Article XIII D, Section 4 of the California Constitution:

> *"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of the public improvement or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable…"*

The method of apportionment described in this Report for the allocation of special benefit assessments utilizes commonly accepted engineering practices which have been established pursuant to the 1982 Act and the California Constitution. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

Description of the Benefit

Special Benefit

The improvements and associated costs have been carefully allocated to the assessable properties within the District based on the special benefit received by those properties, pursuant to the provisions of the California Constitution. The improvements for which the properties will be assessed have been identified as necessary, were required as a part of the development plans specifically for the tract and are also in compliance with the development plans and General Plan of the City. As such, the improvements and continuing maintenance and servicing are strictly the obligation of the properties within the District.

Definition of Special Benefit

The method of apportionment described in this Report, and confirmed by the City Council, utilizes commonly accepted engineering practices which have been established pursuant to the 1982 Act and the California Constitution for the allocation of special benefit assessments. In accordance with Article XIII D, Section 4 of the California Constitution:

> *"Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large"*

The special benefits associated with the local improvements are specifically:

- Enhanced desirability of properties due to existence of the improvements and the services provided by the District.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.
- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and possible property damage.

Assessment Range Formula

It is generally recognized that most budgetary items will be impacted by inflation in future years. In accordance with the California Constitution, Section 53739 (b)(1), assessments ***"may be adjusted for inflation pursuant to a clearly defined formula…"*** A formula for an inflationary adjustment is therefore included as part of the maximum assessment for each Zone within this District and was approved by the property owner(s) at the time of formation. The formula, as described below, allows for annual adjustments to the budget and the assessments.

Generally, any new or increased assessment requires certain noticing and meeting requirements by law. The Government Code excludes certain conditions of a new or increased assessment. These conditions include, "An assessment that does not exceed an assessment formula or range of assessments previously specified in the notice given to the public…and that was previously adopted by the agency…"

The initial maximum assessment for each Zone was established at the time of annexation into the District. That initial maximum assessment was established at that time and has been adjusted each subsequent fiscal year by the following Assessment Range Formula:

- The Maximum Assessment Rate allowed each fiscal year (the "Adjusted Maximum Assessment Rate") shall be based on the initial maximum assessment, adjusted annually by the Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers, ("CPI") for the San Francisco/Oakland/Hayward area. Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.
- Each fiscal year, the February CPI amount has been applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the then current fiscal year.
- If the proposed annual assessment rate for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year then the proposed annual assessment is not considered an increased assessment.

Beginning in the second fiscal year after the annexation of a Zone, and each fiscal year since, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate (Adjusted Maximum Assessment Rate) has been established for each fiscal year using the Assessment Range Formula described above. The Adjusted Maximum Assessment Rate has been calculated independent of the annual budget and proposed assessment rate for the given fiscal year. As stated above, if the proposed annual assessment for any fiscal year does not exceed the Adjusted Maximum Assessment Rate for that year, it is not considered an increased assessment under the terms of Proposition 218 or the Government Code.

The CPI increase for the one-year period ending in February 2025 was 2.68. This amount has been applied to the Maximum Assessment for each Zone within the District, which establishes the Adjusted Maximum Assessment for each Zone for Fiscal Year 2025-26.

To impose a new assessment or increased assessment in excess of the Maximum Assessment Rate for the current fiscal year, as provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution, Article XIII D, Section 4c that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners must approve the proposed new or increased assessment via a property owner protest balloting process before any such new or increased assessment can be imposed. A protest occurs when, at the public hearing, the returned assessment ballots opposed to the new or increased assessment outweigh the returned ballots in favor of the new or increased assessment, weighting those assessment ballots by the financial obligation of each parcel.

The definition of new or increased assessments includes any assessment which, 1) did not previously exist or, 2) exceeds a previously approved assessment amount or assessment range formula. Any assessment range formula must have been previously adopted by the agency and approved by the property owners in the area where the assessment is imposed.

ASSESSMENT METHODOLOGY

The benefit formula used to determine the financial obligation for each parcel should be based on the improvements benefitting the parcels, as well as the use, or type, of each parcel as compared to other parcels that benefit from said improvements. One of the more common approaches to fairly distributing District costs to the benefitting parcels in maintenance districts such as this utilizes a methodology referred to as the Per Parcel method of apportionment. This method recognizes that each parcel within a particular Zone benefits equally from the improvements. This is typical when all parcels within the Zone are of the same type (all single-family dwellings).

Each Zone is comprised of a single parcel type – residential. The residential parcels are single-family residential parcels ("SFR") or condominiums and as such are deemed to benefit equally from the improvements. The "Total Balance to Assessment", as shown on the Budget pages, is divided equally among each assessable parcel within the Zone which determines the annual assessment rate per parcel for that Zone.

PART IV – COST ESTIMATE

The estimated budget for the annual maintenance and servicing of the improvements and the proportionate share of administration costs for each Zone within the District have been prepared based on the estimated and historical costs. The individual Zone budgets are shown on the following pages.

In addition to the Budget Tables, there is another table for each Zone which shows the February CPI for each year, the calculated adjustment to the previous years' assessment and the Adjusted Maximum Assessment for each Zone.

Zone 1 – Linkside Place, Phase 1 Budget

DIRECT COSTS	
Detention Pond Maintenance	$1,000.00
Fencing	250.00
Pump Station Electricity	886.00
Direct Costs Sub-Total	**$2,136.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	120.00
City Personnel/New Park Tech II	481.63
Truck/Equipment	481.63
CBAD Administration Fee	284.59
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	19.50
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$1,887.36**
SUB-TOTAL COSTS	**$4,023.36**
Contingency Reserve – 20 % of Total Costs	$804.67
TOTAL COSTS	**$4,828.03**
7/1/2025 Beginning Fund Balance	$2,984.15
2025-26 TOTAL ASSESSMENT	**$1,843.88**
Total Number of Assessable Parcels	65
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$450.92**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 1 – Linkside Place, Phase 1 are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$255.980
2006-2007	2.93%	$263.486
2007-2008	3.18%	$271.868
2008-2009	2.77%	$279.405
2009-2010	1.16%	$282.654
2010-2011	1.79%	$287.717
2011-2012	1.70%	$292.597
2012-2013	3.00%	$301.374
2013-2014	2.45%	$308.750
2014-2015	2.45%	$316.305
2015-2016	2.53%	$324.313
2016-2017	3.02%	$334.097
2017-2018	3.44%	$345.580
2018-2019	3.56%	$357.898
2019-2020	3.53%	$370.532
2020-2021	2.91%	$381.299
2021-2022	1.57%	$387.276
2022-2023	5.19%	$407.388
2023-2024	5.30%	$428.990
2024-2025	2.37%	$439.157
2025-2026	2.68%	$450.926

* Calculation is performed at 7 decimal points each year.

Zone 2 – Foothill Estates Budget

DIRECT COSTS	
Detention Pond Maintenance	$450.00
Fencing	500.00
Drainage Pipes	0.00
Pump Station Electricity	275.00
Direct Costs Sub-Total	**$1,225.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	120.00
City Personnel/New Park Tech II	517.96
Truck/Equipment	517.96
CBAD Administration Fee	306.06
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	7.50
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$1,969.48**
SUB-TOTAL COSTS	**$3,194.48**
Contingency Reserve – 20 % of Total Costs	$638.90
TOTAL COSTS	**$3,833.37**
7/1/2025 Beginning Fund Balance	$3,209.22
2025-26 TOTAL ASSESSMENT	**$624.15**
Total Number of Assessable Parcels	25
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$524.52**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 2 – Foothill Estates are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$297.760
2006-2007	2.93%	$306.492
2007-2008	3.18%	$316.241
2008-2009	2.77%	$325.008
2009-2010	1.16%	$328.788
2010-2011	1.79%	$334.677
2011-2012	1.70%	$340.354
2012-2013	3.00%	$350.564
2013-2014	2.45%	$359.143
2014-2015	2.45%	$367.930
2015-2016	2.53%	$377.247
2016-2017	3.02%	$388.626
2017-2018	3.44%	$401.984
2018-2019	3.56%	$416.313
2019-2020	3.53%	$431.009
2020-2021	2.91%	$443.534
2021-2022	1.57%	$450.485
2022-2023	5.19%	$473.880
2023-2024	5.30%	$499.007
2024-2025	2.37%	$510.834
2025-2026	2.68%	$524.524

* Calculation is performed at 7 decimal points each year.

Zone 3 – Mission Olive Ranch Budget

DIRECT COSTS	
Detention Pond Maintenance	$500.00
Fencing	500.00
Pump Station Electricity	140.00
Direct Costs Sub-Total	**$1,140.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	0.00
City Personnel/New Park Tech II	1,279.54
Truck/Equipment	1,279.54
CBAD Administration Fee	756.06
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	5.70
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$3,820.83**
SUB-TOTAL COSTS	**$4,960.83**
Contingency Reserve – 20 % of Total Costs	$992.17
TOTAL COSTS	**$5,953.00**
7/1/2025 Beginning Fund Balance	$7,927.85
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	19
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$457.04**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 3 – Mission Olive Ranch are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$267.060
2007-2008	3.18%	$275.555
2008-2009	2.77%	$283.194
2009-2010	1.16%	$286.488
2010-2011	1.79%	$291.619
2011-2012	1.70%	$296.566
2012-2013	3.00%	$305.462
2013-2014	2.45%	$312.937
2014-2015	2.45%	$320.595
2015-2016	2.53%	$328.712
2016-2017	3.02%	$338.628
2017-2018	3.44%	$350.267
2018-2019	3.56%	$362.752
2019-2020	3.53%	$375.557
2020-2021	2.91%	$386.471
2021-2022	1.57%	$392.528
2022-2023	5.19%	$412.914
2023-2024	5.30%	$434.808
2024-2025	2.37%	$445.113
2025-2026	2.68%	$457.042

* Calculation is performed at 7 decimal points each year.

Zone 4 – Vista Del Oro Budget

DIRECT COSTS	
Detention Pond Maintenance	$500.00
Fencing	500.00
Drainage Pipes	0.00
Pump Station Electricity	702.00
Direct Costs Sub-Total	**$1,702.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	1,000.00
City Personnel/New Park Tech II	1,282.97
Truck/Equipment	1,282.97
CBAD Administration Fee	$758.09
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	27.60
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$4,851.64**
SUB-TOTAL COSTS	**$6,553.64**
Contingency Reserve – 20 % of Total Costs	$1,310.73
TOTAL COSTS	**$7,864.36**
7/1/2025 Beginning Fund Balance	$7,949.14
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	92
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$368.11**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 4 – Vista Del Oro are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$215.100
2007-2008	3.18%	$221.942
2008-2009	2.77%	$228.095
2009-2010	1.16%	$230.748
2010-2011	1.79%	$234.881
2011-2012	1.70%	$238.865
2012-2013	3.00%	$246.030
2013-2014	2.45%	$252.051
2014-2015	2.45%	$258.219
2015-2016	2.53%	$264.757
2016-2017	3.02%	$272.743
2017-2018	3.44%	$282.118
2018-2019	3.56%	$292.174
2019-2020	3.53%	$302.488
2020-2021	2.91%	$311.278
2021-2022	1.57%	$316.157
2022-2023	5.19%	$332.576
2023-2024	5.30%	$350.210
2024-2025	2.37%	$358.510
2025-2026	2.68%	$368.118

* Calculation is performed at 7 decimal points each year.

Zone 5 – Calle Vista Estates, Unit 2 Budget

DIRECT COSTS	
Detention Basin Maintenance	$500.00
Fencing	500.00
Drainage Pipes	0.00
Pump Station Electricity	349.00
Direct Costs Sub-Total	**$1,349.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	120.00
City Personnel/New Park Tech II	1,859.16
Truck/Equipment	1,859.16
CBAD Administration Fee	$1,098.55
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	13.20
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$5,450.07**
SUB-TOTAL COSTS	**$6,799.07**
Contingency Reserve – 20 % of Total Costs	$1,359.81
TOTAL COSTS	**$8,158.89**
7/1/2025 Beginning Fund Balance	$11,519.13
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	44
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$272.38**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 5 – Calle Vista Estates, Unit 2 are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$159.160
2007-2008	3.18%	$164.223
2008-2009	2.77%	$168.776
2009-2010	1.16%	$170.738
2010-2011	1.79%	$173.796
2011-2012	1.70%	$176.744
2012-2013	3.00%	$182.046
2013-2014	2.45%	$186.502
2014-2015	2.45%	$191.065
2015-2016	2.53%	$195.903
2016-2017	3.02%	$201.812
2017-2018	3.44%	$208.749
2018-2019	3.56%	$216.190
2019-2020	3.53%	$223.821
2020-2021	2.91%	$230.325
2021-2022	1.57%	$233.935
2022-2023	5.19%	$246.085
2023-2024	5.30%	$259.133
2024-2025	2.37%	$265.274
2025-2026	2.68%	$272.384

* Calculation is performed at 7 decimal points each year.

Zone 6 – Martin Ranch Budget

This Zone was annexed into the District but development never began. Until such time as development begins, there will be no assessment and therefore, no budget for this Zone

The City may also decide to de-annex this Zone from the District in the future. Ground was never broken and the development may never be built. Zone 6 will be left "blank" until such time as this area develops or another area is developed to "replace" Zone 6 within the structure of the District.

Zone 7 – Jake Richter Estates Budget

DIRECT COSTS	
Detention Basin Maintenance	$250.00
Fencing	250.00
Drainage Pipes	0.00
Pump Station Electricity	0.00
Direct Costs Sub-Total	**$500.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$500.00
City Personnel/Overhead	0.00
City Personnel/New Park Tech II	417.41
Truck/Equipment	417.41
CBAD Administration Fee	$246.64
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	2.40
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$1,583.86**
SUB-TOTAL COSTS	**$2,083.86**
Contingency Reserve – 20 % of Total Costs	$416.77
TOTAL COSTS	**$2,500.63**
7/1/2025 Beginning Fund Balance	$2,586.22
2025-26 TOTAL ASSESSMENT	$0.00
Total Number of Assessable Parcels	8
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$389.80**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 7 – Jake Richter Estates are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2007-2008	N/A	$235.020
2008-2009	2.77%	$241.535
2009-2010	1.16%	$244.344
2010-2011	1.79%	$248.721
2011-2012	1.70%	$252.939
2012-2013	3.00%	$260.527
2013-2014	2.45%	$266.903
2014-2015	2.45%	$273.434
2015-2016	2.53%	$280.357
2016-2017	3.02%	$288.814
2017-2018	3.44%	$298.741
2018-2019	3.56%	$309.390
2019-2020	3.53%	$320.311
2020-2021	2.91%	$329.619
2021-2022	1.57%	$334.786
2022-2023	5.19%	$352.172
2023-2024	5.30%	$370.846
2024-2025	2.37%	$379.635
2025-2026	2.68%	$389.809

* Calculation is performed at 7 decimal points each year.

Zone 8 – Acacia Estates Budget

DIRECT COSTS	
Detention Pond Maintenance	$0.00
Fencing	0.00
Drainage Pipes	0.00
Pump Station Electricity	0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$0.00
City Personnel/Overhead	0.00
CBAD Administration Fee	0.00
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	0.00
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$0.00**
SUB-TOTAL COSTS	**$0.00**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$0.00**
7/1/2025 Beginning Fund Balance	$0.00
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	20
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$271.93**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 8 – Acacia Estates are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2008-2009	N/A	$168.500
2009-2010	1.16%	$170.460
2010-2011	1.79%	$173.513
2011-2012	1.70%	$176.456
2012-2013	3.00%	$181.749
2013-2014	2.45%	$186.197
2014-2015	2.45%	$190.753
2015-2016	2.53%	$195.583
2016-2017	3.02%	$201.483
2017-2018	3.44%	$208.408
2018-2019	3.56%	$215.837
2019-2020	3.53%	$223.456
2020-2021	2.91%	$229.949
2021-2022	1.57%	$233.553
2022-2023	5.19%	$245.683
2023-2024	5.30%	$258.710
2024-2025	2.37%	$264.841
2025-2026	2.68%	$271.939

* Calculation is performed at 7 decimal points each year.

Zone 9 – Ruddy Creek Budget

DIRECT COSTS	
Detention Pond Maintenance	$0.00
Fencing	0.00
Drainage Pipes	0.00
Pump Station Electricity	0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
Maintenance Repairs & Contingency	$0.00
City Personnel/Overhead	0.00
CBAD Administration Fee	0.00
Professional Fees	0.00
County Administration Fee – $0.30 per assessed parcel	0.00
Rounding Adjustment	0.00
Indirect Costs Sub-Total	**$0.00**
SUB-TOTAL COSTS	**$0.00**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$0.00**
7/1/2025 Beginning Fund Balance	$0.00
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	97
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT	**$131.71**
2024-25 ASSESSMENT PER PARCEL	**$0.00**

Annual CPI Calculations for Zone 9 – Ruddy Creek are shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2022-2023	N/A	$119.000
2023-2024	5.30%	$125.310
2024-2025	2.37%	$128.280
2025-2026	2.68%	$131.718

* Calculation is performed at 7 decimal points each year.

APPENDIX A – ASSESSMENT ROLL

Parcel Identification for each lot or parcel within each Zone of the District shall be based on available parcel maps and other property data from the Butte County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A complete listing of parcels, by Zone, assessed within the District for Fiscal Year 2025-26, along with the corresponding assessment amounts, is included on the following pages. 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(s) 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 amounts 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.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

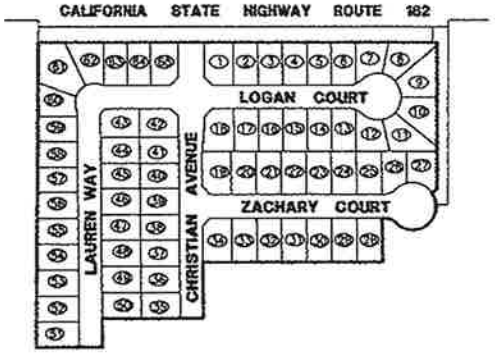
The City Council has decided not to assess any of the parcels in the Consolidated Benefit Assessment District for Fiscal Year 2025/26. Expenses were low enough and the Zone reserves high enough to offset the need to assess the parcels this year.

APPENDIX B – ASSESSMENT DIAGRAM

The following pages show the Assessment Diagram or boundary map for each Zone within the District. The lines and dimensions shown on maps of the Butte County Assessor for the current year are incorporated by reference herein and made part of this Report.

AMENDED ASSESSMENT DIAGRAM
CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ZONE 1 LINKSIDE PLACE - PHASE 1

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



THIS AMENDED ASSESSMENT DIAGRAM SUPERCEDES THE DOCUMENT FILED IN BOOK 9, PAGE 74 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5th DAY OF September, 2006

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, – LINKSIDE PLACE – PHASE 1, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5th DAY OF September, 2006 BY ITS RESOLUTION NO. 6356

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January, 2007 AT THE HOUR OF 9:01 O'CLOCK A M., IN BOOK 9 AT PAGE 90 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

Carmen J. Lucas
DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (12) ASSESSMENT NUMBER

ASSESSMENT ID

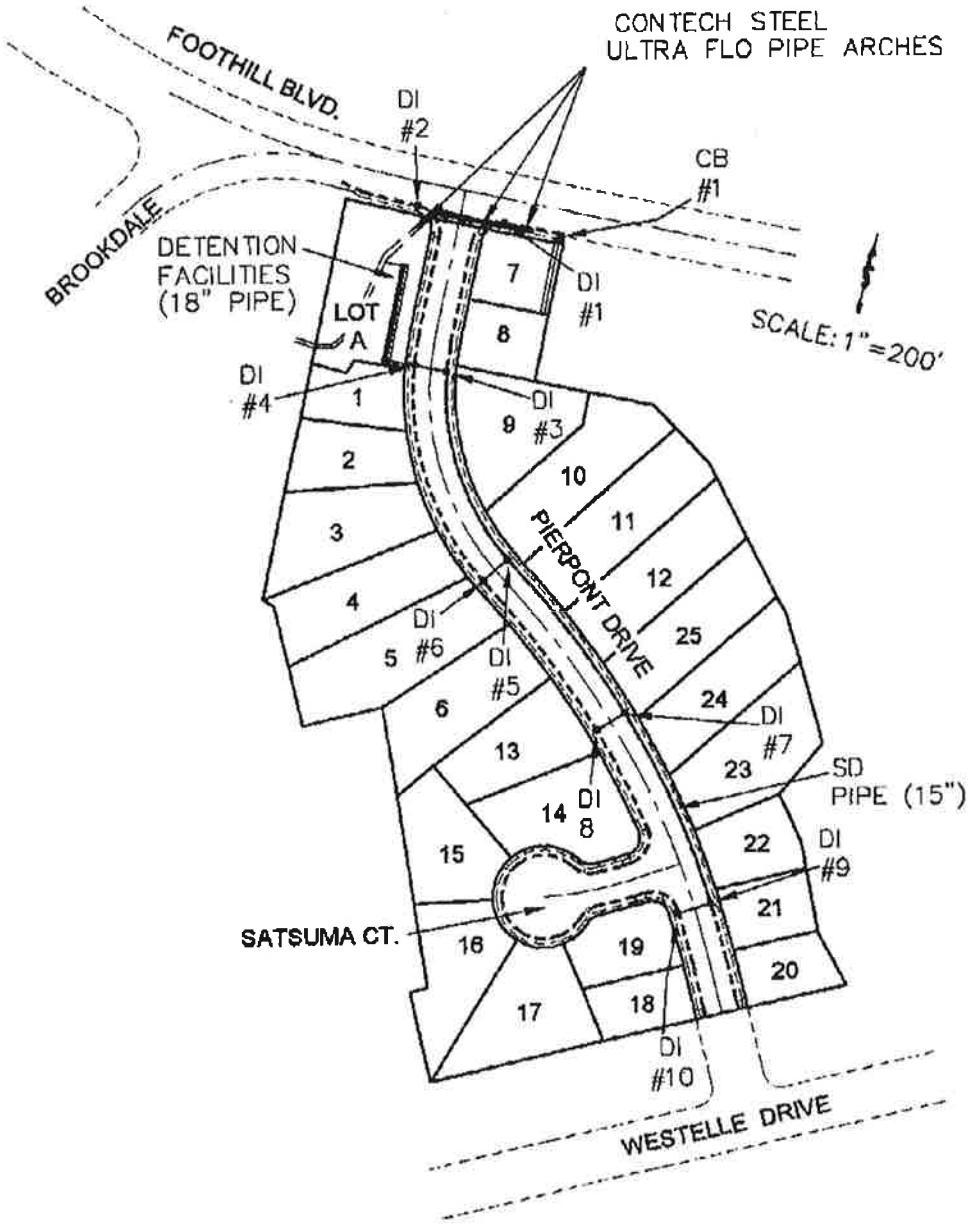
Assessment Number	APN
1	030-570-001
2	030-570-002
3	030-570-003
4	030-570-004
5	030-570-005
6	030-570-006
7	030-570-007
8	030-570-008
9	030-570-009
10	030-570-010
11	030-570-011
12	030-570-012
13	030-570-013
14	030-570-014
15	030-570-015
16	030-570-016
17	030-570-017
18	030-570-018
19	030-570-019
20	030-570-020
21	030-570-021
22	030-570-022
23	030-570-023
24	030-570-024
25	030-570-025
26	030-570-026
27	030-570-027
28	030-570-028
29	030-570-029
30	030-570-030
31	030-570-031
32	030-570-032
33	030-570-033

ASSESSMENT ID

Assessment Number	APN
34	030-570-034
35	030-570-035
36	030-570-036
37	030-570-037
38	030-570-038
39	030-570-039
40	030-570-040
41	030-570-041
42	030-570-042
43	030-570-043
44	030-570-044
45	030-570-045
46	030-570-046
47	030-570-047
48	030-570-048
49	030-570-049
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51	030-570-051
52	030-570-052
53	030-570-053
54	030-570-054
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56	030-570-056
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58	030-570-058
59	030-570-059
60	030-570-060
61	030-570-061
62	030-570-062
63	030-570-063
64	030-570-064
65	030-570-065

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Terrecia, CA 95362
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Book 9 Page 90



STORM DRAIN
BENEFIT ASSESSMENT DISTRICT
FOOTHILL ESTATES SUBDIVISION
PLAN VIEW DIAGRAM

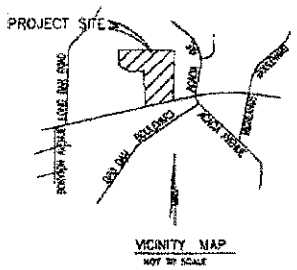
036-390-067 10.06ac,

11/18/04

PAGE 1

C:\PROJECTS\02-036N\dwg\SD ASSESSMENT.dwg, 11/18/2004 04:10:46 PM

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 2, ZONE 3
(MISSION OLIVE RANCH)



CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 7TH DAY OF February, 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

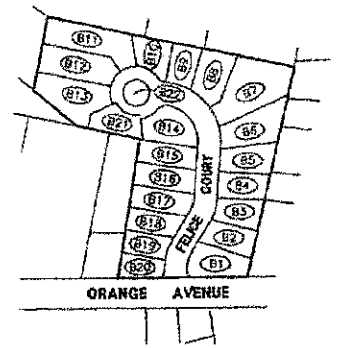
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 2, ZONE 11, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 7TH DAY OF February, 2006, BY ITS RESOLUTION NO. 6553

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 10th DAY OF FEBRUARY, 2006, AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 9 AT PAGE 79 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.



ASSESSMENT ID

Assessment Number	APN
B1	POR OF 033-110-014
B2	POR OF 033-110-014
B3	POR OF 033-110-014
B4	POR OF 033-110-014
B5	POR OF 033-110-014
B6	POR OF 033-110-014
B7	POR OF 033-110-014
B8	POR OF 033-110-014
B9	POR OF 033-110-014
B10	POR OF 033-110-014
B11	POR OF 033-110-014
B12	POR OF 033-110-014
B13	POR OF 033-110-014
B14	POR OF 033-110-014
B15	POR OF 033-110-014
B16	POR OF 033-110-014
B17	POR OF 033-110-014
B18	POR OF 033-110-014
B19	POR OF 033-110-014
B20	POR OF 033-110-014
B21	POR OF 033-110-014
B22	POR OF 033-110-014

LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (B17) ASSESSMENT NUMBER

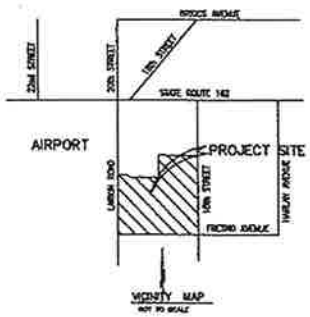
GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

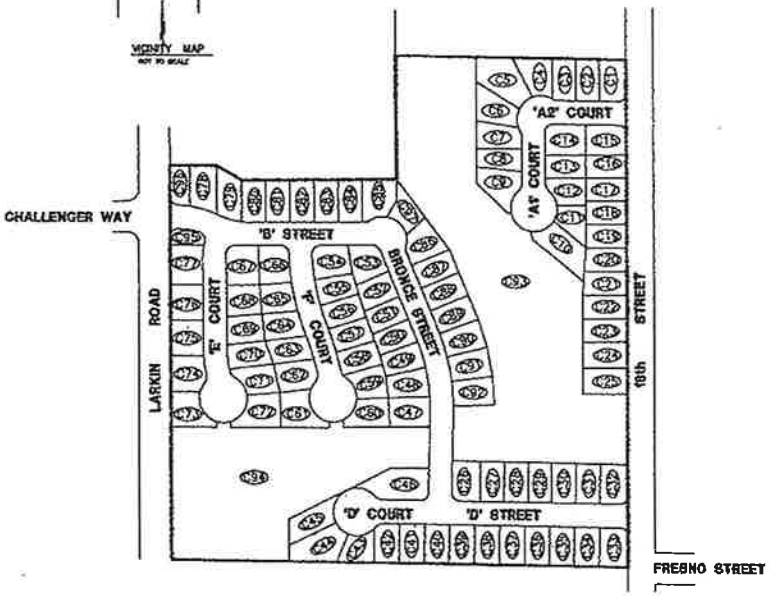
N|B|S
3340 Highway 70 South, Suite 110
Temecula, CA 92592
Local Government Solutions

BOOK 9 PAGE 79

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 3, ZONE 4
(VISTA DEL ORO)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA





FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5th DAY OF July, 2006

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 3, ZONE 4, INTO CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5th DAY OF July, 2006 BY ITS RESOLUTION NO. 6730

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January, 2007 AT THE HOUR OF 9:01 A O'CLOCK A.M., IN BOOK 10 AT PAGE 1 & 2 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (47) ASSESSMENT NUMBER

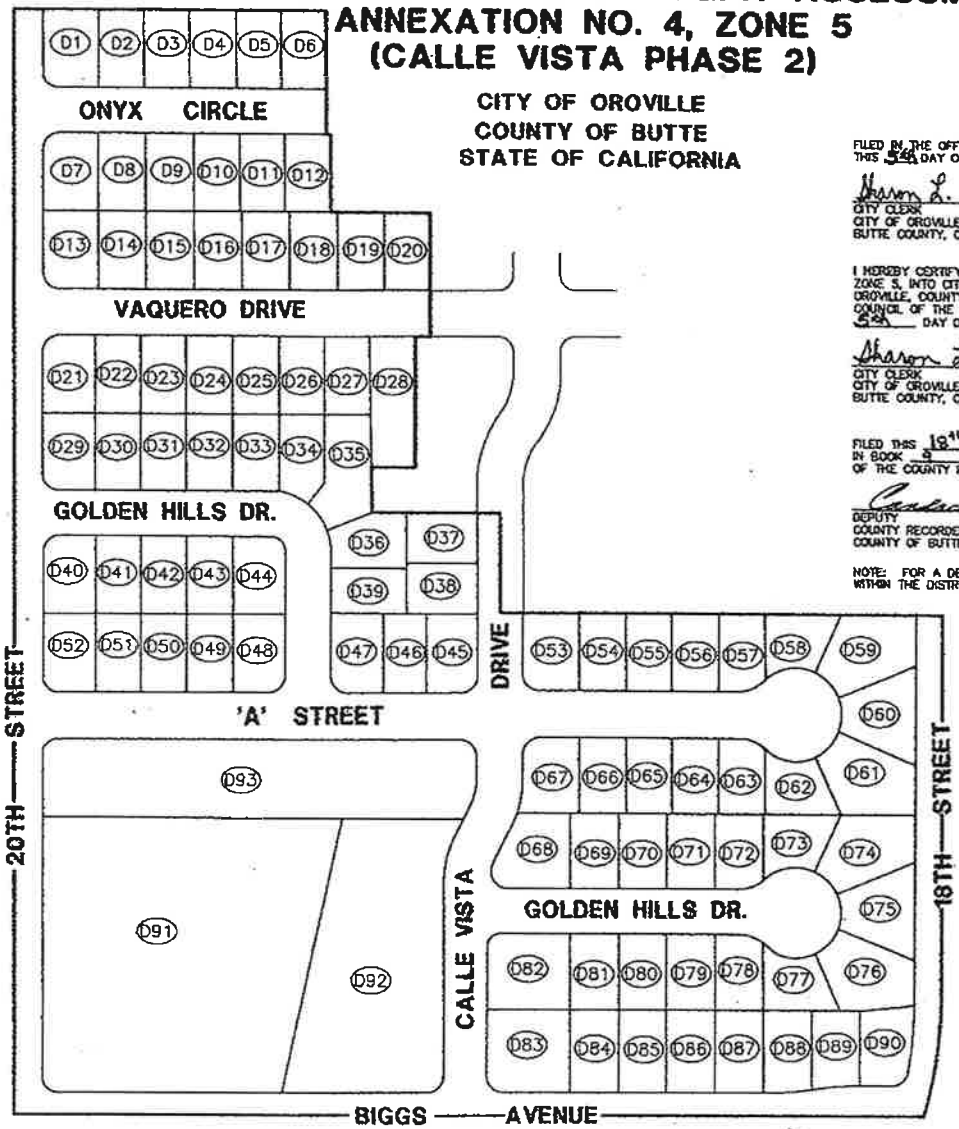
GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

N|B|S
32605 Highway 79 South, Suite 100
Temecula, CA 92592
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Book 10 Page 1

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 4, ZONE 5
(CALLE VISTA PHASE 2)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5th DAY OF July, 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 4, ZONE 5, INTO CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5th DAY OF July, 2006, BY ITS RESOLUTION NO. 6733

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January 2007 AT THE HOUR OF 9:01 O'CLOCK A.M., IN BOOK 9 AT PAGE 98-99 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (817) ASSESSMENT NUMBER

GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

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Book 9 Page 98

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT
ANNEXATION NO. 6, ZONE 7
(JAKE RICHTER)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 16th DAY OF January, 2007

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

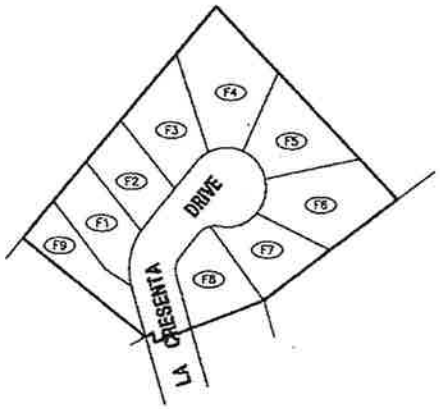
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 6, ZONE 7, INTO CITY OF OROVILLE CONSOLIDATED BENEFIT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 16th DAY OF January 2007 BY ITS RESOLUTION NO. 6850

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January 2007 AT THE HOUR OF 9:01 O'CLOCK A.M., IN BOOK 9 AT PAGE 89 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.



ASSESSMENT ID

Assessment Number	APN
F1	POR. OF 031-070-092
F2	POR. OF 031-070-092
F3	POR. OF 031-070-092
F4	POR. OF 031-070-092
F5	POR. OF 031-070-092
F6	POR. OF 031-070-092
F7	POR. OF 031-070-092
F8	POR. OF 031-070-092
F9	POR. OF 031-070-092

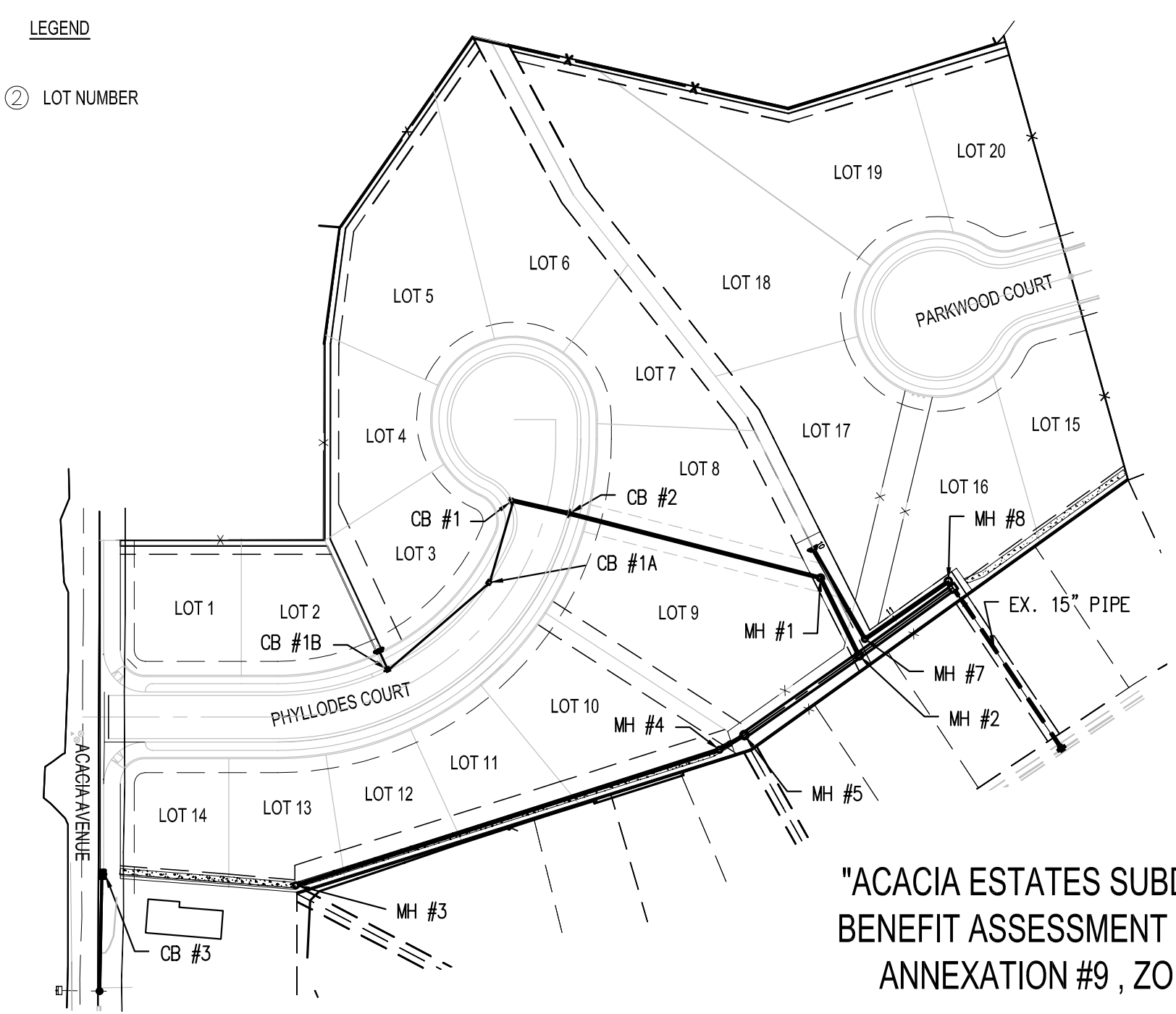
LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (F7) ASSESSMENT NUMBER

GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

N|B|S
32605 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

Book 9 Page 89



"ACACIA ESTATES SUBDIVISION"
BENEFIT ASSESSMENT DISTRICT
ANNEXATION #9 , ZONE #10

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND CITY COUNCIL MEMBERS**

FROM: **RUTH DUNCAN, ASSISTANT CITY ADMINISTRATOR-ADMINISTRATIVE SERVICES**

RE: **ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICTS, ZONES 1, 4, 6, 11, 13, 16, 18**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Landscape and Lighting Maintenance Assessment District for Fiscal Year 2025/26.

DISCUSSION

As a condition of approval for each subdivision identified below, the developer was required to establish or annex into a landscape and lighting maintenance assessment district. Each subdivision represents a Zone within the larger district. Each Zone is financially responsible for the maintenance of the landscaped areas dedicated to the City and for the cost of maintaining the City owned street lights within the individual subdivisions. The particular Zones within the City's Consolidated Landscape and Lighting Maintenance Assessment District ("CLLMAD") are identified below:

ZONE	ZONE
Zone 1 – Grandview Estates	Zone 10 – Foothill Estates
Zone 2 – The Buttes	Zone 11 – Mission Olive Ranch
Zone 3 – Deer Creek Estates, Phase 1	Zone 12 – Vista Del Oro
Zone 4 – Calle Vista 1	Zone 13 – Calle Vista 2
Zone 5 – Cherokee Estates, Phase 1	Zone 14 – Martin Ranch
Zone 6 – Sherwood	Zone 15 – Jake Richter Estates
Zone 7 – Grayhawk	Zone 16 – Acacia Estates
Zone 8 – Cherokee Estates, Phase 2	Zone 17 – Feather River Bluffs
Zone 9 – Linkside	Zone 18 – Ruddy Creek

Pursuant to the Landscape and Lighting Act of 1972, which authorizes the formation and annual assessment of such districts, an Annual Assessment Report was prepared and filed with the City Clerk prior to the July 15, 2025 City Council meeting. The purpose of the report is to document the annual costs involved in the operation, maintenance and servicing of all improvements, adjust the annual assessments, to incorporate any surplus or deficit from the previous year and to determine the actual annual assessment for each assessable parcel within the CLLMAD.

The City Council will consider the following items for the CLLMAD:

1. Preliminarily approve the Annual Assessment Report and the proposed levy and collection of assessments for the CLLMAD for Fiscal Year 2025/26.

2. Direct Staff to make any changes or amendments to the report as necessary.

3. Approve the Resolution of Intent which sets the date for a public hearing for the August 5, 2025 City Council Meeting. At that time, the City Council will conduct a public hearing on these matters and may confirm the Annual Levy Report and Assessments.

FISCAL IMPACT

Assessments are collected for the City of Oroville by the Butte County Tax Collector to reimburse the City for the costs of operating, maintaining and servicing the landscape and lighting improvements within the CLLMAD.

ACTION REQUESTED -

1. **ADOPT RESOLUTION NO. 9399 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26.**

2. **AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT.**

ATTACHMENTS

Resolution No. 9399
2025/26 Assessment Summary from the CLLMAD Annual Assessment Report.

NOTE: *In order to reduce copying costs, only the Executive Summary of the Annual Assessment Report is attached to this staff report. The complete Annual Assessment Report for the CLLMAD is available for review in the City Clerk's office.*

CITY OF OROVILLE
RESOLUTION NO. 9399

A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26

WHEREAS, the Oroville City Council has, by previous resolutions, formed and levied annual assessments for a special maintenance district pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the 1972 Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California (commencing with Section 22500). Said special maintenance district is known and designated as "The Oroville Consolidated Landscape and Lighting Maintenance Assessment District" (the "District"). The District is comprised of several Zones which are identified below:

ZONE	ZONE
Zone 1 – Grandview Estates	Zone 10 – Foothill Estates
Zone 2 – The Buttes	Zone 11 – Mission Olive Ranch
Zone 3 – Deer Creek Estates, Phase 1	Zone 12 – Vista Del Oro
Zone 4 – Calle Vista 1	Zone 13 – Calle Vista 2
Zone 5 – Cherokee Estates, Phase 1	Zone 14 – Martin Ranch
Zone 6 – Sherwood	Zone 15 – Jake Richter Estates
Zone 7 – Grayhawk	Zone 16 – Acacia Estates
Zone 8 – Cherokee Estates, Phase 2	Zone 17 – Feather River Bluffs
Zone 9 – Linkside	Zone 18 – Ruddy Creek

WHEREAS, the City Council has retained Harris & Associates for the purpose of assisting with the annual levy of the District and to prepare and file with the City Clerk, an Annual Assessment Report (the "Report") for the District in accordance with the 1972 Act; and,

WHEREAS, the City Council hereby orders Harris & Associates to prepare and file with the City Clerk, the Report concerning the annual levy and collection of assessments for the District. Said levy and collection shall be for the fiscal year commencing July, 1, 2025 and ending June 30, 2026 in accordance with *Chapter 3, Section 22622* of the 1972 Act. The Report details the improvements, any substantial changes to the improvements, the annual budgets for each Zone and the proposed assessment amounts for each parcel.

WHEREAS, there has now been presented to this City Council the Report as required by the 1972 Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each of the budget items and documents therein, and is satisfied that the assessment amounts, on a preliminary basis, have been spread to the assessable parcels in accordance with the special benefit received from the improvements and services provided.

NOW, THEREFORE, the Oroville City Council does resolve as follows:

Section 1 That the above recitals are true and correct.

Section 2 Proposed Improvements: The improvements within the District may include, but are not limited to: turf, shrubs, plants and trees, landscaping, street lighting, irrigation and drainage systems, graffiti removal, pedestrian walkways, landscape lighting, masonry walls, and associated appurtenances within the public rights-of-way or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous and/or satisfactory operating condition. The specific improvements within each Zone are detailed in the Report.

Section 3 Intention: The City Council hereby declares its intention to seek the annual levy and collection of assessments within the District pursuant to the 1972 Act, in order to pay for the costs of maintaining and servicing the above referenced improvements. The City Council finds that the public's best interests will be served by such levy and collection.

Section 4 Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with Chapter 3, Section 22626 of the 1972 Act.

Section 5 Notice: The City Council shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. All interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday August 5, 2025 at 5:00 p.m**. at the City Council Chambers, located at 1735 Montgomery Street, Oroville.

Section 7 The City Clerk shall certify to the adoption of this Resolution by the City Council and is hereby authorized and directed to give notice of said Public Hearing as provided by the 1972 Act.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on July 15, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Pittman, Mayor

APPROVED AS TO FORM:

David Ritchie, City Attorney

ATTEST:

Brian Ring, City Clerk



CITY OF OROVILLE

PRELIMINARY ENGINEER'S REPORT
CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
FISCAL YEAR 2025-26

JULY 2025

PREPARED BY

Harris & Associates
1401 Willow Pass Road, Suite 500
Concord, CA 94520
www.weareharris.com

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STATEMENT OF ASSESSMENT ENGINEER

AGENCY: **THE CITY OF OROVILLE**

PROJECT: **CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL OF THE**
CITY OF OROVILLE
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2025-26

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the annual levy of assessments within the Consolidated Landscape and Lighting Maintenance Assessment District (the "District") of the City of Oroville to provide services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2025-26.

Pursuant to the provisions of the Landscape and Lighting Act of 1972, (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) (the "Act"), Article XIIID, Section 4(a) of the State of California Constitution the City Council of the City of Oroville (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the District for Fiscal Year 2025-26. Said Resolution called for the preparation and filing of an annual report (the "Report") presenting plans and specifications describing the general nature, location and extent of the improvements and an estimate of the costs to maintain said improvements within the District.

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

CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Overview: This part provides a general description of the District, Proposition 218 and a summary of the proposed assessment.

PART II

Plans and Specifications: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART III

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation. For particulars as to the identification of parcels, reference is made to the District Diagram.

PART IV

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2025-26.

Appendices

Appendix A – Assessment Roll
Appendix B – Assessment Diagrams

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED this ____ day of _____, 2025

Harris & Associates

_____

Alison Bouley, P.E., Assessment Engineer
R.C.E. No.
Engineer of Work

PART I – OVERVIEW

The District is comprised of the eighteen (18) residential developments designated as Zones within the District. Zone number 14, Martin Ranch, was formed but never developed. It will therefore, remain un-assessed until such time as development is renewed or another development takes over the project area. Please refer to the table on the next page which details the number of parcels within each Zone as well as the distinct name and number designation. Also included in the table below are the total costs to be assessed, the Proposed Assessment Rate and the Maximum Assessment Rate allowed for Fiscal Year 2025-26.

CLLMAD FISCAL YEAR 2024-25 ASSESSMENT SUMMARY

Zone Name	Total Assessable Parcels/Units	Total Assessment	Maximum Assessment Rate per Unit	Proposed Assessment Rate per Unit
Zone 1 – Grandview Estates	21	$2,944.41	$206.94	$140.21
Zone 2 – The Buttes	58	$7,131.68	$122.96	$122.96
Zone 3 – Deer Creek Estates, Phase 1	72	$2,168.64	$30.12	$30.12
Zone 4 – Calle Vista Estates, Phase 1	70	$5,327.00	$76.11	$76.10
Zone 5 – Cherokee Estates, Phase 1	12	$948.96	$79.08	$79.08
Zone 6 – Sherwood Estates, 1 & 2	49	$2,058.00	$42.00	$42.00
Zone 7 – Grayhawk	30	$5,928.60	$197.63	$197.62
Zone 8 – Cherokee Estates, Phase 2	20	$3,800.40	$571.04	$190.02
Zone 9 – Linkside Place, Phase 1	65	$4,225.00	$594.20	$65.00
Zone 10 – Foothill Estates	25	$2,750.00	$880.15	$110.00
Zone 11 – Mission Olive Ranch	19	$7,715.90	$660.37	$406.10
Zone 12 – Vista Del Oro	92	$2,760.00	$259.28	$30.00
Zone 13 – Calle Vista Estates, Unit 2	44	$4,847.04	$361.00	$110.16
Zone 14 – Martin Ranch	0	$0.00	$0.00	$0.00
Zone 15 – Jake Richter	8	$3,084.80	$385.60	$385.60
Zone 16 – Feather River Bluffs	121	$0.00	$65.77	$0.00
Zone 17 – Acacia Estates	20	$0.00	$124.38	$0.00
Zone 18 – Ruddy Creek	97	$0.00	$166.02	$0.00
TOTALS:	**823**	**$55,690.43**		

The Assessment Rate per Unit for the prior year is shown on the respective Budgets for each Zone, shown in Part IV of this Report.

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI is added to the previous years' Maximum Assessment Rate to determine the adjusted Maximum Assessment for Zones 1, and 8 through 18 (see below) for the current year. Please refer to Part III of this Report, "Assessment Range Formula" for a complete description of the CPI tables used for this purpose.

Also stated in Part III of this Report, "Assessment Range Formula", Zones 2 through 7 have no allowable inflationary adjustment and as a result CPI is not applied to the Maximum Assessment for those Zones.

The table below provides the historical increases in the February CPI, (February to February each year) beginning in 2006/07. CPI is shown here at 7 decimal points for purposes of accuracy and for calculating the Adjusted Maximum Assessment each year.

Fiscal Year	February CPI Adjustment
2006-07	2.9324056%
2007-08	3.1810719%
2008-09	2.7722661%
2009-10	1.1629601%
2010-11	1.7910031%
2011-12	1.6962568%
2012-13	2.9998130%
2013-14	2.4472307%
2014-15	2.4468738%
2015-16	2.5320274%
2016-17	3.0167510%
2017-18	3.4371668%
2018-19	3.5644600%
2019-20	3.5260284%
2020-21	2.9059806%
2021-22	1.5672862%
2022-23	5.1933887%
2023-24	5.3023939%
2024-25	2.3661444%
2025-26	2.6863605%

The calculated Maximum Assessment for each Zone is shown on the individual Zone Budget pages in Section IV of this Report.

PART II – PLANS AND SPECIFICATIONS

Description of the District and Boundaries

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain landscape and lighting improvements within the boundaries of each Zone. Said improvements are detailed below under "Improvements and Services Provided".

Each Zone was formed and annexed into the District as a condition of development. The Zones are located throughout the City of Oroville.

Improvements and Services Provided

The improvements and services within each Zone are identified below:

- **Zone 1** – Grandview Estates: Maintenance of trees, shrubs, ground cover, walls, irrigation system, street trees and 6 street lights.
- **Zone 2** – The Buttes: Maintenance of turf, shrubs, ground cover, irrigation system, an entry way with rock wall, signage and lighting, gated fence, landscaping along the fence, an irrigation system on Oro Garden Ranch Road, street trees, and 14 street lights.
- **Zone 3** – Deer Creek Estates, Phase 1: Maintenance of a gateway, a ten foot gravel sewer maintenance road with safety lighting, a twenty foot emergency access road, 13 street lights, an open space area (natural state) and street trees.
- **Zone 4** – Calle Vista Estates, Unit 1: Maintenance of a wooden fence, a masonry wall, trees, shrubs, ground cover, an irrigation system, street trees and 14 street lights.
- **Zone 5** – Cherokee Estates, Phase 1: Maintenance of a wooden fence, 2 street lights and a landscape buffer along Cherokee Road.
- **Zone 6** – Sherwood Estates, Phases 1 & 2: Maintenance of a landscape buffer along 18th and 20th Streets, wood fencing, a masonry wall, irrigation system, street trees and 4 street lights.
- **Zone 7** – Grayhawk: Maintenance of an island planter on Gaylor Street, landscape buffers along Grand Avenue, seventy three street trees and 5 street lights.
- **Zone 8** – Cherokee Estates, Phase 2: Maintenance of thirty seven street trees, 1,725 square feet of landscaping, 345 linear feet of wood fencing along Cherokee Road and 5 street lights.
- **Zone 9** – Linkside Place, Phase 1: Landscape and lighting improvements within this Zone may include but are not limited to: street trees, landscaping (turf shrubs & ground cover), 14 street lights and other appurtenant facilities.
- **Zone 10** – Foothill Estates: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), 6 street lights and other appurtenant facilities.

- **Zone 11** – Mission Olive Ranch: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), wood fencing, masonry walls, 5 street lights and other appurtenant facilities.
- **Zone 12** – Vista Del Oro: Landscape and lighting improvements within this Zone may include but are not limited to: street trees, landscaping (turf shrubs & ground cover), wood fencing, masonry walls, open/natural areas, 20 street lights and other appurtenant facilities.
- **Zone 13** – Calle Vista Estates, Unit 2: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), 10 street lights and other appurtenant facilities.
- **Zone 14** – Martin Ranch: There are currently no improvements being maintained within this Zone and none are currently planned. Development never occurred. This is a completely vacant project at this time.
- **Zone 15** – Jake Richter: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), 2 street lights and other appurtenant facilities.
- **Zone 16** – Feather River Bluffs: Landscape and lighting improvements within this Zone may include but are not limited to: 12 street lights and other appurtenant facilities. Currently there are no improvements being maintained.
- **Zone 17** – Acacia Estates: Landscape and lighting improvements within this Zone may include but are not limited to: 3 street lights and other appurtenant facilities. Currently there are no improvements being maintained.
- **Zone 18** – Ruddy Creek: Landscape and lighting improvements within this Zone may include but are not limited to: 27 street lights and other appurtenant facilities. Currently there are no improvements being maintained.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.

PART III – METHOD OF APPORTIONMENT

The 1972 Act allows for the establishment of assessment districts by public agencies for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1972 Act also requires that the cost of these improvements and services be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with the 1972 Act, Section 22573:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among assessable lots or parcels in proportion to the estimated benefits received by each such lot or parcel from the improvements"*

The method of apportionment described in this Report, and confirmed by the City Council, utilizes commonly accepted engineering practices which have been established pursuant to the 1972 Act and the California Constitution for the allocation of special benefit assessments. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

Description of the Benefit

Special Benefit

The improvements and associated costs have been allocated to the assessable properties within the District based upon the special benefit received by those properties, pursuant to the provisions of the 1972 Act. The improvements for which the properties will be assessed have been identified as necessary, were required as a part of the development plans specifically for each individual tract and are also in compliance with the development plans and General Plan of the City. As such, the improvements and continuing maintenance and servicing are strictly the obligation of the properties within the District.

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development of the tract and are for the sole benefit of properties within the District. It has been determined therefore, any access or use by properties or individuals outside the District is completely incidental and the costs of operating, maintaining and servicing said improvements therefore provides no measurable benefit to those outside properties or individuals.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable lot or parcel receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well-maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:

> "Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large"

Some of the special benefits associated with local landscaping and lighting improvements are:

- Enhanced desirability of properties due to proximity of the improvements.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.
- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and consequent reduction in possible property damage.
- Improved accessibility for emergency vehicles.
- Reduced vandalism and other criminal activity.

Assessment Range Formula

It is generally recognized that most budgetary items will be impacted by inflation in future years. In accordance with the California Constitution, Section 53739 (b)(1), assessments ***"may be adjusted for inflation pursuant to a clearly defined formula…"*** A formula for an inflationary adjustment is therefore included as part of the maximum assessment within the District and was approved by the property owner(s) at the time of formation/annexation. The formula, as described below, allows for annual adjustments to the budget and the assessments.

Generally, any new or increased assessment requires certain noticing and meeting requirements by law. The Government Code excludes certain conditions of a new or increased assessment. These conditions include, "An assessment that does not exceed an assessment formula or range of assessments previously specified in the notice given to the public…and that was previously adopted by the agency…"

The initial maximum assessment for each Zone was established at the time of formation or annexation into the District. Zones 2 through 7 of this District however do not have an inflationary adjustment. These Zones were created prior to the adoption of Proposition 218 in 1996 and did not include a provision to increase the initial maximum assessment.

In Fiscal Year 2020-21, the City Council conducted a public hearing to tabulate assessment ballots regarding increased assessments and the addition of an annual inflationary adjustment for Zones 1 through 7.

At the conclusion of the public hearing, it was determined that only Zone 1, Grandview Estates, approved the proposed increases and/or inflationary adjustments. Zone 1 approved the inflationary adjustment, along with a reduction in the Maximum Assessment for the Zone. The Maximum Assessment for Zone 1 prior to the ballot process, was $238.10. The property owners approved a reduction of the Maximum Assessment to $175.00, and included an annual inflationary adjustment.

The maximum assessments for Zones 1, and 8 through 18 (annexed in FY 2022) are adjusted each fiscal year by the following Assessment Range Formula:

- The Maximum Assessment Rate allowed each fiscal year (the "Adjusted Maximum Assessment Rate") shall be based on the initial maximum assessment, adjusted annually by Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers, ("CPI") for the San Francisco/Oakland/San Jose area. Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.
- Each fiscal year, the February CPI amount has been applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the then current fiscal year.
- If the proposed annual assessment rate for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year then the proposed annual assessment is not considered an increased assessment.

Beginning in the second fiscal year after the annexation of a Zone, and each fiscal year since, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate (Adjusted Maximum Assessment Rate) has been established for each fiscal year using the Assessment Range Formula described above. The Adjusted Maximum Assessment Rate has been calculated independent of the annual budget and proposed assessment rate for the given fiscal year. As stated above, if the proposed annual assessment for any fiscal year does not exceed the Adjusted Maximum Assessment Rate for that year, it is not considered an increased assessment under the terms of Proposition 218 or the Government Code.

The CPI increase for the one year period ending in February 2025 is 2.68% . This amount will be applied to the Maximum Assessment for Zones 1, and 8 through 18 only, which will establish the Adjusted Maximum Assessment for each of those Zones for Fiscal Year 2025-26.

To impose a new assessment or increased assessment in excess of the Maximum Assessment Rate for the current fiscal year, as provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution, Article XIII D, Section 4c that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners must approve the proposed new or increased assessment via a property owner protest balloting process before any such new or increased assessment can be imposed.

A protest occurs when, at the public hearing, the returned assessment ballots opposed to the new or increased assessment outweigh the returned ballots in favor of the new or increased assessment, weighting those assessment ballots by the financial obligation of each parcel. As previously stated, Zone 1 agreed to a reduced Maximum Assessment and the inclusion of an annual inflationary adjustment.

The definition of new or increased assessments includes any assessment which, 1) did not previously exist or, 2) exceeds a previously approved assessment amount or assessment range formula. Any assessment range formula must have been previously adopted by the agency and approved by the property owners in the area where the assessment is imposed.

ASSESSMENT METHODOLOGY

The benefit formula used to determine the financial obligation for each parcel is based on the improvements benefitting the parcels, as well as the use, or type, of each parcel as compared to other parcels that benefit from said improvements. One of the more common approaches to fairly distributing District costs to the benefitting parcels in maintenance districts such as this utilizes a methodology referred to as the Per Parcel method of apportionment. This method recognizes that each parcel within a particular Zone benefits equally from the improvements. This is typical when all parcels within the Zone are of the same type (all single family dwellings).

Each Zone is comprised of a single parcel type – residential. The residential parcels are single family residential parcels ("SFR") or condominiums and as such are deemed to benefit equally from the improvements. The "Total Balance to Assessment", as shown on the Budget pages, is divided equally among each assessable parcel within the Zone which determines the annual assessment rate per parcel for that Zone.

PART IV – COST ESTIMATE

The estimated budget for the annual maintenance and servicing of the improvements and the proportionate share of administration costs for each Zone within the District have been prepared based on the estimated and historical costs. The individual Zone budgets are shown on the following pages.

In addition to the budget tables, Zones 1, and 8 through 18 contain an additional table showing the February CPI for each year since the annexation of that zone, the calculated adjustment to the previous years' assessment and the Adjusted Maximum Assessment for each of those zones. As stated previously, Zone 2 through 7 do not have an inflationary adjustment.

Zone 1 – Grandview Estates Budget

DIRECT COSTS	
Utilities – Water	$486.78
Utilities – Electricity	$422.43
Streetlights	$517.00
Irrigation Materials	$120.00
Plant Materials	$120.00
Personnel – Parks & Trees	$519.04
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,185.25**
INDIRECT COSTS	
CLLMAD Administration Fee	$576.07
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$6.30
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,483.55**
SUB-TOTAL COSTS	**$6,668.80**
Contingency Reserve – 20 % of Total Costs	$1,333.76
TOTAL COSTS	**$8,002.56**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$15,145.41
2025-26 Reserve Contribution/Reduction	($5,058.15)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$10,087.25**
2025-26 TOTAL ASSESSMENT	**$2,944.41**
Total Number of Assessable Parcels	21
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$140.21**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$206.94**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$136.56**

The Annual CPI calculations for Zone 1 – Grandview Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2020-2021	N/A	$175.000
2021-2022	1.57%	$177.743
2022-2023	5.19%	$186.974
2023-2024	5.30%	$196.888
2024-2025	2.37%	$201.546
2025-2026	2.68%	$206.948

The property owners in Zone 1 approved the inclusion of an annual inflationary adjustment on June 16, 2021. The property owners also agreed to a reduction in the Maximum Assessment, from $238.10 to $175.00.

Beginning in Fiscal Year 2021/22, and in each subsequent year, the February CPI will be applied to the Maximum Assessment for this Zone. The actual assessment may be less than the established Maximum Assessment but may not exceed it without property owner approval via a Proposition 218 ballot process.

Zone 2 – The Buttes Budget

DIRECT COSTS	
Utilities – Water	$640.00
Utilities – Electricity	$560.00
Streetlights	$287.00
Irrigation Materials	$50.00
Plant Materials	$100.00
Weed Abatement	$0.00
Personnel – Parks & Trees	$1,164.06
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,801.06**
INDIRECT COSTS	
CLLMAD Administration Fee	$292.70
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$17.40
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,211.28**
SUB-TOTAL COSTS	**$7,012.34**
Contingency Reserve – 20 % of Total Costs	$1,402.47
TOTAL COSTS	**$8,414.81**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$7,695.36
2025-26 Reserve Contribution/Reduction	($1,283.13)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$6,412.23**
2025-26 TOTAL ASSESSMENT	**$7,131.68**
Total Number of Assessable Parcels	58
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$122.96**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$122.96**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$122.96**

Zone 3 – Deer Creek Estates Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$581.00
Streetlights	$150.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Weed Abatement	$915.00
Personnel – Parks & Trees	$442.16
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,088.16**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$21.60
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,922.78**
SUB-TOTAL COSTS	**$6,010.94**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$6,010.94**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($6,182.75)
2025-26 Reserve Contribution/Reduction	($3,842.30)
Estimated Reserve Fund Ending Balance (6/30/2026)	**($10,025.05)**
2025-26 TOTAL ASSESSMENT	**$2,168.64**
Total Number of Assessable Parcels	72
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$30.12**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$30.12**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$30.12**

Zone 4 – Calle Vista Estates, Unit 1 Budget

DIRECT COSTS	
Utilities – Water	$416.00
Utilities – Electricity	$525.00
Streetlights	$100.00
Irrigation Materials	$50.00
Plant Materials	$0.00
Weed Abatement	$0.00
Personnel – Parks & Trees	$963.10
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,054.10**
INDIRECT COSTS	
CLLMAD Administration Fee	$499.84
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$21.00
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,422.02**
SUB-TOTAL COSTS	**$6,476.12**
Contingency Reserve – 20 % of Total Costs	$1,295.22
TOTAL COSTS	**$7,771.34**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$13,141.12
2025-26 Reserve Contribution/Reduction	($2,444.34)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$10,696.78**
2025-26 TOTAL ASSESSMENT	**$5,327.00**
Total Number of Assessable Parcels	70
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$76.10**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$76.11**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$76.10**

Zone 5 – Cherokee Estates, Phase 1 Budget

DIRECT COSTS	
Utilities – Water	$189.00
Utilities – Electricity	$200.00
Streetlights	$150.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$936.15
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$1,475.15**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$3.60
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,904.78**
SUB-TOTAL COSTS	**$5,379.93**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$5,379.93**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($2,705.58)
2025-26 Reserve Contribution/Reduction	($4,430.97)
Estimated Reserve Fund Ending Balance (6/30/2026)	**($7,136.55)**
2025-26 TOTAL ASSESSMENT	**$948.96**
Total Number of Assessable Parcels	12
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$79.08**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$79.08**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$79.08**

Zone 6 – Sherwood Estates, Units 1 & 2 Budget

DIRECT COSTS	
Utilities – Water	$650.00
Utilities – Electricity	$105.00
Streetlights	$0.00
Irrigation Materials	$353.00
Plant Materials	$0.00
Personnel – Parks & Trees	$787.23
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$1,895.23**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$14.70
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,915.88**
SUB-TOTAL COSTS	**$5,811.11**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$5,811.11**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($3,511.19)
2025-26 Reserve Contribution/Reduction	($3,753.11)
Estimated Reserve Fund Ending Balance (6/30/2026)	**($7,264.30)**
2025-26 TOTAL ASSESSMENT	**$2,058.00**
Total Number of Assessable Parcels	49
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$42.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$42.00**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$42.00**

Zone 7 – Grayhawk Budget

DIRECT COSTS	
Utilities – Water	$550.00
Utilities – Electricity	$452.00
Streetlights	$400.00
Irrigation Materials	$125.00
Plant Materials	$125.00
Personnel – Parks & Trees	$352.79
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,004.79**
INDIRECT COSTS	
CLLMAD Administration Fee	$530.63
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$9.00
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,440.81**
SUB-TOTAL COSTS	**$6,445.60**
Contingency Reserve – 20 % of Total Costs	$1,289.12
TOTAL COSTS	**$7,734.72**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$13,950.61
2025-26 Reserve Contribution/Reduction	($1,806.12)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$12,144.50**
2025-26 TOTAL ASSESSMENT	**$5,928.60**
Total Number of Assessable Parcels	30
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$197.62**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$197.63**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$197.62**

Zone 8 – Cherokee Estates, Phase 2 Budget

DIRECT COSTS	
Utilities – Water	$89.00
Utilities – Electricity	$80.00
Streetlights	$250.00
Irrigation Materials	$67.00
Plant Materials	$75.00
Personnel – Parks & Trees	$358.78
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$919.78**
INDIRECT COSTS	
CLLMAD Administration Fee	$607.17
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$6.00
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,514.35**
SUB-TOTAL COSTS	**$5,434.13**
Contingency Reserve – 20 % of Total Costs	$1,086.83
TOTAL COSTS	**$6,520.96**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$15,963.02
2025-26 Reserve Contribution/Reduction	($2,720.56)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$13,242.46**
2025-26 TOTAL ASSESSMENT	**$3,800.40**
Total Number of Assessable Parcels	20
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$190.02**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$571.04**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$190.02**

The Annual CPI calculations for Zone 8 – Cherokee Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2004-2005	N/A	$319.200
2005-2006	1.56%	$324.195
2006-2007	2.93%	$333.702
2007-2008	3.18%	$344.317
2008-2009	2.77%	$353.862
2009-2010	1.16%	$357.978
2010-2011	1.79%	$364.389
2011-2012	1.70%	$370.570
2012-2013	3.00%	$381.687
2013-2014	2.45%	$391.027
2014-2015	2.45%	$400.595
2015-2016	2.53%	$410.738
2016-2017	3.02%	$423.129
2017-2018	3.44%	$437.672
2018-2019	3.56%	$453.273
2019-2020	3.53%	$469.255
2020-2021	2.91%	$482.892
2021-2022	1.57%	$490.460
2022-2023	5.19%	$515.932
2023-2024	5.30%	$543.288
2024-2025	2.37%	$556.143
2025-2026	2.68%	$571.048

* Calculation is performed at 7 decimal points each year.

Zone 9 – Linkside Place, Phase 1 Budget

DIRECT COSTS	
Utilities – Water	$285.00
Utilities – Electricity	$590.00
Streetlights	$200.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$376.01
Personnel – Public Works	$0.00
Landscaping Enhancements	$0.00
Direct Costs Sub-Total	**$1,651.01**
INDIRECT COSTS	
CLLMAD Administration Fee	$634.86
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$19.50
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,555.54**
SUB-TOTAL COSTS	**$6,206.55**
Contingency Reserve – 20 % of Total Costs	$1,241.31
TOTAL COSTS	**$7,447.87**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$16,691.12
2025-26 Reserve Contribution/Reduction	($3,222.87)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$13,468.25**
2025-26 TOTAL ASSESSMENT	**$4,225.00**
Total Number of Assessable Parcels	65
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$65.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$594.20**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$65.00**

The Annual CPI calculations for Zone 9 – Linkside Place is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$337.340
2006-2007	2.93%	$347.232
2007-2008	3.18%	$358.278
2008-2009	2.77%	$368.210
2009-2010	1.16%	$372.492
2010-2011	1.79%	$379.164
2011-2012	1.70%	$385.595
2012-2013	3.00%	$397.163
2013-2014	2.45%	$406.882
2014-2015	2.45%	$416.838
2015-2016	2.53%	$427.392
2016-2017	3.02%	$440.285
2017-2018	3.44%	$455.418
2018-2019	3.56%	$471.651
2019-2020	3.53%	$488.282
2020-2021	2.91%	$502.471
2021-2022	1.57%	$510.347
2022-2023	5.19%	$536.851
2023-2024	5.30%	$565.317
2024-2025	2.37%	$578.693
2025-2026	2.68%	$594.202

* Calculation is performed at 7 decimal points each year.

Zone 10 – Foothill Estates Budget

DIRECT COSTS	
Utilities – Water	$204.00
Utilities – Electricity	$226.00
Streetlights	$300.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$26.43
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$956.43**
INDIRECT COSTS	
CLLMAD Administration Fee	$366.03
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$7.50
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,274.71**
SUB-TOTAL COSTS	**$5,231.14**
Contingency Reserve – 20 % of Total Costs	$1,046.23
TOTAL COSTS	**$6,277.37**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$9,623.34
2025-26 Reserve Contribution/Reduction	($3,527.37)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$6,095.97**
2025-26 TOTAL ASSESSMENT	**$2,750.00**
Total Number of Assessable Parcels	25
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$110.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$880.15**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$110.00**

The Annual CPI calculations for Zone 10 – Foothill Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$499.680
2006-2007	2.93%	$514.333
2007-2008	3.18%	$530.694
2008-2009	2.77%	$545.406
2009-2010	1.16%	$551.749
2010-2011	1.79%	$561.631
2011-2012	1.70%	$571.158
2012-2013	3.00%	$588.291
2013-2014	2.45%	$602.688
2014-2015	2.45%	$617.435
2015-2016	2.53%	$633.069
2016-2017	3.02%	$652.166
2017-2018	3.44%	$674.582
2018-2019	3.56%	$698.627
2019-2020	3.53%	$723.261
2020-2021	2.91%	$744.279
2021-2022	1.57%	$755.943
2022-2023	5.19%	$795.203
2023-2024	5.30%	$837.367
2024-2025	2.37%	$857.181
2025-2026	2.68%	$880.153

* Calculation is performed at 7 decimal points each year.

Zone 11 – Mission Olive Ranch Budget

DIRECT COSTS	
Utilities – Water	$810.00
Utilities – Electricity	$590.00
Streetlights	$500.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$456.96
Personnel – Public Works	$109.86
Direct Costs Sub-Total	**$2,666.82**
INDIRECT COSTS	
CLLMAD Administration Fee	$373.59
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$5.70
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,280.47**
SUB-TOTAL COSTS	**$6,947.29**
Contingency Reserve – 20 % of Total Costs	$1,389.46
TOTAL COSTS	**$8,336.75**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$9,822.08
2024-25 Reserve Contribution/Reduction	($620.85)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$9,201.23**
2025-26 TOTAL ASSESSMENT	**$7,715.90**
Total Number of Assessable Parcels	19
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$406.10**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$660.37**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$406.10**

The Annual CPI calculations for Zone 11 – Mission Olive Ranch is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$385.900
2007-2008	3.18%	$398.176
2008-2009	2.77%	$409.214
2009-2010	1.16%	$413.973
2010-2011	1.79%	$421.388
2011-2012	1.70%	$428.535
2012-2013	3.00%	$441.391
2013-2014	2.45%	$452.192
2014-2015	2.45%	$463.257
2015-2016	2.53%	$474.987
2016-2017	3.02%	$489.315
2017-2018	3.44%	$506.134
2018-2019	3.56%	$524.175
2019-2020	3.53%	$542.657
2020-2021	2.91%	$558.427
2021-2022	1.57%	$567.179
2022/2023	5.19%	$596.635
2023-2024	5.30%	$628.271
2024-2025	2.37%	$643.136
2025-2026	2.68%	$660.372

* Calculation is performed at 7 decimal points each.

Zone 12 – Vista Del Oro Budget

DIRECT COSTS	
Utilities – Water	$225.00
Utilities – Electricity	$375.00
Streetlights	$500.00
Irrigation Materials	$300.00
Plant Materials	$300.00
Weed Abatement	$0.00
Personnel – Parks & Trees	$271.79
Personnel – Public Works	$0.00
Landscaping Enhancements	$0.00
Direct Costs Sub-Total	**$1,971.79**
INDIRECT COSTS	
CLLMAD Administration Fee	$290.98
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$27.60
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,219.76**
SUB-TOTAL COSTS	**$6,191.55**
Contingency Reserve – 20 % of Total Costs	$1,238.31
TOTAL COSTS	**$7,429.86**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$7,650.09
2025-26 Reserve Contribution/Reduction	($4,669.86)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$2,980.23**
2025-26 TOTAL ASSESSMENT	**$2,760.00**
Total Number of Assessable Parcels	92
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$30.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$259.28**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$30.00**

The Annual CPI calculations for Zone 12 – Vista Del Oro is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$151.520
2007-2008	3.18%	$156.340
2008-2009	2.77%	$160.674
2009-2010	1.16%	$162.543
2010-2011	1.79%	$165.454
2011-2012	1.70%	$168.260
2012-2013	3.00%	$173.308
2013-2014	2.45%	$177.549
2014-2015	2.45%	$181.894
2015-2016	2.53%	$186.499
2016-2017	3.02%	$192.125
2017-2018	3.44%	$198.729
2018-2019	3.56%	$205.812
2019-2020	3.53%	$213.069
2020-2021	2.91%	$219.261
2021-2022	1.57%	$222.697
2022-2023	5.19%	$234.263
2023-2024	5.30%	$246.685
2024-2025	2.37%	$252.521
2025-2026	2.68%	$259.289

* Calculation is performed at 7 decimal points each year.

Zone 13 – Calle Vista Estates, Unit 2 Budget

DIRECT COSTS	
Utilities – Water	$490.00
Utilities – Electricity	$510.00
Streetlights	$200.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$431.01
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$1,831.01**
INDIRECT COSTS	
CLLMAD Administration Fee	$585.56
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$13.20
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,499.94**
SUB-TOTAL COSTS	**$6,330.95**
Contingency Reserve – 20 % of Total Costs	$1,266.19
TOTAL COSTS	**$7,597.14**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$15,394.92
2025-26 Reserve Contribution/Reduction	($2,750.10)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$12,644.81**
2025-26 TOTAL ASSESSMENT	**$4,847.04**
Total Number of Assessable Parcels	44
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$110.16**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$361.00**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$110.16**

The Annual CPI calculations for Zone 13 – Calle Vista Estates, Unit 2 is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$210.960
2007-2008	3.18%	$217.671
2008-2009	2.77%	$223.705
2009-2010	1.16%	$226.307
2010-2011	1.79%	$230.360
2011-2012	1.70%	$234.267
2012-2013	3.00%	$241.295
2013-2014	2.45%	$247.200
2014-2015	2.45%	$253.249
2015-2016	2.53%	$259.661
2016-2017	3.02%	$267.494
2017-2018	3.44%	$276.688
2018-2019	3.56%	$286.551
2019-2020	3.53%	$296.654
2020-2021	2.91%	$305.275
2021-2022	1.57%	$310.060
2022-2023	5.19%	$326.162
2023-2024	5.30%	$343.457
2024-2025	2.37%	$351.583
2025-2026	2.68%	$361.006

* Calculation is performed at 7 decimal points each year.

Zone 14 – Martin Ranch Budget

This Zone was annexed into the District but development never began. Until such time as development begins, there will be no assessment and therefore, no budget for this Zone

The City may also decide to de-annex this Zone from the District in the future. Ground was never broken and the development may never be built. Zone 14 will be left "blank" until such time as this area develops or another area is developed to replace Zone 14 within the structure of the District.

Zone 15 – Jake Richter Budget

DIRECT COSTS	
Utilities – Water	$175.00
Utilities – Electricity	$225.00
Streetlights	$200.00
Irrigation Materials	$50.00
Plant Materials	$50.00
Personnel – Parks & Trees	$186.72
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$886.72**
INDIRECT COSTS	
CLLMAD Administration Fee	$192.56
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$2.40
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,096.14**
SUB-TOTAL COSTS	**$4,982.86**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$4,982.86**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$5,062.51
2024-25 Reserve Contribution/Reduction	($1,898.06)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$3,164.45**
2025-26 TOTAL ASSESSMENT	**$3,084.80**
Total Number of Assessable Parcels	8
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$385.60**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$385.60**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$375.54**

The Annual CPI calculations for Zone 15 – Jake Richter Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2007-2008	N/A	$232.500
2008-2009	2.77%	$238.946
2009-2010	1.16%	$241.724
2010-2011	1.79%	$246.054
2011-2012	1.70%	$250.227
2012-2013	3.00%	$257.734
2013-2014	2.45%	$264.041
2014-2015	2.45%	$270.502
2015-2016	2.53%	$277.351
2016-2017	3.02%	$285.717
2017-2018	3.44%	$295.538
2018-2019	3.56%	$306.072
2019-2020	3.53%	$316.865
2020-2021	2.91%	$326.073
2021-2022	1.57%	$331.183
2022-2023	5.19%	$348.383
2023-2024	5.30%	$366.855
2024-2025	2.37%	$375.536
2025-2026	2.68%	$385.600

* Calculation is performed at 7 decimal points each year.

Zone 16 – Feather River Bluffs Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$0.00
Streetlights	$0.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$0.00
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$0.00
Advertising	$0.00
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,887.50**
SUB-TOTAL COSTS	**$3,887.50**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$3,887.50**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($194.10)
2025-26 Reserve Contribution/Reduction	$0.00
Estimated Reserve Fund Ending Balance (6/30/2026)	**($194.10)**
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	121
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$65.77**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$0.00**

The Annual CPI calculations for Zone 16 – Feather River Bluffs is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2008-2009	N/A	$40.760
2009-2010	1.16%	$41.234
2010-2011	1.79%	$41.973
2011-2012	1.70%	$42.684
2012-2013	3.00%	$43.965
2013-2014	2.45%	$45.041
2014-2015	2.45%	$46.143
2015-2016	2.53%	$47.311
2016-2017	3.02%	$48.738
2017-2018	3.44%	$50.414
2018-2019	3.56%	$52.211
2019-2020	3.53%	$54.052
2020-2021	2.91%	$55.622
2021-2022	1.57%	$56.494
2022-2023	5.19%	$59.428
2023-2024	5.30%	$62.579
2024-2025	2.37%	$64.060
2025-2026	2.68%	$65.777

* Calculation is performed at 7 decimal points each year.

Zone 17 – Acacia Estates Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$0.00
Streetlights	$0.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$0.00
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$0.00
Advertising	$0.00
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,887.50**
SUB-TOTAL COSTS	**$3,887.50**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$3,887.50**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($261.58)
2025-26 Reserve Contribution/Reduction	$0.00
Estimated Reserve Fund Ending Balance (6/30/2026)	**($261.58)**
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	20
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$124.38**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$0.00**

The Annual CPI calculations for Zone 17 – Acacia Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2008-2009	N/A	$77.080
2009-2010	1.16%	$77.976
2010-2011	1.79%	$79.373
2011-2012	1.70%	$80.719
2012-2013	3.00%	$83.141
2013-2014	2.45%	$85.175
2014-2015	2.45%	$87.260
2015-2016	2.53%	$89.469
2016-2017	3.02%	$92.168
2017-2018	3.44%	$95.336
2018-2019	3.56%	$98.734
2019-2020	3.53%	$102.215
2020-2021	2.91%	$105.186
2021-2022	1.57%	$106.834
2022-2023	5.19%	$112.383
2023-2024	5.30%	$118.342
2024-2025	2.37%	$121.142
2024-2025	2.68%	$124.388

* Calculation is performed at 7 decimal points each year.

Zone 18 – Ruddy Creek Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$0.00
Streetlights	$0.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$0.00
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$0.00
Truck/Equipment	$0.00
County Administration Fee – $0.30 per parcel	$0.00
Advertising	$0.00
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$0.00**
SUB-TOTAL COSTS	**$0.00**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$0.00**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$0.00
2025-26 Reserve Contribution/Reduction	$0.00
Estimated Reserve Fund Ending Balance (6/30/2026)	**$0.00**
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	97
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$166.02**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$0.00**

The Annual CPI calculations for Zone 18 – Ruddy Creek is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2022-2023	N/A	$150.000
2023-2024	5.30%	$157.954
2024-2025	2.37%	$161.691
2025-2026	2.68%	$166.024

* Calculation is performed at 7 decimal points each year.

APPENDIX A – ASSESSMENT ROLL

Parcel Identification for each lot or parcel within each Zone of the District shall be based on available parcel maps and other property data from the Butte County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A complete listing of parcels, by Zone, assessed within the District for Fiscal Year 2024-25, along with the corresponding assessment amounts, is included on the following pages. 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(s) 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 amounts 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.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

ZONE 1 – GRANDVIEW ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Proposed Assessment
031-150-090	1	1.00	$206.94	$140.21
031-150-091	2	1.00	$206.94	$140.21
031-150-092	3	1.00	$206.94	$140.21
031-150-093	4	1.00	$206.94	$140.21
031-150-094	5	1.00	$206.94	$140.21
031-150-095	6	1.00	$206.94	$140.21
031-150-096	7	1.00	$206.94	$140.21
031-150-097	8	1.00	$206.94	$140.21
031-150-098	9	1.00	$206.94	$140.21
031-150-099	10	1.00	$206.94	$140.21
031-150-100	11	1.00	$206.94	$140.21
031-150-101	12	1.00	$206.94	$140.21
031-150-102	13	1.00	$206.94	$140.21
031-150-103	14	1.00	$206.94	$140.21
031-150-104	15	1.00	$206.94	$140.21
031-150-105	16	1.00	$206.94	$140.21
031-150-106	17	1.00	$206.94	$140.21
031-150-107	18	1.00	$206.94	$140.21
031-150-108	19	1.00	$206.94	$140.21
031-150-109	20	1.00	$206.94	$140.21
031-150-110	21	1.00	$206.94	$140.21
TOTALS:		**21.00**		**$2,944.41**

ZONE 2 – THE BUTTES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
079-040-001	1	1.00	$122.96	$122.96
079-040-002	2	1.00	$122.96	$122.96
079-040-003	3	1.00	$122.96	$122.96
079-040-061	4	1.00	$122.96	$122.96
079-040-005	5	1.00	$122.96	$122.96
079-040-006	6	1.00	$122.96	$122.96
079-040-007	7	1.00	$122.96	$122.96
079-040-008	8	1.00	$122.96	$122.96
079-040-009	9	1.00	$122.96	$122.96
079-040-010	10	1.00	$122.96	$122.96
079-040-011	11	1.00	$122.96	$122.96
079-040-012	12	1.00	$122.96	$122.96
079-040-013	13	1.00	$122.96	$122.96
079-040-014	14	1.00	$122.96	$122.96
079-040-015	15	1.00	$122.96	$122.96
079-040-016	16	1.00	$122.96	$122.96
079-040-017	17	1.00	$122.96	$122.96
079-040-018	18	1.00	$122.96	$122.96
079-040-019	19	1.00	$122.96	$122.96
079-040-020	20	1.00	$122.96	$122.96
079-040-021	21	1.00	$122.96	$122.96
079-040-022	22	1.00	$122.96	$122.96
079-040-023	23	1.00	$122.96	$122.96
079-040-024	24	1.00	$122.96	$122.96
079-040-025	25	1.00	$122.96	$122.96
079-040-026	26	1.00	$122.96	$122.96
079-040-027	27	1.00	$122.96	$122.96
079-040-028	28	1.00	$122.96	$122.96
079-040-029	29	1.00	$122.96	$122.96
079-040-030	30	1.00	$122.96	$122.96
079-040-031	31	1.00	$122.96	$122.96
079-040-032	32	1.00	$122.96	$122.96
079-040-033	33	1.00	$122.96	$122.96
079-040-034	34	1.00	$122.96	$122.96

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
079-040-035	35	1.00	$122.96	$122.96
079-040-036	36	1.00	$122.96	$122.96
079-040-037	37	1.00	$122.96	$122.96
079-040-038	38	1.00	$122.96	$122.96
079-040-039	39	1.00	$122.96	$122.96
079-040-040	40	1.00	$122.96	$122.96
079-040-041	41	1.00	$122.96	$122.96
079-040-042	42	1.00	$122.96	$122.96
079-040-043	43	1.00	$122.96	$122.96
079-040-044	44	1.00	$122.96	$122.96
079-040-045	45	1.00	$122.96	$122.96
079-040-046	46	1.00	$122.96	$122.96
079-040-047	47	1.00	$122.96	$122.96
079-040-048	48	1.00	$122.96	$122.96
079-040-049	49	1.00	$122.96	$122.96
079-040-050	50	1.00	$122.96	$122.96
079-040-051	51	1.00	$122.96	$122.96
079-040-052	52	1.00	$122.96	$122.96
079-040-053	53	1.00	$122.96	$122.96
079-040-054	54	1.00	$122.96	$122.96
079-040-055	55	1.00	$122.96	$122.96
079-040-056	56	1.00	$122.96	$122.96
079-040-057	57	1.00	$122.96	$122.96
079-040-058	58	1.00	$122.96	$122.96
079-040-059	A	0.00	$122.96	$0.00
079-040-060	B	0.00	$122.96	$0.00
TOTALS:		**58.00**		**$7,131.68**

ZONE 3 – DEER CREEK ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-380-001	1	1.00	$30.12	$30.12
031-380-002	2	1.00	$30.12	$30.12
031-380-003	3	1.00	$30.12	$30.12
031-380-004	4	1.00	$30.12	$30.12
031-380-005	5	1.00	$30.12	$30.12
031-380-006	6	1.00	$30.12	$30.12
031-380-007	7	1.00	$30.12	$30.12
031-380-008	8	1.00	$30.12	$30.12
031-380-009	9	1.00	$30.12	$30.12
031-380-010	10	1.00	$30.12	$30.12
031-380-011	11	1.00	$30.12	$30.12
031-380-012	12	1.00	$30.12	$30.12
031-380-013	13	1.00	$30.12	$30.12
031-380-014	14	1.00	$30.12	$30.12
031-380-015	15	1.00	$30.12	$30.12
031-380-016	16	1.00	$30.12	$30.12
031-380-017	17	1.00	$30.12	$30.12
031-380-018	18	1.00	$30.12	$30.12
031-380-019	19	1.00	$30.12	$30.12
031-380-020	20	1.00	$30.12	$30.12
031-380-021	21	1.00	$30.12	$30.12
031-380-022	22	1.00	$30.12	$30.12
031-380-023	58	1.00	$30.12	$30.12
031-380-024	56	1.00	$30.12	$30.12
031-380-025	55	1.00	$30.12	$30.12
031-380-026	54	1.00	$30.12	$30.12
031-380-027	53	1.00	$30.12	$30.12
031-380-028	52	1.00	$30.12	$30.12
031-380-029	51	1.00	$30.12	$30.12
031-380-030	59	1.00	$30.12	$30.12
031-380-031	57B	0.00	$30.12	$0.00
031-380-032	60	1.00	$30.12	$30.12
031-380-033	61	1.00	$30.12	$30.12
031-380-034	62	1.00	$30.12	$30.12

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-380-035	63	1.00	$30.12	$30.12
031-380-036	64	1.00	$30.12	$30.12
031-380-037	65	1.00	$30.12	$30.12
031-390-001	23	1.00	$30.12	$30.12
031-390-002	24	1.00	$30.12	$30.12
031-390-003	25	1.00	$30.12	$30.12
031-390-004	26	1.00	$30.12	$30.12
031-390-005	27	1.00	$30.12	$30.12
031-390-006	28	1.00	$30.12	$30.12
031-390-007	29	1.00	$30.12	$30.12
031-390-008	30	1.00	$30.12	$30.12
031-390-009	31	1.00	$30.12	$30.12
031-390-010	32	1.00	$30.12	$30.12
031-390-011	33	1.00	$30.12	$30.12
031-390-012	34	1.00	$30.12	$30.12
031-390-013	35	1.00	$30.12	$30.12
031-390-014	36	1.00	$30.12	$30.12
031-390-015	37	1.00	$30.12	$30.12
031-390-016	38	1.00	$30.12	$30.12
031-390-017	47	1.00	$30.12	$30.12
031-390-018	48	1.00	$30.12	$30.12
031-390-019	49	1.00	$30.12	$30.12
031-390-020	50	1.00	$30.12	$30.12
031-390-021	66	1.00	$30.12	$30.12
031-390-022	76	1.00	$30.12	$30.12
031-390-023	86	1.00	$30.12	$30.12
031-390-024	69	1.00	$30.12	$30.12
031-390-025	70	1.00	$30.12	$30.12
031-390-026	71	1.00	$30.12	$30.12
031-390-027	72	1.00	$30.12	$30.12
031-390-028	73	1.00	$30.12	$30.12
031-390-029	39	1.00	$30.12	$30.12
031-390-030	40	1.00	$30.12	$30.12
031-390-031	41	1.00	$30.12	$30.12
031-390-032	42	1.00	$30.12	$30.12
031-390-033	43	1.00	$30.12	$30.12

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-390-034	44	1.00	$30.12	$30.12
031-390-035	45	1.00	$30.12	$30.12
031-390-036	46	1.00	$30.12	$30.12
031-390-037	57A	0.00	$30.12	$0.00
TOTALS:		**72.00**		**$2,168.64**

ZONE 4 – CALLE VISTA ESTATES, UNIT 1

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-001	1	1.00	$76.11	$76.10
030-490-002	2	1.00	$76.11	$76.10
030-490-003	3	1.00	$76.11	$76.10
030-490-004	4	1.00	$76.11	$76.10
030-490-005	5	1.00	$76.11	$76.10
030-490-006	6	1.00	$76.11	$76.10
030-490-007	7	1.00	$76.11	$76.10
030-490-008	8	1.00	$76.11	$76.10
030-490-009	9	1.00	$76.11	$76.10
030-490-010	10	1.00	$76.11	$76.10
030-490-011	11	1.00	$76.11	$76.10
030-490-012	12	1.00	$76.11	$76.10
030-490-013	13	1.00	$76.11	$76.10
030-490-014	14	1.00	$76.11	$76.10
030-490-015	15	1.00	$76.11	$76.10
030-490-016	16	1.00	$76.11	$76.10
030-490-017	17	1.00	$76.11	$76.10
030-490-018	18	1.00	$76.11	$76.10
030-490-019	19	1.00	$76.11	$76.10
030-490-020	20	1.00	$76.11	$76.10
030-490-021	21	1.00	$76.11	$76.10
030-490-022	22	1.00	$76.11	$76.10
030-490-023	23	1.00	$76.11	$76.10

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-024	24	1.00	$76.11	$76.10
030-490-025	25	1.00	$76.11	$76.10
030-490-026	26	1.00	$76.11	$76.10
030-490-027	27	1.00	$76.11	$76.10
030-490-028	28	1.00	$76.11	$76.10
030-490-029	29	1.00	$76.11	$76.10
030-490-030	30	1.00	$76.11	$76.10
030-490-031	31	1.00	$76.11	$76.10
030-490-032	32	1.00	$76.11	$76.10
030-490-033	33	1.00	$76.11	$76.10
030-490-034	34	1.00	$76.11	$76.10
030-490-035	35	1.00	$76.11	$76.10
030-490-036	36	1.00	$76.11	$76.10
030-490-037	37	1.00	$76.11	$76.10
030-490-038	38	1.00	$76.11	$76.10
030-490-039	39	1.00	$76.11	$76.10
030-490-040	40	1.00	$76.11	$76.10
030-490-041	41	1.00	$76.11	$76.10
030-490-044	44	1.00	$76.11	$76.10
030-490-045	45	1.00	$76.11	$76.10
030-490-046	46	1.00	$76.11	$76.10
030-490-047	47	1.00	$76.11	$76.10
030-490-048	48	1.00	$76.11	$76.10
030-490-049	49	1.00	$76.11	$76.10
030-490-050	50	1.00	$76.11	$76.10
030-490-051	51	1.00	$76.11	$76.10
030-490-052	52	1.00	$76.11	$76.10
030-490-053	53	1.00	$76.11	$76.10
030-490-054	54	1.00	$76.11	$76.10
030-490-055	55	1.00	$76.11	$76.10
030-490-056	56	1.00	$76.11	$76.10
030-490-057	57	1.00	$76.11	$76.10
030-490-058	58	1.00	$76.11	$76.10
030-490-059	59	1.00	$76.11	$76.10
030-490-060	60	1.00	$76.11	$76.10
030-490-061	61	1.00	$76.11	$76.10

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-062	62	1.00	$76.11	$76.10
030-490-063	63	1.00	$76.11	$76.10
030-490-064	64	1.00	$76.11	$76.10
030-490-065	65	1.00	$76.11	$76.10
030-490-066	66	1.00	$76.11	$76.10
030-490-067	67	1.00	$76.11	$76.10
030-490-068	68	1.00	$76.11	$76.10
030-490-069	69	1.00	$76.11	$76.10
030-490-070	70	1.00	$76.11	$76.10
030-490-072	42	1.00	$76.11	$76.10
030-490-073	43	1.00	$76.11	$76.10
TOTALS:		**70.00**		**$5,327.00**

ZONE 5 – CHEROKEE ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-400-002	1	1.00	$79.08	$79.08
031-400-003	2	1.00	$79.08	$79.08
031-400-004	3	1.00	$79.08	$79.08
031-400-005	4	1.00	$79.08	$79.08
031-400-006	5	1.00	$79.08	$79.08
031-400-007	6	1.00	$79.08	$79.08
031-400-008	7	1.00	$79.08	$79.08
031-400-009	28	1.00	$79.08	$79.08
031-400-010	29	1.00	$79.08	$79.08
031-400-011	30	1.00	$79.08	$79.08
031-400-034	1	1.00	$79.08	$79.08
031-400-035	32	1.00	$79.08	$79.08
TOTALS:		**12.00**		**$948.96**

ZONE 6 – SHERWOOD ESTATES, UNITS 1 & 2

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-550-001	1	1.00	$42.00	$42.00
030-550-002	2	1.00	$42.00	$42.00
030-550-003	3	1.00	$42.00	$42.00
030-550-004	4	1.00	$42.00	$42.00
030-550-005	5	1.00	$42.00	$42.00
030-550-006	6	1.00	$42.00	$42.00
030-550-007	7	1.00	$42.00	$42.00
030-550-008	8	1.00	$42.00	$42.00
030-550-009	9	1.00	$42.00	$42.00
030-550-010	10	1.00	$42.00	$42.00
030-550-011	11	1.00	$42.00	$42.00
030-550-012	12	1.00	$42.00	$42.00
030-550-013	13	1.00	$42.00	$42.00
030-550-014	14	1.00	$42.00	$42.00
030-550-015	15	1.00	$42.00	$42.00
030-550-016	16	1.00	$42.00	$42.00
030-550-017	17	1.00	$42.00	$42.00
030-550-018	18	1.00	$42.00	$42.00
030-550-019	19	1.00	$42.00	$42.00
030-550-020	20	1.00	$42.00	$42.00
030-550-021	21	1.00	$42.00	$42.00
030-550-022	22	1.00	$42.00	$42.00
030-550-023	23	1.00	$42.00	$42.00
030-550-024	24	1.00	$42.00	$42.00
030-550-025	25	1.00	$42.00	$42.00
030-550-026	26	1.00	$42.00	$42.00
030-550-027	27	1.00	$42.00	$42.00
030-550-028	28	1.00	$42.00	$42.00
030-550-029	29	1.00	$42.00	$42.00
030-550-030	30	1.00	$42.00	$42.00
030-550-031	31	1.00	$42.00	$42.00
030-550-032	32	1.00	$42.00	$42.00
030-550-033	33	1.00	$42.00	$42.00
030-550-034	34	1.00	$42.00	$42.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-550-035	35	1.00	$42.00	$42.00
030-550-036	36	1.00	$42.00	$42.00
030-550-037	37	1.00	$42.00	$42.00
030-550-038	38	1.00	$42.00	$42.00
030-550-039	39	1.00	$42.00	$42.00
030-550-040	40	1.00	$42.00	$42.00
030-550-041	41	1.00	$42.00	$42.00
030-550-042	42	1.00	$42.00	$42.00
030-550-043	43	1.00	$42.00	$42.00
030-550-044	44	1.00	$42.00	$42.00
030-550-045	45	1.00	$42.00	$42.00
030-550-046	46	1.00	$42.00	$42.00
030-550-047	47	1.00	$42.00	$42.00
030-550-048	48	1.00	$42.00	$42.00
030-550-049	49	1.00	$42.00	$42.00
TOTALS:		**49.00**		**$2,058.00**

ZONE 7 – GRAYHAWK

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-140-094	1	1.00	$197.63	$197.62
031-140-095	2	1.00	$197.63	$197.62
031-140-096	3	1.00	$197.63	$197.62
031-140-097	4	1.00	$197.63	$197.62
031-140-098	5	1.00	$197.63	$197.62
031-140-099	6	1.00	$197.63	$197.62
031-140-100	7	1.00	$197.63	$197.62
031-140-101	8	1.00	$197.63	$197.62
031-140-102	9	1.00	$197.63	$197.62
031-140-103	10	1.00	$197.63	$197.62
031-140-104	11	1.00	$197.63	$197.62
031-140-105	12	1.00	$197.63	$197.62
031-140-106	13	1.00	$197.63	$197.62
031-140-107	14	1.00	$197.63	$197.62
031-140-108	15	1.00	$197.63	$197.62
031-140-109	16	1.00	$197.63	$197.62
031-140-110	17	1.00	$197.63	$197.62
031-140-111	18	1.00	$197.63	$197.62
031-140-112	19	1.00	$197.63	$197.62
031-140-113	20	1.00	$197.63	$197.62
031-140-114	21	1.00	$197.63	$197.62
031-140-115	22	1.00	$197.63	$197.62
031-140-116	23	1.00	$197.63	$197.62
031-140-117	24	1.00	$197.63	$197.62
031-140-118	25	1.00	$197.63	$197.62
031-140-119	26	1.00	$197.63	$197.62
031-140-120	27	1.00	$197.63	$197.62
031-140-121	28	1.00	$197.63	$197.62
031-140-122	29	1.00	$197.63	$197.62
031-140-123	30	1.00	$197.63	$197.62
TOTALS:		**30.00**		**$5,928.60**

ZONE 8 – CHEROKEE ESTATES, PHASE 2

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-400-014	8	1.00	$571.04	$190.02
031-400-015	9	1.00	$571.04	$190.02
031-400-016	10	1.00	$571.04	$190.02
031-400-017	11	1.00	$571.04	$190.02
031-400-018	12	1.00	$571.04	$190.02
031-400-019	13	1.00	$571.04	$190.02
031-400-020	14	1.00	$571.04	$190.02
031-400-021	15	1.00	$571.04	$190.02
031-400-022	16	1.00	$571.04	$190.02
031-400-023	17	1.00	$571.04	$190.02
031-400-024	18	1.00	$571.04	$190.02
031-400-025	19	1.00	$571.04	$190.02
031-400-026	20	1.00	$571.04	$190.02
031-400-027	21	1.00	$571.04	$190.02
031-400-028	22	1.00	$571.04	$190.02
031-400-029	23	1.00	$571.04	$190.02
031-400-030	24	1.00	$571.04	$190.02
031-400-031	25	1.00	$571.04	$190.02
031-400-032	26	1.00	$571.04	$190.02
031-400-033	27	1.00	$571.04	$190.02
TOTALS:		**20.00**		**$3,800.40**

ZONE 9 – LINKSIDE PLACE, PHASE 1

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-570-001	1	1.00	$594.20	$65.00
030-570-002	2	1.00	$594.20	$65.00
030-570-003	3	1.00	$594.20	$65.00
030-570-004	4	1.00	$594.20	$65.00
030-570-005	5	1.00	$594.20	$65.00
030-570-006	6	1.00	$594.20	$65.00
030-570-007	7	1.00	$594.20	$65.00
030-570-008	8	1.00	$594.20	$65.00
030-570-009	9	1.00	$594.20	$65.00
030-570-010	10	1.00	$594.20	$65.00
030-570-011	11	1.00	$594.20	$65.00
030-570-012	12	1.00	$594.20	$65.00
030-570-013	13	1.00	$594.20	$65.00
030-570-014	14	1.00	$594.20	$65.00
030-570-015	15	1.00	$594.20	$65.00
030-570-016	16	1.00	$594.20	$65.00
030-570-017	17	1.00	$594.20	$65.00
030-570-018	18	1.00	$594.20	$65.00
030-570-019	19	1.00	$594.20	$65.00
030-570-020	20	1.00	$594.20	$65.00
030-570-021	21	1.00	$594.20	$65.00
030-570-022	22	1.00	$594.20	$65.00
030-570-023	23	1.00	$594.20	$65.00
030-570-024	24	1.00	$594.20	$65.00
030-570-025	25	1.00	$594.20	$65.00
030-570-026	26	1.00	$594.20	$65.00
030-570-027	27	1.00	$594.20	$65.00
030-570-028	28	1.00	$594.20	$65.00
030-570-029	29	1.00	$594.20	$65.00
030-570-030	30	1.00	$594.20	$65.00
030-570-031	31	1.00	$594.20	$65.00
030-570-032	32	1.00	$594.20	$65.00
030-570-033	33	1.00	$594.20	$65.00
030-570-034	34	1.00	$594.20	$65.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-570-035	35	1.00	$594.20	$65.00
030-570-036	36	1.00	$594.20	$65.00
030-570-037	37	1.00	$594.20	$65.00
030-570-038	38	1.00	$594.20	$65.00
030-570-039	39	1.00	$594.20	$65.00
030-570-040	40	1.00	$594.20	$65.00
030-570-041	41	1.00	$594.20	$65.00
030-570-042	42	1.00	$594.20	$65.00
030-570-043	43	1.00	$594.20	$65.00
030-570-044	44	1.00	$594.20	$65.00
030-570-045	45	1.00	$594.20	$65.00
030-570-046	46	1.00	$594.20	$65.00
030-570-047	47	1.00	$594.20	$65.00
030-570-048	48	1.00	$594.20	$65.00
030-570-049	49	1.00	$594.20	$65.00
030-570-050	50	1.00	$594.20	$65.00
030-570-051	51	1.00	$594.20	$65.00
030-570-052	52	1.00	$594.20	$65.00
030-570-053	53	1.00	$594.20	$65.00
030-570-054	54	1.00	$594.20	$65.00
030-570-055	55	1.00	$594.20	$65.00
030-570-056	56	1.00	$594.20	$65.00
030-570-057	57	1.00	$594.20	$65.00
030-570-058	58	1.00	$594.20	$65.00
030-570-059	59	1.00	$594.20	$65.00
030-570-060	60	1.00	$594.20	$65.00
030-570-061	61	1.00	$594.20	$65.00
030-570-062	62	1.00	$594.20	$65.00
030-570-063	63	1.00	$594.20	$65.00
030-570-064	64	1.00	$594.20	$65.00
030-570-065	65	1.00	$594.20	$65.00
030-570-066	E	0.00	$594.20	$0.00
030-570-999	A, B, C & D	0.00	$594.20	$0.00
TOTALS:		**65.00**		**$4,225.00**

ZONE 10 – FOOTHILL ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
079-410-001	1	1.00	$880.15	$110.00
079-410-002	2	1.00	$880.15	$110.00
079-410-003	3	1.00	$880.15	$110.00
079-410-004	4	1.00	$880.15	$110.00
079-410-005	5	1.00	$880.15	$110.00
079-410-006	6	1.00	$880.15	$110.00
079-410-007	7	1.00	$880.15	$110.00
079-410-008	8	1.00	$880.15	$110.00
079-410-009	9	1.00	$880.15	$110.00
079-410-010	10	1.00	$880.15	$110.00
079-410-011	11	1.00	$880.15	$110.00
079-410-012	12	1.00	$880.15	$110.00
079-410-013	13	1.00	$880.15	$110.00
079-410-014	14	1.00	$880.15	$110.00
079-410-015	15	1.00	$880.15	$110.00
079-410-016	16	1.00	$880.15	$110.00
079-410-017	17	1.00	$880.15	$110.00
079-410-018	18	1.00	$880.15	$110.00
079-410-019	19	1.00	$880.15	$110.00
079-410-020	20	1.00	$880.15	$110.00
079-410-021	21	1.00	$880.15	$110.00
079-410-022	22	1.00	$880.15	$110.00
079-410-023	23	1.00	$880.15	$110.00
079-410-024	24	1.00	$880.15	$110.00
079-410-025	25	1.00	$880.15	$110.00
079-410-026	A	0.00	$880.15	$0.00
TOTALS:		**25.00**		**$2,750.00**

ZONE 11 – MISSION OLIVE RANCH

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
033-490-006	1	1.00	$660.37	$406.10
033-490-007	2	1.00	$660.37	$406.10
033-490-008	3	1.00	$660.37	$406.10
033-490-009	4	1.00	$660.37	$406.10
033-490-010	5	1.00	$660.37	$406.10
033-490-011	6	1.00	$660.37	$406.10
033-490-012	7	1.00	$660.37	$406.10
033-490-013	8	1.00	$660.37	$406.10
033-490-014	9	1.00	$660.37	$406.10
033-490-015	10	1.00	$660.37	$406.10
033-490-016	11	1.00	$660.37	$406.10
033-490-017	12	1.00	$660.37	$406.10
033-490-018	13	1.00	$660.37	$406.10
033-490-019	14	1.00	$660.37	$406.10
033-490-020	15	1.00	$660.37	$406.10
033-490-021	16	1.00	$660.37	$406.10
033-490-022	17	1.00	$660.37	$406.10
033-490-023	18	1.00	$660.37	$406.10
033-490-024	19	1.00	$660.37	$406.10
TOTALS:		**19.00**		**$7,715.90**

ZONE 12 – VISTA DEL ORO

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-580-001	92	1.00	$259.28	$30.00
030-580-002	91	1.00	$259.28	$30.00
030-580-003	90	1.00	$259.28	$30.00
030-580-004	89	1.00	$259.28	$30.00
030-580-005	88	1.00	$259.28	$30.00
030-580-006	87	1.00	$259.28	$30.00
030-580-007	86	1.00	$259.28	$30.00
030-580-008	85	1.00	$259.28	$30.00
030-580-009	80	1.00	$259.28	$30.00
030-580-010	81	1.00	$259.28	$30.00
030-580-011	82	1.00	$259.28	$30.00
030-580-012	83	1.00	$259.28	$30.00
030-580-013	84	1.00	$259.28	$30.00
030-580-014	74	1.00	$259.28	$30.00
030-580-015	75	1.00	$259.28	$30.00
030-580-016	76	1.00	$259.28	$30.00
030-580-017	77	1.00	$259.28	$30.00
030-580-018	78	1.00	$259.28	$30.00
030-580-019	79	1.00	$259.28	$30.00
030-580-020	68	1.00	$259.28	$30.00
030-580-021	69	1.00	$259.28	$30.00
030-580-022	70	1.00	$259.28	$30.00
030-580-023	71	1.00	$259.28	$30.00
030-580-024	72	1.00	$259.28	$30.00
030-580-025	73	1.00	$259.28	$30.00
030-580-026	61	1.00	$259.28	$30.00
030-580-027	62	1.00	$259.28	$30.00
030-580-028	63	1.00	$259.28	$30.00
030-580-029	64	1.00	$259.28	$30.00
030-580-030	65	1.00	$259.28	$30.00
030-580-031	66	1.00	$259.28	$30.00
030-580-032	67	1.00	$259.28	$30.00
030-580-033	54	1.00	$259.28	$30.00
030-580-034	55	1.00	$259.28	$30.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-580-035	56	1.00	$259.28	$30.00
030-580-036	57	1.00	$259.28	$30.00
030-580-037	58	1.00	$259.28	$30.00
030-580-038	59	1.00	$259.28	$30.00
030-580-039	60	1.00	$259.28	$30.00
030-580-040	33	1.00	$259.28	$30.00
030-580-041	34	1.00	$259.28	$30.00
030-580-042	35	1.00	$259.28	$30.00
030-580-043	36	1.00	$259.28	$30.00
030-580-044	37	1.00	$259.28	$30.00
030-580-045	38	1.00	$259.28	$30.00
030-580-046	39	1.00	$259.28	$30.00
030-580-047	B	0.00	$259.28	$0.00
030-580-048	C	0.00	$259.28	$0.00
030-580-049	D	0.00	$259.28	$0.00
030-590-001	1	1.00	$259.28	$30.00
030-590-002	2	1.00	$259.28	$30.00
030-590-003	3	1.00	$259.28	$30.00
030-590-004	4	1.00	$259.28	$30.00
030-590-005	5	1.00	$259.28	$30.00
030-590-006	6	1.00	$259.28	$30.00
030-590-007	7	1.00	$259.28	$30.00
030-590-008	8	1.00	$259.28	$30.00
030-590-009	9	1.00	$259.28	$30.00
030-590-010	10	1.00	$259.28	$30.00
030-590-011	11	1.00	$259.28	$30.00
030-590-012	12	1.00	$259.28	$30.00
030-590-013	13	1.00	$259.28	$30.00
030-590-014	14	1.00	$259.28	$30.00
030-590-015	15	1.00	$259.28	$30.00
030-590-016	16	1.00	$259.28	$30.00
030-590-017	17	1.00	$259.28	$30.00
030-590-018	18	1.00	$259.28	$30.00
030-590-019	19	1.00	$259.28	$30.00
030-590-020	20	1.00	$259.28	$30.00
030-590-021	21	1.00	$259.28	$30.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-590-022	22	1.00	$259.28	$30.00
030-590-023	23	1.00	$259.28	$30.00
030-590-024	24	1.00	$259.28	$30.00
030-590-025	25	1.00	$259.28	$30.00
030-590-026	26	1.00	$259.28	$30.00
030-590-027	27	1.00	$259.28	$30.00
030-590-028	28	1.00	$259.28	$30.00
030-590-029	29	1.00	$259.28	$30.00
030-590-030	30	1.00	$259.28	$30.00
030-590-031	31	1.00	$259.28	$30.00
030-590-032	32	1.00	$259.28	$30.00
030-590-033	33	1.00	$259.28	$30.00
030-590-034	34	1.00	$259.28	$30.00
030-590-035	35	1.00	$259.28	$30.00
030-590-036	36	1.00	$259.28	$30.00
030-590-037	37	1.00	$259.28	$30.00
030-590-038	38	1.00	$259.28	$30.00
030-590-039	39	1.00	$259.28	$30.00
030-590-040	40	1.00	$259.28	$30.00
030-590-041	41	1.00	$259.28	$30.00
030-590-042	42	1.00	$259.28	$30.00
030-590-043	43	1.00	$259.28	$30.00
030-590-044	44	1.00	$259.28	$30.00
030-590-045	45	1.00	$259.28	$30.00
030-590-046	46	1.00	$259.28	$30.00
030-590-047	A	0.00	$259.28	$0.00
030-590-048	E	0.00	$259.28	$0.00
TOTALS:		**92.00**		**$2,760.00**

ZONE 13 – CALLE VISTA ESTATES, UNIT 2

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-074	1	1.00	$361.00	$110.16
030-490-075	2	1.00	$361.00	$110.16
030-490-076	3	1.00	$361.00	$110.16
030-490-077	4	1.00	$361.00	$110.16
030-490-078	5	1.00	$361.00	$110.16
030-490-079	6	1.00	$361.00	$110.16
030-490-080	7	1.00	$361.00	$110.16
030-490-081	8	1.00	$361.00	$110.16
030-490-082	9	1.00	$361.00	$110.16
030-490-083	10	1.00	$361.00	$110.16
030-490-084	11	1.00	$361.00	$110.16
030-490-085	12	1.00	$361.00	$110.16
030-490-086	13	1.00	$361.00	$110.16
030-490-087	14	1.00	$361.00	$110.16
030-490-088	15	1.00	$361.00	$110.16
030-490-089	16	1.00	$361.00	$110.16
030-490-090	17	1.00	$361.00	$110.16
030-490-091	18	1.00	$361.00	$110.16
030-490-092	19	1.00	$361.00	$110.16
030-490-093	20	1.00	$361.00	$110.16
030-490-094	21	1.00	$361.00	$110.16
030-490-095	22	1.00	$361.00	$110.16
030-490-096	23	1.00	$361.00	$110.16
030-490-097	24	1.00	$361.00	$110.16
030-490-098	25	1.00	$361.00	$110.16
030-490-099	26	1.00	$361.00	$110.16
030-490-100	27	1.00	$361.00	$110.16
030-490-101	28	1.00	$361.00	$110.16
030-490-102	29	1.00	$361.00	$110.16
030-490-103	30	1.00	$361.00	$110.16
030-490-104	31	1.00	$361.00	$110.16
030-490-105	32	1.00	$361.00	$110.16
030-490-106	33	1.00	$361.00	$110.16
030-490-107	34	1.00	$361.00	$110.16

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-108	35	1.00	$361.00	$110.16
030-490-109	36	1.00	$361.00	$110.16
030-490-110	37	1.00	$361.00	$110.16
030-490-111	38	1.00	$361.00	$110.16
030-490-112	39	1.00	$361.00	$110.16
030-490-113	40	1.00	$361.00	$110.16
030-490-114	41	1.00	$361.00	$110.16
030-490-115	42	1.00	$361.00	$110.16
030-490-116	43	1.00	$361.00	$110.16
030-490-117	44	1.00	$361.00	$110.16
TOTALS:		**44.00**		**$4,847.04**

ZONE 15 – JAKE RICHTER

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-086-013	A	0.00	$385.60	$0.00
031-086-014	1	1.00	$385.60	$385.60
031-086-015	2	1.00	$385.60	$385.60
031-086-016	3	1.00	$385.60	$385.60
031-086-017	4	1.00	$385.60	$385.60
031-086-018	5	1.00	$385.60	$385.60
031-086-019	6	1.00	$385.60	$385.60
031-086-020	7	1.00	$385.60	$385.60
031-086-021	8	1.00	$385.60	$385.60
TOTALS:		**8.00**		**$3,084.84**

ZONE 16 – FEATHER RIVER BLUFFS

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-001	1	1.00	$65.77	$0.00
031-360-002	2	1.00	$65.77	$0.00
031-360-003	3	1.00	$65.77	$0.00
031-360-004	4	1.00	$65.77	$0.00
031-360-005	5	1.00	$65.77	$0.00
031-360-006	6	1.00	$65.77	$0.00
031-360-007	7	1.00	$65.77	$0.00
031-360-008	8	1.00	$65.77	$0.00
031-360-009	9	1.00	$65.77	$0.00
031-360-010	10	1.00	$65.77	$0.00
031-360-011	11	1.00	$65.77	$0.00
031-360-012	12	1.00	$65.77	$0.00
031-360-013	13	1.00	$65.77	$0.00
031-360-014	14	1.00	$65.77	$0.00
031-360-015	15	1.00	$65.77	$0.00
031-360-016	16	1.00	$65.77	$0.00
031-360-017	17	1.00	$65.77	$0.00
031-360-018	18	1.00	$65.77	$0.00
031-360-019	19	1.00	$65.77	$0.00
031-360-020	20	1.00	$65.77	$0.00
031-360-021	21	1.00	$65.77	$0.00
031-360-022	22	1.00	$65.77	$0.00
031-360-023	23	1.00	$65.77	$0.00
031-360-024	24	1.00	$65.77	$0.00
031-360-025	25	1.00	$65.77	$0.00
031-360-026	26	1.00	$65.77	$0.00
031-360-027	27	1.00	$65.77	$0.00
031-360-028	28	1.00	$65.77	$0.00
031-360-029	29	1.00	$65.77	$0.00
031-360-031	30	1.00	$65.77	$0.00
031-360-031	31	1.00	$65.77	$0.00
031-360-032	32	1.00	$65.77	$0.00
031-360-033	33	1.00	$65.77	$0.00
031-360-034	34	1.00	$65.77	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-035	35	1.00	$65.77	$0.00
031-360-036	36	1.00	$65.77	$0.00
031-360-037	37	1.00	$65.77	$0.00
031-360-038	38	1.00	$65.77	$0.00
031-360-039	39	1.00	$65.77	$0.00
031-360-040	40	1.00	$65.77	$0.00
031-360-041	41	1.00	$65.77	$0.00
031-360-042	42	1.00	$65.77	$0.00
031-360-043	43	1.00	$65.77	$0.00
031-360-044	44	1.00	$65.77	$0.00
031-360-045	45	1.00	$65.77	$0.00
031-360-046	46	1.00	$65.77	$0.00
031-360-047	47	1.00	$65.77	$0.00
031-360-048	48	1.00	$65.77	$0.00
031-360-049	49	1.00	$65.77	$0.00
031-360-050	50	1.00	$65.77	$0.00
031-360-051	51	1.00	$65.77	$0.00
031-360-052	52	1.00	$65.77	$0.00
031-360-053	53	1.00	$65.77	$0.00
031-360-054	54	1.00	$65.77	$0.00
031-360-055	55	1.00	$65.77	$0.00
031-360-056	56	1.00	$65.77	$0.00
031-360-057	57	1.00	$65.77	$0.00
031-360-058	58	1.00	$65.77	$0.00
031-360-059	59	1.00	$65.77	$0.00
031-360-060	60	1.00	$65.77	$0.00
031-360-061	61	1.00	$65.77	$0.00
031-360-062	62	1.00	$65.77	$0.00
031-360-063	63	1.00	$65.77	$0.00
031-360-064	64	1.00	$65.77	$0.00
031-360-065	65	1.00	$65.77	$0.00
031-360-066	66	1.00	$65.77	$0.00
031-360-067	67	1.00	$65.77	$0.00
031-360-068	68	1.00	$65.77	$0.00
031-360-069	69	1.00	$65.77	$0.00
031-360-070	70	1.00	$65.77	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-071	71	1.00	$65.77	$0.00
031-360-072	72	1.00	$65.77	$0.00
031-360-073	73	1.00	$65.77	$0.00
031-360-074	74	1.00	$65.77	$0.00
031-360-075	75	1.00	$65.77	$0.00
031-360-076	76	1.00	$65.77	$0.00
031-360-077	77	1.00	$65.77	$0.00
031-360-078	78	1.00	$65.77	$0.00
031-360-079	79	1.00	$65.77	$0.00
031-360-080	80	1.00	$65.77	$0.00
031-360-081	81	1.00	$65.77	$0.00
031-360-082	82	1.00	$65.77	$0.00
031-360-083	83	1.00	$65.77	$0.00
031-360-084	84	1.00	$65.77	$0.00
031-360-085	85	1.00	$65.77	$0.00
031-360-086	86	1.00	$65.77	$0.00
031-360-087	87	1.00	$65.77	$0.00
031-360-088	88	1.00	$65.77	$0.00
031-360-089	89	1.00	$65.77	$0.00
031-360-090	90	1.00	$65.77	$0.00
031-360-091	91	1.00	$65.77	$0.00
031-360-092	92	1.00	$65.77	$0.00
031-360-093	93	1.00	$65.77	$0.00
031-360-094	94	1.00	$65.77	$0.00
031-360-095	95	1.00	$65.77	$0.00
031-360-096	96	1.00	$65.77	$0.00
031-360-097	97	1.00	$65.77	$0.00
031-360-098	98	1.00	$65.77	$0.00
031-360-099	99	1.00	$65.77	$0.00
031-360-100	100	1.00	$65.77	$0.00
031-360-101	101	1.00	$65.77	$0.00
031-360-102	102	1.00	$65.77	$0.00
031-360-103	103	1.00	$65.77	$0.00
031-360-104	104	1.00	$65.77	$0.00
031-360-105	105	1.00	$65.77	$0.00
031-360-106	106	1.00	$65.77	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-107	107	1.00	$65.77	$0.00
031-360-108	108	1.00	$65.77	$0.00
031-360-109	109	1.00	$65.77	$0.00
031-360-110	110	1.00	$65.77	$0.00
031-360-111	111	1.00	$65.77	$0.00
031-360-112	112	1.00	$65.77	$0.00
031-360-113	113	1.00	$65.77	$0.00
031-360-114	114	1.00	$65.77	$0.00
031-360-115	115	1.00	$65.77	$0.00
031-360-116	116	1.00	$65.77	$0.00
031-360-177	117	1.00	$65.77	$0.00
031-360-118	118	1.00	$65.77	$0.00
031-360-119	119	1.00	$65.77	$0.00
031-360-120	120	1.00	$65.77	$0.00
031-360-121	121	1.00	$65.77	$0.00
031-360-198	D	0.00	$65.77	$0.00
031-360-199	A	0.00	$65.77	$0.00
TOTALS:		**121.00**		**$0.00**

ZONE 17 – ACACIA ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
033-360-067 & 068	1	1.00	$124.38	$0.00
033-360-067 & 068	2	1.00	$124.38	$0.00
033-360-067 & 068	3	1.00	$124.38	$0.00
033-360-067 & 068	4	1.00	$124.38	$0.00
033-360-067 & 068	5	1.00	$124.38	$0.00
033-360-067 & 068	6	1.00	$124.38	$0.00
033-360-067 & 068	7	1.00	$124.38	$0.00
033-360-067 & 068	8	1.00	$124.38	$0.00
033-360-067 & 068	9	1.00	$124.38	$0.00
033-360-067 & 068	10	1.00	$124.38	$0.00
033-360-067 & 068	11	1.00	$124.38	$0.00
033-360-067 & 068	12	1.00	$124.38	$0.00
033-360-067 & 068	13	1.00	$124.38	$0.00
033-360-067 & 068	14	1.00	$124.38	$0.00
033-360-067 & 068	15	1.00	$124.38	$0.00
033-360-067 & 068	16	1.00	$124.38	$0.00
033-360-067 & 068	17	1.00	$124.38	$0.00
033-360-067 & 068	18	1.00	$124.38	$0.00
033-360-067 & 068	19	1.00	$124.38	$0.00
033-360-067 & 068	20	1.00	$124.38	$0.00
TOTALS:		**20.00**		**$0.00**

ZONE 18 –RUDDY CREEK

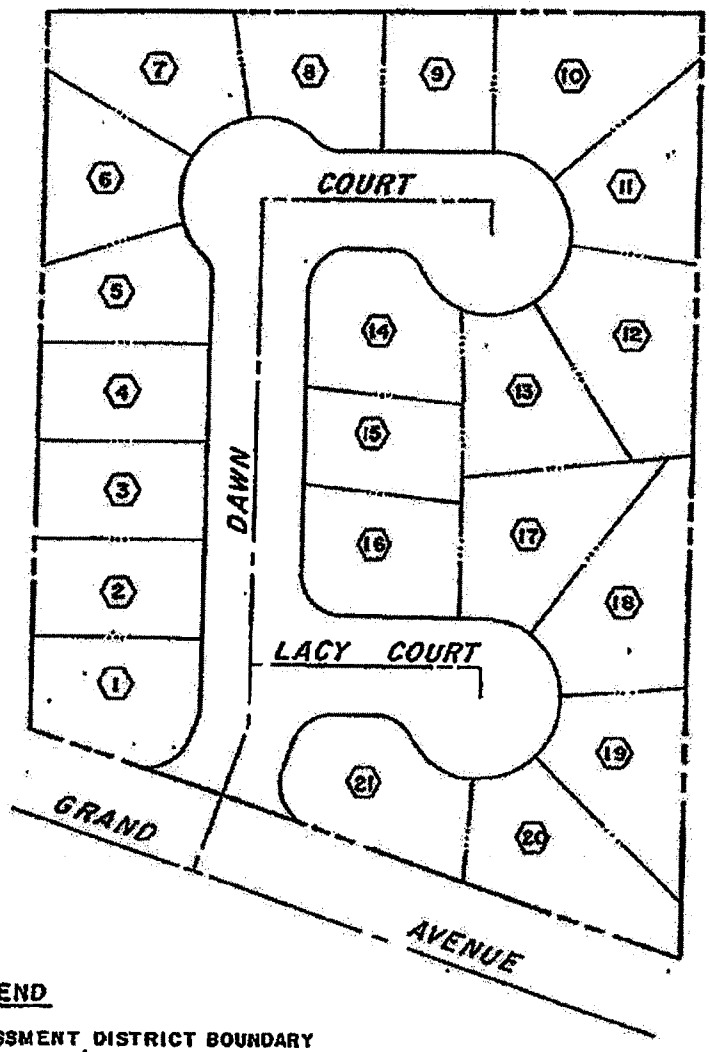
APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-360-091 & 092	1	1.00	$166.02	$0.00
030-360-091 & 092	2	1.00	$166.02	$0.00
030-360-091 & 092	3	1.00	$166.02	$0.00
030-360-091 & 092	4	1.00	$166.02	$0.00
030-360-091 & 092	5	1.00	$166.02	$0.00
030-360-091 & 092	6	1.00	$166.02	$0.00
030-360-091 & 092	7	1.00	$166.02	$0.00
030-360-091 & 092	8	1.00	$166.02	$0.00
030-360-091 & 092	9	1.00	$166.02	$0.00
030-360-091 & 092	10	1.00	$166.02	$0.00
030-360-091 & 092	11	1.00	$166.02	$0.00
030-360-091 & 092	12	1.00	$166.02	$0.00
030-360-091 & 092	13	1.00	$166.02	$0.00
030-360-091 & 092	14	1.00	$166.02	$0.00
030-360-091 & 092	15	1.00	$166.02	$0.00
030-360-091 & 092	16	1.00	$166.02	$0.00
030-360-091 & 092	17	1.00	$166.02	$0.00
030-360-091 & 092	18	1.00	$166.02	$0.00
030-360-091 & 092	19	1.00	$166.02	$0.00
030-360-091 & 092	20	1.00	$166.02	$0.00
030-360-091 & 092	21	1.00	$166.02	$0.00
030-360-091 & 092	22	1.00	$166.02	$0.00
030-360-091 & 092	23	1.00	$166.02	$0.00
030-360-091 & 092	24	1.00	$166.02	$0.00
030-360-091 & 092	25	1.00	$166.02	$0.00
030-360-091 & 092	26	1.00	$166.02	$0.00
030-360-091 & 092	27	1.00	$166.02	$0.00
030-360-091 & 092	28	1.00	$166.02	$0.00
030-360-091 & 092	29	1.00	$166.02	$0.00
030-360-091 & 092	30	1.00	$166.02	$0.00
030-360-091 & 092	31	1.00	$166.02	$0.00
030-360-091 & 092	32	1.00	$166.02	$0.00
030-360-091 & 092	33	1.00	$166.02	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-360-091 & 092	34	1.00	$166.02	$0.00
030-360-091 & 092	35	1.00	$166.02	$0.00
030-360-091 & 092	36	1.00	$166.02	$0.00
030-360-091 & 092	37	1.00	$166.02	$0.00
030-360-091 & 092	38	1.00	$166.02	$0.00
030-360-091 & 092	39	1.00	$166.02	$0.00
030-360-091 & 092	40	1.00	$166.02	$0.00
030-360-091 & 092	41	1.00	$166.02	$0.00
030-360-091 & 092	42	1.00	$166.02	$0.00
030-360-091 & 092	43	1.00	$166.02	$0.00
030-360-091 & 092	44	1.00	$166.02	$0.00
030-360-091 & 092	45	1.00	$166.02	$0.00
030-360-091 & 092	46	1.00	$166.02	$0.00
030-360-091 & 092	47	1.00	$166.02	$0.00
030-360-091 & 092	48	1.00	$166.02	$0.00
030-360-091 & 092	49	1.00	$166.02	$0.00
030-360-091 & 092	50	1.00	$166.02	$0.00
030-360-091 & 092	51	1.00	$166.02	$0.00
030-360-091 & 092	52	1.00	$166.02	$0.00
030-360-091 & 092	53	1.00	$166.02	$0.00
030-360-091 & 092	54	1.00	$166.02	$0.00
030-360-091 & 092	55	1.00	$166.02	$0.00
030-360-091 & 092	56	1.00	$166.02	$0.00
030-360-091 & 092	57	1.00	$166.02	$0.00
030-360-091 & 092	58	1.00	$166.02	$0.00
030-360-091 & 092	59	1.00	$166.02	$0.00
030-360-091 & 092	60	1.00	$166.02	$0.00
030-360-091 & 092	61	1.00	$166.02	$0.00
030-360-091 & 092	62	1.00	$166.02	$0.00
030-360-091 & 092	63	1.00	$166.02	$0.00
030-360-091 & 092	64	1.00	$166.02	$0.00
030-360-091 & 092	65	1.00	$166.02	$0.00
030-360-091 & 092	66	1.00	$166.02	$0.00
030-360-091 & 092	67	1.00	$166.02	$0.00
030-360-091 & 092	68	1.00	$166.02	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-360-091 & 092	69	1.00	$166.02	$0.00
030-360-091 & 092	70	1.00	$166.02	$0.00
030-360-091 & 092	71	1.00	$166.02	$0.00
030-360-091 & 092	72	1.00	$166.02	$0.00
030-360-091 & 092	73	1.00	$166.02	$0.00
030-360-091 & 092	74	1.00	$166.02	$0.00
030-360-091 & 092	75	1.00	$166.02	$0.00
030-360-091 & 092	76	1.00	$166.02	$0.00
030-360-091 & 092	77	1.00	$166.02	$0.00
030-360-091 & 092	78	1.00	$166.02	$0.00
030-360-091 & 092	79	1.00	$166.02	$0.00
030-360-091 & 092	80	1.00	$166.02	$0.00
030-360-091 & 092	81	1.00	$166.02	$0.00
030-360-091 & 092	82	1.00	$166.02	$0.00
030-360-091 & 092	83	1.00	$166.02	$0.00
030-360-091 & 092	84	1.00	$166.02	$0.00
030-360-091 & 092	85	1.00	$166.02	$0.00
030-360-091 & 092	86	1.00	$166.02	$0.00
030-360-091 & 092	87	1.00	$166.02	$0.00
030-360-091 & 092	88	1.00	$166.02	$0.00
030-360-091 & 092	89	1.00	$166.02	$0.00
030-360-091 & 092	90	1.00	$166.02	$0.00
030-360-091 & 092	91	1.00	$166.02	$0.00
030-360-091 & 092	92	1.00	$166.02	$0.00
030-360-091 & 092	93	1.00	$166.02	$0.00
030-360-091 & 092	94	1.00	$166.02	$0.00
030-360-091 & 092	95	1.00	$166.02	$0.00
030-360-091 & 092	96	1.00	$166.02	$0.00
030-360-091 & 092	97	1.00	$166.02	$0.00
030-360-091 & 092	98	0.00	$166.02	$0.00
TOTALS:		**97.00**		**$0.00**

APPENDIX B – ASSESSMENT DIAGRAM

The following pages show the Assessment Diagram or boundary map for each Zone within the District. The lines and dimensions shown on maps of the Butte County Assessor, for the current year, are incorporated by reference herein and made a part of this Report.



LEGEND

ASSESSMENT DISTRICT BOUNDARY

(1) LOT NUMBER

LOT BOUNDARY

ASSESSMENT DIAGRAM

CITY OF OROVILLE

MAINTENANCE DISTRICT NO. 1

GRAND VIEW ESTATES

CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

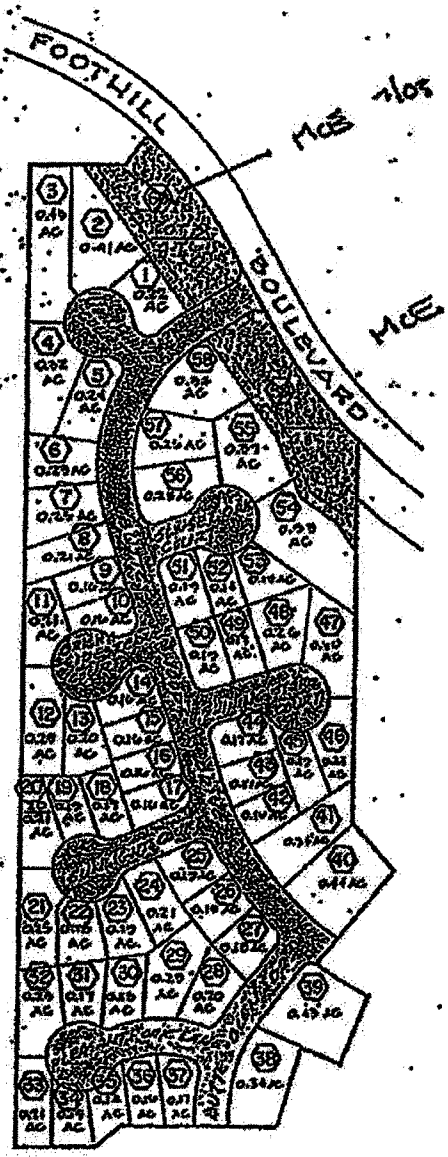
APPROVED BY:
DEPARTMENT OF PUBLIC WORKS
6/29/94

DESIGNED BY C.H.
DRAWN BY T.P.
CHECKED BY C.H.

DRAWING NO. 1
SHEET NO. 1

PART F

DETAIL OF ASSESSOR'S PARCEL NUMBERS 36-82-1 THRU 36-82-60



NO SCALE

ASSESSMENT DIAGRAM

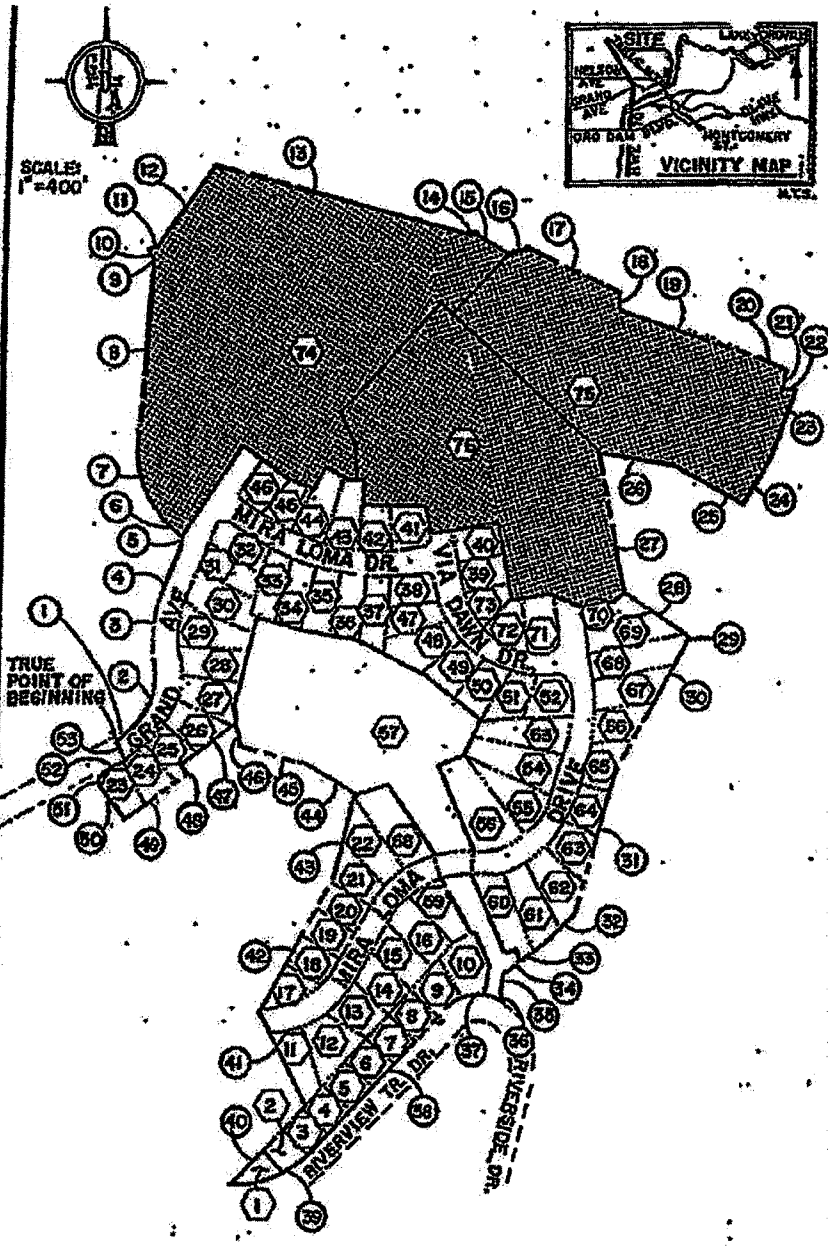
CITY OF OROVILLE
MAINTENANCE DISTRICT NO. 2
THE BUTTES SUBDIVISION
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

APPROVED BY DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS DIRECTOR AND ENGINEER PER RES. 20,284 DATE 4/15/98

DESIGNED BY C.H.
DRAWN BY T.F.
CHECKED BY C.H.

DRAWING NO. 2
SHEET 2 OF 2

1) ASSESSMENT NUMBER



COURSE DATA (CONT.)

15	S81°26'30"E	93.42'
16	N72°33'30"E	69.52'
17	S66°35'30"E	285.00'
18	S00°00'09"E	46.00
19	S72°00'04"E	368.45
20	S69°32'04"E	81.05
21	S10°35'21"W	54.15
22	N88°53'21"E	35.55
23	S19°45'21"W	192.2
24	S29°50'21"W	119.70
25	N62°48'39"W	200.55
26	N60°50'39"W	201.48
27	S11°25'39"E	346.35
28	S57°00'39"E	208.21
29	S23°57'22"W	18.21
30	S27°48'21"W	360.10
31	S15°35'21"W	386.1
32	S45°41'21"W	99.8
33	S54°25'29"W	86.4
34	S54°25'27"W	49.5
35	S09°20'20"W	46.4
36	S23°46'45"E	20.3
37	Δ=74°13'25" R=130' L=168.41	
38	N44°41'16"E	520.0
39	Δ=51°27'10" R=245' L=220.02	
40	N44°00'40"E	270.69
41	N26°58'58"W	261.51
42	N30°54'59"E	390.6
43	N11°22'56"E	215.1
44	N60°28'04"W	153.70
45	N76°26'25"W	171.51
46	N11°08'53"W	59.91
47	S53°39'35"W	177.91
48	S36°20'25"E	29.91
49	S53°39'35"W	200.0
50	N36°20'25"W	110.5
51	Δ=97°07'14" R=20' L=33.90	
52	N60°46'49"E	74.6
53	N29°13'11"W	60.0

COURSE DATA

1	N60°46'49"E	15.05'	
2	Δ=72°37'13" R=170'	L=215.47'	
3	Δ=32°41'43" R=302.68'	L=172.72'	
4	N20°51'19"E	141.28'	
6	Δ=66°27'00" R=20	L=23.20'	
6	N45°35'41"W	71.58'	
7	Δ=49°35'00" R=225	L=194.71'	
8	N03°59'19"	442.13'	
9	33°09'46" R=50	L=28.94'	
10	N29°10'27"W	12.93'	
11	N63°23'41"E	31.94'	
12	N35°34'07"E	239.93'	
13	N75°59'30"W	686.08'	
14	S89°28'00"E	25.46'	

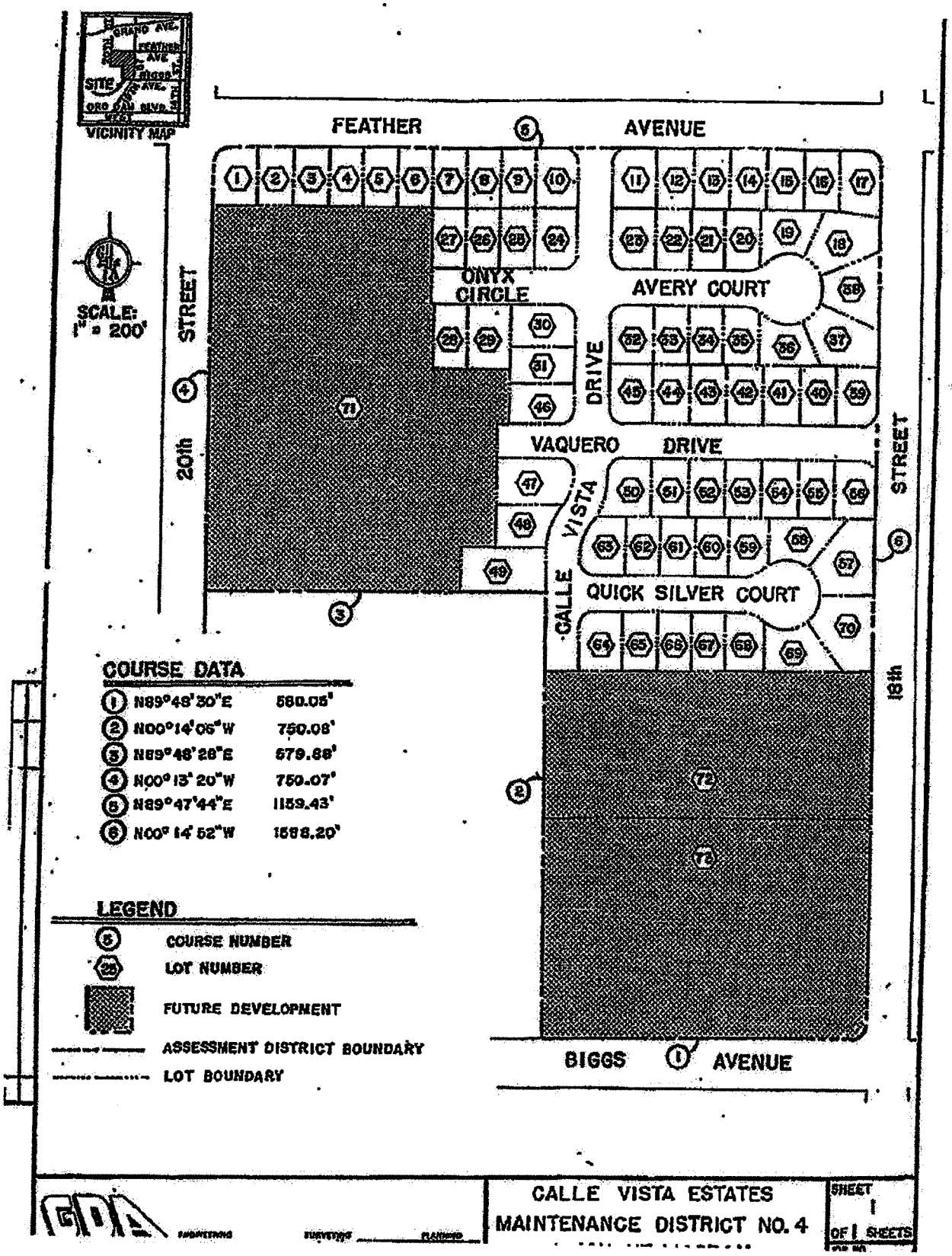
LEGEND

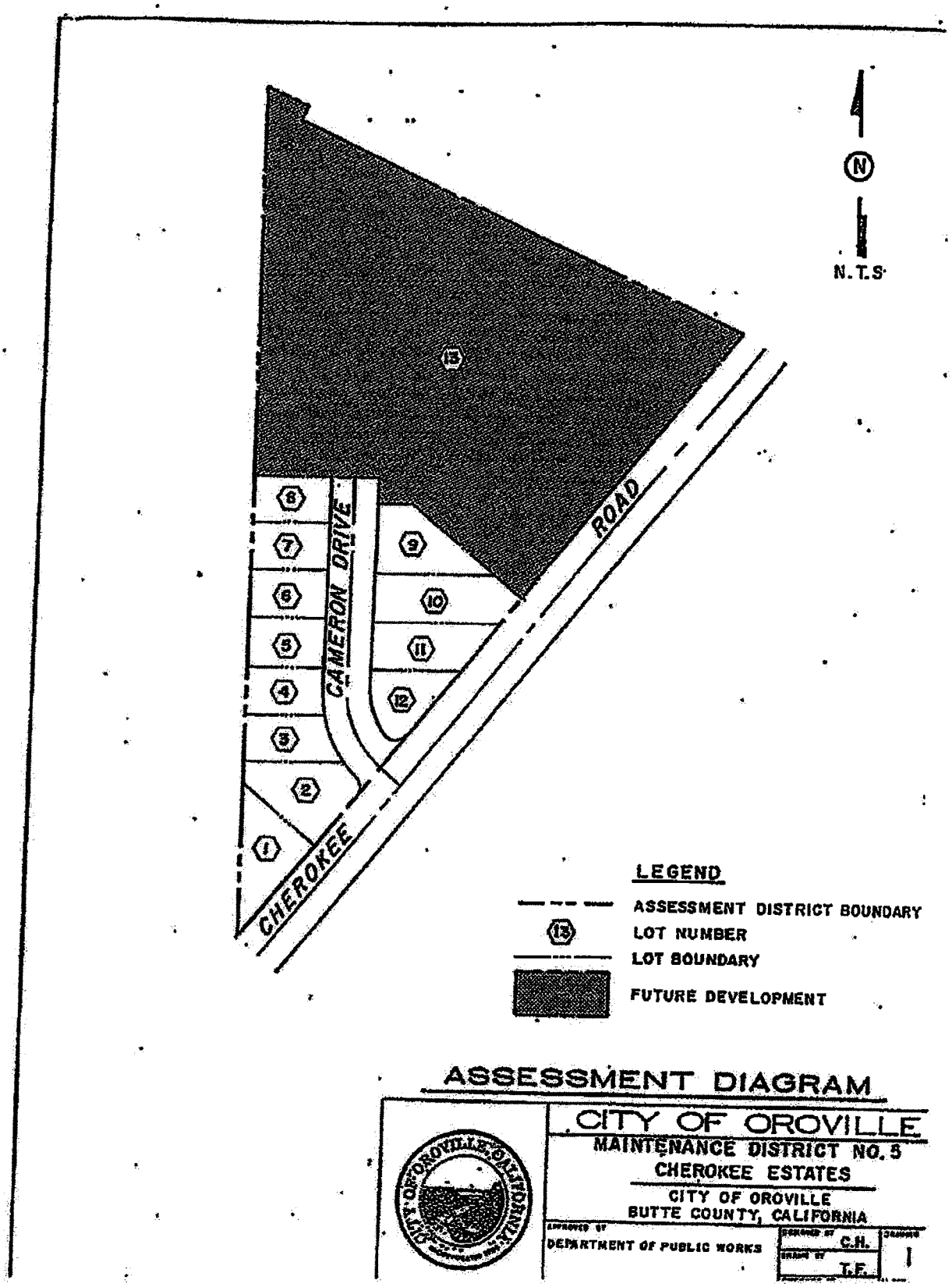
- (30) COURSE NUMBER
- (30) LOT NUMBER
- (75) FUTURE DEVELOPMENT
- ASSESSMENT DISTRICT BOUNDAR
- OPEN AREA

CDA ENGINEERING SURVEYING PLANNING

DEER CREEK ESTATES
MAINTENANCE DISTRICT NO. 3
ASSESSMENT DIAGRAM

SHEET 1 OF 1 SHEET
AKA NO. ...


VICINITY MAP
SITE
GRAND AVE.
FEATHER AVE.
BIGGS AVE.
ORO DAM BLVD.
SCALE: 1" = 200'
FEATHER AVENUE
ONYX CIRCLE
AVERY COURT
DRIVE
VAQUERO DRIVE
VISTA
CALLE
QUICK SILVER COURT
STREET
20th
18th
BIGGS AVENUE
COURSE DATA
1 N89°48'30"E 580.05'
2 N00°14'05"W 750.08'
3 N89°48'28"E 579.88'
4 N00°13'20"W 750.07'
5 N89°47'44"E 1159.43'
6 N00°14'52"W 1598.20'
LEGEND
COURSE NUMBER
LOT NUMBER
FUTURE DEVELOPMENT
ASSESSMENT DISTRICT BOUNDARY
LOT BOUNDARY
CALLE VISTA ESTATES
MAINTENANCE DISTRICT NO. 4
SHEET 1 OF 1 SHEETS



ASSESSMENT DIAGRAM

CITY OF OROVILLE

MAINTENANCE DISTRICT NO. 5

CHEROKEE ESTATES

CITY OF OROVILLE

BUTTE COUNTY, CALIFORNIA

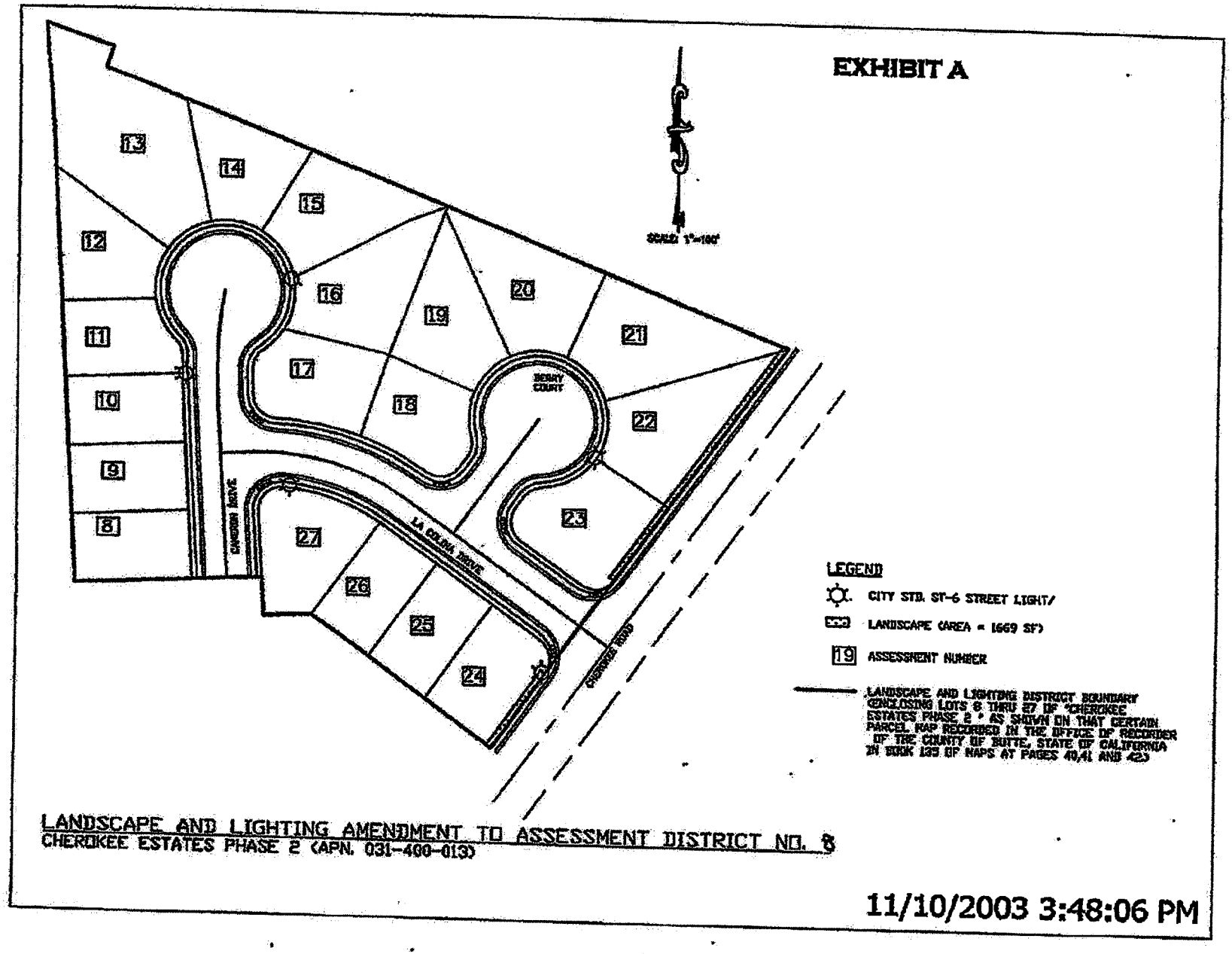
APPROVED BY

DEPARTMENT OF PUBLIC WORKS

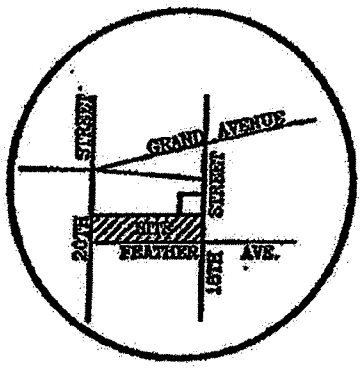
DESIGNED BY C.H.

DRAWN BY T.F.

DRAWING 1


EXHIBIT A
13
14
15
12
16
19
20
21
11
17
18
BERRY COURT
22
10
9
8
CHEROKEE TRAIL
27
LA CELVA DRIVE
23
26
25
24
CHEROKEE ROAD
LEGEND
CITY STD. ST-6 STREET LIGHT/
LANDSCAPE (AREA = 1669 SF)
19 ASSESSMENT NUMBER
LANDSCAPE AND LIGHTING DISTRICT BOUNDARY (ENCLOSING LOTS 8 THRU 27 OF "CHEROKEE ESTATES PHASE 2" AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA IN BOOK 139 OF MAPS AT PAGES 40,41 AND 42)
LANDSCAPE AND LIGHTING AMENDMENT TO ASSESSMENT DISTRICT NO. 8
CHEROKEE ESTATES PHASE 2 (APN. 031-400-013)
11/10/2003 3:48:06 PM

EXHIBIT



VICINITY MAP

N.T.S.

LIMITS OF AVIGATION EASEMENT

(R) = BK. 143, MAPS PG. 60

SCALE: 1" = 200'

BLK 116

PARCEL 1 63 MAPS 63

61 MAPS 3 140 MAPS 82

PARCEL 4 63 M 63

20th STREET

18th STREET

— 799.39' (R) —

319.71' (R)

359.95' (R)

579.66' (R)

579.66' (R)

N 89°47'17" E (R) 1159.37'

N 00°16'49" W (R) 354.79'

N 00°16'49" W

LOT 8

LOT 7

N 00°16'05" W (R) 354.87'

N 00°19'21" W (R) 354.84'

N 00°13'35" W (R)

579.81' (R)

579.82' (R)

700.00' (R) N 89°47'44" E (R) 1159.63' 537.82' (R)

40.00' (R) N 89°47'44" E (R) 1237.62'

CALLE VISTA DR.

FEATHER AVE.

LICENSED LAND SURVEYOR JOHN D. CHRISTOFFERSON REGISTRATION EXPIRES 6/30/00 No. 4206 STATE OF CALIFORNIA

PREPARED BY:

JOHN D. CHRISTOFFERSON, P.L.S. 4206

GDA ENGINEERING SURVEYING PLANNING

228 GRAND AVENUE OROVILLE CA (530)533-2056

ACAD 98003EXB.DWG 7/7/98

SHERWOOD ESTATES, UNITS 1 AND 2

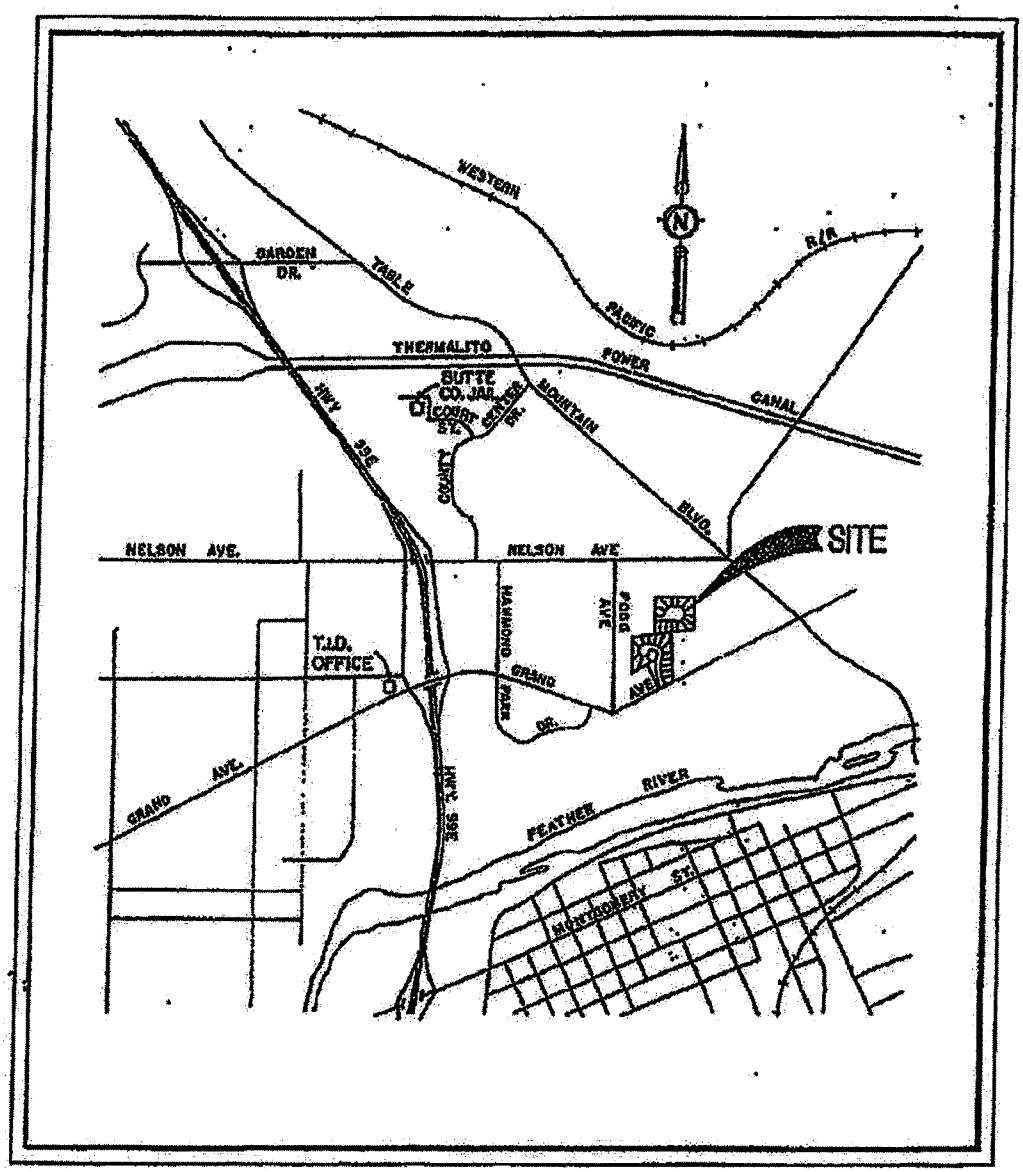
LOTS 7 AND 8, BLOCK 116, "THERMALITO", WALL MAP #8, LYING IN SECTION 14, T19N, R3E, M.D.M., CITY OF OROVILLE, BUTTE COUNTY, CALIFORNIA.

FOR

ROBERT SHERWOOD, ET.UX.

98-003

SHEET 1 OF 1



LOCATION MAP

NO SCALE

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO.___

GRAYHAWK SUBDIVISION (APN. 031-140-092 & 93)

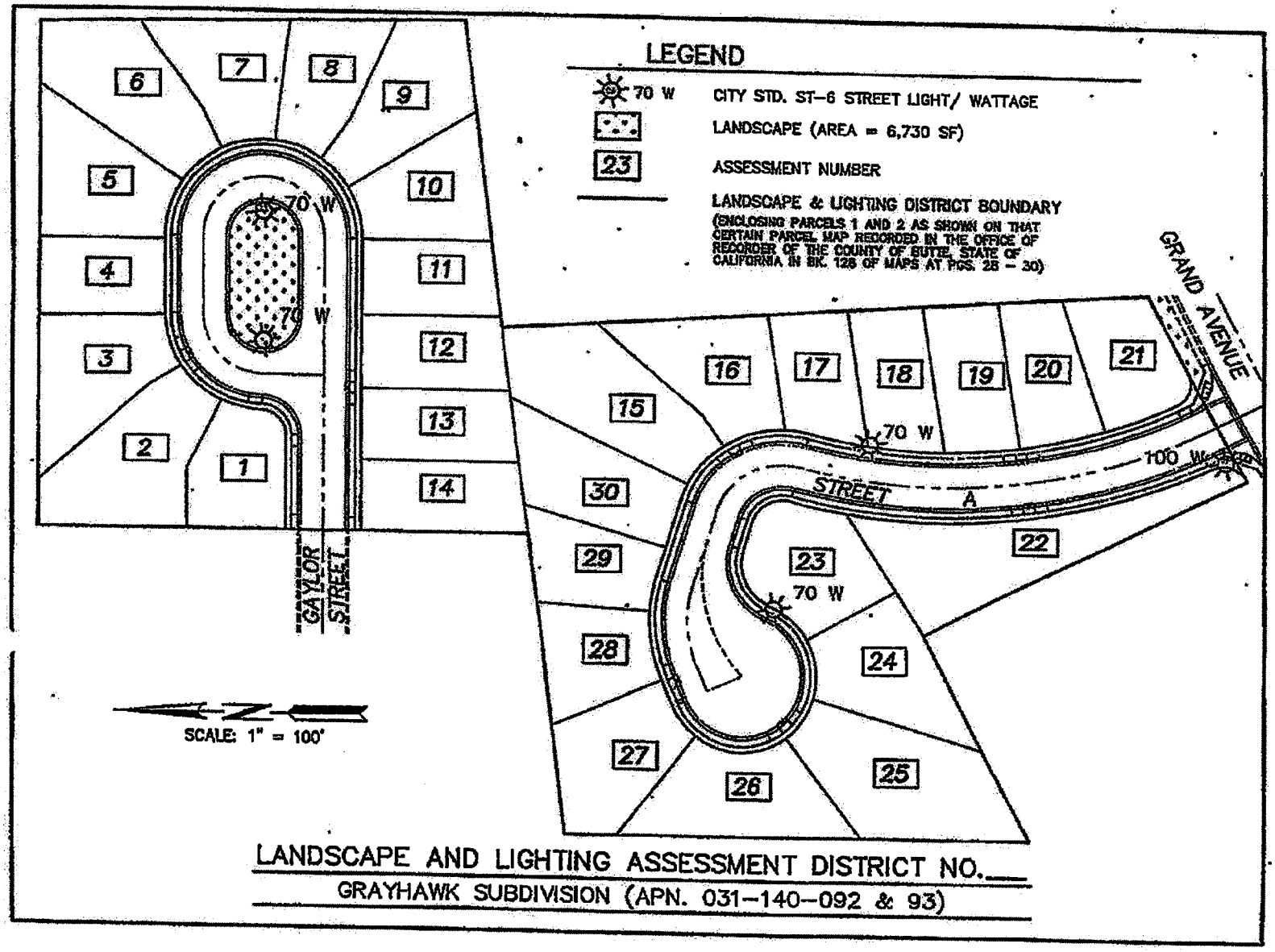
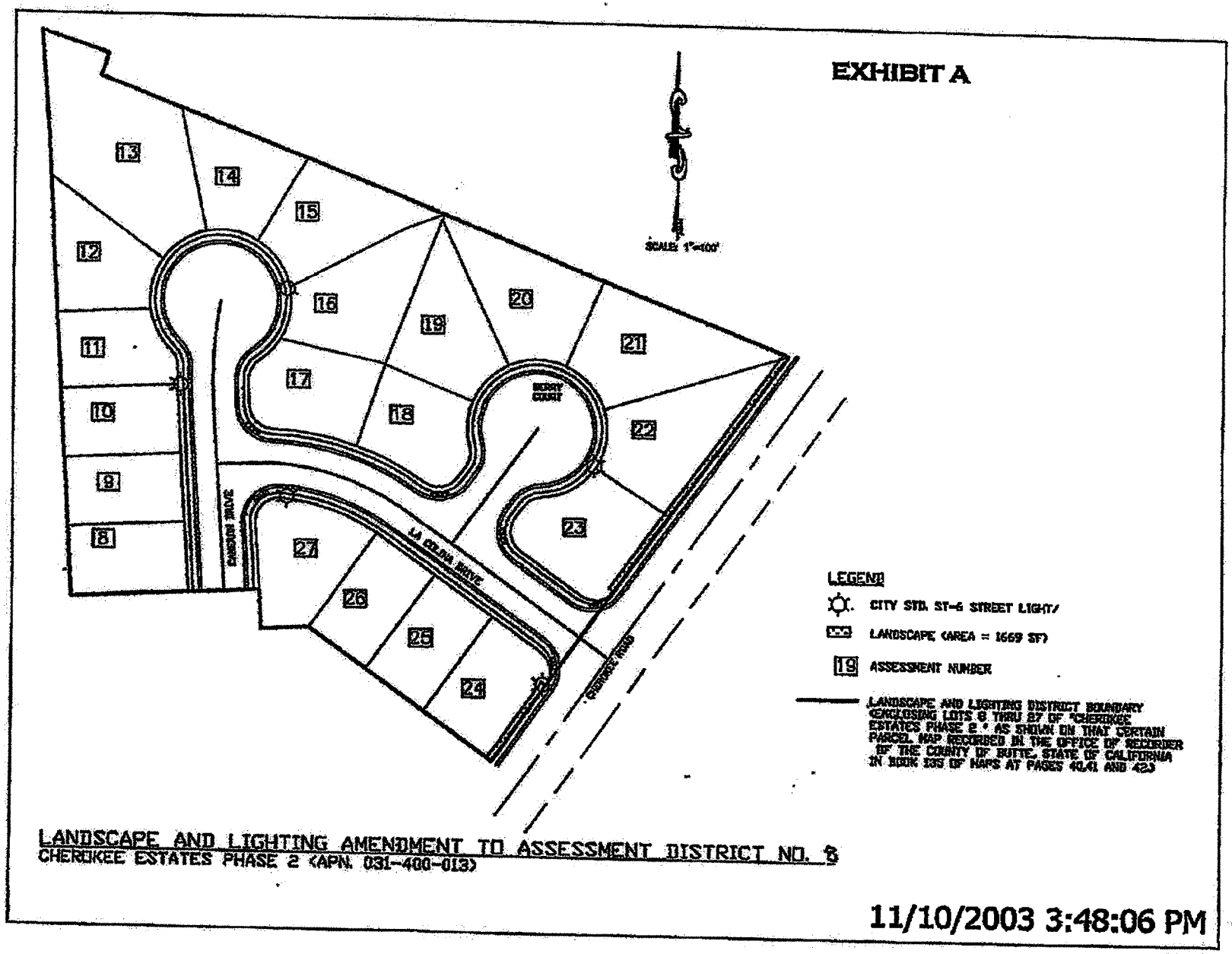

LEGEND
70 W
CITY STD. ST-6 STREET LIGHT/ WATTAGE
LANDSCAPE (AREA = 6,730 SF)
23
ASSESSMENT NUMBER
LANDSCAPE & LIGHTING DISTRICT BOUNDARY
(ENCLOSING PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA IN BK. 128 OF MAPS AT PGS. 28 - 30)
GRAND AVENUE
GAYLOR STREET
STREET A
100 W
SCALE: 1" = 100'
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO.___
GRAYHAWK SUBDIVISION (APN. 031-140-092 & 93)

EXHIBIT A

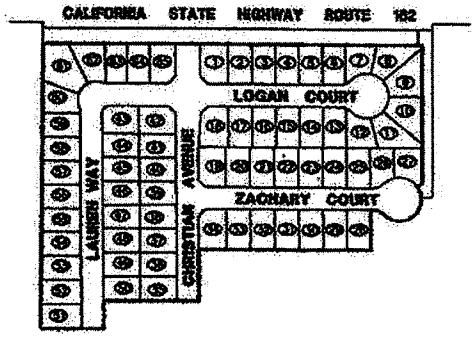


LANDSCAPE AND LIGHTING AMENDMENT TO ASSESSMENT DISTRICT NO. 5
CHEROKEE ESTATES PHASE 2 (APN. 031-400-013)

11/10/2003 3:48:06 PM

AMENDED ASSESSMENT DIAGRAM
CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ZONE 9 LINKSIDE PLACE - PHASE 1

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



THIS AMENDED ASSESSMENT DIAGRAM SUPERCEDES THE DOCUMENT FILED IN BOOK 9, PAGE 75 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5TH DAY OF September, 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT – LINKSIDE PLACE – PHASE 1, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5TH DAY OF September, 2006, BY ITS RESOLUTION NO. 6809.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 12TH DAY OF January, 2007, AT THE HOUR OF 9:10 A O'CLOCK A.M. IN BOOK 9 AT PAGE 91 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

ASSESSMENT ID

Assessment Number	APN
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2	030-570-002
3	030-570-003
4	030-570-004
5	030-570-005
6	030-570-006
7	030-570-007
8	030-570-008
9	030-570-009
10	030-570-010
11	030-570-011
12	030-570-012
13	030-570-013
14	030-570-014
15	030-570-015
16	030-570-016
17	030-570-017
18	030-570-018
19	030-570-019
20	030-570-020
21	030-570-021
22	030-570-022
23	030-570-023
24	030-570-024
25	030-570-025
26	030-570-026
27	030-570-027
28	030-570-028
29	030-570-029
30	030-570-030
31	030-570-031
32	030-570-032
33	030-570-033
34	030-570-034
35	030-570-035
36	030-570-036
37	030-570-037
38	030-570-038
39	030-570-039
40	030-570-040
41	030-570-041
42	030-570-042
43	030-570-043
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45	030-570-045
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62	030-570-062
63	030-570-063
64	030-570-064
65	030-570-065

ASSESSMENT ID

Assessment Number	APN
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67	030-570-067
68	030-570-068
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75	030-570-075
76	030-570-076
77	030-570-077
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79	030-570-079
80	030-570-080
81	030-570-081
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83	030-570-083
84	030-570-084
85	030-570-085
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93	030-570-093
94	030-570-094
95	030-570-095
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99	030-570-099
100	030-570-100
101	030-570-101
102	030-570-102
103	030-570-103
104	030-570-104
105	030-570-105

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (30) ASSESSMENT NUMBER

N|B|S
33005 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

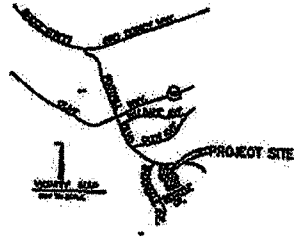
Book 9 Page 91

CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT

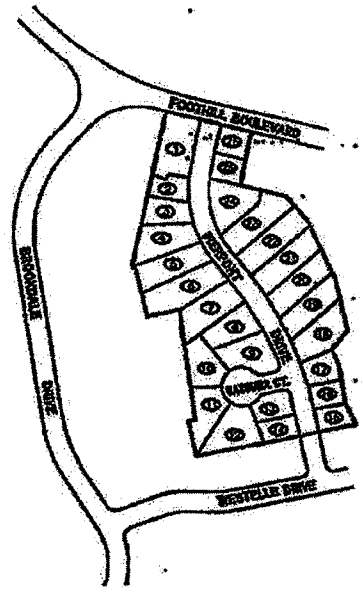
ANNEXATION DIAGRAM
ANNEXATION NO. 1, ZONE 10
(FOOTHILL ESTATES)

SHEET 1 OF 1

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



VICINITY MAP



ASSESSMENT ID

Assessment Number	APN



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE
THIS 4TH DAY OF August, 2016

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 1, ZONE 10, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF, HELD ON THE 2nd DAY OF August, 2016, BY ITS RESOLUTION NO. 8262

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 4th DAY OF August, 2016 AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 9 OF ASSESSMENT DISTRICTS AT PAGE 77, MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

Diane Bennett
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

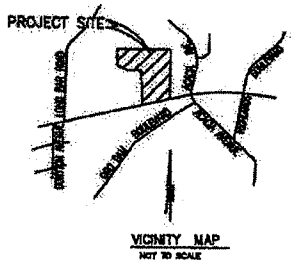
LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (1) ASSESSMENT NUMBER

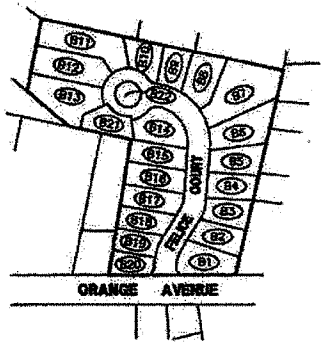
N|B|S

BOOK 9 PAGE 77

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 2, ZONE 11
(MISSION OLIVE RANCH)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA





ASSESSMENT ID

Assessment Number	APN
81	POR. OF 035-110-014
82	POR. OF 035-110-014
83	POR. OF 035-110-014
84	POR. OF 035-110-014
85	POR. OF 035-110-014
86	POR. OF 035-110-014
87	POR. OF 035-110-014
88	POR. OF 035-110-014
89	POR. OF 035-110-012
810	POR. OF 035-110-014
811	POR. OF 035-110-014
812	POR. OF 035-110-014
813	POR. OF 035-110-013
814	POR. OF 035-110-014
815	POR. OF 035-110-014
816	POR. OF 035-110-014
817	POR. OF 035-110-014
818	POR. OF 035-110-014
819	POR. OF 035-110-014
820	POR. OF 035-110-014
821	POR. OF 035-110-015
822	POR. OF 035-110-014

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 27th DAY OF February 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 2, ZONE 11, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 21st DAY OF February, 2006, BY ITS RESOLUTION NO. 6555

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 10th DAY OF FEBRUARY 2006, AT THE HOUR OF 9:01 O'CLOCK A M., IN BOOK 9 AT PAGE 79 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (817) ASSESSMENT NUMBER

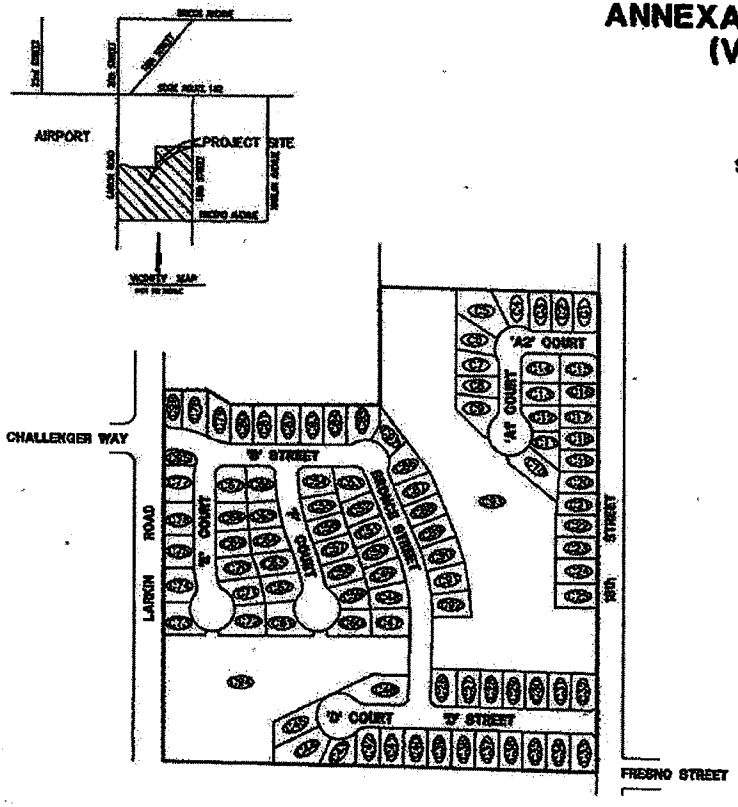
GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

N|B|S
32605 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

BOOK 9 PAGE 79

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 3, ZONE 12
(VISTA DEL ORO)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 25th DAY OF July, 2007.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 3, ZONE 12, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 25th DAY OF July, 2007, BY ITS RESOLUTION NO. 4291

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 19th DAY OF January, 2008, AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 10 AT PAGE 3 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

Gordon G. Anson
DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (452) ASSESSMENT NUMBER

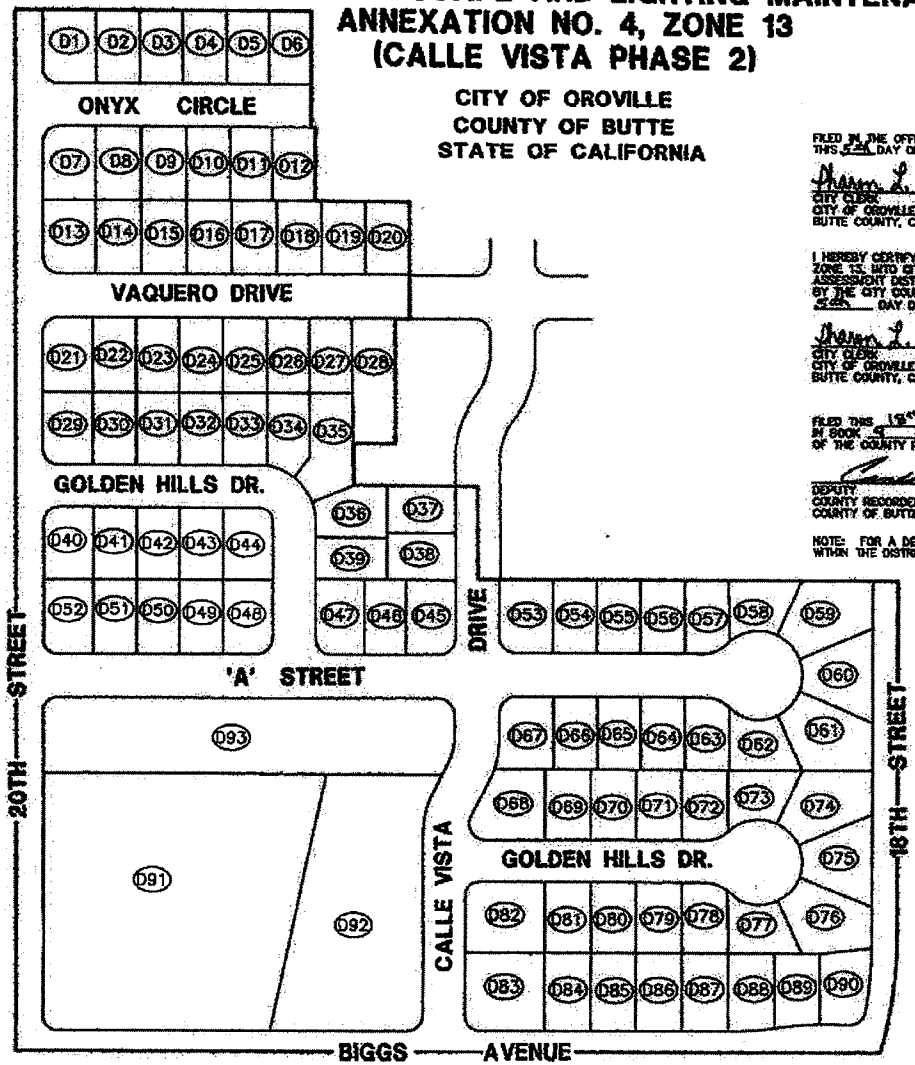
GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

N|B|S
3965 Highway 70 South, Suite 110
Riverside, CA 92502
Local Government Solutions

Book 10 Page 3

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 4, ZONE 13
(CALLE VISTA PHASE 2)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 8th DAY OF July, 2008.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 4, ZONE 13, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 8th DAY OF July, 2008, BY ITS RESOLUTION NO. 6735

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 15th DAY OF January, 2009 AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 9 AT PAGE 96 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (917) ASSESSMENT NUMBER

GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

N | B | S
3665 Highway 70 South, Suite 100
Riverside, CA 92502
Local Government Solutions

Book 9 Page 96

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 4, ZONE 13
(CALLE VISTA PHASE 2)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA

ASSESSMENT ID

Assessment Number	APN
01	030-120-038, 030-120-039, 030-120-040, 030-120-065 & 030-480-071
02	030-120-038, 030-120-039, 030-120-040, 030-120-065 & 030-480-071
03	030-120-038, 030-120-039, 030-120-040, 030-120-065 & 030-480-071
04	030-120-038, 030-120-039, 030-120-040, 030-120-065 & 030-480-071
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ASSESSMENT ID

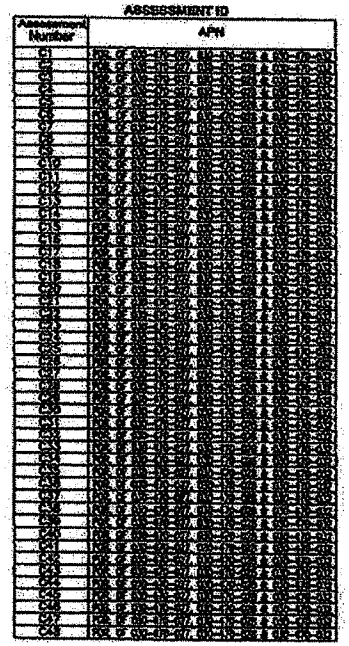
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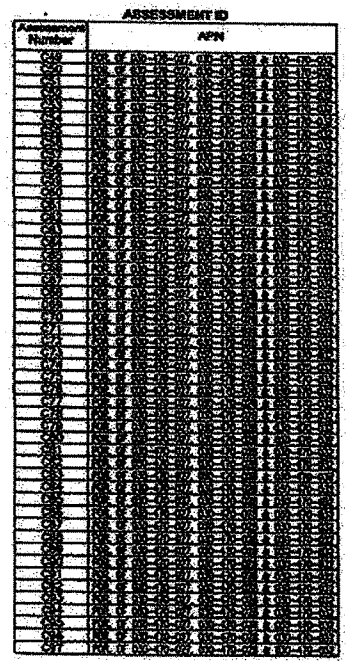
N|B|S
Local Government Solutions

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ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 3, ZONE 12
(VISTA DEL ORO)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA





N|B|S
Local Government Solutions

Book 10 Page 4

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 6, ZONE 15
(JAKE RICHTER)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE
THIS 7th DAY OF January, 2002

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

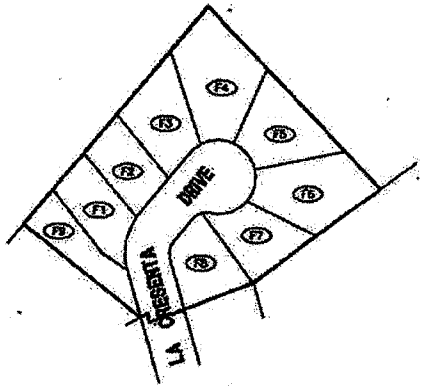
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 6, ZONE 15, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 7th DAY OF January, 2002 BY ITS RESOLUTION NO. 8850

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January, 2002 AT THE HOUR OF 9:01 O'CLOCK A.M., IN BOOK 9 AT PAGE 88 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.



ASSESSMENT ID

Assessment Number	APN
F1	POR. OF 031-170-[illegible]
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F3	POR. OF 031-170-[illegible]
F4	POR. OF 031-170-[illegible]
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F6	POR. OF 031-170-[illegible]
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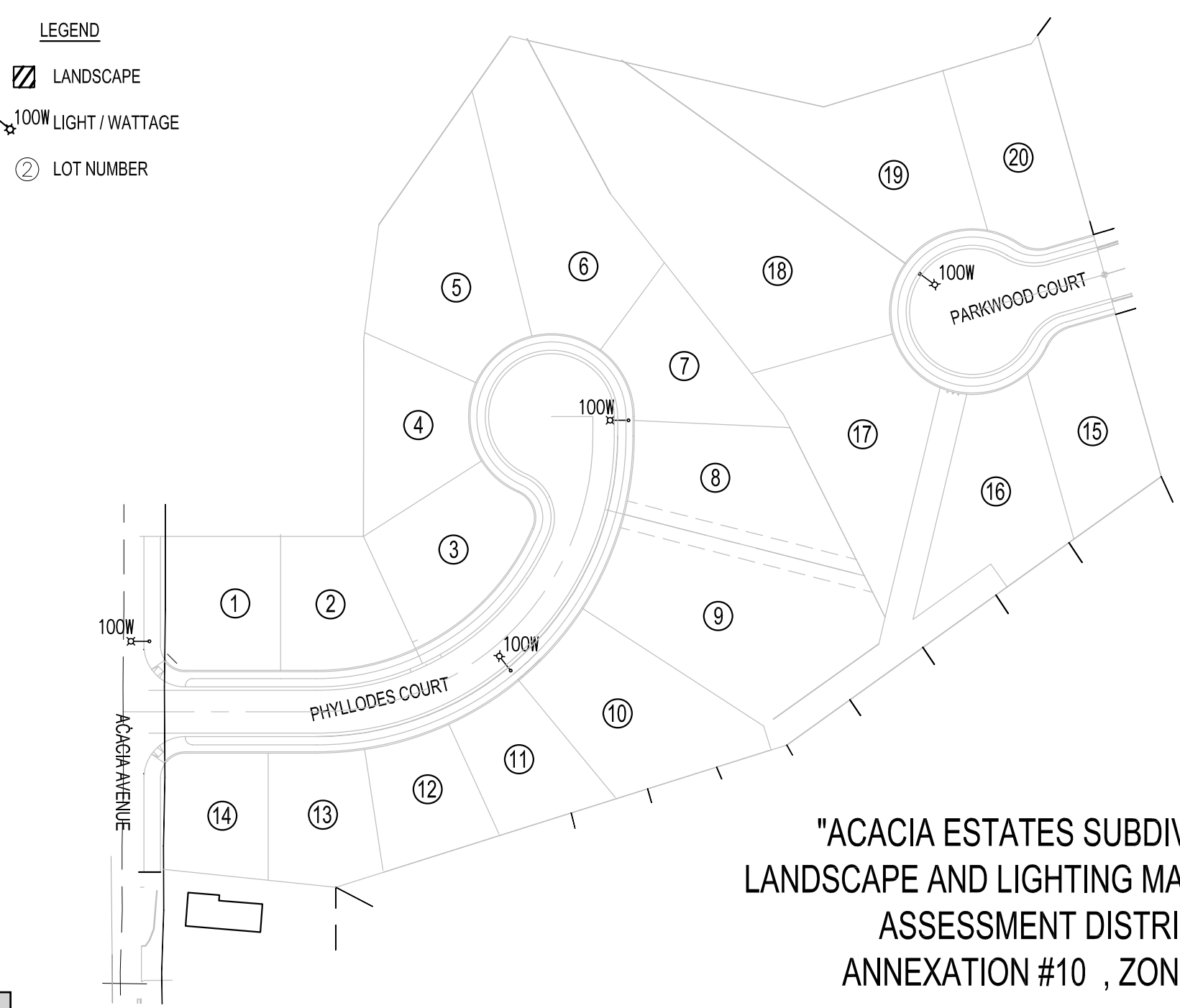
LEGEND

- ANNEXATION BOUNDARY
- PARCEL LINES
- (F7) ASSESSMENT NUMBER

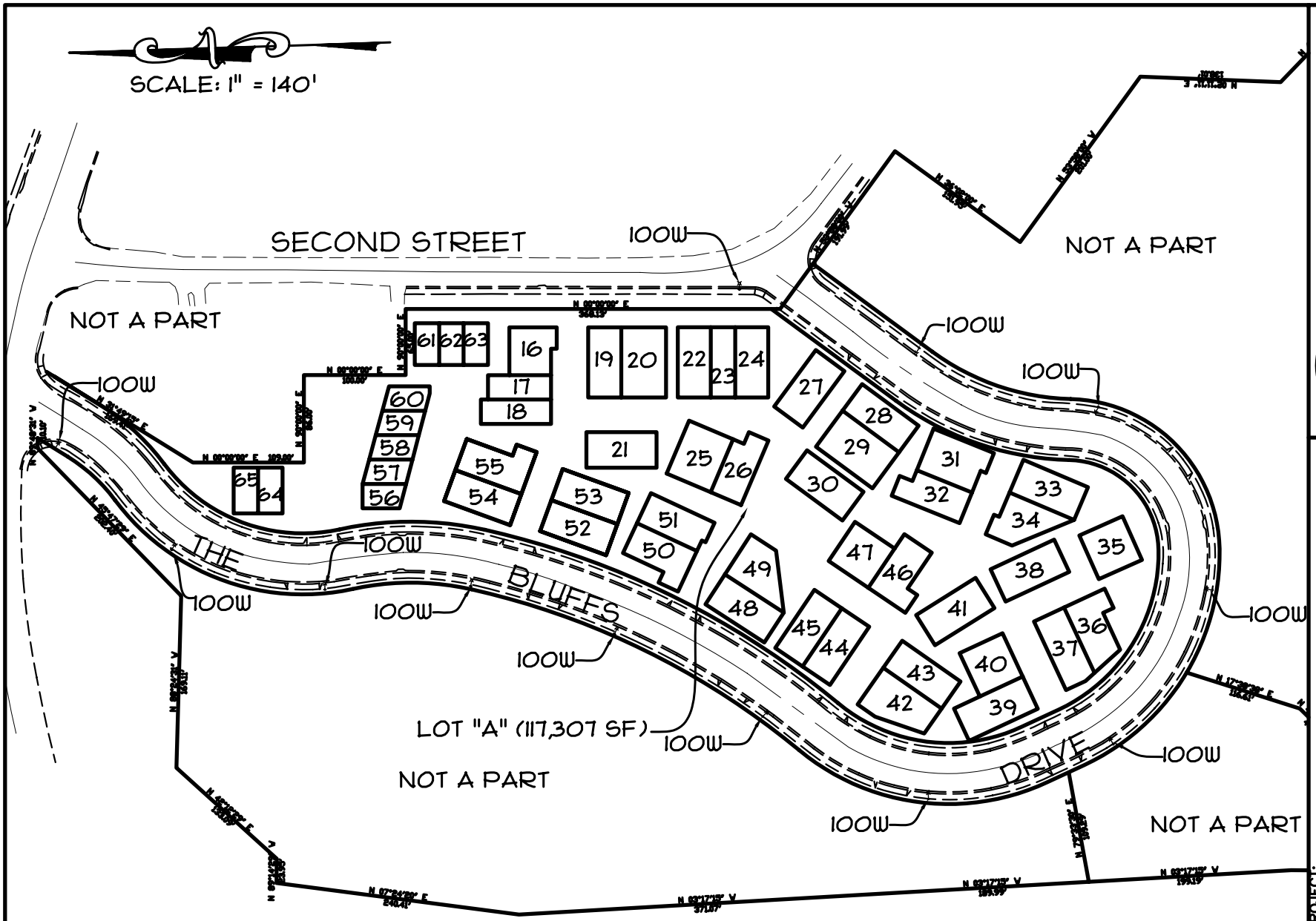
GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

N|B|S
Local Government Solutions

Book 9 Page 88



"ACACIA ESTATES SUBDIVISION"
LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION #10 , ZONE #19



LEGEND:

LOT No. 50

STREET LIGHT WATTAGE 100W

Robertson & Dominick, Inc.
Civil Engineers and Surveyors
888 Manzanita Court, Suite A
Chico, CA 95926
530-894-3500 894-8955 fax
robertson-dominick.com
Chico ◦ Red Bluff ◦ Redding

PROJECT:

FEATHER RIVER BLUFFS
LANDSCAPE and LIGHTING
MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION No. 9, ZONE No. 18

DRAWN BY: FJS

DATE: 5/12/08

SCALE: 1" = 140'

BY:

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND CITY COUNCIL MEMBERS**

FROM: **RUTH DUNCAN, ASSISTANT CITY ADMINISTRATOR-ADMINISTRATIVE SERVICES**

RE: **ANNUAL ASSESSMENTS FOR THE CITY'S CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICTS, ZONES 2, 3, 5, 7-10, 12, 14, 15, 17**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider initiating proceedings, preliminarily approving the Annual Assessment Report and declaring its intention to levy and collect assessments for the Oroville Consolidated Landscape and Lighting Maintenance Assessment District for Fiscal Year 2025/26.

DISCUSSION

As a condition of approval for each subdivision identified below, the developer was required to establish or annex into a landscape and lighting maintenance assessment district. Each subdivision represents a Zone within the larger district. Each Zone is financially responsible for the maintenance of the landscaped areas dedicated to the City and for the cost of maintaining the City owned street lights within the individual subdivisions. The particular Zones within the City's Consolidated Landscape and Lighting Maintenance Assessment District ("CLLMAD") are identified below:

ZONE	ZONE
Zone 1 – Grandview Estates	Zone 10 – Foothill Estates
Zone 2 – The Buttes	Zone 11 – Mission Olive Ranch
Zone 3 – Deer Creek Estates, Phase 1	Zone 12 – Vista Del Oro
Zone 4 – Calle Vista 1	Zone 13 – Calle Vista 2
Zone 5 – Cherokee Estates, Phase 1	Zone 14 – Martin Ranch
Zone 6 – Sherwood	Zone 15 – Jake Richter Estates
Zone 7 – Grayhawk	Zone 16 – Acacia Estates
Zone 8 – Cherokee Estates, Phase 2	Zone 17 – Feather River Bluffs
Zone 9 – Linkside	Zone 18 – Ruddy Creek

Pursuant to the Landscape and Lighting Act of 1972, which authorizes the formation and annual assessment of such districts, an Annual Assessment Report was prepared and filed with the City Clerk prior to the July 15, 2025 City Council meeting. The purpose of the report is to document the annual costs involved in the operation, maintenance and servicing of all improvements, adjust the annual assessments, to incorporate any surplus or deficit from the previous year and to determine the actual annual assessment for each assessable parcel within the CLLMAD.

The City Council will consider the following items for the CLLMAD:

1. Preliminarily approve the Annual Assessment Report and the proposed levy and collection of assessments for the CLLMAD for Fiscal Year 2025/26.

2. Direct Staff to make any changes or amendments to the report as necessary.

3. Approve the Resolution of Intent which sets the date for a public hearing for the August 5, 2025 City Council Meeting. At that time, the City Council will conduct a public hearing on these matters and may confirm the Annual Levy Report and Assessments.

FISCAL IMPACT

Assessments are collected for the City of Oroville by the Butte County Tax Collector to reimburse the City for the costs of operating, maintaining and servicing the landscape and lighting improvements within the CLLMAD.

ACTION REQUESTED -

1. **ADOPT RESOLUTION NO. 9400 - A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26.**

2. **AUTHORIZE ANY NECESSARY BUDGET ADJUSTMENTS TO THE ANNUAL ASSESSMENT REPORT.**

ATTACHMENTS

Resolution No. 9400
2025/26 Assessment Summary from the CLLMAD Annual Assessment Report.

NOTE: *In order to reduce copying costs, only the Executive Summary of the Annual Assessment Report is attached to this staff report. The complete Annual Assessment Report for the CLLMAD is available for review in the City Clerk's office.*

CITY OF OROVILLE
RESOLUTION NO. 9400

A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE ANNUAL ASSESSMENT REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/26

WHEREAS, the Oroville City Council has, by previous resolutions, formed and levied annual assessments for a special maintenance district pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the 1972 Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California (commencing with Section 22500). Said special maintenance district is known and designated as "The Oroville Consolidated Landscape and Lighting Maintenance Assessment District" (the "District"). The District is comprised of several Zones which are identified below:

ZONE	ZONE
Zone 1 – Grandview Estates	Zone 10 – Foothill Estates
Zone 2 – The Buttes	Zone 11 – Mission Olive Ranch
Zone 3 – Deer Creek Estates, Phase 1	Zone 12 – Vista Del Oro
Zone 4 – Calle Vista 1	Zone 13 – Calle Vista 2
Zone 5 – Cherokee Estates, Phase 1	Zone 14 – Martin Ranch
Zone 6 – Sherwood	Zone 15 – Jake Richter Estates
Zone 7 – Grayhawk	Zone 16 – Acacia Estates
Zone 8 – Cherokee Estates, Phase 2	Zone 17 – Feather River Bluffs
Zone 9 – Linkside	Zone 18 – Ruddy Creek

WHEREAS, the City Council has retained Harris & Associates for the purpose of assisting with the annual levy of the District and to prepare and file with the City Clerk, an Annual Assessment Report (the "Report") for the District in accordance with the 1972 Act; and,

WHEREAS, the City Council hereby orders Harris & Associates to prepare and file with the City Clerk, the Report concerning the annual levy and collection of assessments for the District. Said levy and collection shall be for the fiscal year commencing July, 1, 2025 and ending June 30, 2026 in accordance with *Chapter 3, Section 22622* of the 1972 Act. The Report details the improvements, any substantial changes to the improvements, the annual budgets for each Zone and the proposed assessment amounts for each parcel.

WHEREAS, there has now been presented to this City Council the Report as required by the 1972 Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each of the budget items and documents therein, and is satisfied that the assessment amounts, on a preliminary basis, have been spread to the assessable parcels in accordance with the special benefit received from the improvements and services provided.

NOW, THEREFORE, the Oroville City Council does resolve as follows:

Section 1 That the above recitals are true and correct.

Section 2 Proposed Improvements: The improvements within the District may include, but are not limited to: turf, shrubs, plants and trees, landscaping, street lighting, irrigation and drainage systems, graffiti removal, pedestrian walkways, landscape lighting, masonry walls, and associated appurtenances within the public rights-of-way or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous and/or satisfactory operating condition. The specific improvements within each Zone are detailed in the Report.

Section 3 Intention: The City Council hereby declares its intention to seek the annual levy and collection of assessments within the District pursuant to the 1972 Act, in order to pay for the costs of maintaining and servicing the above referenced improvements. The City Council finds that the public's best interests will be served by such levy and collection.

Section 4 Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with Chapter 3, Section 22626 of the 1972 Act.

Section 5 Notice: The City Council shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. All interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday August 5, 2025 at 5:00 p.m**. at the City Council Chambers, located at 1735 Montgomery Street, Oroville.

Section 7 The City Clerk shall certify to the adoption of this Resolution by the City Council and is hereby authorized and directed to give notice of said Public Hearing as provided by the 1972 Act.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on July 15, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Pittman, Mayor

APPROVED AS TO FORM:

David Ritchie, City Attorney

ATTEST:

Brian Ring, City Clerk



CITY OF OROVILLE

PRELIMINARY ENGINEER'S REPORT
CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
FISCAL YEAR 2025-26

JULY 2025

PREPARED BY

Harris & Associates
1401 Willow Pass Road, Suite 500
Concord, CA 94520
www.weareharris.com

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Appendix B- Assessment Diagram

STATEMENT OF ASSESSMENT ENGINEER

AGENCY: **THE CITY OF OROVILLE**

PROJECT: **CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL OF THE**
CITY OF OROVILLE
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2025-26

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the annual levy of assessments within the Consolidated Landscape and Lighting Maintenance Assessment District (the "District") of the City of Oroville to provide services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2025-26.

Pursuant to the provisions of the Landscape and Lighting Act of 1972, (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) (the "Act"), Article XIIID, Section 4(a) of the State of California Constitution the City Council of the City of Oroville (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the District for Fiscal Year 2025-26. Said Resolution called for the preparation and filing of an annual report (the "Report") presenting plans and specifications describing the general nature, location and extent of the improvements and an estimate of the costs to maintain said improvements within the District.

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

CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Overview: This part provides a general description of the District, Proposition 218 and a summary of the proposed assessment.

PART II

Plans and Specifications: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART III

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation. For particulars as to the identification of parcels, reference is made to the District Diagram.

PART IV

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2025-26.

Appendices

Appendix A – Assessment Roll
Appendix B – Assessment Diagrams

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED this ____ day of _____, 2025

Harris & Associates

_____

Alison Bouley, P.E., Assessment Engineer
R.C.E. No.
Engineer of Work

PART I – OVERVIEW

The District is comprised of the eighteen (18) residential developments designated as Zones within the District. Zone number 14, Martin Ranch, was formed but never developed. It will therefore, remain un-assessed until such time as development is renewed or another development takes over the project area. Please refer to the table on the next page which details the number of parcels within each Zone as well as the distinct name and number designation. Also included in the table below are the total costs to be assessed, the Proposed Assessment Rate and the Maximum Assessment Rate allowed for Fiscal Year 2025-26.

CLLMAD FISCAL YEAR 2024-25 ASSESSMENT SUMMARY

Zone Name	Total Assessable Parcels/Units	Total Assessment	Maximum Assessment Rate per Unit	Proposed Assessment Rate per Unit
Zone 1 – Grandview Estates	21	$2,944.41	$206.94	$140.21
Zone 2 – The Buttes	58	$7,131.68	$122.96	$122.96
Zone 3 – Deer Creek Estates, Phase 1	72	$2,168.64	$30.12	$30.12
Zone 4 – Calle Vista Estates, Phase 1	70	$5,327.00	$76.11	$76.10
Zone 5 – Cherokee Estates, Phase 1	12	$948.96	$79.08	$79.08
Zone 6 – Sherwood Estates, 1 & 2	49	$2,058.00	$42.00	$42.00
Zone 7 – Grayhawk	30	$5,928.60	$197.63	$197.62
Zone 8 – Cherokee Estates, Phase 2	20	$3,800.40	$571.04	$190.02
Zone 9 – Linkside Place, Phase 1	65	$4,225.00	$594.20	$65.00
Zone 10 – Foothill Estates	25	$2,750.00	$880.15	$110.00
Zone 11 – Mission Olive Ranch	19	$7,715.90	$660.37	$406.10
Zone 12 – Vista Del Oro	92	$2,760.00	$259.28	$30.00
Zone 13 – Calle Vista Estates, Unit 2	44	$4,847.04	$361.00	$110.16
Zone 14 – Martin Ranch	0	$0.00	$0.00	$0.00
Zone 15 – Jake Richter	8	$3,084.80	$385.60	$385.60
Zone 16 – Feather River Bluffs	121	$0.00	$65.77	$0.00
Zone 17 – Acacia Estates	20	$0.00	$124.38	$0.00
Zone 18 – Ruddy Creek	97	$0.00	$166.02	$0.00
TOTALS:	**823**	**$55,690.43**		

The Assessment Rate per Unit for the prior year is shown on the respective Budgets for each Zone, shown in Part IV of this Report.

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI is added to the previous years' Maximum Assessment Rate to determine the adjusted Maximum Assessment for Zones 1, and 8 through 18 (see below) for the current year. Please refer to Part III of this Report, "Assessment Range Formula" for a complete description of the CPI tables used for this purpose.

Also stated in Part III of this Report, "Assessment Range Formula", Zones 2 through 7 have no allowable inflationary adjustment and as a result CPI is not applied to the Maximum Assessment for those Zones.

The table below provides the historical increases in the February CPI, (February to February each year) beginning in 2006/07. CPI is shown here at 7 decimal points for purposes of accuracy and for calculating the Adjusted Maximum Assessment each year.

Fiscal Year	February CPI Adjustment
2006-07	2.9324056%
2007-08	3.1810719%
2008-09	2.7722661%
2009-10	1.1629601%
2010-11	1.7910031%
2011-12	1.6962568%
2012-13	2.9998130%
2013-14	2.4472307%
2014-15	2.4468738%
2015-16	2.5320274%
2016-17	3.0167510%
2017-18	3.4371668%
2018-19	3.5644600%
2019-20	3.5260284%
2020-21	2.9059806%
2021-22	1.5672862%
2022-23	5.1933887%
2023-24	5.3023939%
2024-25	2.3661444%
2025-26	2.6863605%

The calculated Maximum Assessment for each Zone is shown on the individual Zone Budget pages in Section IV of this Report.

PART II – PLANS AND SPECIFICATIONS

Description of the District and Boundaries

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain landscape and lighting improvements within the boundaries of each Zone. Said improvements are detailed below under "Improvements and Services Provided".

Each Zone was formed and annexed into the District as a condition of development. The Zones are located throughout the City of Oroville.

Improvements and Services Provided

The improvements and services within each Zone are identified below:

- **Zone 1** – Grandview Estates: Maintenance of trees, shrubs, ground cover, walls, irrigation system, street trees and 6 street lights.
- **Zone 2** – The Buttes: Maintenance of turf, shrubs, ground cover, irrigation system, an entry way with rock wall, signage and lighting, gated fence, landscaping along the fence, an irrigation system on Oro Garden Ranch Road, street trees, and 14 street lights.
- **Zone 3** – Deer Creek Estates, Phase 1: Maintenance of a gateway, a ten foot gravel sewer maintenance road with safety lighting, a twenty foot emergency access road, 13 street lights, an open space area (natural state) and street trees.
- **Zone 4** – Calle Vista Estates, Unit 1: Maintenance of a wooden fence, a masonry wall, trees, shrubs, ground cover, an irrigation system, street trees and 14 street lights.
- **Zone 5** – Cherokee Estates, Phase 1: Maintenance of a wooden fence, 2 street lights and a landscape buffer along Cherokee Road.
- **Zone 6** – Sherwood Estates, Phases 1 & 2: Maintenance of a landscape buffer along 18th and 20th Streets, wood fencing, a masonry wall, irrigation system, street trees and 4 street lights.
- **Zone 7** – Grayhawk: Maintenance of an island planter on Gaylor Street, landscape buffers along Grand Avenue, seventy three street trees and 5 street lights.
- **Zone 8** – Cherokee Estates, Phase 2: Maintenance of thirty seven street trees, 1,725 square feet of landscaping, 345 linear feet of wood fencing along Cherokee Road and 5 street lights.
- **Zone 9** – Linkside Place, Phase 1: Landscape and lighting improvements within this Zone may include but are not limited to: street trees, landscaping (turf shrubs & ground cover), 14 street lights and other appurtenant facilities.
- **Zone 10** – Foothill Estates: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), 6 street lights and other appurtenant facilities.

- **Zone 11** – Mission Olive Ranch: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), wood fencing, masonry walls, 5 street lights and other appurtenant facilities.
- **Zone 12** – Vista Del Oro: Landscape and lighting improvements within this Zone may include but are not limited to: street trees, landscaping (turf shrubs & ground cover), wood fencing, masonry walls, open/natural areas, 20 street lights and other appurtenant facilities.
- **Zone 13** – Calle Vista Estates, Unit 2: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), 10 street lights and other appurtenant facilities.
- **Zone 14** – Martin Ranch: There are currently no improvements being maintained within this Zone and none are currently planned. Development never occurred. This is a completely vacant project at this time.
- **Zone 15** – Jake Richter: Landscape and lighting improvements within this Zone may include but are not limited to: landscaping (turf shrubs & ground cover), 2 street lights and other appurtenant facilities.
- **Zone 16** – Feather River Bluffs: Landscape and lighting improvements within this Zone may include but are not limited to: 12 street lights and other appurtenant facilities. Currently there are no improvements being maintained.
- **Zone 17** – Acacia Estates: Landscape and lighting improvements within this Zone may include but are not limited to: 3 street lights and other appurtenant facilities. Currently there are no improvements being maintained.
- **Zone 18** – Ruddy Creek: Landscape and lighting improvements within this Zone may include but are not limited to: 27 street lights and other appurtenant facilities. Currently there are no improvements being maintained.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.

PART III – METHOD OF APPORTIONMENT

The 1972 Act allows for the establishment of assessment districts by public agencies for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1972 Act also requires that the cost of these improvements and services be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with the 1972 Act, Section 22573:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among assessable lots or parcels in proportion to the estimated benefits received by each such lot or parcel from the improvements"*

The method of apportionment described in this Report, and confirmed by the City Council, utilizes commonly accepted engineering practices which have been established pursuant to the 1972 Act and the California Constitution for the allocation of special benefit assessments. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

Description of the Benefit

Special Benefit

The improvements and associated costs have been allocated to the assessable properties within the District based upon the special benefit received by those properties, pursuant to the provisions of the 1972 Act. The improvements for which the properties will be assessed have been identified as necessary, were required as a part of the development plans specifically for each individual tract and are also in compliance with the development plans and General Plan of the City. As such, the improvements and continuing maintenance and servicing are strictly the obligation of the properties within the District.

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development of the tract and are for the sole benefit of properties within the District. It has been determined therefore, any access or use by properties or individuals outside the District is completely incidental and the costs of operating, maintaining and servicing said improvements therefore provides no measurable benefit to those outside properties or individuals.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable lot or parcel receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well-maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:

> "Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large"

Some of the special benefits associated with local landscaping and lighting improvements are:

- Enhanced desirability of properties due to proximity of the improvements.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.
- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and consequent reduction in possible property damage.
- Improved accessibility for emergency vehicles.
- Reduced vandalism and other criminal activity.

Assessment Range Formula

It is generally recognized that most budgetary items will be impacted by inflation in future years. In accordance with the California Constitution, Section 53739 (b)(1), assessments ***"may be adjusted for inflation pursuant to a clearly defined formula…"*** A formula for an inflationary adjustment is therefore included as part of the maximum assessment within the District and was approved by the property owner(s) at the time of formation/annexation. The formula, as described below, allows for annual adjustments to the budget and the assessments.

Generally, any new or increased assessment requires certain noticing and meeting requirements by law. The Government Code excludes certain conditions of a new or increased assessment. These conditions include, "An assessment that does not exceed an assessment formula or range of assessments previously specified in the notice given to the public…and that was previously adopted by the agency…"

The initial maximum assessment for each Zone was established at the time of formation or annexation into the District. Zones 2 through 7 of this District however do not have an inflationary adjustment. These Zones were created prior to the adoption of Proposition 218 in 1996 and did not include a provision to increase the initial maximum assessment.

In Fiscal Year 2020-21, the City Council conducted a public hearing to tabulate assessment ballots regarding increased assessments and the addition of an annual inflationary adjustment for Zones 1 through 7.

At the conclusion of the public hearing, it was determined that only Zone 1, Grandview Estates, approved the proposed increases and/or inflationary adjustments. Zone 1 approved the inflationary adjustment, along with a reduction in the Maximum Assessment for the Zone. The Maximum Assessment for Zone 1 prior to the ballot process, was $238.10. The property owners approved a reduction of the Maximum Assessment to $175.00, and included an annual inflationary adjustment.

The maximum assessments for Zones 1, and 8 through 18 (annexed in FY 2022) are adjusted each fiscal year by the following Assessment Range Formula:

- The Maximum Assessment Rate allowed each fiscal year (the "Adjusted Maximum Assessment Rate") shall be based on the initial maximum assessment, adjusted annually by Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers, ("CPI") for the San Francisco/Oakland/San Jose area. Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.
- Each fiscal year, the February CPI amount has been applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the then current fiscal year.
- If the proposed annual assessment rate for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year then the proposed annual assessment is not considered an increased assessment.

Beginning in the second fiscal year after the annexation of a Zone, and each fiscal year since, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate (Adjusted Maximum Assessment Rate) has been established for each fiscal year using the Assessment Range Formula described above. The Adjusted Maximum Assessment Rate has been calculated independent of the annual budget and proposed assessment rate for the given fiscal year. As stated above, if the proposed annual assessment for any fiscal year does not exceed the Adjusted Maximum Assessment Rate for that year, it is not considered an increased assessment under the terms of Proposition 218 or the Government Code.

The CPI increase for the one year period ending in February 2025 is 2.68% . This amount will be applied to the Maximum Assessment for Zones 1, and 8 through 18 only, which will establish the Adjusted Maximum Assessment for each of those Zones for Fiscal Year 2025-26.

To impose a new assessment or increased assessment in excess of the Maximum Assessment Rate for the current fiscal year, as provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution, Article XIII D, Section 4c that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners must approve the proposed new or increased assessment via a property owner protest balloting process before any such new or increased assessment can be imposed.

A protest occurs when, at the public hearing, the returned assessment ballots opposed to the new or increased assessment outweigh the returned ballots in favor of the new or increased assessment, weighting those assessment ballots by the financial obligation of each parcel. As previously stated, Zone 1 agreed to a reduced Maximum Assessment and the inclusion of an annual inflationary adjustment.

The definition of new or increased assessments includes any assessment which, 1) did not previously exist or, 2) exceeds a previously approved assessment amount or assessment range formula. Any assessment range formula must have been previously adopted by the agency and approved by the property owners in the area where the assessment is imposed.

ASSESSMENT METHODOLOGY

The benefit formula used to determine the financial obligation for each parcel is based on the improvements benefitting the parcels, as well as the use, or type, of each parcel as compared to other parcels that benefit from said improvements. One of the more common approaches to fairly distributing District costs to the benefitting parcels in maintenance districts such as this utilizes a methodology referred to as the Per Parcel method of apportionment. This method recognizes that each parcel within a particular Zone benefits equally from the improvements. This is typical when all parcels within the Zone are of the same type (all single family dwellings).

Each Zone is comprised of a single parcel type – residential. The residential parcels are single family residential parcels ("SFR") or condominiums and as such are deemed to benefit equally from the improvements. The "Total Balance to Assessment", as shown on the Budget pages, is divided equally among each assessable parcel within the Zone which determines the annual assessment rate per parcel for that Zone.

PART IV – COST ESTIMATE

The estimated budget for the annual maintenance and servicing of the improvements and the proportionate share of administration costs for each Zone within the District have been prepared based on the estimated and historical costs. The individual Zone budgets are shown on the following pages.

In addition to the budget tables, Zones 1, and 8 through 18 contain an additional table showing the February CPI for each year since the annexation of that zone, the calculated adjustment to the previous years' assessment and the Adjusted Maximum Assessment for each of those zones. As stated previously, Zone 2 through 7 do not have an inflationary adjustment.

Zone 1 – Grandview Estates Budget

DIRECT COSTS	
Utilities – Water	$486.78
Utilities – Electricity	$422.43
Streetlights	$517.00
Irrigation Materials	$120.00
Plant Materials	$120.00
Personnel – Parks & Trees	$519.04
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,185.25**
INDIRECT COSTS	
CLLMAD Administration Fee	$576.07
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$6.30
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,483.55**
SUB-TOTAL COSTS	**$6,668.80**
Contingency Reserve – 20 % of Total Costs	$1,333.76
TOTAL COSTS	**$8,002.56**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$15,145.41
2025-26 Reserve Contribution/Reduction	($5,058.15)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$10,087.25**
2025-26 TOTAL ASSESSMENT	**$2,944.41**
Total Number of Assessable Parcels	21
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$140.21**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$206.94**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$136.56**

The Annual CPI calculations for Zone 1 – Grandview Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2020-2021	N/A	$175.000
2021-2022	1.57%	$177.743
2022-2023	5.19%	$186.974
2023-2024	5.30%	$196.888
2024-2025	2.37%	$201.546
2025-2026	2.68%	$206.948

The property owners in Zone 1 approved the inclusion of an annual inflationary adjustment on June 16, 2021. The property owners also agreed to a reduction in the Maximum Assessment, from $238.10 to $175.00.

Beginning in Fiscal Year 2021/22, and in each subsequent year, the February CPI will be applied to the Maximum Assessment for this Zone. The actual assessment may be less than the established Maximum Assessment but may not exceed it without property owner approval via a Proposition 218 ballot process.

Zone 2 – The Buttes Budget

DIRECT COSTS	
Utilities – Water	$640.00
Utilities – Electricity	$560.00
Streetlights	$287.00
Irrigation Materials	$50.00
Plant Materials	$100.00
Weed Abatement	$0.00
Personnel – Parks & Trees	$1,164.06
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,801.06**
INDIRECT COSTS	
CLLMAD Administration Fee	$292.70
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$17.40
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,211.28**
SUB-TOTAL COSTS	**$7,012.34**
Contingency Reserve – 20 % of Total Costs	$1,402.47
TOTAL COSTS	**$8,414.81**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$7,695.36
2025-26 Reserve Contribution/Reduction	($1,283.13)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$6,412.23**
2025-26 TOTAL ASSESSMENT	**$7,131.68**
Total Number of Assessable Parcels	58
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$122.96**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$122.96**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$122.96**

Zone 3 – Deer Creek Estates Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$581.00
Streetlights	$150.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Weed Abatement	$915.00
Personnel – Parks & Trees	$442.16
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,088.16**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$21.60
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,922.78**
SUB-TOTAL COSTS	**$6,010.94**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$6,010.94**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($6,182.75)
2025-26 Reserve Contribution/Reduction	($3,842.30)
Estimated Reserve Fund Ending Balance (6/30/2026)	**($10,025.05)**
2025-26 TOTAL ASSESSMENT	**$2,168.64**
Total Number of Assessable Parcels	72
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$30.12**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$30.12**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$30.12**

Zone 4 – Calle Vista Estates, Unit 1 Budget

DIRECT COSTS	
Utilities – Water	$416.00
Utilities – Electricity	$525.00
Streetlights	$100.00
Irrigation Materials	$50.00
Plant Materials	$0.00
Weed Abatement	$0.00
Personnel – Parks & Trees	$963.10
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,054.10**
INDIRECT COSTS	
CLLMAD Administration Fee	$499.84
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$21.00
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,422.02**
SUB-TOTAL COSTS	**$6,476.12**
Contingency Reserve – 20 % of Total Costs	$1,295.22
TOTAL COSTS	**$7,771.34**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$13,141.12
2025-26 Reserve Contribution/Reduction	($2,444.34)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$10,696.78**
2025-26 TOTAL ASSESSMENT	**$5,327.00**
Total Number of Assessable Parcels	70
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$76.10**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$76.11**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$76.10**

Zone 5 – Cherokee Estates, Phase 1 Budget

DIRECT COSTS	
Utilities – Water	$189.00
Utilities – Electricity	$200.00
Streetlights	$150.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$936.15
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$1,475.15**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$3.60
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,904.78**
SUB-TOTAL COSTS	**$5,379.93**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$5,379.93**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($2,705.58)
2025-26 Reserve Contribution/Reduction	($4,430.97)
Estimated Reserve Fund Ending Balance (6/30/2026)	**($7,136.55)**
2025-26 TOTAL ASSESSMENT	**$948.96**
Total Number of Assessable Parcels	12
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$79.08**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$79.08**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$79.08**

Zone 6 – Sherwood Estates, Units 1 & 2 Budget

DIRECT COSTS	
Utilities – Water	$650.00
Utilities – Electricity	$105.00
Streetlights	$0.00
Irrigation Materials	$353.00
Plant Materials	$0.00
Personnel – Parks & Trees	$787.23
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$1,895.23**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$14.70
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,915.88**
SUB-TOTAL COSTS	**$5,811.11**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$5,811.11**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($3,511.19)
2025-26 Reserve Contribution/Reduction	($3,753.11)
Estimated Reserve Fund Ending Balance (6/30/2026)	**($7,264.30)**
2025-26 TOTAL ASSESSMENT	**$2,058.00**
Total Number of Assessable Parcels	49
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$42.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$42.00**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$42.00**

Zone 7 – Grayhawk Budget

DIRECT COSTS	
Utilities – Water	$550.00
Utilities – Electricity	$452.00
Streetlights	$400.00
Irrigation Materials	$125.00
Plant Materials	$125.00
Personnel – Parks & Trees	$352.79
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$2,004.79**
INDIRECT COSTS	
CLLMAD Administration Fee	$530.63
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$9.00
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,440.81**
SUB-TOTAL COSTS	**$6,445.60**
Contingency Reserve – 20 % of Total Costs	$1,289.12
TOTAL COSTS	**$7,734.72**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$13,950.61
2025-26 Reserve Contribution/Reduction	($1,806.12)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$12,144.50**
2025-26 TOTAL ASSESSMENT	**$5,928.60**
Total Number of Assessable Parcels	30
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$197.62**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$197.63**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$197.62**

Zone 8 – Cherokee Estates, Phase 2 Budget

DIRECT COSTS	
Utilities – Water	$89.00
Utilities – Electricity	$80.00
Streetlights	$250.00
Irrigation Materials	$67.00
Plant Materials	$75.00
Personnel – Parks & Trees	$358.78
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$919.78**
INDIRECT COSTS	
CLLMAD Administration Fee	$607.17
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$6.00
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,514.35**
SUB-TOTAL COSTS	**$5,434.13**
Contingency Reserve – 20 % of Total Costs	$1,086.83
TOTAL COSTS	**$6,520.96**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$15,963.02
2025-26 Reserve Contribution/Reduction	($2,720.56)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$13,242.46**
2025-26 TOTAL ASSESSMENT	**$3,800.40**
Total Number of Assessable Parcels	20
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$190.02**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$571.04**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$190.02**

The Annual CPI calculations for Zone 8 – Cherokee Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2004-2005	N/A	$319.200
2005-2006	1.56%	$324.195
2006-2007	2.93%	$333.702
2007-2008	3.18%	$344.317
2008-2009	2.77%	$353.862
2009-2010	1.16%	$357.978
2010-2011	1.79%	$364.389
2011-2012	1.70%	$370.570
2012-2013	3.00%	$381.687
2013-2014	2.45%	$391.027
2014-2015	2.45%	$400.595
2015-2016	2.53%	$410.738
2016-2017	3.02%	$423.129
2017-2018	3.44%	$437.672
2018-2019	3.56%	$453.273
2019-2020	3.53%	$469.255
2020-2021	2.91%	$482.892
2021-2022	1.57%	$490.460
2022-2023	5.19%	$515.932
2023-2024	5.30%	$543.288
2024-2025	2.37%	$556.143
2025-2026	2.68%	$571.048

* Calculation is performed at 7 decimal points each year.

Zone 9 – Linkside Place, Phase 1 Budget

DIRECT COSTS	
Utilities – Water	$285.00
Utilities – Electricity	$590.00
Streetlights	$200.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$376.01
Personnel – Public Works	$0.00
Landscaping Enhancements	$0.00
Direct Costs Sub-Total	**$1,651.01**
INDIRECT COSTS	
CLLMAD Administration Fee	$634.86
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$19.50
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,555.54**
SUB-TOTAL COSTS	**$6,206.55**
Contingency Reserve – 20 % of Total Costs	$1,241.31
TOTAL COSTS	**$7,447.87**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$16,691.12
2025-26 Reserve Contribution/Reduction	($3,222.87)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$13,468.25**
2025-26 TOTAL ASSESSMENT	**$4,225.00**
Total Number of Assessable Parcels	65
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$65.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$594.20**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$65.00**

The Annual CPI calculations for Zone 9 – Linkside Place is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$337.340
2006-2007	2.93%	$347.232
2007-2008	3.18%	$358.278
2008-2009	2.77%	$368.210
2009-2010	1.16%	$372.492
2010-2011	1.79%	$379.164
2011-2012	1.70%	$385.595
2012-2013	3.00%	$397.163
2013-2014	2.45%	$406.882
2014-2015	2.45%	$416.838
2015-2016	2.53%	$427.392
2016-2017	3.02%	$440.285
2017-2018	3.44%	$455.418
2018-2019	3.56%	$471.651
2019-2020	3.53%	$488.282
2020-2021	2.91%	$502.471
2021-2022	1.57%	$510.347
2022-2023	5.19%	$536.851
2023-2024	5.30%	$565.317
2024-2025	2.37%	$578.693
2025-2026	2.68%	$594.202

* Calculation is performed at 7 decimal points each year.

Zone 10 – Foothill Estates Budget

DIRECT COSTS	
Utilities – Water	$204.00
Utilities – Electricity	$226.00
Streetlights	$300.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$26.43
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$956.43**
INDIRECT COSTS	
CLLMAD Administration Fee	$366.03
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$7.50
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,274.71**
SUB-TOTAL COSTS	**$5,231.14**
Contingency Reserve – 20 % of Total Costs	$1,046.23
TOTAL COSTS	**$6,277.37**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$9,623.34
2025-26 Reserve Contribution/Reduction	($3,527.37)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$6,095.97**
2025-26 TOTAL ASSESSMENT	**$2,750.00**
Total Number of Assessable Parcels	25
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$110.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$880.15**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$110.00**

The Annual CPI calculations for Zone 10 – Foothill Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2005-2006	N/A	$499.680
2006-2007	2.93%	$514.333
2007-2008	3.18%	$530.694
2008-2009	2.77%	$545.406
2009-2010	1.16%	$551.749
2010-2011	1.79%	$561.631
2011-2012	1.70%	$571.158
2012-2013	3.00%	$588.291
2013-2014	2.45%	$602.688
2014-2015	2.45%	$617.435
2015-2016	2.53%	$633.069
2016-2017	3.02%	$652.166
2017-2018	3.44%	$674.582
2018-2019	3.56%	$698.627
2019-2020	3.53%	$723.261
2020-2021	2.91%	$744.279
2021-2022	1.57%	$755.943
2022-2023	5.19%	$795.203
2023-2024	5.30%	$837.367
2024-2025	2.37%	$857.181
2025-2026	2.68%	$880.153

* Calculation is performed at 7 decimal points each year.

Zone 11 – Mission Olive Ranch Budget

DIRECT COSTS	
Utilities – Water	$810.00
Utilities – Electricity	$590.00
Streetlights	$500.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$456.96
Personnel – Public Works	$109.86
Direct Costs Sub-Total	**$2,666.82**
INDIRECT COSTS	
CLLMAD Administration Fee	$373.59
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$5.70
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,280.47**
SUB-TOTAL COSTS	**$6,947.29**
Contingency Reserve – 20 % of Total Costs	$1,389.46
TOTAL COSTS	**$8,336.75**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$9,822.08
2024-25 Reserve Contribution/Reduction	($620.85)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$9,201.23**
2025-26 TOTAL ASSESSMENT	**$7,715.90**
Total Number of Assessable Parcels	19
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$406.10**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$660.37**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$406.10**

The Annual CPI calculations for Zone 11 – Mission Olive Ranch is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$385.900
2007-2008	3.18%	$398.176
2008-2009	2.77%	$409.214
2009-2010	1.16%	$413.973
2010-2011	1.79%	$421.388
2011-2012	1.70%	$428.535
2012-2013	3.00%	$441.391
2013-2014	2.45%	$452.192
2014-2015	2.45%	$463.257
2015-2016	2.53%	$474.987
2016-2017	3.02%	$489.315
2017-2018	3.44%	$506.134
2018-2019	3.56%	$524.175
2019-2020	3.53%	$542.657
2020-2021	2.91%	$558.427
2021-2022	1.57%	$567.179
2022/2023	5.19%	$596.635
2023-2024	5.30%	$628.271
2024-2025	2.37%	$643.136
2025-2026	2.68%	$660.372

* Calculation is performed at 7 decimal points each.

Zone 12 – Vista Del Oro Budget

DIRECT COSTS	
Utilities – Water	$225.00
Utilities – Electricity	$375.00
Streetlights	$500.00
Irrigation Materials	$300.00
Plant Materials	$300.00
Weed Abatement	$0.00
Personnel – Parks & Trees	$271.79
Personnel – Public Works	$0.00
Landscaping Enhancements	$0.00
Direct Costs Sub-Total	**$1,971.79**
INDIRECT COSTS	
CLLMAD Administration Fee	$290.98
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$27.60
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,219.76**
SUB-TOTAL COSTS	**$6,191.55**
Contingency Reserve – 20 % of Total Costs	$1,238.31
TOTAL COSTS	**$7,429.86**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$7,650.09
2025-26 Reserve Contribution/Reduction	($4,669.86)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$2,980.23**
2025-26 TOTAL ASSESSMENT	**$2,760.00**
Total Number of Assessable Parcels	92
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$30.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$259.28**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$30.00**

The Annual CPI calculations for Zone 12 – Vista Del Oro is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$151.520
2007-2008	3.18%	$156.340
2008-2009	2.77%	$160.674
2009-2010	1.16%	$162.543
2010-2011	1.79%	$165.454
2011-2012	1.70%	$168.260
2012-2013	3.00%	$173.308
2013-2014	2.45%	$177.549
2014-2015	2.45%	$181.894
2015-2016	2.53%	$186.499
2016-2017	3.02%	$192.125
2017-2018	3.44%	$198.729
2018-2019	3.56%	$205.812
2019-2020	3.53%	$213.069
2020-2021	2.91%	$219.261
2021-2022	1.57%	$222.697
2022-2023	5.19%	$234.263
2023-2024	5.30%	$246.685
2024-2025	2.37%	$252.521
2025-2026	2.68%	$259.289

* Calculation is performed at 7 decimal points each year.

Zone 13 – Calle Vista Estates, Unit 2 Budget

DIRECT COSTS	
Utilities – Water	$490.00
Utilities – Electricity	$510.00
Streetlights	$200.00
Irrigation Materials	$100.00
Plant Materials	$100.00
Personnel – Parks & Trees	$431.01
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$1,831.01**
INDIRECT COSTS	
CLLMAD Administration Fee	$585.56
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$13.20
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,499.94**
SUB-TOTAL COSTS	**$6,330.95**
Contingency Reserve – 20 % of Total Costs	$1,266.19
TOTAL COSTS	**$7,597.14**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$15,394.92
2025-26 Reserve Contribution/Reduction	($2,750.10)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$12,644.81**
2025-26 TOTAL ASSESSMENT	**$4,847.04**
Total Number of Assessable Parcels	44
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$110.16**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$361.00**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$110.16**

The Annual CPI calculations for Zone 13 – Calle Vista Estates, Unit 2 is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2006-2007	N/A	$210.960
2007-2008	3.18%	$217.671
2008-2009	2.77%	$223.705
2009-2010	1.16%	$226.307
2010-2011	1.79%	$230.360
2011-2012	1.70%	$234.267
2012-2013	3.00%	$241.295
2013-2014	2.45%	$247.200
2014-2015	2.45%	$253.249
2015-2016	2.53%	$259.661
2016-2017	3.02%	$267.494
2017-2018	3.44%	$276.688
2018-2019	3.56%	$286.551
2019-2020	3.53%	$296.654
2020-2021	2.91%	$305.275
2021-2022	1.57%	$310.060
2022-2023	5.19%	$326.162
2023-2024	5.30%	$343.457
2024-2025	2.37%	$351.583
2025-2026	2.68%	$361.006

* Calculation is performed at 7 decimal points each year.

Zone 14 – Martin Ranch Budget

This Zone was annexed into the District but development never began. Until such time as development begins, there will be no assessment and therefore, no budget for this Zone

The City may also decide to de-annex this Zone from the District in the future. Ground was never broken and the development may never be built. Zone 14 will be left "blank" until such time as this area develops or another area is developed to replace Zone 14 within the structure of the District.

Zone 15 – Jake Richter Budget

DIRECT COSTS	
Utilities – Water	$175.00
Utilities – Electricity	$225.00
Streetlights	$200.00
Irrigation Materials	$50.00
Plant Materials	$50.00
Personnel – Parks & Trees	$186.72
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$886.72**
INDIRECT COSTS	
CLLMAD Administration Fee	$192.56
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$2.40
Advertising	$13.68
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$4,096.14**
SUB-TOTAL COSTS	**$4,982.86**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$4,982.86**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$5,062.51
2024-25 Reserve Contribution/Reduction	($1,898.06)
Estimated Reserve Fund Ending Balance (6/30/2026)	**$3,164.45**
2025-26 TOTAL ASSESSMENT	**$3,084.80**
Total Number of Assessable Parcels	8
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$385.60**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$385.60**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$375.54**

The Annual CPI calculations for Zone 15 – Jake Richter Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2007-2008	N/A	$232.500
2008-2009	2.77%	$238.946
2009-2010	1.16%	$241.724
2010-2011	1.79%	$246.054
2011-2012	1.70%	$250.227
2012-2013	3.00%	$257.734
2013-2014	2.45%	$264.041
2014-2015	2.45%	$270.502
2015-2016	2.53%	$277.351
2016-2017	3.02%	$285.717
2017-2018	3.44%	$295.538
2018-2019	3.56%	$306.072
2019-2020	3.53%	$316.865
2020-2021	2.91%	$326.073
2021-2022	1.57%	$331.183
2022-2023	5.19%	$348.383
2023-2024	5.30%	$366.855
2024-2025	2.37%	$375.536
2025-2026	2.68%	$385.600

* Calculation is performed at 7 decimal points each year.

Zone 16 – Feather River Bluffs Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$0.00
Streetlights	$0.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$0.00
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$0.00
Advertising	$0.00
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,887.50**
SUB-TOTAL COSTS	**$3,887.50**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$3,887.50**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($194.10)
2025-26 Reserve Contribution/Reduction	$0.00
Estimated Reserve Fund Ending Balance (6/30/2026)	**($194.10)**
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	121
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$65.77**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$0.00**

The Annual CPI calculations for Zone 16 – Feather River Bluffs is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2008-2009	N/A	$40.760
2009-2010	1.16%	$41.234
2010-2011	1.79%	$41.973
2011-2012	1.70%	$42.684
2012-2013	3.00%	$43.965
2013-2014	2.45%	$45.041
2014-2015	2.45%	$46.143
2015-2016	2.53%	$47.311
2016-2017	3.02%	$48.738
2017-2018	3.44%	$50.414
2018-2019	3.56%	$52.211
2019-2020	3.53%	$54.052
2020-2021	2.91%	$55.622
2021-2022	1.57%	$56.494
2022-2023	5.19%	$59.428
2023-2024	5.30%	$62.579
2024-2025	2.37%	$64.060
2025-2026	2.68%	$65.777

* Calculation is performed at 7 decimal points each year.

Zone 17 – Acacia Estates Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$0.00
Streetlights	$0.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$0.00
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$3,262.50
Truck/Equipment	$625.00
County Administration Fee – $0.30 per parcel	$0.00
Advertising	$0.00
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$3,887.50**
SUB-TOTAL COSTS	**$3,887.50**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$3,887.50**
Estimated Reserve Fund Beginning Balance (7/1/2025)	($261.58)
2025-26 Reserve Contribution/Reduction	$0.00
Estimated Reserve Fund Ending Balance (6/30/2026)	**($261.58)**
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	20
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$124.38**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$0.00**

The Annual CPI calculations for Zone 17 – Acacia Estates is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2008-2009	N/A	$77.080
2009-2010	1.16%	$77.976
2010-2011	1.79%	$79.373
2011-2012	1.70%	$80.719
2012-2013	3.00%	$83.141
2013-2014	2.45%	$85.175
2014-2015	2.45%	$87.260
2015-2016	2.53%	$89.469
2016-2017	3.02%	$92.168
2017-2018	3.44%	$95.336
2018-2019	3.56%	$98.734
2019-2020	3.53%	$102.215
2020-2021	2.91%	$105.186
2021-2022	1.57%	$106.834
2022-2023	5.19%	$112.383
2023-2024	5.30%	$118.342
2024-2025	2.37%	$121.142
2024-2025	2.68%	$124.388

* Calculation is performed at 7 decimal points each year.

Zone 18 – Ruddy Creek Budget

DIRECT COSTS	
Utilities – Water	$0.00
Utilities – Electricity	$0.00
Streetlights	$0.00
Irrigation Materials	$0.00
Plant Materials	$0.00
Personnel – Parks & Trees	$0.00
Personnel – Public Works	$0.00
Direct Costs Sub-Total	**$0.00**
INDIRECT COSTS	
CLLMAD Administration Fee	$0.00
Maintenance Contracts	$0.00
City Personnel/Parks & Trees/New Park Tech II	$0.00
Truck/Equipment	$0.00
County Administration Fee – $0.30 per parcel	$0.00
Advertising	$0.00
Rounding Adjustment	$0.00
Indirect Costs Sub-Total	**$0.00**
SUB-TOTAL COSTS	**$0.00**
Contingency Reserve – 20 % of Total Costs	$0.00
TOTAL COSTS	**$0.00**
Estimated Reserve Fund Beginning Balance (7/1/2025)	$0.00
2025-26 Reserve Contribution/Reduction	$0.00
Estimated Reserve Fund Ending Balance (6/30/2026)	**$0.00**
2025-26 TOTAL ASSESSMENT	**$0.00**
Total Number of Assessable Parcels	97
2025-26 ACTUAL ASSESSMENT PER PARCEL	**$0.00**
2025-26 MAXIMUM ASSESSMENT PER PARCEL	**$166.02**
2024-25 ASSESSMENT PER PARCEL/UNIT	**$0.00**

The Annual CPI calculations for Zone 18 – Ruddy Creek is shown in the table below:

Fiscal Year	CPI Increase	Adjusted Max
2022-2023	N/A	$150.000
2023-2024	5.30%	$157.954
2024-2025	2.37%	$161.691
2025-2026	2.68%	$166.024

* Calculation is performed at 7 decimal points each year.

APPENDIX A – ASSESSMENT ROLL

Parcel Identification for each lot or parcel within each Zone of the District shall be based on available parcel maps and other property data from the Butte County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A complete listing of parcels, by Zone, assessed within the District for Fiscal Year 2024-25, along with the corresponding assessment amounts, is included on the following pages. 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(s) 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 amounts 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.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

ZONE 1 – GRANDVIEW ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Proposed Assessment
031-150-090	1	1.00	$206.94	$140.21
031-150-091	2	1.00	$206.94	$140.21
031-150-092	3	1.00	$206.94	$140.21
031-150-093	4	1.00	$206.94	$140.21
031-150-094	5	1.00	$206.94	$140.21
031-150-095	6	1.00	$206.94	$140.21
031-150-096	7	1.00	$206.94	$140.21
031-150-097	8	1.00	$206.94	$140.21
031-150-098	9	1.00	$206.94	$140.21
031-150-099	10	1.00	$206.94	$140.21
031-150-100	11	1.00	$206.94	$140.21
031-150-101	12	1.00	$206.94	$140.21
031-150-102	13	1.00	$206.94	$140.21
031-150-103	14	1.00	$206.94	$140.21
031-150-104	15	1.00	$206.94	$140.21
031-150-105	16	1.00	$206.94	$140.21
031-150-106	17	1.00	$206.94	$140.21
031-150-107	18	1.00	$206.94	$140.21
031-150-108	19	1.00	$206.94	$140.21
031-150-109	20	1.00	$206.94	$140.21
031-150-110	21	1.00	$206.94	$140.21
TOTALS:		**21.00**		**$2,944.41**

ZONE 2 – THE BUTTES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
079-040-001	1	1.00	$122.96	$122.96
079-040-002	2	1.00	$122.96	$122.96
079-040-003	3	1.00	$122.96	$122.96
079-040-061	4	1.00	$122.96	$122.96
079-040-005	5	1.00	$122.96	$122.96
079-040-006	6	1.00	$122.96	$122.96
079-040-007	7	1.00	$122.96	$122.96
079-040-008	8	1.00	$122.96	$122.96
079-040-009	9	1.00	$122.96	$122.96
079-040-010	10	1.00	$122.96	$122.96
079-040-011	11	1.00	$122.96	$122.96
079-040-012	12	1.00	$122.96	$122.96
079-040-013	13	1.00	$122.96	$122.96
079-040-014	14	1.00	$122.96	$122.96
079-040-015	15	1.00	$122.96	$122.96
079-040-016	16	1.00	$122.96	$122.96
079-040-017	17	1.00	$122.96	$122.96
079-040-018	18	1.00	$122.96	$122.96
079-040-019	19	1.00	$122.96	$122.96
079-040-020	20	1.00	$122.96	$122.96
079-040-021	21	1.00	$122.96	$122.96
079-040-022	22	1.00	$122.96	$122.96
079-040-023	23	1.00	$122.96	$122.96
079-040-024	24	1.00	$122.96	$122.96
079-040-025	25	1.00	$122.96	$122.96
079-040-026	26	1.00	$122.96	$122.96
079-040-027	27	1.00	$122.96	$122.96
079-040-028	28	1.00	$122.96	$122.96
079-040-029	29	1.00	$122.96	$122.96
079-040-030	30	1.00	$122.96	$122.96
079-040-031	31	1.00	$122.96	$122.96
079-040-032	32	1.00	$122.96	$122.96
079-040-033	33	1.00	$122.96	$122.96
079-040-034	34	1.00	$122.96	$122.96

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
079-040-035	35	1.00	$122.96	$122.96
079-040-036	36	1.00	$122.96	$122.96
079-040-037	37	1.00	$122.96	$122.96
079-040-038	38	1.00	$122.96	$122.96
079-040-039	39	1.00	$122.96	$122.96
079-040-040	40	1.00	$122.96	$122.96
079-040-041	41	1.00	$122.96	$122.96
079-040-042	42	1.00	$122.96	$122.96
079-040-043	43	1.00	$122.96	$122.96
079-040-044	44	1.00	$122.96	$122.96
079-040-045	45	1.00	$122.96	$122.96
079-040-046	46	1.00	$122.96	$122.96
079-040-047	47	1.00	$122.96	$122.96
079-040-048	48	1.00	$122.96	$122.96
079-040-049	49	1.00	$122.96	$122.96
079-040-050	50	1.00	$122.96	$122.96
079-040-051	51	1.00	$122.96	$122.96
079-040-052	52	1.00	$122.96	$122.96
079-040-053	53	1.00	$122.96	$122.96
079-040-054	54	1.00	$122.96	$122.96
079-040-055	55	1.00	$122.96	$122.96
079-040-056	56	1.00	$122.96	$122.96
079-040-057	57	1.00	$122.96	$122.96
079-040-058	58	1.00	$122.96	$122.96
079-040-059	A	0.00	$122.96	$0.00
079-040-060	B	0.00	$122.96	$0.00
TOTALS:		**58.00**		**$7,131.68**

ZONE 3 – DEER CREEK ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-380-001	1	1.00	$30.12	$30.12
031-380-002	2	1.00	$30.12	$30.12
031-380-003	3	1.00	$30.12	$30.12
031-380-004	4	1.00	$30.12	$30.12
031-380-005	5	1.00	$30.12	$30.12
031-380-006	6	1.00	$30.12	$30.12
031-380-007	7	1.00	$30.12	$30.12
031-380-008	8	1.00	$30.12	$30.12
031-380-009	9	1.00	$30.12	$30.12
031-380-010	10	1.00	$30.12	$30.12
031-380-011	11	1.00	$30.12	$30.12
031-380-012	12	1.00	$30.12	$30.12
031-380-013	13	1.00	$30.12	$30.12
031-380-014	14	1.00	$30.12	$30.12
031-380-015	15	1.00	$30.12	$30.12
031-380-016	16	1.00	$30.12	$30.12
031-380-017	17	1.00	$30.12	$30.12
031-380-018	18	1.00	$30.12	$30.12
031-380-019	19	1.00	$30.12	$30.12
031-380-020	20	1.00	$30.12	$30.12
031-380-021	21	1.00	$30.12	$30.12
031-380-022	22	1.00	$30.12	$30.12
031-380-023	58	1.00	$30.12	$30.12
031-380-024	56	1.00	$30.12	$30.12
031-380-025	55	1.00	$30.12	$30.12
031-380-026	54	1.00	$30.12	$30.12
031-380-027	53	1.00	$30.12	$30.12
031-380-028	52	1.00	$30.12	$30.12
031-380-029	51	1.00	$30.12	$30.12
031-380-030	59	1.00	$30.12	$30.12
031-380-031	57B	0.00	$30.12	$0.00
031-380-032	60	1.00	$30.12	$30.12
031-380-033	61	1.00	$30.12	$30.12
031-380-034	62	1.00	$30.12	$30.12

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-380-035	63	1.00	$30.12	$30.12
031-380-036	64	1.00	$30.12	$30.12
031-380-037	65	1.00	$30.12	$30.12
031-390-001	23	1.00	$30.12	$30.12
031-390-002	24	1.00	$30.12	$30.12
031-390-003	25	1.00	$30.12	$30.12
031-390-004	26	1.00	$30.12	$30.12
031-390-005	27	1.00	$30.12	$30.12
031-390-006	28	1.00	$30.12	$30.12
031-390-007	29	1.00	$30.12	$30.12
031-390-008	30	1.00	$30.12	$30.12
031-390-009	31	1.00	$30.12	$30.12
031-390-010	32	1.00	$30.12	$30.12
031-390-011	33	1.00	$30.12	$30.12
031-390-012	34	1.00	$30.12	$30.12
031-390-013	35	1.00	$30.12	$30.12
031-390-014	36	1.00	$30.12	$30.12
031-390-015	37	1.00	$30.12	$30.12
031-390-016	38	1.00	$30.12	$30.12
031-390-017	47	1.00	$30.12	$30.12
031-390-018	48	1.00	$30.12	$30.12
031-390-019	49	1.00	$30.12	$30.12
031-390-020	50	1.00	$30.12	$30.12
031-390-021	66	1.00	$30.12	$30.12
031-390-022	76	1.00	$30.12	$30.12
031-390-023	86	1.00	$30.12	$30.12
031-390-024	69	1.00	$30.12	$30.12
031-390-025	70	1.00	$30.12	$30.12
031-390-026	71	1.00	$30.12	$30.12
031-390-027	72	1.00	$30.12	$30.12
031-390-028	73	1.00	$30.12	$30.12
031-390-029	39	1.00	$30.12	$30.12
031-390-030	40	1.00	$30.12	$30.12
031-390-031	41	1.00	$30.12	$30.12
031-390-032	42	1.00	$30.12	$30.12
031-390-033	43	1.00	$30.12	$30.12

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-390-034	44	1.00	$30.12	$30.12
031-390-035	45	1.00	$30.12	$30.12
031-390-036	46	1.00	$30.12	$30.12
031-390-037	57A	0.00	$30.12	$0.00
TOTALS:		**72.00**		**$2,168.64**

ZONE 4 – CALLE VISTA ESTATES, UNIT 1

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-001	1	1.00	$76.11	$76.10
030-490-002	2	1.00	$76.11	$76.10
030-490-003	3	1.00	$76.11	$76.10
030-490-004	4	1.00	$76.11	$76.10
030-490-005	5	1.00	$76.11	$76.10
030-490-006	6	1.00	$76.11	$76.10
030-490-007	7	1.00	$76.11	$76.10
030-490-008	8	1.00	$76.11	$76.10
030-490-009	9	1.00	$76.11	$76.10
030-490-010	10	1.00	$76.11	$76.10
030-490-011	11	1.00	$76.11	$76.10
030-490-012	12	1.00	$76.11	$76.10
030-490-013	13	1.00	$76.11	$76.10
030-490-014	14	1.00	$76.11	$76.10
030-490-015	15	1.00	$76.11	$76.10
030-490-016	16	1.00	$76.11	$76.10
030-490-017	17	1.00	$76.11	$76.10
030-490-018	18	1.00	$76.11	$76.10
030-490-019	19	1.00	$76.11	$76.10
030-490-020	20	1.00	$76.11	$76.10
030-490-021	21	1.00	$76.11	$76.10
030-490-022	22	1.00	$76.11	$76.10
030-490-023	23	1.00	$76.11	$76.10

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-024	24	1.00	$76.11	$76.10
030-490-025	25	1.00	$76.11	$76.10
030-490-026	26	1.00	$76.11	$76.10
030-490-027	27	1.00	$76.11	$76.10
030-490-028	28	1.00	$76.11	$76.10
030-490-029	29	1.00	$76.11	$76.10
030-490-030	30	1.00	$76.11	$76.10
030-490-031	31	1.00	$76.11	$76.10
030-490-032	32	1.00	$76.11	$76.10
030-490-033	33	1.00	$76.11	$76.10
030-490-034	34	1.00	$76.11	$76.10
030-490-035	35	1.00	$76.11	$76.10
030-490-036	36	1.00	$76.11	$76.10
030-490-037	37	1.00	$76.11	$76.10
030-490-038	38	1.00	$76.11	$76.10
030-490-039	39	1.00	$76.11	$76.10
030-490-040	40	1.00	$76.11	$76.10
030-490-041	41	1.00	$76.11	$76.10
030-490-044	44	1.00	$76.11	$76.10
030-490-045	45	1.00	$76.11	$76.10
030-490-046	46	1.00	$76.11	$76.10
030-490-047	47	1.00	$76.11	$76.10
030-490-048	48	1.00	$76.11	$76.10
030-490-049	49	1.00	$76.11	$76.10
030-490-050	50	1.00	$76.11	$76.10
030-490-051	51	1.00	$76.11	$76.10
030-490-052	52	1.00	$76.11	$76.10
030-490-053	53	1.00	$76.11	$76.10
030-490-054	54	1.00	$76.11	$76.10
030-490-055	55	1.00	$76.11	$76.10
030-490-056	56	1.00	$76.11	$76.10
030-490-057	57	1.00	$76.11	$76.10
030-490-058	58	1.00	$76.11	$76.10
030-490-059	59	1.00	$76.11	$76.10
030-490-060	60	1.00	$76.11	$76.10
030-490-061	61	1.00	$76.11	$76.10

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-062	62	1.00	$76.11	$76.10
030-490-063	63	1.00	$76.11	$76.10
030-490-064	64	1.00	$76.11	$76.10
030-490-065	65	1.00	$76.11	$76.10
030-490-066	66	1.00	$76.11	$76.10
030-490-067	67	1.00	$76.11	$76.10
030-490-068	68	1.00	$76.11	$76.10
030-490-069	69	1.00	$76.11	$76.10
030-490-070	70	1.00	$76.11	$76.10
030-490-072	42	1.00	$76.11	$76.10
030-490-073	43	1.00	$76.11	$76.10
TOTALS:		**70.00**		**$5,327.00**

ZONE 5 – CHEROKEE ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-400-002	1	1.00	$79.08	$79.08
031-400-003	2	1.00	$79.08	$79.08
031-400-004	3	1.00	$79.08	$79.08
031-400-005	4	1.00	$79.08	$79.08
031-400-006	5	1.00	$79.08	$79.08
031-400-007	6	1.00	$79.08	$79.08
031-400-008	7	1.00	$79.08	$79.08
031-400-009	28	1.00	$79.08	$79.08
031-400-010	29	1.00	$79.08	$79.08
031-400-011	30	1.00	$79.08	$79.08
031-400-034	1	1.00	$79.08	$79.08
031-400-035	32	1.00	$79.08	$79.08
TOTALS:		**12.00**		**$948.96**

ZONE 6 – SHERWOOD ESTATES, UNITS 1 & 2

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-550-001	1	1.00	$42.00	$42.00
030-550-002	2	1.00	$42.00	$42.00
030-550-003	3	1.00	$42.00	$42.00
030-550-004	4	1.00	$42.00	$42.00
030-550-005	5	1.00	$42.00	$42.00
030-550-006	6	1.00	$42.00	$42.00
030-550-007	7	1.00	$42.00	$42.00
030-550-008	8	1.00	$42.00	$42.00
030-550-009	9	1.00	$42.00	$42.00
030-550-010	10	1.00	$42.00	$42.00
030-550-011	11	1.00	$42.00	$42.00
030-550-012	12	1.00	$42.00	$42.00
030-550-013	13	1.00	$42.00	$42.00
030-550-014	14	1.00	$42.00	$42.00
030-550-015	15	1.00	$42.00	$42.00
030-550-016	16	1.00	$42.00	$42.00
030-550-017	17	1.00	$42.00	$42.00
030-550-018	18	1.00	$42.00	$42.00
030-550-019	19	1.00	$42.00	$42.00
030-550-020	20	1.00	$42.00	$42.00
030-550-021	21	1.00	$42.00	$42.00
030-550-022	22	1.00	$42.00	$42.00
030-550-023	23	1.00	$42.00	$42.00
030-550-024	24	1.00	$42.00	$42.00
030-550-025	25	1.00	$42.00	$42.00
030-550-026	26	1.00	$42.00	$42.00
030-550-027	27	1.00	$42.00	$42.00
030-550-028	28	1.00	$42.00	$42.00
030-550-029	29	1.00	$42.00	$42.00
030-550-030	30	1.00	$42.00	$42.00
030-550-031	31	1.00	$42.00	$42.00
030-550-032	32	1.00	$42.00	$42.00
030-550-033	33	1.00	$42.00	$42.00
030-550-034	34	1.00	$42.00	$42.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-550-035	35	1.00	$42.00	$42.00
030-550-036	36	1.00	$42.00	$42.00
030-550-037	37	1.00	$42.00	$42.00
030-550-038	38	1.00	$42.00	$42.00
030-550-039	39	1.00	$42.00	$42.00
030-550-040	40	1.00	$42.00	$42.00
030-550-041	41	1.00	$42.00	$42.00
030-550-042	42	1.00	$42.00	$42.00
030-550-043	43	1.00	$42.00	$42.00
030-550-044	44	1.00	$42.00	$42.00
030-550-045	45	1.00	$42.00	$42.00
030-550-046	46	1.00	$42.00	$42.00
030-550-047	47	1.00	$42.00	$42.00
030-550-048	48	1.00	$42.00	$42.00
030-550-049	49	1.00	$42.00	$42.00
TOTALS:		**49.00**		**$2,058.00**

ZONE 7 – GRAYHAWK

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-140-094	1	1.00	$197.63	$197.62
031-140-095	2	1.00	$197.63	$197.62
031-140-096	3	1.00	$197.63	$197.62
031-140-097	4	1.00	$197.63	$197.62
031-140-098	5	1.00	$197.63	$197.62
031-140-099	6	1.00	$197.63	$197.62
031-140-100	7	1.00	$197.63	$197.62
031-140-101	8	1.00	$197.63	$197.62
031-140-102	9	1.00	$197.63	$197.62
031-140-103	10	1.00	$197.63	$197.62
031-140-104	11	1.00	$197.63	$197.62
031-140-105	12	1.00	$197.63	$197.62
031-140-106	13	1.00	$197.63	$197.62
031-140-107	14	1.00	$197.63	$197.62
031-140-108	15	1.00	$197.63	$197.62
031-140-109	16	1.00	$197.63	$197.62
031-140-110	17	1.00	$197.63	$197.62
031-140-111	18	1.00	$197.63	$197.62
031-140-112	19	1.00	$197.63	$197.62
031-140-113	20	1.00	$197.63	$197.62
031-140-114	21	1.00	$197.63	$197.62
031-140-115	22	1.00	$197.63	$197.62
031-140-116	23	1.00	$197.63	$197.62
031-140-117	24	1.00	$197.63	$197.62
031-140-118	25	1.00	$197.63	$197.62
031-140-119	26	1.00	$197.63	$197.62
031-140-120	27	1.00	$197.63	$197.62
031-140-121	28	1.00	$197.63	$197.62
031-140-122	29	1.00	$197.63	$197.62
031-140-123	30	1.00	$197.63	$197.62
TOTALS:		**30.00**		**$5,928.60**

ZONE 8 – CHEROKEE ESTATES, PHASE 2

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-400-014	8	1.00	$571.04	$190.02
031-400-015	9	1.00	$571.04	$190.02
031-400-016	10	1.00	$571.04	$190.02
031-400-017	11	1.00	$571.04	$190.02
031-400-018	12	1.00	$571.04	$190.02
031-400-019	13	1.00	$571.04	$190.02
031-400-020	14	1.00	$571.04	$190.02
031-400-021	15	1.00	$571.04	$190.02
031-400-022	16	1.00	$571.04	$190.02
031-400-023	17	1.00	$571.04	$190.02
031-400-024	18	1.00	$571.04	$190.02
031-400-025	19	1.00	$571.04	$190.02
031-400-026	20	1.00	$571.04	$190.02
031-400-027	21	1.00	$571.04	$190.02
031-400-028	22	1.00	$571.04	$190.02
031-400-029	23	1.00	$571.04	$190.02
031-400-030	24	1.00	$571.04	$190.02
031-400-031	25	1.00	$571.04	$190.02
031-400-032	26	1.00	$571.04	$190.02
031-400-033	27	1.00	$571.04	$190.02
TOTALS:		**20.00**		**$3,800.40**

ZONE 9 – LINKSIDE PLACE, PHASE 1

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-570-001	1	1.00	$594.20	$65.00
030-570-002	2	1.00	$594.20	$65.00
030-570-003	3	1.00	$594.20	$65.00
030-570-004	4	1.00	$594.20	$65.00
030-570-005	5	1.00	$594.20	$65.00
030-570-006	6	1.00	$594.20	$65.00
030-570-007	7	1.00	$594.20	$65.00
030-570-008	8	1.00	$594.20	$65.00
030-570-009	9	1.00	$594.20	$65.00
030-570-010	10	1.00	$594.20	$65.00
030-570-011	11	1.00	$594.20	$65.00
030-570-012	12	1.00	$594.20	$65.00
030-570-013	13	1.00	$594.20	$65.00
030-570-014	14	1.00	$594.20	$65.00
030-570-015	15	1.00	$594.20	$65.00
030-570-016	16	1.00	$594.20	$65.00
030-570-017	17	1.00	$594.20	$65.00
030-570-018	18	1.00	$594.20	$65.00
030-570-019	19	1.00	$594.20	$65.00
030-570-020	20	1.00	$594.20	$65.00
030-570-021	21	1.00	$594.20	$65.00
030-570-022	22	1.00	$594.20	$65.00
030-570-023	23	1.00	$594.20	$65.00
030-570-024	24	1.00	$594.20	$65.00
030-570-025	25	1.00	$594.20	$65.00
030-570-026	26	1.00	$594.20	$65.00
030-570-027	27	1.00	$594.20	$65.00
030-570-028	28	1.00	$594.20	$65.00
030-570-029	29	1.00	$594.20	$65.00
030-570-030	30	1.00	$594.20	$65.00
030-570-031	31	1.00	$594.20	$65.00
030-570-032	32	1.00	$594.20	$65.00
030-570-033	33	1.00	$594.20	$65.00
030-570-034	34	1.00	$594.20	$65.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-570-035	35	1.00	$594.20	$65.00
030-570-036	36	1.00	$594.20	$65.00
030-570-037	37	1.00	$594.20	$65.00
030-570-038	38	1.00	$594.20	$65.00
030-570-039	39	1.00	$594.20	$65.00
030-570-040	40	1.00	$594.20	$65.00
030-570-041	41	1.00	$594.20	$65.00
030-570-042	42	1.00	$594.20	$65.00
030-570-043	43	1.00	$594.20	$65.00
030-570-044	44	1.00	$594.20	$65.00
030-570-045	45	1.00	$594.20	$65.00
030-570-046	46	1.00	$594.20	$65.00
030-570-047	47	1.00	$594.20	$65.00
030-570-048	48	1.00	$594.20	$65.00
030-570-049	49	1.00	$594.20	$65.00
030-570-050	50	1.00	$594.20	$65.00
030-570-051	51	1.00	$594.20	$65.00
030-570-052	52	1.00	$594.20	$65.00
030-570-053	53	1.00	$594.20	$65.00
030-570-054	54	1.00	$594.20	$65.00
030-570-055	55	1.00	$594.20	$65.00
030-570-056	56	1.00	$594.20	$65.00
030-570-057	57	1.00	$594.20	$65.00
030-570-058	58	1.00	$594.20	$65.00
030-570-059	59	1.00	$594.20	$65.00
030-570-060	60	1.00	$594.20	$65.00
030-570-061	61	1.00	$594.20	$65.00
030-570-062	62	1.00	$594.20	$65.00
030-570-063	63	1.00	$594.20	$65.00
030-570-064	64	1.00	$594.20	$65.00
030-570-065	65	1.00	$594.20	$65.00
030-570-066	E	0.00	$594.20	$0.00
030-570-999	A, B, C & D	0.00	$594.20	$0.00
TOTALS:		**65.00**		**$4,225.00**

ZONE 10 – FOOTHILL ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
079-410-001	1	1.00	$880.15	$110.00
079-410-002	2	1.00	$880.15	$110.00
079-410-003	3	1.00	$880.15	$110.00
079-410-004	4	1.00	$880.15	$110.00
079-410-005	5	1.00	$880.15	$110.00
079-410-006	6	1.00	$880.15	$110.00
079-410-007	7	1.00	$880.15	$110.00
079-410-008	8	1.00	$880.15	$110.00
079-410-009	9	1.00	$880.15	$110.00
079-410-010	10	1.00	$880.15	$110.00
079-410-011	11	1.00	$880.15	$110.00
079-410-012	12	1.00	$880.15	$110.00
079-410-013	13	1.00	$880.15	$110.00
079-410-014	14	1.00	$880.15	$110.00
079-410-015	15	1.00	$880.15	$110.00
079-410-016	16	1.00	$880.15	$110.00
079-410-017	17	1.00	$880.15	$110.00
079-410-018	18	1.00	$880.15	$110.00
079-410-019	19	1.00	$880.15	$110.00
079-410-020	20	1.00	$880.15	$110.00
079-410-021	21	1.00	$880.15	$110.00
079-410-022	22	1.00	$880.15	$110.00
079-410-023	23	1.00	$880.15	$110.00
079-410-024	24	1.00	$880.15	$110.00
079-410-025	25	1.00	$880.15	$110.00
079-410-026	A	0.00	$880.15	$0.00
TOTALS:		**25.00**		**$2,750.00**

ZONE 11 – MISSION OLIVE RANCH

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
033-490-006	1	1.00	$660.37	$406.10
033-490-007	2	1.00	$660.37	$406.10
033-490-008	3	1.00	$660.37	$406.10
033-490-009	4	1.00	$660.37	$406.10
033-490-010	5	1.00	$660.37	$406.10
033-490-011	6	1.00	$660.37	$406.10
033-490-012	7	1.00	$660.37	$406.10
033-490-013	8	1.00	$660.37	$406.10
033-490-014	9	1.00	$660.37	$406.10
033-490-015	10	1.00	$660.37	$406.10
033-490-016	11	1.00	$660.37	$406.10
033-490-017	12	1.00	$660.37	$406.10
033-490-018	13	1.00	$660.37	$406.10
033-490-019	14	1.00	$660.37	$406.10
033-490-020	15	1.00	$660.37	$406.10
033-490-021	16	1.00	$660.37	$406.10
033-490-022	17	1.00	$660.37	$406.10
033-490-023	18	1.00	$660.37	$406.10
033-490-024	19	1.00	$660.37	$406.10
TOTALS:		**19.00**		**$7,715.90**

ZONE 12 – VISTA DEL ORO

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-580-001	92	1.00	$259.28	$30.00
030-580-002	91	1.00	$259.28	$30.00
030-580-003	90	1.00	$259.28	$30.00
030-580-004	89	1.00	$259.28	$30.00
030-580-005	88	1.00	$259.28	$30.00
030-580-006	87	1.00	$259.28	$30.00
030-580-007	86	1.00	$259.28	$30.00
030-580-008	85	1.00	$259.28	$30.00
030-580-009	80	1.00	$259.28	$30.00
030-580-010	81	1.00	$259.28	$30.00
030-580-011	82	1.00	$259.28	$30.00
030-580-012	83	1.00	$259.28	$30.00
030-580-013	84	1.00	$259.28	$30.00
030-580-014	74	1.00	$259.28	$30.00
030-580-015	75	1.00	$259.28	$30.00
030-580-016	76	1.00	$259.28	$30.00
030-580-017	77	1.00	$259.28	$30.00
030-580-018	78	1.00	$259.28	$30.00
030-580-019	79	1.00	$259.28	$30.00
030-580-020	68	1.00	$259.28	$30.00
030-580-021	69	1.00	$259.28	$30.00
030-580-022	70	1.00	$259.28	$30.00
030-580-023	71	1.00	$259.28	$30.00
030-580-024	72	1.00	$259.28	$30.00
030-580-025	73	1.00	$259.28	$30.00
030-580-026	61	1.00	$259.28	$30.00
030-580-027	62	1.00	$259.28	$30.00
030-580-028	63	1.00	$259.28	$30.00
030-580-029	64	1.00	$259.28	$30.00
030-580-030	65	1.00	$259.28	$30.00
030-580-031	66	1.00	$259.28	$30.00
030-580-032	67	1.00	$259.28	$30.00
030-580-033	54	1.00	$259.28	$30.00
030-580-034	55	1.00	$259.28	$30.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-580-035	56	1.00	$259.28	$30.00
030-580-036	57	1.00	$259.28	$30.00
030-580-037	58	1.00	$259.28	$30.00
030-580-038	59	1.00	$259.28	$30.00
030-580-039	60	1.00	$259.28	$30.00
030-580-040	33	1.00	$259.28	$30.00
030-580-041	34	1.00	$259.28	$30.00
030-580-042	35	1.00	$259.28	$30.00
030-580-043	36	1.00	$259.28	$30.00
030-580-044	37	1.00	$259.28	$30.00
030-580-045	38	1.00	$259.28	$30.00
030-580-046	39	1.00	$259.28	$30.00
030-580-047	B	0.00	$259.28	$0.00
030-580-048	C	0.00	$259.28	$0.00
030-580-049	D	0.00	$259.28	$0.00
030-590-001	1	1.00	$259.28	$30.00
030-590-002	2	1.00	$259.28	$30.00
030-590-003	3	1.00	$259.28	$30.00
030-590-004	4	1.00	$259.28	$30.00
030-590-005	5	1.00	$259.28	$30.00
030-590-006	6	1.00	$259.28	$30.00
030-590-007	7	1.00	$259.28	$30.00
030-590-008	8	1.00	$259.28	$30.00
030-590-009	9	1.00	$259.28	$30.00
030-590-010	10	1.00	$259.28	$30.00
030-590-011	11	1.00	$259.28	$30.00
030-590-012	12	1.00	$259.28	$30.00
030-590-013	13	1.00	$259.28	$30.00
030-590-014	14	1.00	$259.28	$30.00
030-590-015	15	1.00	$259.28	$30.00
030-590-016	16	1.00	$259.28	$30.00
030-590-017	17	1.00	$259.28	$30.00
030-590-018	18	1.00	$259.28	$30.00
030-590-019	19	1.00	$259.28	$30.00
030-590-020	20	1.00	$259.28	$30.00
030-590-021	21	1.00	$259.28	$30.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-590-022	22	1.00	$259.28	$30.00
030-590-023	23	1.00	$259.28	$30.00
030-590-024	24	1.00	$259.28	$30.00
030-590-025	25	1.00	$259.28	$30.00
030-590-026	26	1.00	$259.28	$30.00
030-590-027	27	1.00	$259.28	$30.00
030-590-028	28	1.00	$259.28	$30.00
030-590-029	29	1.00	$259.28	$30.00
030-590-030	30	1.00	$259.28	$30.00
030-590-031	31	1.00	$259.28	$30.00
030-590-032	32	1.00	$259.28	$30.00
030-590-033	33	1.00	$259.28	$30.00
030-590-034	34	1.00	$259.28	$30.00
030-590-035	35	1.00	$259.28	$30.00
030-590-036	36	1.00	$259.28	$30.00
030-590-037	37	1.00	$259.28	$30.00
030-590-038	38	1.00	$259.28	$30.00
030-590-039	39	1.00	$259.28	$30.00
030-590-040	40	1.00	$259.28	$30.00
030-590-041	41	1.00	$259.28	$30.00
030-590-042	42	1.00	$259.28	$30.00
030-590-043	43	1.00	$259.28	$30.00
030-590-044	44	1.00	$259.28	$30.00
030-590-045	45	1.00	$259.28	$30.00
030-590-046	46	1.00	$259.28	$30.00
030-590-047	A	0.00	$259.28	$0.00
030-590-048	E	0.00	$259.28	$0.00
TOTALS:		**92.00**		**$2,760.00**

ZONE 13 – CALLE VISTA ESTATES, UNIT 2

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-074	1	1.00	$361.00	$110.16
030-490-075	2	1.00	$361.00	$110.16
030-490-076	3	1.00	$361.00	$110.16
030-490-077	4	1.00	$361.00	$110.16
030-490-078	5	1.00	$361.00	$110.16
030-490-079	6	1.00	$361.00	$110.16
030-490-080	7	1.00	$361.00	$110.16
030-490-081	8	1.00	$361.00	$110.16
030-490-082	9	1.00	$361.00	$110.16
030-490-083	10	1.00	$361.00	$110.16
030-490-084	11	1.00	$361.00	$110.16
030-490-085	12	1.00	$361.00	$110.16
030-490-086	13	1.00	$361.00	$110.16
030-490-087	14	1.00	$361.00	$110.16
030-490-088	15	1.00	$361.00	$110.16
030-490-089	16	1.00	$361.00	$110.16
030-490-090	17	1.00	$361.00	$110.16
030-490-091	18	1.00	$361.00	$110.16
030-490-092	19	1.00	$361.00	$110.16
030-490-093	20	1.00	$361.00	$110.16
030-490-094	21	1.00	$361.00	$110.16
030-490-095	22	1.00	$361.00	$110.16
030-490-096	23	1.00	$361.00	$110.16
030-490-097	24	1.00	$361.00	$110.16
030-490-098	25	1.00	$361.00	$110.16
030-490-099	26	1.00	$361.00	$110.16
030-490-100	27	1.00	$361.00	$110.16
030-490-101	28	1.00	$361.00	$110.16
030-490-102	29	1.00	$361.00	$110.16
030-490-103	30	1.00	$361.00	$110.16
030-490-104	31	1.00	$361.00	$110.16
030-490-105	32	1.00	$361.00	$110.16
030-490-106	33	1.00	$361.00	$110.16
030-490-107	34	1.00	$361.00	$110.16

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-490-108	35	1.00	$361.00	$110.16
030-490-109	36	1.00	$361.00	$110.16
030-490-110	37	1.00	$361.00	$110.16
030-490-111	38	1.00	$361.00	$110.16
030-490-112	39	1.00	$361.00	$110.16
030-490-113	40	1.00	$361.00	$110.16
030-490-114	41	1.00	$361.00	$110.16
030-490-115	42	1.00	$361.00	$110.16
030-490-116	43	1.00	$361.00	$110.16
030-490-117	44	1.00	$361.00	$110.16
TOTALS:		**44.00**		**$4,847.04**

ZONE 15 – JAKE RICHTER

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-086-013	A	0.00	$385.60	$0.00
031-086-014	1	1.00	$385.60	$385.60
031-086-015	2	1.00	$385.60	$385.60
031-086-016	3	1.00	$385.60	$385.60
031-086-017	4	1.00	$385.60	$385.60
031-086-018	5	1.00	$385.60	$385.60
031-086-019	6	1.00	$385.60	$385.60
031-086-020	7	1.00	$385.60	$385.60
031-086-021	8	1.00	$385.60	$385.60
TOTALS:		**8.00**		**$3,084.84**

ZONE 16 – FEATHER RIVER BLUFFS

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-001	1	1.00	$65.77	$0.00
031-360-002	2	1.00	$65.77	$0.00
031-360-003	3	1.00	$65.77	$0.00
031-360-004	4	1.00	$65.77	$0.00
031-360-005	5	1.00	$65.77	$0.00
031-360-006	6	1.00	$65.77	$0.00
031-360-007	7	1.00	$65.77	$0.00
031-360-008	8	1.00	$65.77	$0.00
031-360-009	9	1.00	$65.77	$0.00
031-360-010	10	1.00	$65.77	$0.00
031-360-011	11	1.00	$65.77	$0.00
031-360-012	12	1.00	$65.77	$0.00
031-360-013	13	1.00	$65.77	$0.00
031-360-014	14	1.00	$65.77	$0.00
031-360-015	15	1.00	$65.77	$0.00
031-360-016	16	1.00	$65.77	$0.00
031-360-017	17	1.00	$65.77	$0.00
031-360-018	18	1.00	$65.77	$0.00
031-360-019	19	1.00	$65.77	$0.00
031-360-020	20	1.00	$65.77	$0.00
031-360-021	21	1.00	$65.77	$0.00
031-360-022	22	1.00	$65.77	$0.00
031-360-023	23	1.00	$65.77	$0.00
031-360-024	24	1.00	$65.77	$0.00
031-360-025	25	1.00	$65.77	$0.00
031-360-026	26	1.00	$65.77	$0.00
031-360-027	27	1.00	$65.77	$0.00
031-360-028	28	1.00	$65.77	$0.00
031-360-029	29	1.00	$65.77	$0.00
031-360-031	30	1.00	$65.77	$0.00
031-360-031	31	1.00	$65.77	$0.00
031-360-032	32	1.00	$65.77	$0.00
031-360-033	33	1.00	$65.77	$0.00
031-360-034	34	1.00	$65.77	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-035	35	1.00	$65.77	$0.00
031-360-036	36	1.00	$65.77	$0.00
031-360-037	37	1.00	$65.77	$0.00
031-360-038	38	1.00	$65.77	$0.00
031-360-039	39	1.00	$65.77	$0.00
031-360-040	40	1.00	$65.77	$0.00
031-360-041	41	1.00	$65.77	$0.00
031-360-042	42	1.00	$65.77	$0.00
031-360-043	43	1.00	$65.77	$0.00
031-360-044	44	1.00	$65.77	$0.00
031-360-045	45	1.00	$65.77	$0.00
031-360-046	46	1.00	$65.77	$0.00
031-360-047	47	1.00	$65.77	$0.00
031-360-048	48	1.00	$65.77	$0.00
031-360-049	49	1.00	$65.77	$0.00
031-360-050	50	1.00	$65.77	$0.00
031-360-051	51	1.00	$65.77	$0.00
031-360-052	52	1.00	$65.77	$0.00
031-360-053	53	1.00	$65.77	$0.00
031-360-054	54	1.00	$65.77	$0.00
031-360-055	55	1.00	$65.77	$0.00
031-360-056	56	1.00	$65.77	$0.00
031-360-057	57	1.00	$65.77	$0.00
031-360-058	58	1.00	$65.77	$0.00
031-360-059	59	1.00	$65.77	$0.00
031-360-060	60	1.00	$65.77	$0.00
031-360-061	61	1.00	$65.77	$0.00
031-360-062	62	1.00	$65.77	$0.00
031-360-063	63	1.00	$65.77	$0.00
031-360-064	64	1.00	$65.77	$0.00
031-360-065	65	1.00	$65.77	$0.00
031-360-066	66	1.00	$65.77	$0.00
031-360-067	67	1.00	$65.77	$0.00
031-360-068	68	1.00	$65.77	$0.00
031-360-069	69	1.00	$65.77	$0.00
031-360-070	70	1.00	$65.77	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-071	71	1.00	$65.77	$0.00
031-360-072	72	1.00	$65.77	$0.00
031-360-073	73	1.00	$65.77	$0.00
031-360-074	74	1.00	$65.77	$0.00
031-360-075	75	1.00	$65.77	$0.00
031-360-076	76	1.00	$65.77	$0.00
031-360-077	77	1.00	$65.77	$0.00
031-360-078	78	1.00	$65.77	$0.00
031-360-079	79	1.00	$65.77	$0.00
031-360-080	80	1.00	$65.77	$0.00
031-360-081	81	1.00	$65.77	$0.00
031-360-082	82	1.00	$65.77	$0.00
031-360-083	83	1.00	$65.77	$0.00
031-360-084	84	1.00	$65.77	$0.00
031-360-085	85	1.00	$65.77	$0.00
031-360-086	86	1.00	$65.77	$0.00
031-360-087	87	1.00	$65.77	$0.00
031-360-088	88	1.00	$65.77	$0.00
031-360-089	89	1.00	$65.77	$0.00
031-360-090	90	1.00	$65.77	$0.00
031-360-091	91	1.00	$65.77	$0.00
031-360-092	92	1.00	$65.77	$0.00
031-360-093	93	1.00	$65.77	$0.00
031-360-094	94	1.00	$65.77	$0.00
031-360-095	95	1.00	$65.77	$0.00
031-360-096	96	1.00	$65.77	$0.00
031-360-097	97	1.00	$65.77	$0.00
031-360-098	98	1.00	$65.77	$0.00
031-360-099	99	1.00	$65.77	$0.00
031-360-100	100	1.00	$65.77	$0.00
031-360-101	101	1.00	$65.77	$0.00
031-360-102	102	1.00	$65.77	$0.00
031-360-103	103	1.00	$65.77	$0.00
031-360-104	104	1.00	$65.77	$0.00
031-360-105	105	1.00	$65.77	$0.00
031-360-106	106	1.00	$65.77	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
031-360-107	107	1.00	$65.77	$0.00
031-360-108	108	1.00	$65.77	$0.00
031-360-109	109	1.00	$65.77	$0.00
031-360-110	110	1.00	$65.77	$0.00
031-360-111	111	1.00	$65.77	$0.00
031-360-112	112	1.00	$65.77	$0.00
031-360-113	113	1.00	$65.77	$0.00
031-360-114	114	1.00	$65.77	$0.00
031-360-115	115	1.00	$65.77	$0.00
031-360-116	116	1.00	$65.77	$0.00
031-360-177	117	1.00	$65.77	$0.00
031-360-118	118	1.00	$65.77	$0.00
031-360-119	119	1.00	$65.77	$0.00
031-360-120	120	1.00	$65.77	$0.00
031-360-121	121	1.00	$65.77	$0.00
031-360-198	D	0.00	$65.77	$0.00
031-360-199	A	0.00	$65.77	$0.00
TOTALS:		**121.00**		**$0.00**

ZONE 17 – ACACIA ESTATES

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
033-360-067 & 068	1	1.00	$124.38	$0.00
033-360-067 & 068	2	1.00	$124.38	$0.00
033-360-067 & 068	3	1.00	$124.38	$0.00
033-360-067 & 068	4	1.00	$124.38	$0.00
033-360-067 & 068	5	1.00	$124.38	$0.00
033-360-067 & 068	6	1.00	$124.38	$0.00
033-360-067 & 068	7	1.00	$124.38	$0.00
033-360-067 & 068	8	1.00	$124.38	$0.00
033-360-067 & 068	9	1.00	$124.38	$0.00
033-360-067 & 068	10	1.00	$124.38	$0.00
033-360-067 & 068	11	1.00	$124.38	$0.00
033-360-067 & 068	12	1.00	$124.38	$0.00
033-360-067 & 068	13	1.00	$124.38	$0.00
033-360-067 & 068	14	1.00	$124.38	$0.00
033-360-067 & 068	15	1.00	$124.38	$0.00
033-360-067 & 068	16	1.00	$124.38	$0.00
033-360-067 & 068	17	1.00	$124.38	$0.00
033-360-067 & 068	18	1.00	$124.38	$0.00
033-360-067 & 068	19	1.00	$124.38	$0.00
033-360-067 & 068	20	1.00	$124.38	$0.00
TOTALS:		**20.00**		**$0.00**

ZONE 18 –RUDDY CREEK

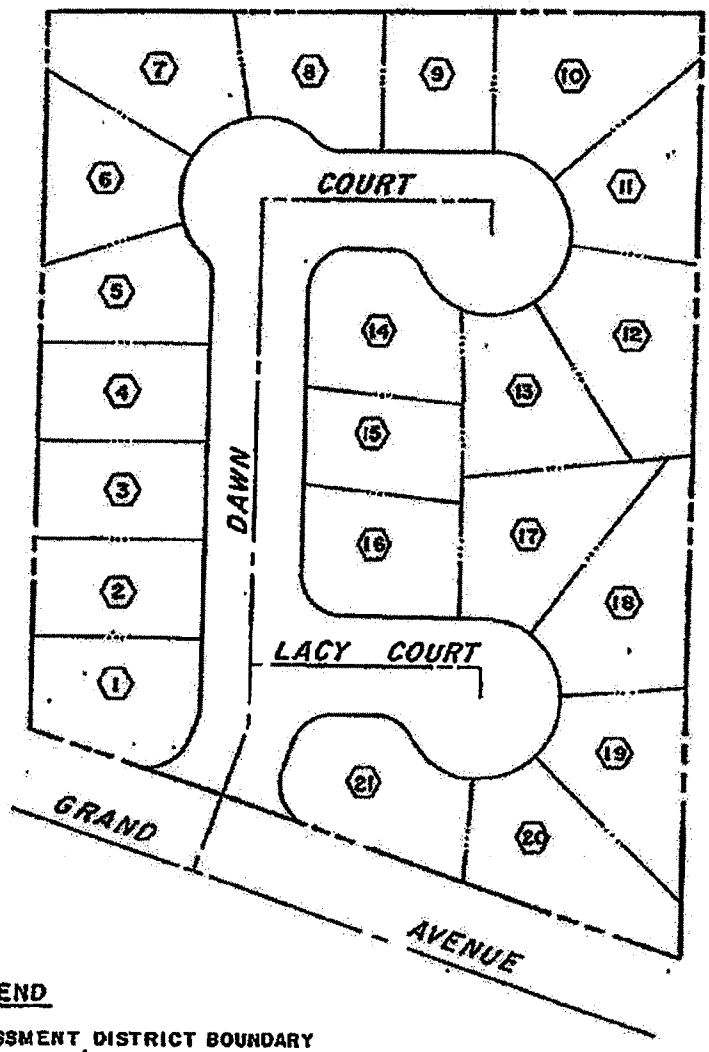
APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-360-091 & 092	1	1.00	$166.02	$0.00
030-360-091 & 092	2	1.00	$166.02	$0.00
030-360-091 & 092	3	1.00	$166.02	$0.00
030-360-091 & 092	4	1.00	$166.02	$0.00
030-360-091 & 092	5	1.00	$166.02	$0.00
030-360-091 & 092	6	1.00	$166.02	$0.00
030-360-091 & 092	7	1.00	$166.02	$0.00
030-360-091 & 092	8	1.00	$166.02	$0.00
030-360-091 & 092	9	1.00	$166.02	$0.00
030-360-091 & 092	10	1.00	$166.02	$0.00
030-360-091 & 092	11	1.00	$166.02	$0.00
030-360-091 & 092	12	1.00	$166.02	$0.00
030-360-091 & 092	13	1.00	$166.02	$0.00
030-360-091 & 092	14	1.00	$166.02	$0.00
030-360-091 & 092	15	1.00	$166.02	$0.00
030-360-091 & 092	16	1.00	$166.02	$0.00
030-360-091 & 092	17	1.00	$166.02	$0.00
030-360-091 & 092	18	1.00	$166.02	$0.00
030-360-091 & 092	19	1.00	$166.02	$0.00
030-360-091 & 092	20	1.00	$166.02	$0.00
030-360-091 & 092	21	1.00	$166.02	$0.00
030-360-091 & 092	22	1.00	$166.02	$0.00
030-360-091 & 092	23	1.00	$166.02	$0.00
030-360-091 & 092	24	1.00	$166.02	$0.00
030-360-091 & 092	25	1.00	$166.02	$0.00
030-360-091 & 092	26	1.00	$166.02	$0.00
030-360-091 & 092	27	1.00	$166.02	$0.00
030-360-091 & 092	28	1.00	$166.02	$0.00
030-360-091 & 092	29	1.00	$166.02	$0.00
030-360-091 & 092	30	1.00	$166.02	$0.00
030-360-091 & 092	31	1.00	$166.02	$0.00
030-360-091 & 092	32	1.00	$166.02	$0.00
030-360-091 & 092	33	1.00	$166.02	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-360-091 & 092	34	1.00	$166.02	$0.00
030-360-091 & 092	35	1.00	$166.02	$0.00
030-360-091 & 092	36	1.00	$166.02	$0.00
030-360-091 & 092	37	1.00	$166.02	$0.00
030-360-091 & 092	38	1.00	$166.02	$0.00
030-360-091 & 092	39	1.00	$166.02	$0.00
030-360-091 & 092	40	1.00	$166.02	$0.00
030-360-091 & 092	41	1.00	$166.02	$0.00
030-360-091 & 092	42	1.00	$166.02	$0.00
030-360-091 & 092	43	1.00	$166.02	$0.00
030-360-091 & 092	44	1.00	$166.02	$0.00
030-360-091 & 092	45	1.00	$166.02	$0.00
030-360-091 & 092	46	1.00	$166.02	$0.00
030-360-091 & 092	47	1.00	$166.02	$0.00
030-360-091 & 092	48	1.00	$166.02	$0.00
030-360-091 & 092	49	1.00	$166.02	$0.00
030-360-091 & 092	50	1.00	$166.02	$0.00
030-360-091 & 092	51	1.00	$166.02	$0.00
030-360-091 & 092	52	1.00	$166.02	$0.00
030-360-091 & 092	53	1.00	$166.02	$0.00
030-360-091 & 092	54	1.00	$166.02	$0.00
030-360-091 & 092	55	1.00	$166.02	$0.00
030-360-091 & 092	56	1.00	$166.02	$0.00
030-360-091 & 092	57	1.00	$166.02	$0.00
030-360-091 & 092	58	1.00	$166.02	$0.00
030-360-091 & 092	59	1.00	$166.02	$0.00
030-360-091 & 092	60	1.00	$166.02	$0.00
030-360-091 & 092	61	1.00	$166.02	$0.00
030-360-091 & 092	62	1.00	$166.02	$0.00
030-360-091 & 092	63	1.00	$166.02	$0.00
030-360-091 & 092	64	1.00	$166.02	$0.00
030-360-091 & 092	65	1.00	$166.02	$0.00
030-360-091 & 092	66	1.00	$166.02	$0.00
030-360-091 & 092	67	1.00	$166.02	$0.00
030-360-091 & 092	68	1.00	$166.02	$0.00

APN	Unit/Lot Number	Assessable Units	2025-26 Maximum Assessment Rate	2025-26 Actual Assessment
030-360-091 & 092	69	1.00	$166.02	$0.00
030-360-091 & 092	70	1.00	$166.02	$0.00
030-360-091 & 092	71	1.00	$166.02	$0.00
030-360-091 & 092	72	1.00	$166.02	$0.00
030-360-091 & 092	73	1.00	$166.02	$0.00
030-360-091 & 092	74	1.00	$166.02	$0.00
030-360-091 & 092	75	1.00	$166.02	$0.00
030-360-091 & 092	76	1.00	$166.02	$0.00
030-360-091 & 092	77	1.00	$166.02	$0.00
030-360-091 & 092	78	1.00	$166.02	$0.00
030-360-091 & 092	79	1.00	$166.02	$0.00
030-360-091 & 092	80	1.00	$166.02	$0.00
030-360-091 & 092	81	1.00	$166.02	$0.00
030-360-091 & 092	82	1.00	$166.02	$0.00
030-360-091 & 092	83	1.00	$166.02	$0.00
030-360-091 & 092	84	1.00	$166.02	$0.00
030-360-091 & 092	85	1.00	$166.02	$0.00
030-360-091 & 092	86	1.00	$166.02	$0.00
030-360-091 & 092	87	1.00	$166.02	$0.00
030-360-091 & 092	88	1.00	$166.02	$0.00
030-360-091 & 092	89	1.00	$166.02	$0.00
030-360-091 & 092	90	1.00	$166.02	$0.00
030-360-091 & 092	91	1.00	$166.02	$0.00
030-360-091 & 092	92	1.00	$166.02	$0.00
030-360-091 & 092	93	1.00	$166.02	$0.00
030-360-091 & 092	94	1.00	$166.02	$0.00
030-360-091 & 092	95	1.00	$166.02	$0.00
030-360-091 & 092	96	1.00	$166.02	$0.00
030-360-091 & 092	97	1.00	$166.02	$0.00
030-360-091 & 092	98	0.00	$166.02	$0.00
TOTALS:		**97.00**		**$0.00**

APPENDIX B – ASSESSMENT DIAGRAM

The following pages show the Assessment Diagram or boundary map for each Zone within the District. The lines and dimensions shown on maps of the Butte County Assessor, for the current year, are incorporated by reference herein and made a part of this Report.



N

N.T.S.

LEGEND

ASSESSMENT DISTRICT BOUNDARY

(1) LOT NUMBER

LOT BOUNDARY

ASSESSMENT DIAGRAM

CITY OF OROVILLE

MAINTENANCE DISTRICT NO. 1

GRAND VIEW ESTATES

CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

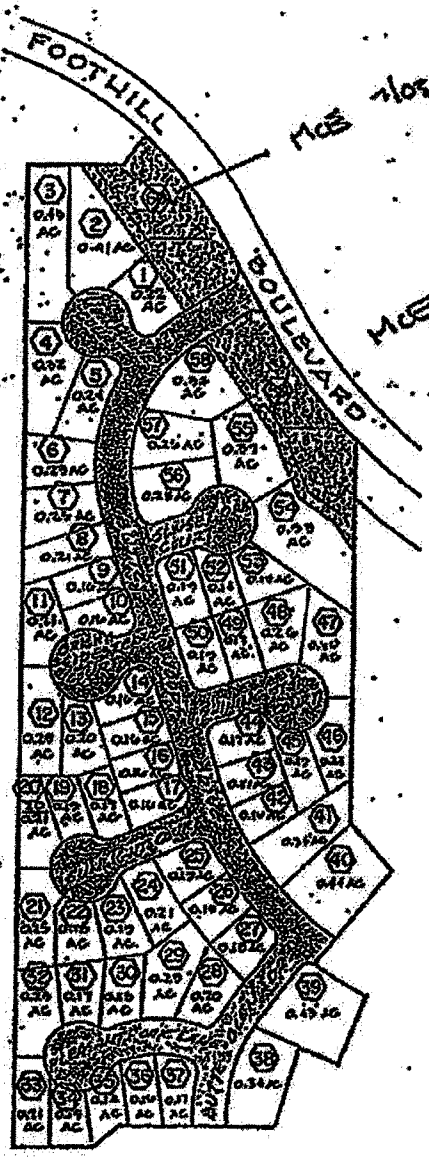
APPROVED BY:
DEPARTMENT OF PUBLIC WORKS
6/29/94

PREPARED BY C.H.
CHECKED BY T.P.
PROCESSED BY C.H.

DRAWING NO. 1
SHEET NO. 1

PART F

DETAIL OF ASSESSOR'S PARCEL NUMBERS 36-82-1 THRU 36-82-60



NO SCALE

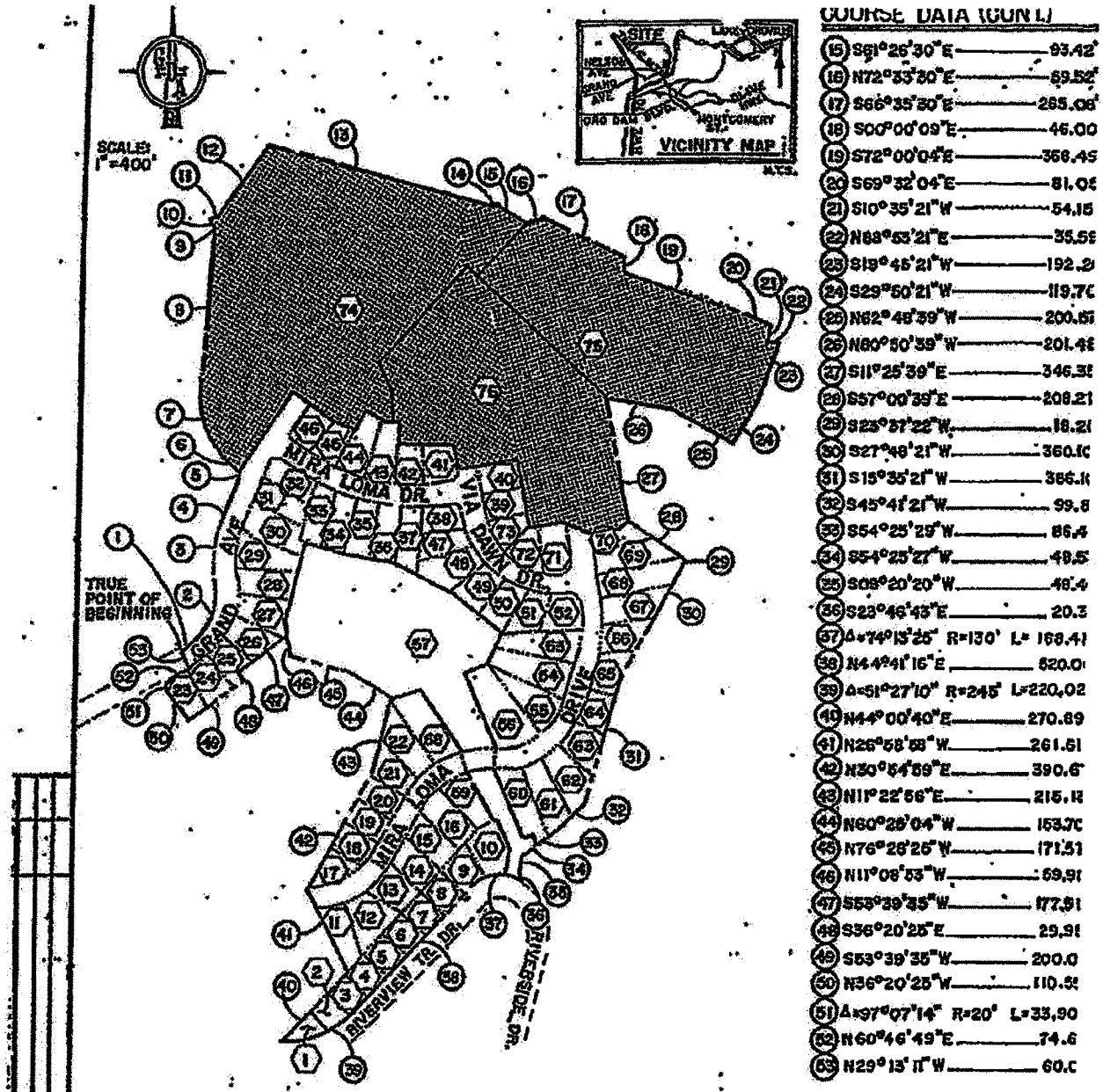
ASSESSMENT DIAGRAM

CITY OF OROVILLE
MAINTENANCE DISTRICT NO. 2
THE BUTTES SUBDIVISION
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

APPROVED BY DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS DIRECTOR AND ENGINEER ACT 20,284 STATE
4/4/95

DESIGNED BY C.H.
DRAWN BY T.F.
CHECKED BY C.H.
DRAWING NO. 2
SHEET 2 OF 2

1) ASSESSMENT NUMBER



COURSE DATA (CONT.)

15	S81°25'30"E	93.42'
16	N72°35'30"E	69.52'
17	S66°35'30"E	285.00'
18	S00°00'09"E	46.00'
19	S72°00'04"E	368.45'
20	S69°32'04"E	81.05'
21	S10°35'21"W	54.15'
22	N88°53'21"E	35.59'
23	S19°45'21"W	192.2'
24	S29°50'21"W	119.70'
25	N62°48'39"W	200.55'
26	N60°50'39"W	201.48'
27	S11°25'39"E	346.38'
28	S57°00'39"E	208.21'
29	S23°57'22"W	18.21'
30	S27°48'21"W	360.10'
31	S15°35'21"W	386.1'
32	S45°41'21"W	99.8'
33	S54°25'29"W	86.4'
34	S54°25'27"W	49.5'
35	S09°20'20"W	46.4'
36	S23°46'45"E	20.3'
37	Δ=74°13'25" R=130'	L=168.41'
38	N44°41'16"E	520.0'
39	Δ=51°27'10" R=245'	L=220.02'
40	N44°00'40"E	270.69'
41	N26°58'58"W	261.51'
42	N30°54'59"E	390.6'
43	N11°22'56"E	215.1'
44	N60°28'04"W	153.70'
45	N76°26'25"W	171.51'
46	N11°08'53"W	59.91'
47	S53°39'35"W	177.91'
48	S36°20'25"E	29.91'
49	S53°39'35"W	200.0'
50	N36°20'25"W	110.5'
51	Δ=97°07'14" R=20'	L=33.90'
52	N60°46'49"E	74.6'
53	N29°13'11"W	60.0'

COURSE DATA

1	N60°46'49"E	15.05'	
2	Δ=72°37'13" R=170'	L=215.47'	
3	Δ=32°41'43" R=302.68'	L=172.72'	
4	N20°51'19"E	141.28'	
6	Δ=66°27'00" R=20	L= 23.20'	
6	N45°35'41"W	71.58'	
7	Δ=49°35'00" R=225	L=194.71'	
8	N03°59'19"	442.13'	
9	33°09'46" R=50	L=28.94'	
10	N29°10'27"W	12.93'	
11	N63°23'41"E	31.94'	
12	N35°34'07"E	239.93'	
13	N75°59'30"W	686.08'	
14	S89°28'00"E	25.46'	

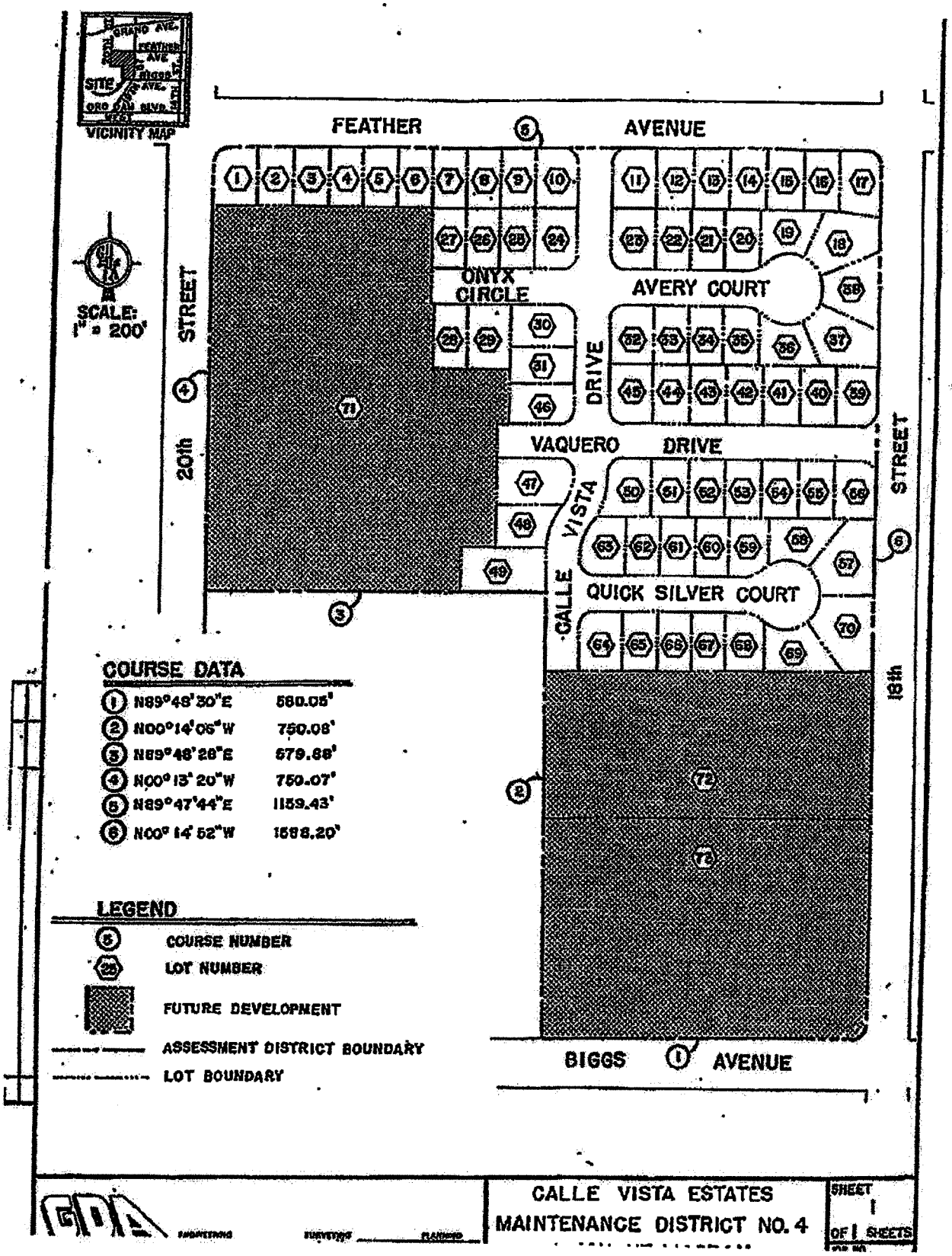
LEGEND

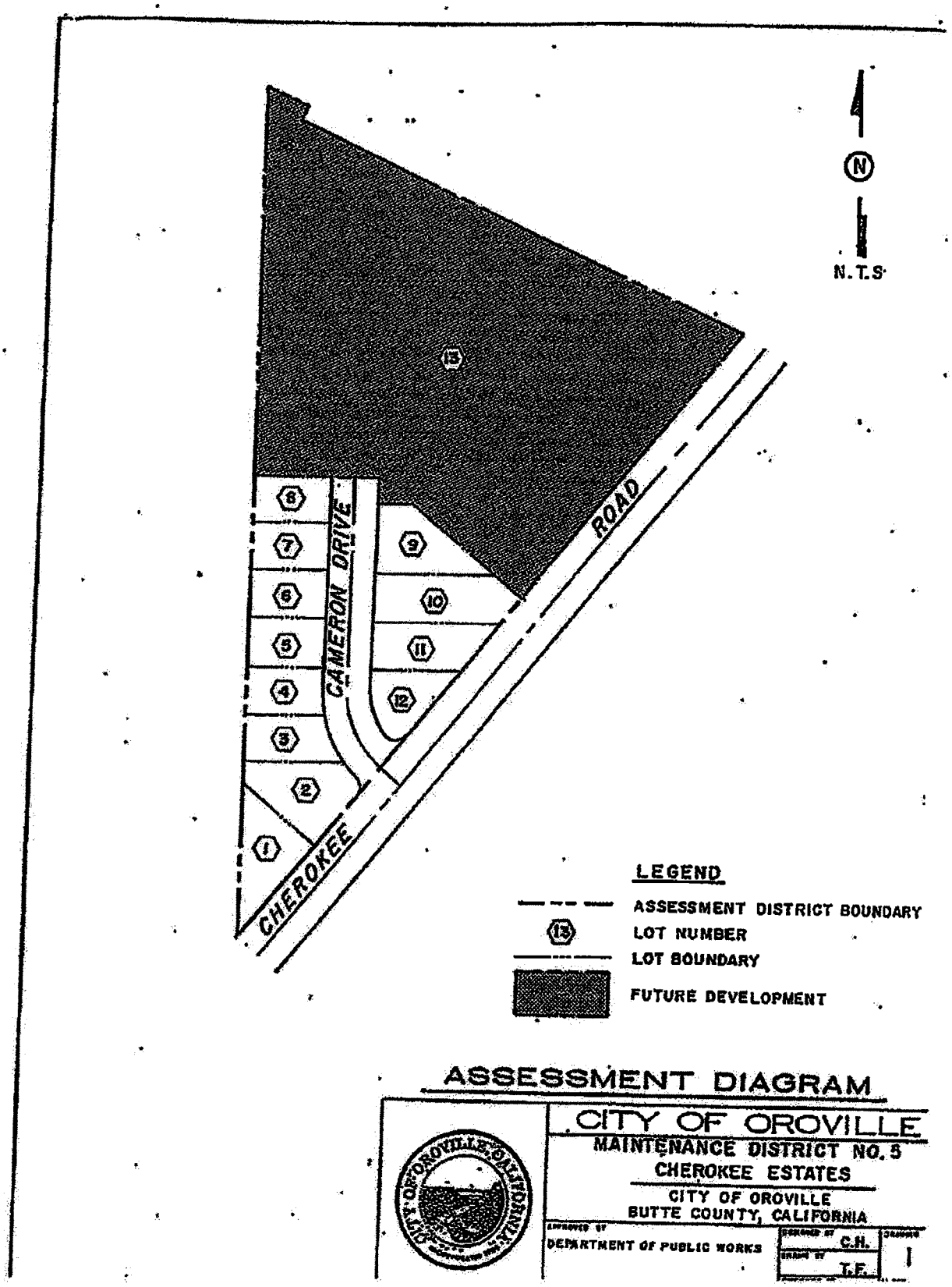
- (30) COURSE NUMBER
- (30) LOT NUMBER
- (75) FUTURE DEVELOPMENT
- ASSESSMENT DISTRICT BOUNDAR
- OPEN AREA

GDA

DEER CREEK ESTATES
MAINTENANCE DISTRICT NO. 3
ASSESSMENT DIAGRAM

SHEET 1 OF 1 SHEET


VICINITY MAP
SITE
GRAND AVE.
FEATHER AVE.
BIGGS AVE.
ORO DAM BLVD.
SCALE: 1" = 200'
FEATHER AVENUE
20th STREET
ONYX CIRCLE
AVERY COURT
DRIVE
VAQUERO DRIVE
CALLE VISTA
QUICK SILVER COURT
18th STREET
BIGGS AVENUE
COURSE DATA
1 N89°48'30"E 580.05'
2 N00°14'05"W 750.08'
3 N89°48'28"E 579.88'
4 N00°13'20"W 750.07'
5 N89°47'44"E 1159.43'
6 N00°14'52"W 1498.20'
LEGEND
COURSE NUMBER
LOT NUMBER
FUTURE DEVELOPMENT
ASSESSMENT DISTRICT BOUNDARY
LOT BOUNDARY
CALLE VISTA ESTATES
MAINTENANCE DISTRICT NO. 4
SHEET 1 OF 1 SHEETS



ASSESSMENT DIAGRAM

CITY OF OROVILLE

MAINTENANCE DISTRICT NO. 5

CHEROKEE ESTATES

CITY OF OROVILLE

BUTTE COUNTY, CALIFORNIA

APPROVED BY

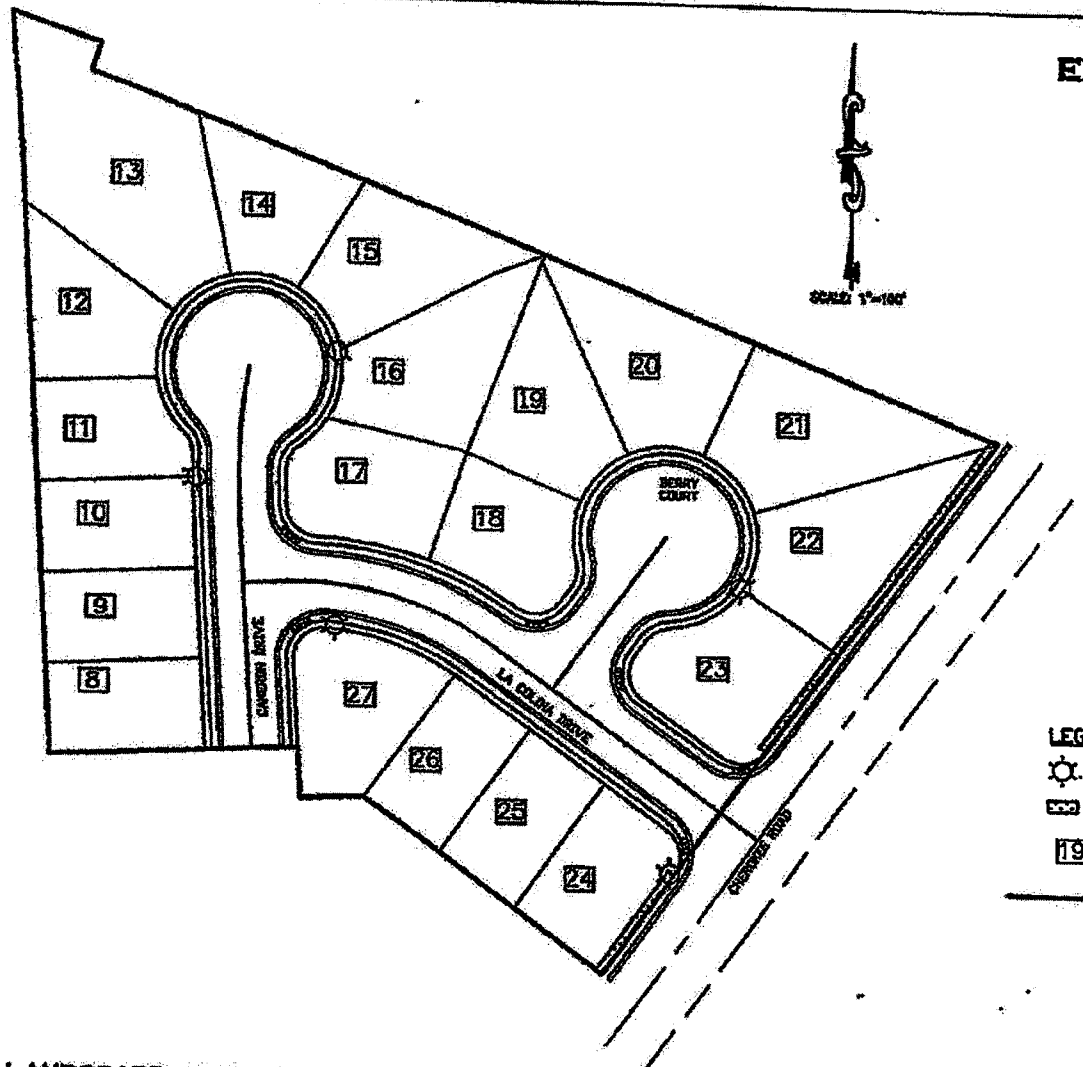
DEPARTMENT OF PUBLIC WORKS

DRAWN BY C.H.

CHECKED BY T.F.

DRAWING 1

EXHIBIT A



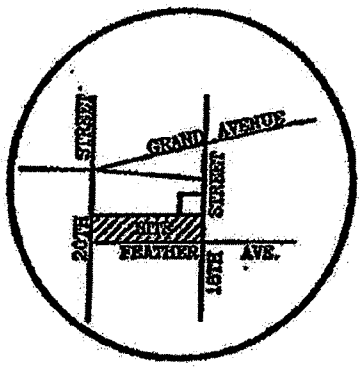
LEGEND

- CITY STD. ST-6 STREET LIGHT/
- LANDSCAPE (AREA = 1669 SF)
- 19 ASSESSMENT NUMBER
- LANDSCAPE AND LIGHTING DISTRICT BOUNDARY (ENCLOSING LOTS 8 THRU 27 OF "CHEROKEE ESTATES PHASE 2" AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA IN BOOK 139 OF MAPS AT PAGES 40,41 AND 42)

LANDSCAPE AND LIGHTING AMENDMENT TO ASSESSMENT DISTRICT NO. 8
CHEROKEE ESTATES PHASE 2 (APN. 031-400-013)

11/10/2003 3:48:06 PM

EXHIBIT



VICINITY MAP

N.T.S.

LIMITS OF AVIGATION EASEMENT

(R) = BK. 143, MAPS PG. 60

SCALE: 1" = 200'

BLK 116

PARCEL 1 63 MAPS 63

61 MAPS 3 140 MAPS 82

PARCEL 4 63 M 63

20th STREET

18th STREET

— 799.39' (R) — 819.71' (R) 359.95' (R)

579.66' (R) 579.66' (R)

N 89°47'17" E (R) 1159.37'

N 00°16'49" W (R) 354.79' (R)

N 00°16'49" W

LOT 8

LOT 7

N 00°16'05" W (R) 354.87'

N 00°19'21" W (R) 354.84'

N 00°13'35" W (R)

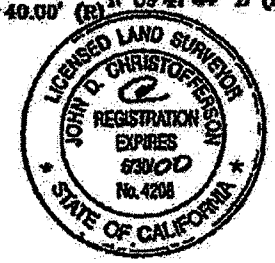
579.81' (R) 579.82' (R)

℄ 700.00' (R) N 89°47'44" E (M) 1159.63' 537.52' (R)

40.00' (R) N 89°47'44" E (R) 1237.52'

FEATHER AVE.

CALLE VISTA DR.



PREPARED BY:

JOHN D. CHRISTOFFERSON, P.L.S. 4208

GDA ENGINEERING SURVEYING PLANNING

228 GRAND AVENUE OROVILLE CA. (530)533-2056

ACAD 98003EXB.DWG 7/7/98

SHERWOOD ESTATES, UNITS 1 AND 2

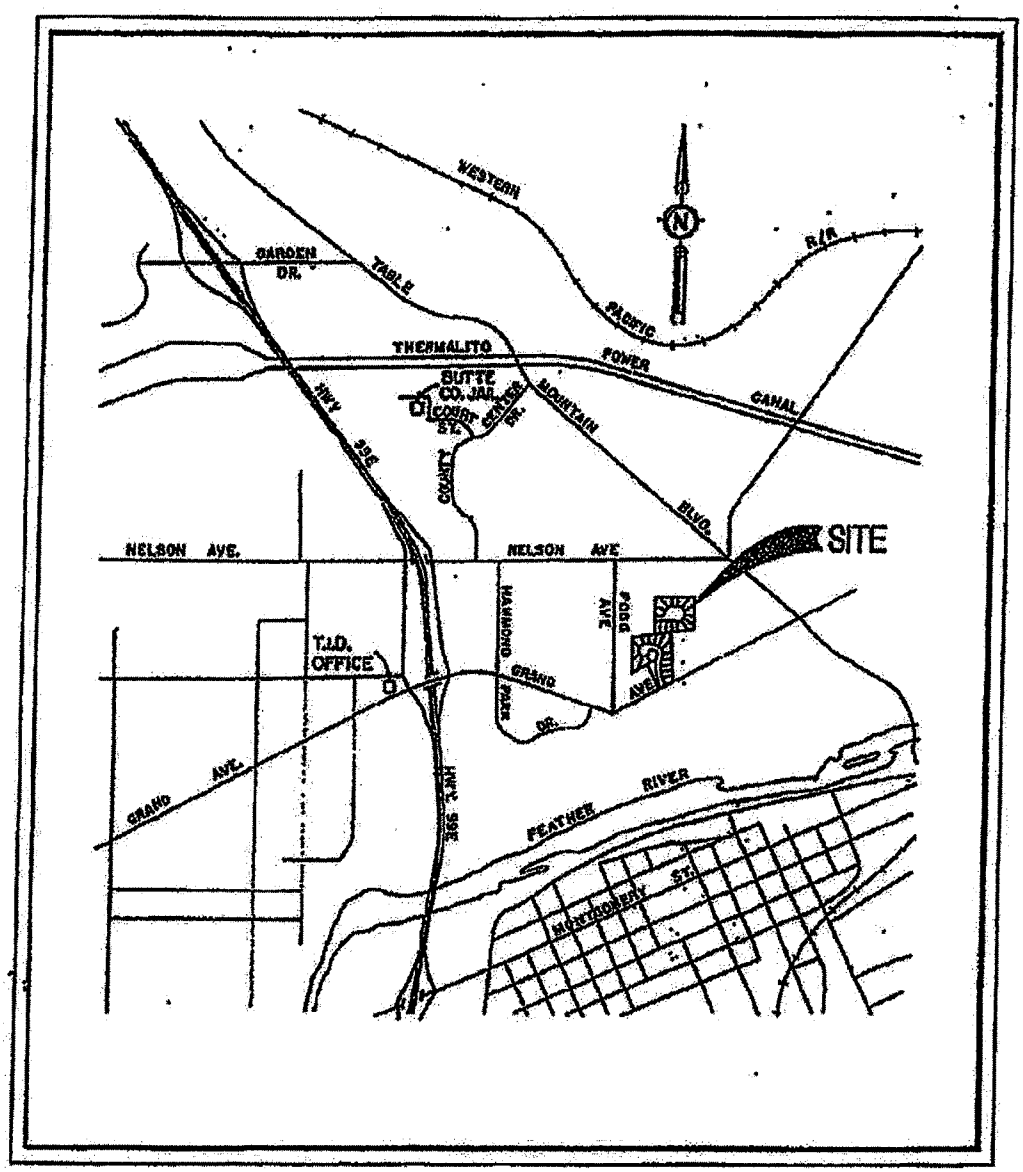
LOTS 7 AND 8, BLOCK 116, "THERMALITO", WALL MAP #8, LYING IN SECTION 14, T19N, R3E, M.D.M., CITY OF OROVILLE, BUTTE COUNTY, CALIFORNIA.

FOR

ROBERT SHERWOOD, ET.UX.

98-003

SHEET 1 OF 1

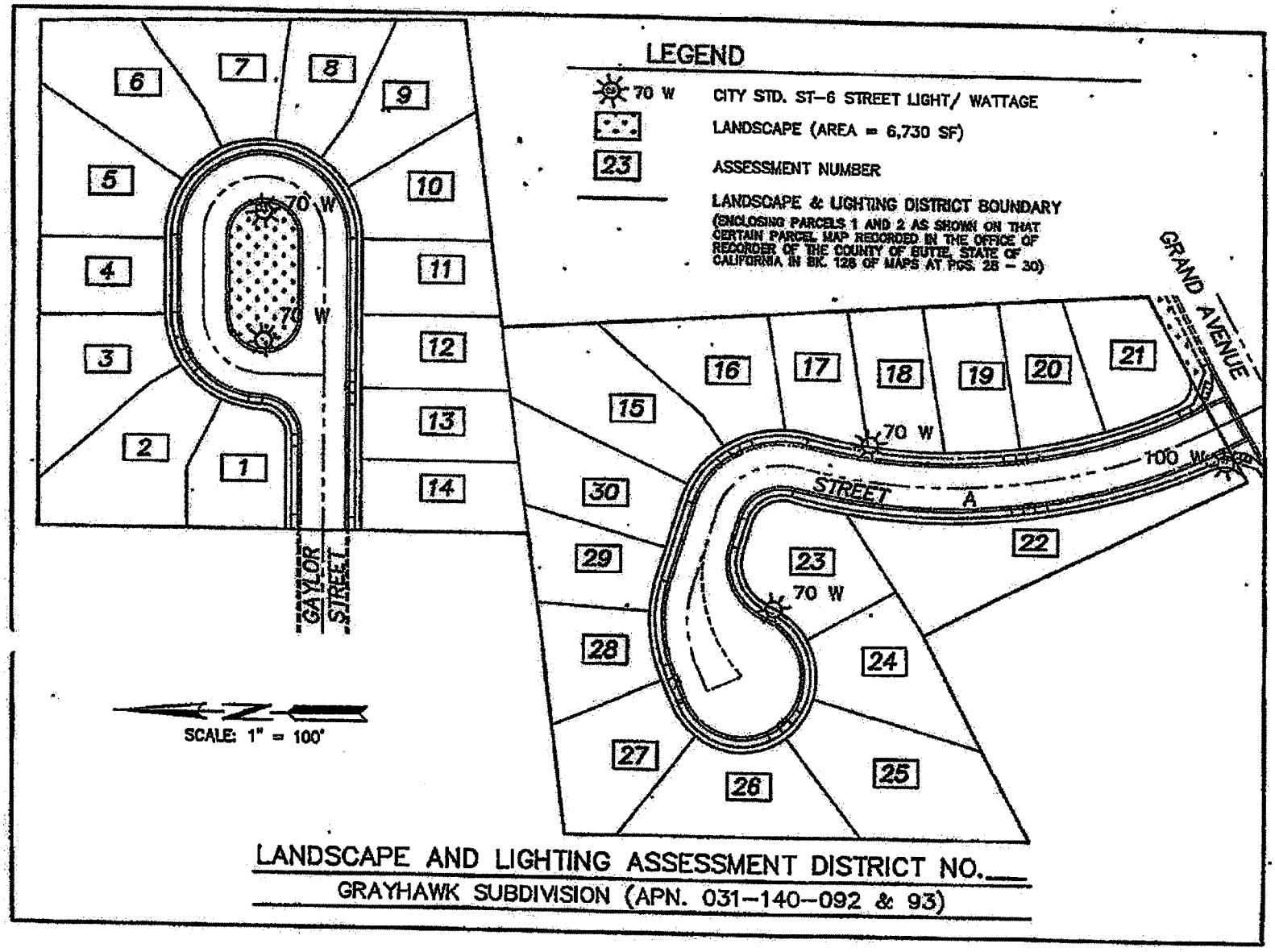


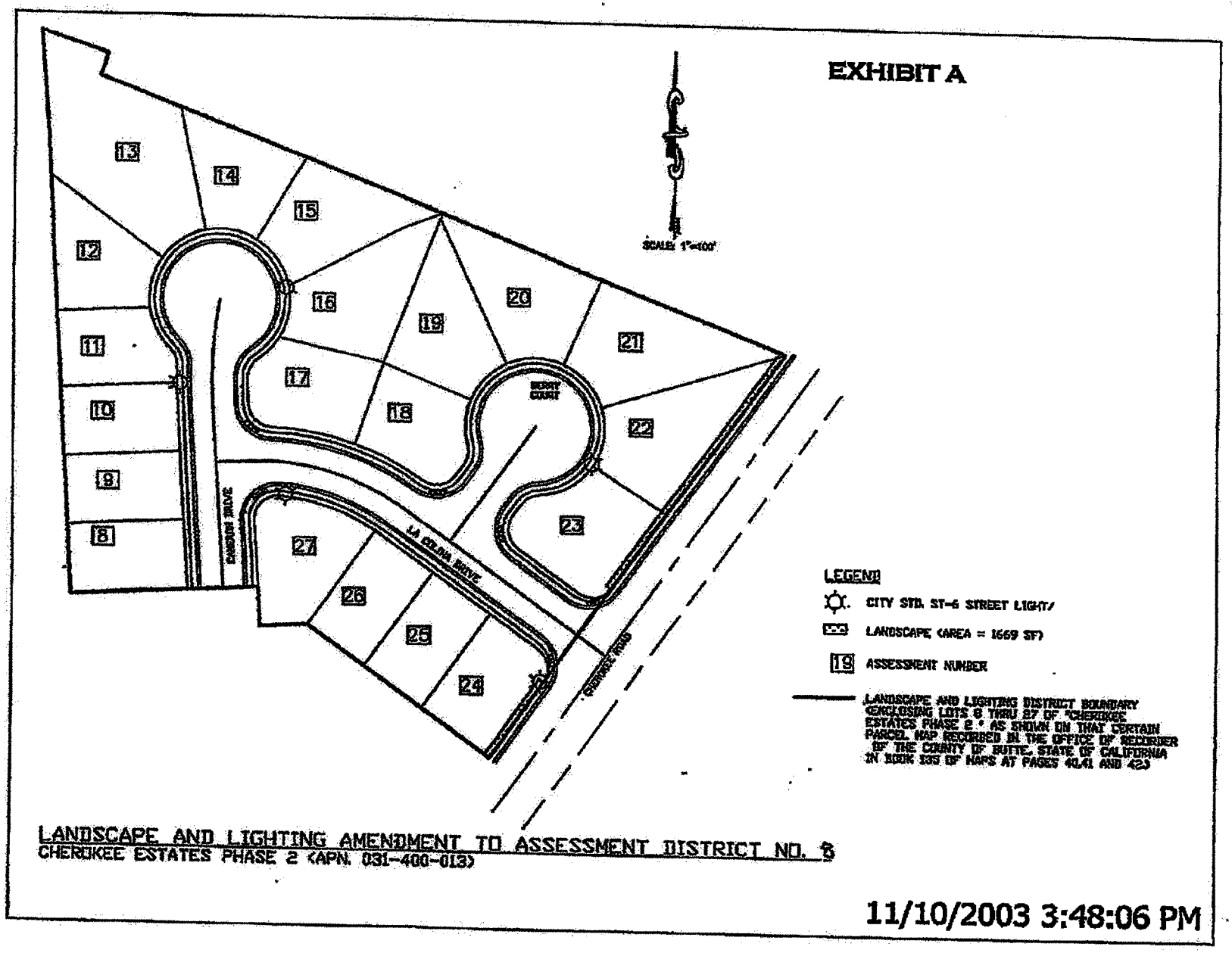
LOCATION MAP

NO SCALE

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO.___

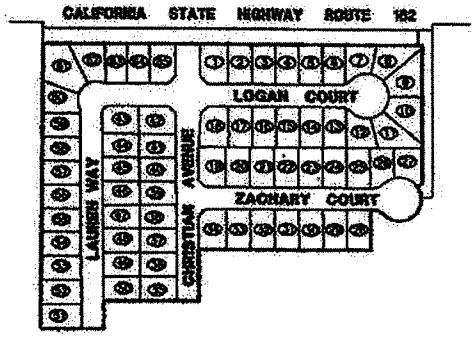
GRAYHAWK SUBDIVISION (APN. 031-140-092 & 93)


LEGEND
70 W
CITY STD. ST-6 STREET LIGHT/ WATTAGE
LANDSCAPE (AREA = 6,730 SF)
23
ASSESSMENT NUMBER
LANDSCAPE & LIGHTING DISTRICT BOUNDARY
(ENCLOSING PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA IN BK. 128 OF MAPS AT PGS. 28 - 30)
GRAND AVENUE
GAYLOR STREET
STREET A
100 W
SCALE: 1" = 100'
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO.___
GRAYHAWK SUBDIVISION (APN. 031-140-092 & 93)


EXHIBIT A
SCALE: 1"=100'
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CHEROKEE DRIVE
LA COLINA DRIVE
MERRY COURT
SKYRIDGE ROAD
LEGEND
CITY STD. ST-6 STREET LIGHT
LANDSCAPE (AREA = 1669 SF)
19 ASSESSMENT NUMBER
LANDSCAPE AND LIGHTING DISTRICT BOUNDARY (ENCLOSING LOTS 8 THRU 27 OF "CHEROKEE ESTATES PHASE 2" AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA IN BOOK 135 OF MAPS AT PAGES 40,41 AND 42)
LANDSCAPE AND LIGHTING AMENDMENT TO ASSESSMENT DISTRICT NO. 5
CHEROKEE ESTATES PHASE 2 (APN. 031-400-013)
11/10/2003 3:48:06 PM

AMENDED ASSESSMENT DIAGRAM
CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ZONE 9 LINKSIDE PLACE - PHASE 1

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



THIS AMENDED ASSESSMENT DIAGRAM SUPERCEDES THE DOCUMENT FILED IN BOOK 9, PAGE 75 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5TH DAY OF September, 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT – LINKSIDE PLACE – PHASE 1, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5TH DAY OF September, 2006, BY ITS RESOLUTION NO. 6809.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 12TH DAY OF January, 2007, AT THE HOUR OF 9:10 A O'CLOCK A.M., IN BOOK 9 AT PAGE 91 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

ASSESSMENT ID

Assessment Number	APN
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2	030-570-002
3	030-570-003
4	030-570-004
5	030-570-005
6	030-570-006
7	030-570-007
8	030-570-008
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11	030-570-011
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65	030-570-065

ASSESSMENT ID

Assessment Number	APN
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104	030-570-104
105	030-570-105

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (30) ASSESSMENT NUMBER

N|B|S
33005 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

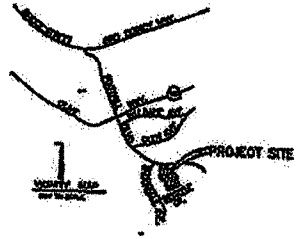
Book 9 Page 91

CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT

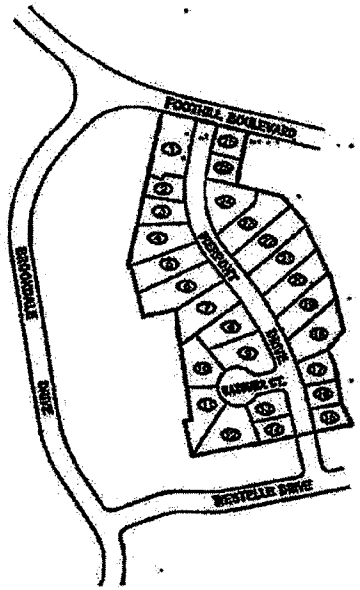
ANNEXATION DIAGRAM
ANNEXATION NO. 1, ZONE 10
(FOOTHILL ESTATES)

SHEET 1 OF 1

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



VICINITY MAP



ASSESSMENT ID

Assessment Number	APN
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FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE
THIS 4TH DAY OF August, 2016.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 1, ZONE 10, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE, AT A REGULAR MEETING THEREOF, HELD ON THE 2ND DAY OF August, 2016, BY ITS RESOLUTION NO. 8262.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 4th DAY OF August, 2016, AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 9 OF ASSESSMENT DISTRICTS, AT PAGE 77, OF MAPS OF ASSESSMENT DISTRICTS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

Elaine Bonnelame
DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

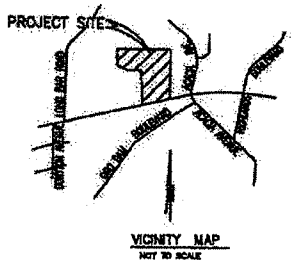
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- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (1) ASSESSMENT NUMBER

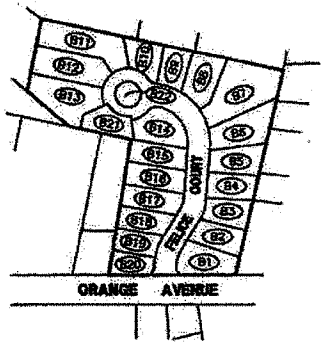
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BOOK 9 PAGE 77

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 2, ZONE 11
(MISSION OLIVE RANCH)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA





ASSESSMENT ID

Assessment Number	APN
81	POR. OF 035-110-014
82	POR. OF 035-110-014
83	POR. OF 035-110-014
84	POR. OF 035-110-014
85	POR. OF 035-110-014
86	POR. OF 035-110-014
87	POR. OF 035-110-014
88	POR. OF 035-110-014
89	POR. OF 035-110-012
810	POR. OF 035-110-014
811	POR. OF 035-110-014
812	POR. OF 035-110-014
813	POR. OF 035-110-013
814	POR. OF 035-110-014
815	POR. OF 035-110-014
816	POR. OF 035-110-014
817	POR. OF 035-110-014
818	POR. OF 035-110-014
819	POR. OF 035-110-014
820	POR. OF 035-110-014
821	POR. OF 035-110-012
822	POR. OF 035-110-014

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 27th DAY OF February 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 2, ZONE 11, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 21st DAY OF February 2006, BY ITS RESOLUTION NO. 6555

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 10th DAY OF FEBRUARY 2006, AT THE HOUR OF 9:01 O'CLOCK A M., IN BOOK 9 AT PAGE 79 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (817) ASSESSMENT NUMBER

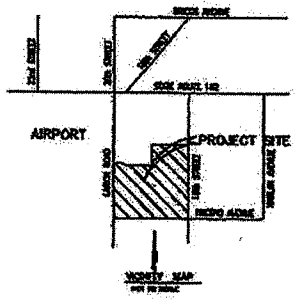
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SCALE: 1" = 200'

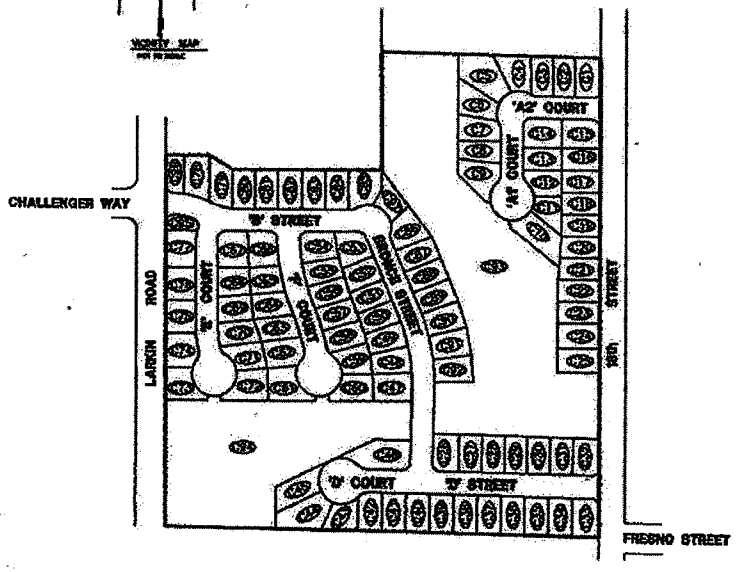
N|B|S
Local Government Solutions

BOOK 9 PAGE 79

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 3, ZONE 12
(VISTA DEL ORO)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA





FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 25th DAY OF July, 2007.

Shawn L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 3, ZONE 12, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 25th DAY OF July, 2007, BY ITS RESOLUTION NO. 4291

Shawn L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 19th DAY OF January, 2008, AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 10 AT PAGE 3 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

Candace J. Grubbs
DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (42) ASSESSMENT NUMBER

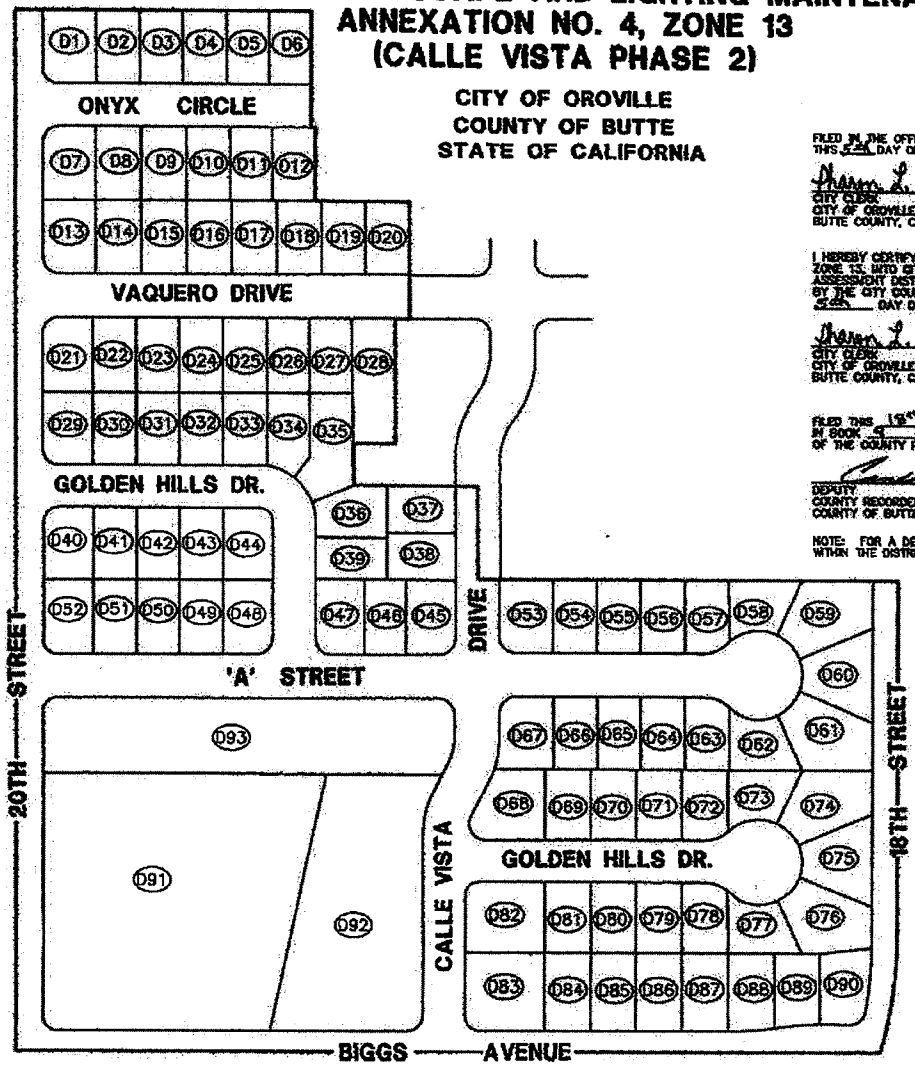
GRAPHIC SCALE
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SCALE: 1" = 200'

N|B|S
3965 Highway 70 South, Suite 110
Riverside, CA 92502
Local Government Solutions

Book 10 Page 3

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 4, ZONE 13
(CALLE VISTA PHASE 2)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS 5th DAY OF July, 2006.

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE MITION DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 4, ZONE 13, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE 5th DAY OF July, 2006, BY ITS RESOLUTION NO. 6735

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 19th DAY OF January, 2007 AT THE HOUR OF 9:01 O'CLOCK A.M. IN BOOK 9 AT PAGE 96 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (817) ASSESSMENT NUMBER

GRAPHIC SCALE
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SCALE: 1" = 100'

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3665 Highway 70 South, Suite 100
Riverside, CA 92502
Local Government Solutions

Book 9 Page 96

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 4, ZONE 13
(CALLE VISTA PHASE 2)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA

ASSESSMENT ID

Assessment Number	APN
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ASSESSMENT ID

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ASSESSMENT ID

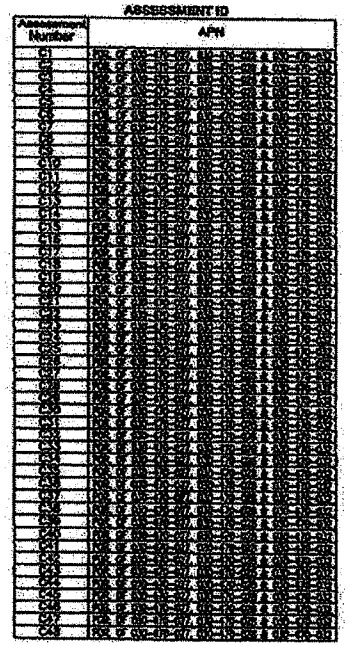
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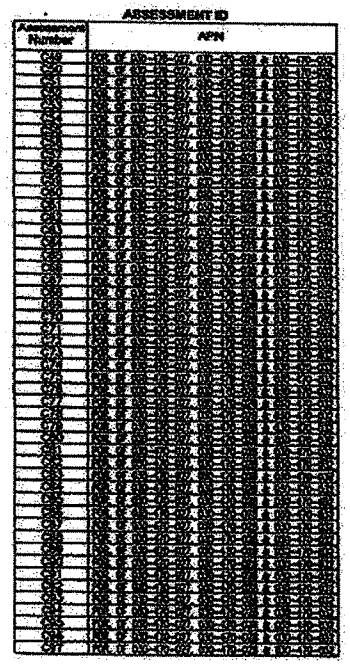
N|B|S
Local Government Solutions

Book 9 Page 97

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 3, ZONE 12
(VISTA DEL ORO)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



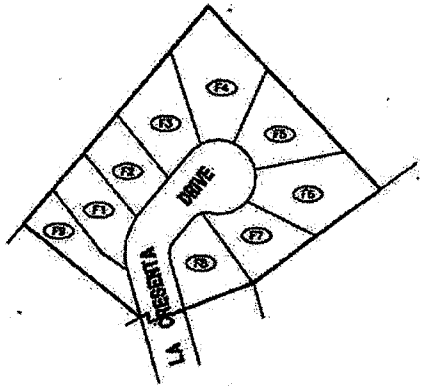


N|B|S
Local Government Solutions

Book 10 Page 4

ANNEXATION DIAGRAM
CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION NO. 6, ZONE 15
(JAKE RICHTER)

CITY OF OROVILLE
COUNTY OF BUTTE
STATE OF CALIFORNIA



ASSESSMENT ID

Assessment Number	APN
P1	POR. OF 031-170-[illegible]
P2	POR. OF 031-170-[illegible]
P3	POR. OF 031-170-[illegible]
P4	POR. OF 031-170-[illegible]
P5	POR. OF 031-170-[illegible]
P6	POR. OF 031-170-[illegible]
P7	POR. OF 031-170-[illegible]
P8	POR. OF 031-170-[illegible]
P9	POR. OF 031-170-[illegible]

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OROVILLE THIS [illegible]DAY OF January, 2002

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION NO. 6, ZONE 15, INTO CITY OF OROVILLE CONSOLIDATED LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OROVILLE AT A REGULAR MEETING THEREOF HELD ON THE [illegible] DAY OF January, 2002 BY ITS RESOLUTION NO. 8850

Sharon L. Atteberry
CITY CLERK
CITY OF OROVILLE
BUTTE COUNTY, CALIFORNIA

FILED THIS 18th DAY OF January, 2002 AT THE HOUR OF 9:01 O'CLOCK A.M., IN BOOK 9 AT PAGE 88 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF BUTTE

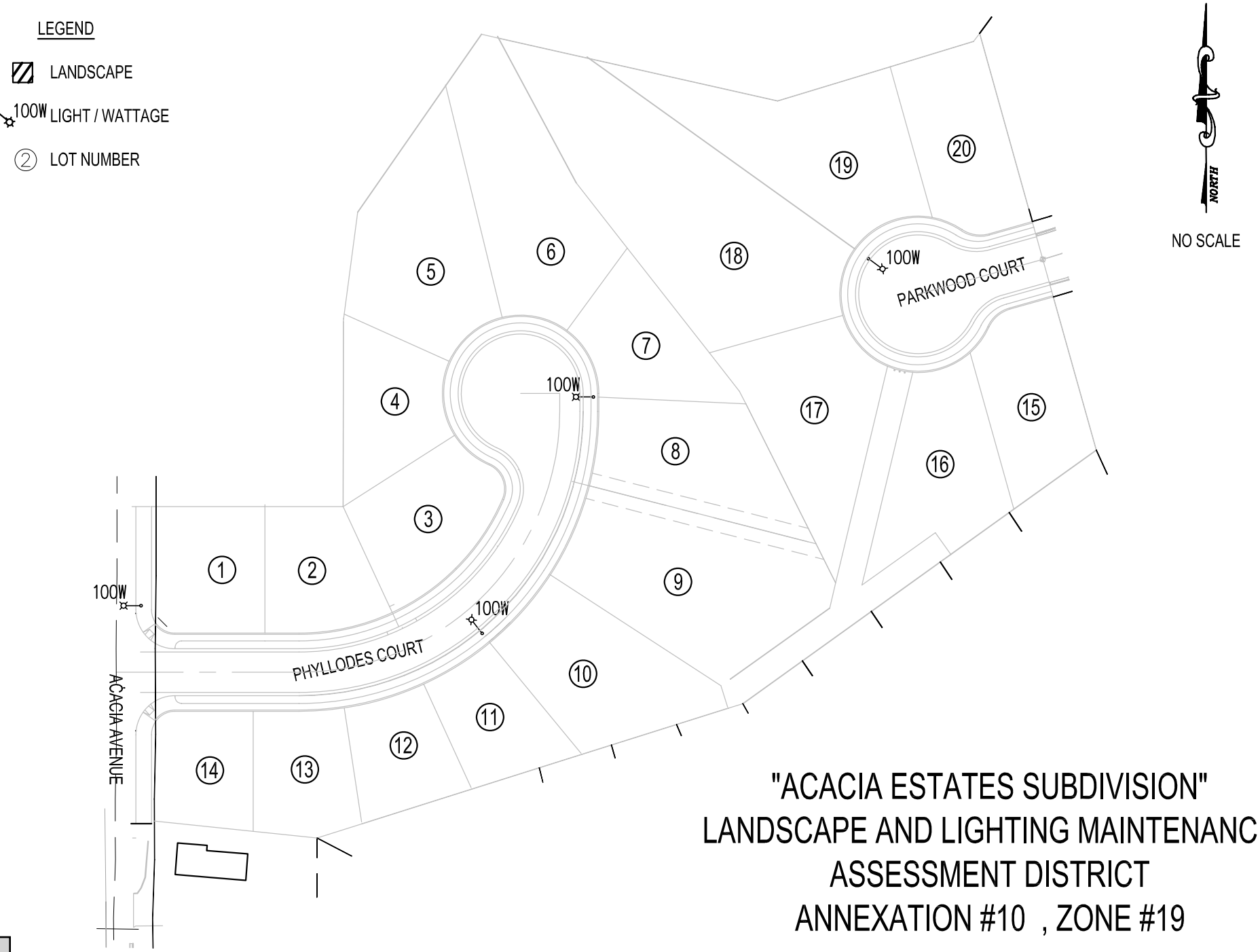
NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF BUTTE ASSESSOR'S MAPS.

LEGEND
- ANNEXATION BOUNDARY
- PARCEL LINES
- (67) ASSESSMENT NUMBER

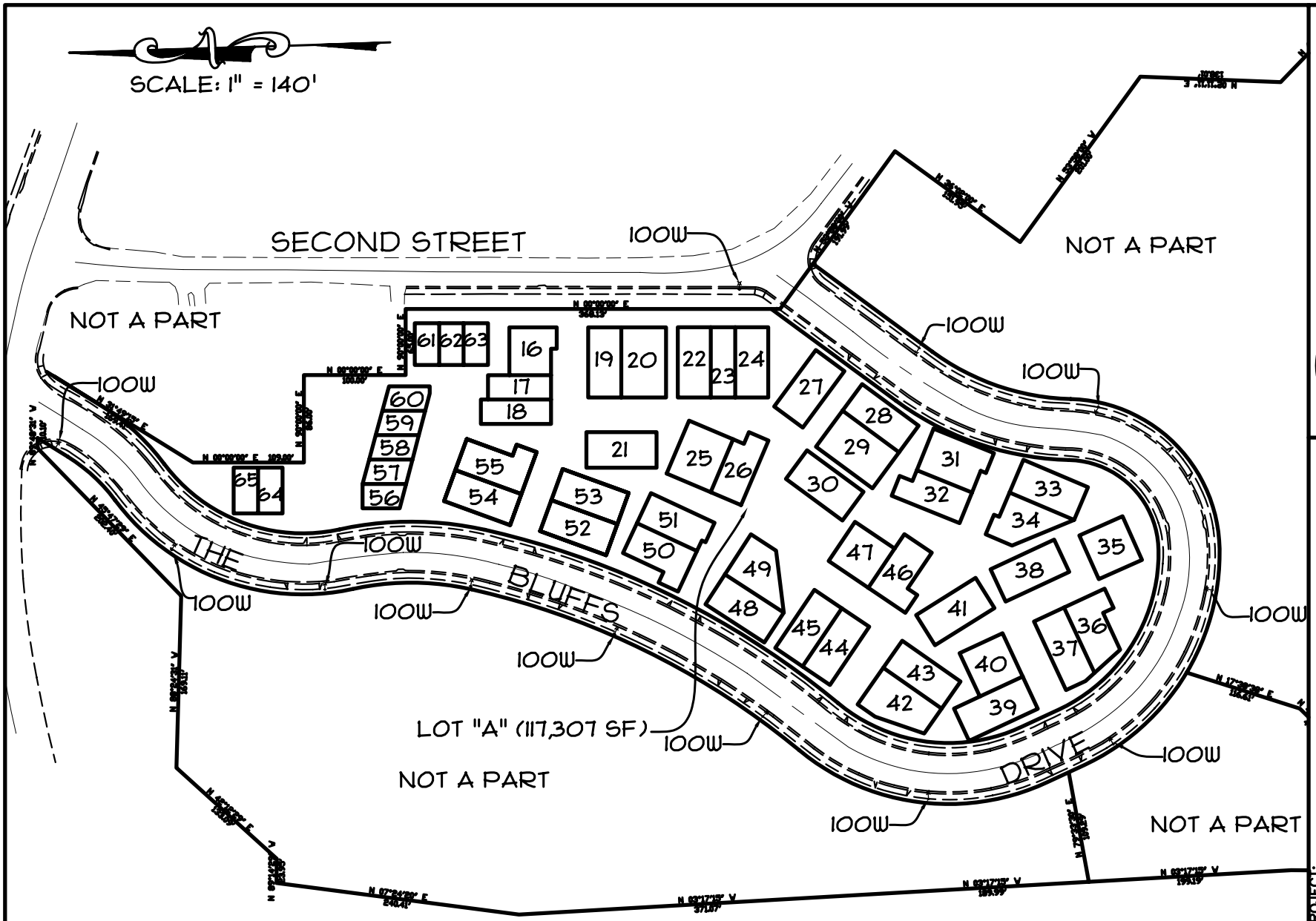
GRAPHIC SCALE
100 50 0 100
SCALE: 1" = 100'

N|B|S
Local Government Solutions

Book 9 Page 88



"ACACIA ESTATES SUBDIVISION"
LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION #10 , ZONE #19



LEGEND:

LOT No. 50

STREET LIGHT WATTAGE 100W

Robertson & Dominick, Inc.
Civil Engineers and Surveyors
888 Manzanita Court, Suite A
Chico, CA 95926
530-894-3500 894-8955 fax
robertson-dominick.com
Chico ◦ Red Bluff ◦ Redding

PROJECT:

FEATHER RIVER BLUFFS
LANDSCAPE and LIGHTING
MAINTENANCE ASSESSMENT DISTRICT
ANNEXATION No. 9, ZONE No. 18

DRAWN BY: FJS

DATE: 5/12/08

SCALE: 1" = 140'

BY:

CITY OF OROVILLE
STAFF REPORT

TO: **MAYOR PITTMAN AND CITY COUNCIL MEMBERS**

FROM: **RUTH DUNCAN, ASSISTANT CITY ADMINISTRATOR-ADMINISTRATIVE SERVICES**

RE: **ANNUAL SANITARY SEWER SERVICE TO BE LEVIED ON THE 2025/26 TAX ROLL**

DATE: **JULY 15, 2025**

SUMMARY

The City Council shall consider a Resolution certifying that the Sewer Service charges to be levied on the 2025/26 tax roll are in compliance with Proposition 218.

DISCUSSION

For the 2025/26 fiscal year, the sewer rate is increasing for both the City and Sewerage Commission Oroville Region (SCOR). There is a planned increase in the monthly wastewater treatment charges for Sewerage Commission – Oroville Region (SCOR) for a total of $25.71 per month. There is a planned increase in the monthly wastewater collection charges for the City of Oroville for a total of $27.88 per month. The total monthly wastewater charges will be $53.59 per month.

The City and SCOR monthly sewer service rates for the next five years is summarized below.

Service Provider	Service	Current	July 1, 2025	July 1, 2026	July 1, 2027	July 1, 2028
SCOR	Wastewater Treatment	24.49	25.71	27.00	28.35	29.77
City of Oroville	Wastewater Collection	26.06	27.88	29.83	31.92	34.15
	Total	47.41	53.59	56.83	60.27	63.92

Both the City's and SCOR's sewer charges are collected through placement on the Butte County property tax bills by the City.

FISCAL IMPACT

Revenue obtained from the sewer collection and treatment charges fund the City's and SCOR's operations, planned maintenance and capital improvement projects.

ACTION REQUESTED -

ADOPT RESOLUTION NO. 9401 - A RESOLUTION OF THE OROVILLE CITY COUNCIL CERTIFYING TO THE COUNTY OF BUTTE THE VALIDITY OF THE LEGAL PROCESS USED TO PLACE DIRECT CHARGES (SPECIAL ASSESSMENTS) ON THE SECURED TAX ROLL AND AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSITION 218 CERTIFICATION OF TAX BILL LEVY FOR FISCAL YEAR 2025/26 SEWER SERVICE CHARGES.

ATTACHMENTS

Resolution No. 9401
Prop 218 or Compliance Certification and Hold Harmless Statement

CITY OF OROVILLE
RESOLUTION NO. 9401

A RESOLUTION OF THE OROVILLE CITY COUNCIL CERTIFYING TO THE COUNTY OF BUTTE THE VALIDITY OF THE LEGAL PROCESS USED TO PLACE DIRECT CHARGES (SPECIAL ASSESSMENTS) ON THE SECURED TAX ROLL AND AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSITION 218 CERTIFICATION OR COMPLIANCE CERTIFICATION AND HOLD HARMLESS STATEMENT OF TAX BILL LEVY

WHEREAS, the notices and election for special assessment fees for the purpose of the collection of sewer service charges to be included on the regular County property tax bill for property owners of the City of Oroville was completed on this day July 15, 2025; and

WHEREAS, the City of Oroville (City) is placing the special assessments on the Butte County secured property tax roll for collection; and

WHEREAS, the City has complied with all laws pertaining to the levy of the special assessments, including compliance certification, to be collected per Health and Safety Code section 5470, et seq; and

WHEREAS, the assessment is being levied without regard to property valuation of the properties involved; and

WHEREAS, the City agrees that it shall be solely liable and responsible, and will defend and hold the County of Butte harmless from any liability as a result of claims or claims for refunds and related interest due filed by taxpayers against any assessments, fees, charges or taxes placed on the roll for the City by the County; and

NOW THEREFORE BE IT RESOLVED by the Oroville City Council that the list submitted with parcel numbers and amounts are certified as being correct, the Finance Director is hereby authorized to sign any documents required and directed to give the list to the Butte County Auditor on behalf of the City for placement on the secured tax roll for collection:

1. Prop 218 or Compliance Certification and Hold Harmless Statement
2. Property Tax Data Bill Form
3. Authority to Approve Direct Assessment Charges
4. Parcel Listing

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on July 15, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Pittman, Mayor

APPROVED AS TO FORM:

David Ritchie, City Attorney

ATTEST:

Brian Ring, City Clerk

PROPOSITION 218 OR COMPLIANCE CERTIFICATION AND HOLD HARMLESS STATEMENT 2025-2026

The City of Oroville certifies the following:

I have read and am familiar with the requirements of Article XIIIC and XIIID of the State Constitution as revised by Proposition 218, including the articles cited below, and believe that all of the taxes, assessments, levies and fees accompanying the **2025-2026** submission to the County-Auditor for inclusion on the Secured Property Tax roll are in compliance with the law.

Article XIII C. Sec. 2 (c) "*Any general tax imposed, extended, or increased, without voter approval, by any local government on or after January 1, 1995, and prior to the effective date of this article, shall continue to be imposed only if approved by a majority vote of the voters voting in an election on the issue of the imposition, which election shall be held within two years of the effective date of this article and in compliance with subdivision (b).*"

Article XIII D. Sec. 5 *"…this article shall become effective the day after the election unless otherwise provided. Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article."*

Article XIII E. Sec. 6 (d) *"Beginning July 1, 1997, all fees or charges shall comply with this section."*

The Agency/District agrees that it shall be solely liable and responsible, and will defend and hold harmless the County of Butte, the Board of Supervisors, the Auditor-Controller, the Tax Collector, its officers and employees, from litigation over whether the requirements of Proposition 218 were met with respect to such levy (levies).

If any judgment is entered against any indemnified party as a result of not meeting the requirements of Proposition 218 for such special tax(es), fee(s) or assessment(s), the Agency/District agrees that County may offset the amount of any judgment paid by an indemnified party from any moneys collected by County on Agency/District's behalf, including property taxes, special taxes, fees, or assessments. In addition, the Agency/District shall be solely liable and responsible and will defend and hold the County and the County Auditor harmless from any and all legal fees or other costs incurred related to such a claim.

By: _____

Mayor, David Pittman

ASSESSMENT TITLE: Sewer Tax Roll TAXCODE: 77001

PLEASE ONLY CHECK ONE:

Is This a Compliance Certification X

Business Assistance and Housing Development

JUNE 2025

Loan Portfolio Balance: $49,302,485.55

Number of Loans	335	Loans in Default	3
Late Payment Notices	1	Late Insurance Notices	0
Annual Inspections Complete	290	Annual Certs Received	268, 3 incomplete, 18 no response

Loans in Default-3

1. 785 Bird St. Notice of Default received and letter to homeowner mailed. The home was listed for sale but fell out of escrow. A Notice of Sale was recorded for 3/19/25. City approved not redeeming this foreclosure and letting it go to the primary lender. Sale was postponed to 7/23/2025.

2. 9 Midway. Notice of Default was recorded 12/30/2024. Letter sent to homeowner without response. Working on Staff Report for council Action. Payoff Sent to primary 5/1/25. Reconveyance was recorded 06/06/2025, City will start foreclosure process with Mid Valley Title. This process takes approximately 4 months to reach the sale date.

Deceased Borrower-1

3. 6 Golden Eagle Rd. Sent letter to the Estate 7/11/2024. Son is applying to assume the loan. Borrower submitted application and is eligible to assume. Staff is preparing the Loan Assumption Agreement to executed.

Loan Portfolio Analysis

Rehab Loans: 30 ($1,050,220)	FTHB Loans: 272 ($18,749,096)
Economic Development Loans: 1($164,767)	Landscape Loans: 3 ($13,051)
Housing Development: 15 ($28,433,986)	City Employee Mortgage: 5 ($175,000)
Lease to Purchase: 4($354,105)	Payoff Requests Processed (2025): 15
Loans Repaid FY -24-25: 17	Payoff Received: $1,333,014

First Time Home Buyer Program-City Program

Applications Received: 3	Applications under Review: 6
Loans Approved: 2	Loans Closed FY 24-25: 9

Applications Received: 3	Applications under Review: 6

First Time Home Buyer Program-County Program administered by City

Program is pending notice from the County if additional funds are being awarded.

Owner Occupied Rehabilitation

Applications Received: 2	Applications under Review: 3
Loans Approved:1	Rehab in Process: 1
Loans Closed FY 24-25: 2	

Grants Submitted FY23-24 and 24-25

1. Permanent Local Housing Allocation (PLHA)22-PLHACOM-17810: $2,500,000 for Lincoln Village Apartments-awarded. Loan was disbursed 01/7/25.
2. 23-ERF-3L-00009 Encampment Resolution Funds-Mission Esperanza: $1,730,450-Awarded.
3. Affordable Housing and Sustainable Communities (AHSC)- Nelson Point Apartments-Not awarded.
4. 2023 Community Development Block Grant Amend 1: Fire Truck Purchase-Not awarded.
5. 20-PLHA-15545 Grant Application for years 21-22 of 5-year allocation $336,105: Owner-occupied Rehabilitation-awarded. Awarded 10/29/24.
6. 2023 HOME Investment Partnership: $500,000 for FTHB program-Awarded.
7. 2024 CDBG Program Income Only: $1,500,000 for FTHB program-Awarded 10/29/24.
8. 2024 CDBG General Allocation: $3,100,000 for Fire Truck, Fire Engine and Fire Equipment-conditional award received.
9. 2024 CDBG General Allocation: $100,000 for Catalyst Domestic Violence-conditional award received.
10. 2024 CDBG General Allocation: $164,486 for South Oroville Drainage Feasibility Study-Conditional award received.
11. 20-PLHA-15545 Grant Application for year 2023 of 5-year allocation $83,338: Owner-occupied Rehabilitation-awarded
12.

Current Project Highlights

1. Lincoln Village Apartments- Completed and currently 100% leased.
2. Lincoln Street Senior Apartments-Submitted Financing package to the State with request for an extension. NTP has been issued and construction will begin soon.

1. Lincoln Village Apartments- Completed and currently 100% leased.
3. Mission Esperanza-Under construction, pallet shelters are being installed, staffing on-boarding and training is underway. Project will be complete by the end of April without power. Projection to open in June 2025 due to not receiving the PGE gear switch for power until June. Awarded and disbursed Housing Program Fund grant of $100,000 for operations. Should be complete by end of July, excluding the power.
4. Neighborhood Cleanup Program- grant is 95% expended.
5. Improvements to Oroville Convention Center-Project complete. Grant is 100% expended, but still expending general administration.
6. Veteran's Village-City released Tranche 1 on 09/25/2024 to VHDC. Plans and Specs, environmental review underway. The City solar array was built in the City easement to access the project, working with VHDC and City engineering to determine remedy.
7. Prepared the required updates to HOME Program Guidelines and security documents. These were submitted to the State for approval. Pending.
8. 3235 Burlington Ave.-Foreclosure complete, Exempt Surplus Property submitted and approve by State. The City will list it in February 2025 due to repairs suggested by City's realtor. City received a full price offer and will be requesting City approval at the May 6, 2025 Council Meeting. Dry rot and other work was found during the construction phase, requesting approval from council to make repairs.
9. Website update in progress
10. Annual Portfolio Certification and Drive-by Inspections are underway for 2025, will be ongoing until complete.