

**ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE
TURNED OFF IN THE COUNCIL CHAMBERS**

**A G E N D A
REEDLEY CITY COUNCIL MEETING**

7:00 P.M.

TUESDAY, MAY 28, 2024

**Meeting Held in the Council Chambers
845 "G" Street, Reedley, California
www.reedley.ca.gov**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or to request translation services, should be made 48 hours prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

Unless otherwise required by law to be accepted by the City at or prior to a Council meeting or hearing, no documents shall be accepted for Council review unless they are first submitted to the City Clerk by the close of business one day prior to said Council meeting/hearing at which the Council will consider the item to which the documents relate, pursuant to the adopted City Council Protocols.

**The meeting will be held in person and may be observed remotely via Zoom or at:
<http://www.reedley.com/livestream.php>.**

Public comment may be made in person or submitted in writing. Members of the public who wish to provide written comments are encouraged to submit their comments to the City Clerk at ruthie.greenwood@reedley.ca.gov by the close of business one day prior to the start of the meeting to ensure that the comments will be available to the City Council. Please indicate the agenda item number to which the comment pertains. Written comments that do not specify a particular agenda item will be marked for the general public comment portion of the meeting. A copy of any written comment will be provided to the City Council at the meeting. Please note that written comments received will not be read aloud during the meeting, but will be included with the meeting minutes.

Anita Betancourt, Mayor

Matthew Tuttle, Mayor Pro Tem
Mary Fast, Council Member

Suzanne Byers, Council Member
Scott Friesen, Council Member

MEETING CALLED TO ORDER

INVOCATION- Silvia Rios, Reedley Police Department Support Team

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

PUBLIC COMMENT – Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Council as each item is brought up for discussion.

NOTICE TO PUBLIC

CONSENT AGENDA items are considered routine and a recommended action for each item is included, and will be voted upon as one item. If a Councilmember has questions, requests additional information, or wishes to comment on an item, the vote should not be taken until after questions have been addressed or comments made, and the public has had an opportunity to comment on the **Consent Agenda** items. If a Councilmember wishes to have an item considered individually or change the recommended action, then the item should be removed and acted upon as a separate item. A Councilmember's vote in favor of the **Consent Agenda** is considered and recorded as a separate affirmative vote in favor of each action listed. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered **Consent** items.

CONSENT AGENDA (Item 1-7)

1. APPROVAL OF MINUTES OF THE SPECIAL AND REGULAR COUNCIL MEETINGS OF MAY 14, 2024 - (City Clerk)
Staff Recommendation: Approve
2. RECOMMENDATION OF REJECTION OF CLAIM-ENRIQUE SANDOVAL– (Administrative Services)
Staff Recommendation: Approve Claim Rejection
3. APPROVE THE FOLLOWING ACTIONS ASSOCIATED WITH FUNDING PROVIDED THROUGH FRESNO COUNTY SUPERINTENDENT OF SCHOOLS (FCSS) FOR THE EXPANDED LEARNING PROGRAMS (ELP) AT T.L. REED AND WASHINGTON SCHOOL SITES
 - A. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE SITE CONTRACTS AND SUPPORTING DOCUMENTS WHICH PROVIDE ELEMENTARY AND SECONDARY SCHOOL EMERGENCY RELIEF FUNDING (ESSER) TO FUND A PORTION OF THE 2024 SUMMER EXPANDED LEARNING PROGRAM (ELP)
 - B. APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE SITE CONTRACTS AND SUPPORTING DOCUMENTS PROVIDING AFTER SCHOOL EDUCATION AND SAFETY FUNDING (ASES) FOR THE 2024-2025 SCHOOL YEAR EXPANDED LEARNING PROGRAM (ELP)

(Community Services)

Staff Recommendation: Approve

4. ADOPT RESOLUTION NO. 2024-039, A RESOLUTION OF THE CITY OF REEDLEY REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO TO CONSOLIDATE THE CITY OF REEDLEY ELECTION WITH THE STATEWIDE GENERAL ELECTION AND RENDER SPECIFIED SERVICES RELATING TO THE CONDUCT OF A MUNICIPAL ELECTION-(City Clerk)
Staff Recommendation: Approve
5. ADOPT RESOLUTION NO. 2024-040 AMENDING THE CONFLICT OF INTEREST CODE OF THE CITY OF REEDLEY– (City Clerk)
Staff Recommendation: Approve
6. ADOPT RESOLUTION NO. 2024-041 ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-25– (Administrative Services)
Staff Recommendation: Approve
7. ADOPT RESOLUTION NO. 2024-048 APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 6408– (Community Development & Engineering)
Staff Recommendation: Approve

PUBLIC HEARING

8. ADOPT RESOLUTION NO. 2024-049 LEVYING THE FISCAL YEAR 2024-2025 ANNUAL ASSESSMENTS FOR THE CITY OF REEDLEY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1– Report, discussion and/or other Council action to approve, modify, and/or take other action as appropriate- (Engineering)
Staff Recommendation: Approve

RECEIVE INFORMATION & REPORTS

These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours.

9. REEDLEY PLANNING COMMISSION MINUTES OF REGULAR MEETING OF MARCH 21, 2024 – Community Development

COUNCIL REPORTS

10. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

STAFF REPORTS

11. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS

CLOSED SESSION

12. GOVERNMENT CODE SECTION 54957.6

Conference with Labor Negotiators

Agency Representatives: City Manager & Assistant City Manager

Employee Organization: Reedley Public Safety Employees Association & General Services Unit

RECONVENE TO OPEN SESSION

ADJOURNMENT

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing revised agenda was posted in accordance with the applicable legal requirements. Dated this 24th day of May 2024.



Ruthie Greenwood, City Clerk

Dates to Remember:

June 11, 2024 – Regular Meeting

June 25, 2024- Regular Meeting

REEDLEY CITY COUNCIL MEETING – May 14, 2024

A complete audio record of the minutes is available at www.reedley.ca.gov

The special meeting of Reedley City Council called to order by Mayor Betancourt at 6:00 p.m. on Tuesday, May 14, 2024 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

ROLL CALL

Council Members

Present: Suzanne Byers, Mary Fast, Scott Friesen, Matthew Tuttle, Anita Betancourt

Absent: None.

WORKSHOP

- 1. PROPOSED FISCAL YEAR 2024-25 BUDGET – No Action to be taken

The Reedley City Budget is available on the City website: www.reedley.ca.gov

BUDGET PRESENTATIONS AND DISCUSSIONS:

A. OPENING COMMENTS BY CITY MANAGER

Council was shown a video of City Manager, Nicole Zieba who introduced the budget workshop. Ms. Zieba discussed the balanced budget and shared how inflation has impacted the overall budget. The second workshop is scheduled for May 28, 2024 at 6pm with the final budget adoption scheduled for June 11, 2024

B. BUDGET SUMMARY AND OVERALL FISCAL POSITION FOR FY 2024/25

Assistant City Manager, Paul Melikian presented the overall proposed City budget and answered questions asked by Council.

Mayor Betancourt requested to recess the special meeting until the conclusion of the regular meeting.

RECESS

6:52PM-8:06PM

C. ADMINISTRATION

Assistant City Manager, Paul Melikian reviewed the budget for administration and answered questions.

D. ADMINISTRATIVE SERVICES

Mr. Melikian presented the proposed Administrative Services budget and answered questions asked by Council.

E. COMMUNITY DEVELOPMENT DEPARTMENT

Community Development Director, Rodney Horton presented and reviewed the Community Development and Building Department budget. He reviewed the Planning Division goals. Mr. Horton provided information on the Building Department Division accomplishments and discussed all the construction happening in town. At the conclusion Mr. Horton answered questions asked by Council.

F. COMMUNITY SERVICES DEPARTMENT

Community Services Director, Sarah Reid stated that the Community Services Department encompassed a variety of divisions and programs and some of the accomplishments of the department. Ms. Reid addressed the 2024-25 proposed budget for the department, reviewing the department’s expenditures and

REEDLEY CITY COUNCIL MEETING – May 14, 2024

ADJOURNMENT

Mayor Betancourt adjourned the special meeting at 9:13 p.m.

Mayor Anita Betancourt

ATTEST:

Ruthie Greenwood, City Clerk

REEDLEY CITY COUNCIL MEETING –May 14, 2024

A complete audio record of the minutes is available at www.reedley.ca.gov

The meeting of Reedley City Council called to order by Mayor Betancourt at 7:00 p.m. on Tuesday, May 14, 2024 in the City Hall Council Chambers, 845 “G” Street, Reedley, California.

INVOCATION – Rev. Mieko Majima, Reedley Buddhist Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Byers.

ROLL CALL

Council Members

Present: Suzanne Byers, Mary Fast, Scott Friesen, Matthew Tuttle and Anita Betancourt

Absent: None.

AGENDA APPROVAL – ADDITIONS AND/OR DELETIONS

Council Member Tuttle motioned, Council Member Friesen seconded to accept and approve agenda.

Motion unanimously **carried**.

PUBLIC COMMENT

None.

CONSENT AGENDA (Item 1-4)

Mayor Betancourt asked that item 4 be discussed prior to the vote. Police Chief Garza answered questions about the item.

Council Member Tuttle moved, Council Member Fast seconded to accept, approve and adopt all items listed under the **CONSENT AGENDA**.

1. APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING OF APRIL 23, 2024 – *Approved*
2. RECOMMENDATION OF REJECTION OF CLAIM-DAVID HE –*Approved Claim Rejection*
3. APPROVE AND AUTHORIZE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR REIMBURSEMENT FOR UPSIZING AND EXPANSION OF PUBLIC IMPROVEMENTS INSTALLED IN CONNECTION WITH PARCEL MAP NO. 2022-1 (WILLOW GROVE)– *Approved*
4. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF REEDLEY BETWEEN THE CITY OF REEDLEY AND KINGS CANYON UNIFIED SCHOOL DISTRICT FOR THE REEDLEY PEACE BUILDING INITIATIVE (RPBI) FOR THE 2024-2025 FISCAL YEAR– *Approved*

ADMINISTRATIVE BUSINESS

5. ANNUAL MILITARY EQUIPMENT REPORT AS PER REEDLEY CITY ORDINANCE 5-14-5: REPORTS ON THE USE OF MILITARY EQUIPMENT

Police Chief Garza explained Assembly Bill 481 mandates that a law enforcement agency must secure approval from the governing body for the continued use and reporting of equipment employed during the prior calendar year. Items determined to be considered military equipment per the Assembly Bill 481 are tools which have been used by law enforcement to enhance community safety and officer safety.

REEDLEY CITY COUNCIL MEETING –May 14, 2024

The term military equipment does not necessarily indicate equipment that has been used by or purchased from the military. Items include drones, command vehicles, pepper balls, less lethal projectile launchers and distraction devices. If the police departments did not have the ability to use the tools which are now classified as military equipment it would jeopardize the safety of the community and the peace officers.

Council Member Tuttle motioned to approve but added his motion included a motion to renew the city ordinance in accordance with Government Code 7071(e)(1). Council Member Byers seconded the motion to accept the ANNUAL MILITARY EQUIPMENT REPORT AS PER REEDLEY CITY ORDINANCE 5-14-5: REPORTS ON THE USE OF MILITARY EQUIPMENT
Motion unanimously **carried**.

WORKSHOP

6. REEDLEY CHAMBER OF COMMERCE UPDATE

Greater Reedley Chamber of Commerce President and Chief Executive Officer Erik Valencia provided an update on events and plans for the future.

RECEIVE INFORMATION & REPORTS

These items are formal transmittals of information to the Reedley City Council. They are not voted upon by the Reedley City Council. Members of the public who have questions on these items are suggested to call City staff members during regular business hours

7. REEDLEY TRAFFIC SAFETY COMMISSION MINUTES OF REGULAR MEETING OF DECEMBER 14, 2023 – Engineering

COUNCIL REPORTS

8. BRIEF REPORT BY COUNCIL MEMBERS ON CITY RELATED ACTIVITIES AS AUTHORIZED BY THE BROWN ACT AND REQUESTS FOR FUTURE AGENDA ITEMS.

Council Member Friesen:

- Discussed the Sierra Agra tour he attended

Council Member Fast

- Also discussed the Sierra Agra tour she attended
- Discussed the Council of Governments meeting she attended and provided an update
- Mentioned the Vietnam Veterans Memorial Wall event she attended in Dinuba
- Attended an Air Board Advisory Committee meeting and provided a brief update
- Shared about the Street Fair event she attended in Reedley

Council Member Byers

- Discussed a webinar she attended
- Mentioned the Reedley Police Department Community Member Academy she attended

Mayor Betancourt

- Discussed the increase in graffiti seen in the community
- Shared about the Vietnam Veterans Memorial Wall event she also attended

STAFF REPORTS

9. UPDATES AND/OR REPORTS BY CITY MANAGER AND/OR STAFF MEMBERS.

None.

ADJOURNMENT

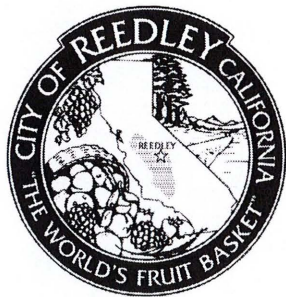
Mayor Betancourt adjourned the regular meeting at 7:59 p.m.

REEDLEY CITY COUNCIL MEETING –May 14, 2024

Mayor Anita Betancourt

ATTEST:

Ruthie Greenwood, City Clerk



REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 2

DATE: May 28, 2024

TITLE: RECOMMENDATION OF REJECTION OF CLAIM – ENRIQUE SANDOVAL

SUBMITTED: Amar Bains, Accountant *AB*

REVIEWED: Paul A. Melikian, Assistant City Manager

APPROVED: Nicole R. Zieba, City Manager *NZ*

RECOMMENDATION

That the City Council reject the claim received from Enrique Sandoval on April 24, 2024. The claim was referred to Acclamation Insurance Management Services (AIMS) for investigation and recommendation to the City.

BACKGROUND

According to the Claim Form filed by Enrique Sandoval hereinafter referred to as "Claimant", on October 29, 2023, Reedley Police Officers exercised excessive and unreasonable force against him during his arrest. As a result, Claimant suffered broken ribs, pinched nerves and experienced head and back pain. In the original claim, the Claimant was seeking compensation in the amount of \$1 million from the City resulting from his inability to work and multiple doctor and chiropractor visits.

AIMS recommended the City to send a Notice of Insufficiency which was mailed to the Claimant on April 25, 2024. The response provided by Claimant was not enough to clear the insufficiency.

AIMS has therefore recommended that the claim be rejected.

Pursuant to Government Code Section 912.4, the City Council must act upon a claim within 45 days after receipt. If there is no official action by Council, the claim is deemed to be rejected on the last day. Denial by minute order action provides a clearly defined rejection date and allows AIMS to begin their investigation and take appropriate action to resolve the claim in a timely manner.

ATTACHMENTS

1. Claim

CLAIM FORM

(Please Type Or Print)

CLAIM AGAINST Reedley Police Dep.
(Name of Entity)

Claimant's name: Enrique Sandoval

SS#: [REDACTED] DOB: [REDACTED] Gender: Male Female

Claimant's address: [REDACTED]

Address where notices about claim are to be sent, if different from above: _____

Date of incident/accident: 10-29-2023

Date injuries, damages, or losses were discovered: 10-29-2023

Location of incident/accident: 13th St and 1st North West corner

What did entity or employee do to cause this loss, damage, or injury? excessive use of force body slammed
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What are the names of the entity's employees who caused this injury, damage, or loss (if known)?
[REDACTED]

What specific injuries, damages, or losses did claimant receive? multiple broken ribs, pinched nerves resulting in paralyzing pain in head & back
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What amount of money is claimant seeking or, if the amount is in excess of \$10,000, which is the appropriate court of jurisdiction. Note: If Superior and Municipal Courts are consolidated, you must represent whether it is a "limited civil case" [see Government Code 910(f)] 1,000,000

How was this amount calculated (please itemize)? numerous dr visits still on going, along with chiropractor visits
(Use back of this form or separate sheet if necessary to answer this question in detail.)

Date Signed: 4-23-2024 Signature: [Signature]

If signed by representative:
Representative's Name _____ Address _____
Telephone # _____
Relationship to Claimant _____

- Forced to sleep sitting down for more than one and a half months due to the pain on my rib cage

- not being able to work for over five months and provide for my family I fell behind now on all my bills since I was the sole provider in my home.

- on going dr and chiropractic visits due to headaches, dizziness, and back pain that comes and goes after the incident happened.

- Officer [REDACTED] was informed by myself of the injury immediately after it occurred that he had hurt me and to make sure his body camera was on I also asked him several times to identify himself but he never did I also told him to take me to the hospital that I was hurt but when EMS arrived at the scene he lied to the other officer about anybody needing paramedics.

- reedley hospital told me I was bruised but nothing else was wrong with me when I was taken to the E.R. the truth was I had my 8, 9 ribs broken later confirmed by my dr. I do not know if that told to me by reedley hospital was an honest mistake.

- This is the my response to the claim against reedley Police dep. (repair estimate) (5-10-24) Enrique Sandoval

- my civil rights were violated when I was illegally stoped, detained and body slammed what is the correct compensation or that I dont know?

- Five months of not being able to work due to my injuries (20 days x \$140.00 \$16,800)

- numerous dr visits and chiropractor visits that are still on going til this day. causing me to miss work ~~and~~ not being able to provide for my kids.

- two broken ribs number 8 and 9 along with Pictures of bruises to my left arm From that day from were officer [redacted] grabbed me what that is worth I do not know?

- pain and suffering From the officers actions what that is worth I do not know?

- debilitating headaches that come and go after the bodyslam happened due to pinch nerves on my neck what that is worth I do not know?

- I am trying to reach an agreement without a lawyer but as adult I leave it up to the city for the correct compensation.



REEDLEY CITY COUNCIL

- Consent**
- Regular Item**
- Workshop**
- Closed Session**
- Public Hearing**

ITEM NO: 3

DATE: May 28, 2024

TITLE: APPROVE THE FOLLOWING ACTIONS ASSOCIATED WITH FUNDING PROVIDED THROUGH FRESNO COUNTY SUPERINTENDENT OF SCHOOLS (FCSS) FOR THE EXPANDED LEARNING PROGRAMS (ELP) AT T. L. REED AND WASHINGTON SCHOOL SITES:

- A) APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE SITE CONTRACTS AND SUPPORTING DOCUMENTS WHICH PROVIDE ELEMENTARY AND SECONDARY SCHOOL EMERGENCY RELIEF FUNDING (ESSER) TO FUND A PORTION OF THE 2024 SUMMER EXPANDED LEARNING PROGRAM (ELP)
- B) APPROVE AND AUTHORIZE THE CITY MANAGER TO SIGN THE SITE CONTRACTS AND SUPPORTING DOCUMENTS PROVIDING AFTER SCHOOL EDUCATION AND SAFETY FUNDING (ASES) FOR THE 2024-2025 SCHOOL YEAR EXPANDED LEARNING PROGRAM (ELP)

SUBMITTED: Sarah Reid
Community Services Director

APPROVED: Nicole R. Zieba
City Manager

RECOMMENDATION

Approve the following actions associated with the funding provided through Fresno County Superintendent of Schools (FCSS) for the Expanded Learning Programs (ELP) at T. L. Reed and Washington School sites: A) Approve and authorize the City Manager to sign Site Contracts and supporting documents which provide Elementary and Secondary School Emergency Relief funding (ESSER) to fund a portion of the 2024 summer Expanded Learning Program (ELP); B) Approve and authorize the City Manager to sign the Site Contracts and supporting documents which provide After School Education and Safety funding (ASES) for the 2024-25 school year Expanded Learning Program (ELP).

EXECUTIVE SUMMARY

The City of Reedley has provided services for the Expanded Learning Programs (ELP) at T. L. Reed and Washington School sites since 2006. The programs were originally funded through the passing of Proposition 49 which provided the ASES grant. Over the years, staff has seen the programs evolve and

grow as funding sources have changed. Currently ELPs are funded by ASES which funnels through FCSS and Expanded Learning Opportunities Programs (ELOP) which funnels through Kings Canyon Unified School District (KCUSD).

The City of Reedley signed a Master Program Provider Agreement in July of 2022 to continue as the service provider for funding associated with ASES. Because of this, the City of Reedley is only required to submit the Site Contracts which layouts the staff costs for the 2024-25 school year. All staff hourly wages and terms fall under the Master Program Provider Agreement.

Last summer ELPs were provided additional funding through ESSER to pay for supplies and staff costs associated with summer programs. This funding was provided through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. At that time staff was led to believe ESSER was a one-time funding source. FCSS notified the City of Reedley on April 17, 2024, that there was still funding available through ESSER to fund a portion of the 2024 summer ELP which can be used towards staff costs and supply expenses, but only for summer programs. Because the City of Reedley has a Master Program Provider Agreement in place with FCSS, only the Site Contracts are required to receive this funding.

FISCAL IMPACT

The City of Reedley was not aware of the availability of more ESSER funding until after the Memorandum of Understanding (MOU) with KCUSD was presented to the City Council on March 12, 2024. This item included Resolution No. 2024-018 appropriating funding in the General Fund for the 2024 summer ELP using ELOP funding. Staff will submit an Administrative Budget Amendment reclassifying the appropriated funding from the expenditure and revenue accounts associated with ELOP funding and into the expenditure and revenue accounts associated with ESSER funding for expenses through June 30, 2024. T. L. Reed is receiving a larger allocation of funding since it is a kindergarten-eight grade site. There is an additional Site Contract for T. L. Reed to cover the expenses from July 1, 2024-July 22, 2024. Once the City of Reedley 2024-25 Fiscal Year Budget is adopted, staff will submit an Administrative Budget Amendment for the costs after July 1, 2024 since these costs fall under a different fiscal year. KCUSD was made aware of this additional funding.

The funding associated with ASES for the 2024-2025 school year ELP have been assumed in the City's Proposed 2024-25 Fiscal Year Budget.

PRIOR COUNCIL ACTIONS

On March 12, 2024 City Council approved a Memorandum of Understanding with KCUSD to fund the 2024 summer ELP at T. L. Reed and Washington school sites. Budget Amendment Resolution No. 2024-018 was adopted appropriating funding for these programs.

On June 14, 2022 City Council approved the Master Program Provider Agreement with FCSS to continue acting as the service provider for funding related to the ASES grant. This same contract covers the use of ESSER funding. The agreement has a three (3) year term with an option of two 1-year extensions.

ATTACHMENTS

1. FCSS Site Contracts for ESSER funding
2. FCSS Site Contracts for ASES funding

contract covers the use of ESSER funding. The agreement has a three (3) year term with an option of two 1-year extensions.

ATTACHMENTS

1. FCSS Site Contracts for ESSER funding
2. FCSS Site Contracts for ASES funding

SITE CONTRACT - EXPANDED LEARNING PROGRAM

("Site Contract")

SITE NO.: 1 C

"Site Contract Term": 07/01/2024 to and including 06/30/2025 (*must be within Master Contract Term*)

1. Contractor: <u>City of Reedley</u>	
2. School District: <u>Kings Canyon Unified School District</u>	School Site: <u>Thomas Law Reed</u>
3. Required Minimum Daily Attendance: <u>112</u>	Estimated Minimum Students to be Served: <u>230</u>
4. Type of Services Required (<i>mark one</i>) : <input checked="" type="checkbox"/> Base Services <input type="checkbox"/> Supplemental Services	
5. Program Start Date: July 1, 2024	Program End Date: June 30, 2025
No. of "Program Days": 190 (includes <u>10</u> days for set up before and <u> </u> days for clean up after conclusion of After School Program)	
6. Program Days (<i>mark one and complete as applicable</i>) : <input checked="" type="checkbox"/> Monday - Friday <input type="checkbox"/> Other (<i>specify day(s)</i>) : <u> </u>	
7. "Program Hours" (<i>mark one and complete</i>) <input checked="" type="checkbox"/> Regular Program Day Schedule: 12:00pm-9:30pm <input type="checkbox"/> Early Release Program Day Schedule: 12:00pm-9:30pm <input type="checkbox"/> (<i>Mark if applicable and complete</i>) : The Program <input type="checkbox"/> Early Release Program Day (<i>mark as applicable</i>) : Hours stated above include <u> </u> minutes/hour per <u> </u> Mon <u> </u> Tue <input checked="" type="checkbox"/> Wed <u> </u> Thu <u> </u> Fri Program Day for Contractor to prepare and set up and <u> </u> hour/minutes for Contractor for clean up.	

This Site Contract is entered into pursuant to the Master Program Provider Agreement ("Master Contract"), effective July 1, 2022 and entered into by and between Contractor and Fresno County Superintendent of Schools ("FCSS"). This Site Contract incorporates by reference the terms and conditions of the Master Contract. Except as stated in this Site Contract, all terms and conditions of the Master Contract and amendments thereto, if any, shall remain in full force and effect in accordance with the terms and conditions stated therein and all terms used in this Site Contract shall have the same meaning as in the Master Contract. If any terms or provisions of this Site Contract conflict with any terms or conditions of the Master Contract, the terms and conditions of the Master Contract shall govern.

Contractor shall provide the Staff Position stated below to perform the Services, as indicated above, at the School Site. **The Staff Position No., Title, and Staff Position Hourly Rate stated below shall match those stated in the Staff Positions and Staff Position Hourly Rates Schedule (RFP Document D-2).** Unless specifically stated in this Site Contract, Contractor shall not charge FCSS, and FCSS shall not be obligated to pay Contractor, for any time in excess of the Program Hours stated in this Site Contract, any Staff Position that is not stated on this Site Contract and RFP Document D-2, or any Staff Position Hourly Rate that is not stated on this Site Contract and RFP Document D-2.

Staff Position No.	Title of Staff Position	A1 No. of Staff Positions to be Provided	A2 Staff Position Hourly Rate	"Regular Program Day"			"Early Release Program Day"		
				A3 No. of Program Days	A4 No. of Program Hours Per Program Day	A5 <u>Subtotal</u> A1XA2XA3XA4	A6 No. of Program Days	A7 No. of Program Hours Per Program Day	A8 <u>Subtotal</u> A1XA2XA6XA7
12	Assistant Site Coordinator 6	1	\$ 28.50	152	4	\$ 17,328.00	38	5	\$ 5,415.00
20	Recreation Leader 8	7	\$ 26.00	152	4	\$ 110,656.00	38	5	\$ 34,580.00

A9: Base/Supplemental Services Amount (<i>sum of A5 + sum of A8</i>) :	\$	167,979.00
A11: Field Trip(s) (<i>state not-to-exceed amount</i>) :	\$	-
A12: Parent Events (<i>state not-to-exceed amount</i>) :	\$	500.00
A13: Additional Hours: (State not-to-exceed amount for time <u>(no more than 20 hours per Staff Position during the Site Contract Term)</u> that Staff Positions may stay late due to late student pick up or work additional hours due to preparation for an expanded learning community event.	\$	4,000.00
A14: FCSS - Provided Training: (State not-to exceed amount for time <u>(no more than 40 hours per Staff Position during the Site Contract Term)</u> that Staff Positions attend professional development or training provided or procured by FCSS. No payment shall be made to Contractor for time that Staff Positions attend professional development or training provided or procured by Contractor.)	\$	1,500.00
A15: Not-to-Exceed "Site Contract Amount" (<i>sum of A9 - A15</i>):	\$	173,979.00

UNUSED SITE CONTRACT AMOUNT. By no later than May 1 during the Site Contract Term, the Parties shall determine the portion of the remaining Site Contract Amount that is not needed to pay Contractor for Services that Contractor will provide at the School Site during the remainder of the Site Contract Term ("**Unused Site Contract Amount**"). FCSS or School Site may use the Unused Site Contract Amount for authorized purposes as determined by FCSS and School Site. The Parties shall coordinate and cooperate to prepare such documents as necessary and proper to communicate the Unused Site Contract Amount to each School Site. No separate amendment to this Site Contract is needed to memorialize the Unused Site Contract Amount.

SCHOOL AUTHORIZED AGENT: The undersigned, being the authorized agent of School District and School Site ("**School Authorized Agent**"), hereby approves the above-stated Services, not-to-exceed Site Contract Amount, and all terms and conditions of this Site Contract. If required by the separate contract between School District and FCSS, two School Authorized School Agents must sign this Site Contract.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

In consideration of the covenants, conditions, and promises in and for good and valuable consideration and the mutual benefits to be derived from this Site Contract and the Master Contract, Contractor and FCSS, separately referred to as a "Party" and collectively as the "Parties," have reviewed and understand and hereby enter into this Site Contract. Each person executing this Site Contract on behalf of a Party represents that he/she is authorized to execute on behalf of and to bind the Party to this Site Contract.

CONTRACTOR

FCSS

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

SITE CONTRACT - EXPANDED LEARNING PROGRAM

("Site Contract")

SITE NO.: 1 C

"Site Contract Term": 07/01/2024 to and including 06/30/2025 (*must be within Master Contract Term*)

1. Contractor: <u>City of Reedley</u>	
2. School District: <u>Kings Canyon Unified School District</u>	School Site: <u>Thomas Law Reed School</u>
3. Required Minimum Daily Attendance: <u>112</u>	Estimated Minimum Students to be Served: <u>150</u>
4. Type of Services Required (mark one) : <input type="checkbox"/> Base Services <input checked="" type="checkbox"/> Supplemental Services	
5. Program Start Date: July 1 09, 2024	Program End Date: July 22, 2024
No. of "Program Days": 14 (includes <u>0</u> days for set up before and <u>1</u> days for clean up after conclusion of After School Program)	
6. Program Days (mark one and complete as applicable) : <input checked="" type="checkbox"/> Monday - Friday <input type="checkbox"/> Other (specify day(s)) : _____	
7. "Program Hours" (mark one and complete) <input checked="" type="checkbox"/> Regular Program Day Schedule: 9:00am- 6:00pm <input checked="" type="checkbox"/> Early Release Program Day Schedule: 7:00am - 6:00pm	
<input type="checkbox"/> (Mark if applicable and complete) : The Program Early Release Program Day (mark as applicable) : Hours stated above include <u> </u> minutes/hour per <input checked="" type="checkbox"/> _Mon <input checked="" type="checkbox"/> _Tue <input checked="" type="checkbox"/> _Wed <input checked="" type="checkbox"/> _Thu <input checked="" type="checkbox"/> _Fri Program Day for Contractor to prepare and set up and <u> </u> hour/minutes for Contractor for clean up.	

This Site Contract is entered into pursuant to the Master Program Provider Agreement ("Master Contract"), effective July 1, 2022 and entered into by and between Contractor and Fresno County Superintendent of Schools ("FCSS"). This Site Contract incorporates by reference the terms and conditions of the Master Contract. Except as stated in this Site Contract, all terms and conditions of the Master Contract and amendments thereto, if any, shall remain in full force and effect in accordance with the terms and conditions stated therein and all terms used in this Site Contract shall have the same meaning as in the Master Contract. If any terms or provisions of this Site Contract conflict with any terms or conditions of the Master Contract, the terms and conditions of the Master Contract shall govern.

Contractor shall provide the Staff Position stated below to perform the Services, as indicated above, at the School Site. **The Staff Position No., Title, and Staff Position Hourly Rate stated below shall match those stated in the Staff Positions and Staff Position Hourly Rates Schedule (RFP Document D-2).** Unless specifically stated in this Site Contract, Contractor shall not charge FCSS, and FCSS shall not be obligated to pay Contractor, for any time in excess of the Program Hours stated in this Site Contract, any Staff Position that is not stated on this Site Contract and RFP Document D-2, or any Staff Position Hourly Rate that is not stated on this Site Contract and RFP Document D-2.

Staff Position No.	Title of Staff Position	A1 No. of Staff Positions to be Provided	A2 Staff Position Hourly Rate	"Regular Program Day"			"Early Release Program Day"		
				A3 No. of Program Days	A4 No. of Program Hours Per Program	A5 <u>Subtotal</u> A1XA2XA3XA4	A6 No. of Program Days	A7 No. of Program Hours Per Program Day	A8 <u>Subtotal</u> A1XA2XA6XA7
12	Assistant Site Coordinator 6	1	\$ 28.50	3	7.5	\$ 641.25	11	7.5	\$ 2,351.25
20	Recreation Leader 8	7	\$ 26.00	3	6.5	\$ 3,549.00	11	6.5	\$ 13,013.00
									\$ -
									\$ -

A9: Base/Supplemental Services Amount (sum of A5 + sum of A8) : \$ 19,554.50

A11: Field Trip(s) (state not-to-exceed amount) :

A12: Parent Events (state not-to-exceed amount) :

A13: Additional Hours: \$ 500.00

(State not-to-exceed amount for time (no more than 20 hours per Staff Position during the Site Contract Term) that Staff Positions may stay late due to late student pick up or work additional hours due to preparation for an expanded learning community event.

A14: FCSS - Provided Training:
(State not-to exceed amount for time (no more than 40 hours per Staff Position during the Site Contract Term) that Staff Positions attend professional development or training provided or procured by FCSS. No payment shall be made to Contractor for time that Staff Positions attend professional development or training provided or procured by

A15: Not-to-Exceed "Site Contract Amount" (sum of A9 - A15): \$ 20,054.50

UNUSED SITE CONTRACT AMOUNT. By no later than May 1 during the Site Contract Term, the Parties shall determine the portion of the remaining Site Contract Amount that is not needed to pay Contractor for Services that Contractor will provide at the School Site during the remainder of the Site Contract Term ("**Unused Site Contract Amount**"). FCSS or School Site may use the Unused Site Contract Amount for authorized purposes as determined by FCSS and School Site. The Parties shall coordinate and cooperate to prepare such documents as necessary and proper to communicate the Unused Site Contract Amount to each School Site. No separate amendment to this Site Contract is needed to memorialize the Unused Site Contract Amount.

SCHOOL AUTHORIZED AGENT: The undersigned, being the authorized agent of School District and School Site ("**School Authorized Agent**"), hereby approves the above-stated Services, not-to-exceed Site Contract Amount, and all terms and conditions of this Site Contract. If required by the separate contract between School District and FCSS, two School Authorized School Agents must sign this Site Contract.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

In consideration of the covenants, conditions, and promises in and for good and valuable consideration and the mutual benefits to be derived from this Site Contract and the Master Contract, Contractor and FCSS, separately referred to as a "Party" and collectively as the "Parties," have reviewed and understand and hereby enter into this Site Contract. Each person executing this Site Contract on behalf of a Party represents that he/she is authorized to execute on behalf of and to bind the Party to this Site Contract.

CONTRACTOR

FCSS

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

SITE CONTRACT - EXPANDED LEARNING PROGRAM

("Site Contract")

SITE NO.: 1 C

"Site Contract Term": 07/01/2023 to and including 06/30/2024 (*must be within Master Contract Term*)

1. Contractor: <u>City of Reedley</u>		
2. School District: <u>Kings Canyon Unified School District</u>	School Site: <u>Thomas Law Reed School</u>	
3. Required Minimum Daily Attendance: <u>112</u>	Estimated Minimum Students to be Served: <u>150</u>	
4. Type of Services Required (mark one) : <input type="checkbox"/> Base Services <input checked="" type="checkbox"/> Supplemental Services		
5. Program Start Date: <u>June 09, 2024</u>	Program End Date: <u>June 28, 2024</u>	No. of "Program Days": <u>14</u> (includes <u>1</u> days for set up before and <u>0</u> days for clean up after conclusion of After School Program)
6. Program Days (mark one and complete as applicable) : <input checked="" type="checkbox"/> Monday - Friday <input type="checkbox"/> Other (specify day(s)) : _____		
7. "Program Hours" (mark one and complete) <input checked="" type="checkbox"/> Regular Program Day Schedule: 9:00am- 6:00pm <input type="checkbox"/> Early Release Program Day Schedule: ### - ###		
<i>(M ark if applicable and complete)</i> : The Program Early Release Program Day (mark as applicable) : Hours stated above include ___ minutes/hour per <input type="checkbox"/> Mon <input type="checkbox"/> Tue <input type="checkbox"/> Wed <input type="checkbox"/> Thu <input type="checkbox"/> Fri Program Day for Contractor to prepare and set up and ___ hour/minutes for Contractor for clean up.		

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Staff Position No.	Title of Staff Position	"Regular Program Day"					"Early Release Program Day"		
		A1	A2	A3	A4	A5	A6	A7	A8
		No. of Staff Positions to be Provided	Staff Position Hourly Rate	No. of Program Days	No. of Program Hours Per Program	Subtotal A1XA2XA3XA4	No. of Program Days	No. of Program Hours Per Program Day	Subtotal A1XA2XA6XA7
12	Assistant Site Coordinator 6	1	\$ 28.50	14	7.5	\$ 2,992.50			
20	Recreation Leader 8	7	\$ 26.00	14	6.5	\$ 16,562.00			\$ -
									\$ -
									\$ -

A9: Base/Supplemental Services Amount (sum of A5 + sum of A8) : \$ 19,554.50

A11: Field Trip(s) (state not-to-exceed amount) :

A12: Parent Events (state not-to-exceed amount) :

A13: Additional Hours: \$ 500.00
 (State not-to-exceed amount for time (no more than 20 hours per Staff Position during the Site Contract Term) that Staff Positions may stay late due to late student pick up or work additional hours due to preparation for an expanded learning community event.

A14: FCSS - Provided Training:
 (State not-to exceed amount for time (no more than 40 hours per Staff Position during the Site Contract Term) that Staff Positions attend professional development or training provided or procured by FCSS. No payment shall be made to Contractor for time that Staff

A15: Not-to-Exceed "Site Contract Amount" (sum of A9 - A15): \$ 20,054.50

UNUSED SITE CONTRACT AMOUNT. By no later than May 1 during the Site Contract Term, the Parties shall determine the portion of the remaining Site Contract Amount that is not needed to pay Contractor for Services that Contractor will provide at the School Site during the remainder of the Site Contract Term ("**Unused Site Contract Amount**"). FCSS or School Site may use the Unused Site Contract Amount for authorized purposes as determined by FCSS and School Site. The Parties shall coordinate and cooperate to prepare such documents as necessary and proper to communicate the Unused Site Contract Amount to each School Site. No separate amendment to this Site Contract is needed to memorialize the Unused Site Contract Amount.

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By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

In consideration of the covenants, conditions, and promises in and for good and valuable consideration and the mutual benefits to be derived from this Site Contract and the Master Contract, Contractor and FCSS, separately referred to as a "Party" and collectively as the "Parties," have reviewed and understand and hereby enter into this Site Contract. Each person executing this Site Contract on behalf of a Party represents that he/she is authorized to execute on behalf of and to bind the Party to this Site Contract.

CONTRACTOR

FCSS

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

SITE CONTRACT - EXPANDED LEARNING PROGRAM

("Site Contract")

SITE NO.: 2 C

"Site Contract Term": 07/01/2024 to and including 06/30/2025 (*must be within Master Contract Term*)

1. Contractor: <u>City of Reedley</u>	
2. School District: <u>Kings Canyon Unified School District</u>	School Site: <u>Washington Elementary</u>
3. Required Minimum Daily Attendance: <u>84</u>	Estimated Minimum Students to be Served: <u>220</u>
4. Type of Services Required (mark one) : <input checked="" type="checkbox"/> Base Services <input type="checkbox"/> Supplemental Services	
5. Program Start Date: July 1, 2024	Program End Date: June 30,, 2025
No. of "Program Days": 190 (includes <u>10</u> days for set up before and <u> </u> days for clean up after conclusion of After School Program)	
6. Program Days (mark one and complete as applicable) : <input checked="" type="checkbox"/> Monday - Friday <input type="checkbox"/> Other (specify day(s)) : <u> </u>	
7. "Program Hours" (mark one and complete, <input checked="" type="checkbox"/> Regular Program Day Schedule: 12:00pm-9:30pm <input type="checkbox"/> Early Release Program Day Schedule: 12:00pm-9:30pm <u> </u> (M ark if applicable and complete) : The Program Early Release Program Day (mark as applicable) : Hours stated above include <u> </u> minutes/hour per <u> </u> Mon <u> </u> Tue <input checked="" type="checkbox"/> Wed <u> </u> Thu <u> </u> Fri Program Day for Contractor to prepare and set up and <u> </u> hour/minutes for Contractor for clean up.	

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					A4 No. of Program Hours Per Program	A5 Subtotal A1XA2XA3XA4	A6 No. of Program Days	A7 No. of Program Hours Per Program Day	A8 Subtotal A1XA2XA6XA7
5	Site Coordinator 5	1	\$ 33.00	152	4	\$ 20,064.00	38	5	\$ 6,270.00
12	Assistant Site Coordinator 12	1	\$ 28.50	152	4	\$ 17,328.00	38	5	\$ 5,415.00
20	Recreation Leader 8	3	\$ 26.00	152	4	\$ 47,424.00	38	5	\$ 14,820.00

A9: Base/Supplemental Services Amount (sum of A5 + sum of A8) :	\$	111,321.00
A11: Field Trip(s) (state not-to-exceed amount) :		
A12: Parent Events (state not-to-exceed amount) :	\$	500.00
A13: Additional Hours:	\$	4,500.00
(State not-to-exceed amount for time (no more than 20 hours per Staff Position during the Site Contract Term) that Staff Positions may stay late due to late student pick up or work additional hours due to preparation for an expanded learning community event.		
A14: FCSS - Provided Training:	\$	800.00
(State not-to exceed amount for time (no more than 40 hours per Staff Position during the Site Contract Term) that Staff Positions attend professional development or training provided or procured by FCSS. No payment shall be made to Contractor for time that Staff Positions attend professional development or training provided or procured by Contractor.)		
A15: Not-to-Exceed "Site Contract Amount" (sum of A9 - A15):	\$	117,121.00

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By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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CONTRACTOR

FCSS

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By: _____

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Print Name: _____

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CONTRACTOR

FCSS

By: _____

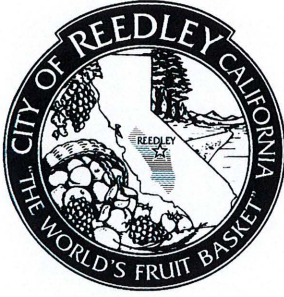
By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____



REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 4

DATE: May 28, 2024

TITLE: ADOPT RESOLUTION NO. 2024-039, A RESOLUTION OF THE CITY OF REEDLEY REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO TO CONSOLIDATE THE CITY OF REEDLEY ELECTION WITH THE STATEWIDE GENERAL ELECTION AND RENDER SPECIFIED SERVICES RELATING TO THE CONDUCT OF A MUNICIPAL ELECTION.

SUBMITTED: Ruthie Greenwood, City Clerk *RA*

APPROVED: Nicole R. Zieba, City Manager *NZ*

RECOMMENDATION

Staff recommends that the Reedley City Council adopt Resolution No. 2024-039 requesting and authorizing the Fresno County Clerk to provide the election services for the upcoming November 5, 2024, consolidated general municipal election.

EXECUTIVE SUMMARY

Every election year, the Fresno County Clerk's office requires that Council adopt a resolution as their formal request to the Fresno County Board of Supervisors for the consolidation of the local and statewide elections, including a request for them to provide services relating to the conduct of the municipal election. The attached resolution would request the Board of Supervisors of the County of Fresno to consolidate said election with the Statewide General Election pursuant to Part 2 of Division 10 of the Elections Code of the State of California and render specified services to the City of Reedley relating to the conduct of a municipal election.

FISCAL IMPACT

Staff estimates and has budgeted \$35,000 in the 2024-25 budget based on three District Candidates. Fresno County is unable to provide actual cost at this time because the city election will be consolidated with the statewide election and information is not available to them at this time.

ATTACHMENTS

Resolution No. 2024-039

RESOLUTION NO. 2024-039

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON TUESDAY, NOVEMBER 5, 2024 FOR THE ELECTION OF CERTAIN OFFICERS OF SAID CITY AND REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO TO CONSOLIDATE AND CANVASS THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 5, 2024 WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10400 ET SEQ.; TO PERMIT THE COUNTY CLERK/REGISTRAR OF VOTERS OF THE COUNTY OF FRESNO TO RENDER SPECIFIED SERVICES TO THE CITY OF REEDLEY RELATING TO THE CONDUCT OF SAID GENERAL MUNICIPAL ELECTION PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10002; AND AUTHORIZING REIMBURSEMENT FUNDS TO PAY FOR SAID SERVICES

WHEREAS, the next Statewide General Election to be held in the County of Fresno will take place on November 5, 2024; and

WHEREAS, the City of Reedley, intends to call and order a General Municipal Election on Tuesday, November 5, 2024 for the election of three (3) City Council members, one each from Council Districts 1, 3 and 5 and each for a full four-year term; and

WHEREAS, to be eligible to hold office as a City Council Member, a person must reside in the district from which he or she is elected and be a registered voter of the City at the time nomination papers are issued to the candidate; and

WHEREAS, it is the desire of the City Council of the City of Reedley to adopt a Resolution requesting the Board of Supervisors of the County of Fresno to consolidate said election with the Statewide General Election pursuant to Part 3 of Division 10 of the Elections Code of the State of California to be held on the same date and that, within the City of Reedley the precincts, vote center location, ballot drop box locations, and election officer of the two (2) elections be the same; that the Board of Supervisors permit the County Clerk/Registrar of Voters to canvass the returns of the Regular Municipal Election, and the election be held in all respects as if there were only one (1) election; and

WHEREAS, it is the desire of the City Council of the City of Reedley to adopt a resolution requesting the Board of Supervisors of the County of Fresno to render specified services to the City of Reedley relating to the conduct of a General Municipal Election pursuant to Section 10002 of the Elections Code of the State of California; and

WHEREAS, Section 10002 of the Elections Code of the State of California requires the City of Reedley to reimburse the County of Fresno in full for the services performed upon presentation of a bill to the City of Reedley.

WHEREAS, the City Council of the City of Reedley has determined that each candidate for elective office who submits a statement to be sent to the voters with the sample ballot shall be charged a sum not greater than the actual prorated cost of printing, handling and translating the candidate's statement, if any incurred by the agency as a result of providing this service. NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REEDLEY, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1: A General Municipal Election is called and ordered for the City of Reedley to be held on November 5, 2024, for the purpose of the election of members of the City Council to represent the Reedley City Council Districts 1, 3, and 5 each for a full four-year term.

SECTION 2: Pursuant to the requirements of Section 10403 of the Elections Code of the State of California, the Board of Supervisors of the County of Fresno is hereby requested to consent and agree to the consolidation of the General Municipal Election and the Statewide General Election on November 5, 2024.

SECTION 3: In accordance with the provisions of Section 10403 of the Elections Code of the State of California, the City Council of the City of Reedley acknowledges that the consolidated election will be held and conducted in accordance with the provisions of law regulating the Statewide General Election pursuant to Section 10418 of the Elections Code of the State of California.

SECTION 4: The Board of Supervisors of the County of Fresno is requested to direct the County Clerk/Registrar of Voters to take any and all steps necessary for and related to the holding of the consolidated election in a manner consistent with law, including without limitation: the provision of all election materials and equipment; publication of notices in Mid Valley Times and other locations as determined by the County Clerk/Registrar of Voters; the hiring, training and supervision of election officers and other election personnel; the printing and distribution of ballot materials; the translation of ballot materials; the collection of submitted ballots; the tallying and canvassing of votes; and the certification of election results.

SECTION 5: Pursuant to Section 10002 of the Elections Code of the State of California, the City Council of the City of Reedley authorizes reimbursement to the County of Fresno in full for the services to be performed as herein requested that the said sum be paid to the County of Fresno upon demand and presentation of a bill to the City of Reedley.

SECTION 6: The candidate shall if he/she elects to submit a statement of no more than 200 words, to be included with the sample ballot and sent to the registered voters, the candidate shall pay all costs associated with said election statement; Pursuant to California Elections Code Section 13307, the candidate is required to make an estimated pre-payment to the County at the time of the candidate files the nomination papers. The County Clerk Department calculated the candidate statement cost for the November 5, 2024 election to be \$450.00

SECTION 7: Pursuant to California Elections Code Section 10229 (a) If, by the 88th day, during normal business hours as posted, prior to the day fixed for a regularly scheduled municipal election or the 83rd day before the election, during normal business hours as posted, if an incumbent fails to file pursuant to Section 10225, (i) no one or only one person has been nominated for any office that is elected on a citywide basis, or (ii) no one or only one person is nominated to be elected from or by a legislative district, or (iii) in the case of any office or offices to be elected at large, the number of persons who have been nominated for those offices does not exceed the number to be filled at that election; or, if, by the 88th day, during normal business hours as posted, before a municipal election to fill any vacancy in office, no one or only one person has been nominated for any elective office to be filled at that election, and the election is subject to Section 36512 of the Government Code, the city elections official shall submit a certificate of these facts to the governing body of the city and inform the governing body of the city that it may, at a regular or special meeting held before the municipal election, adopt one of the following courses of action:

(1) Appoint to the office the person who has been nominated.

(2) Appoint to the office an eligible elector if no one has been nominated.

(3) Hold the election, if either no one or only one person has been nominated. The city elections official shall publish a notice of the facts described in this section and the courses of action available under this subdivision. Publication shall be made pursuant to Section 6061 of the Government Code in any newspaper of general circulation as designated by the city elections official.

After the fifth day following the date of posting or publication, the governing body of the city may make the appointment or direct an election to be held in the affected territory. The person appointed, if any, shall qualify and take office and serve exactly as if elected at a municipal election for the office.

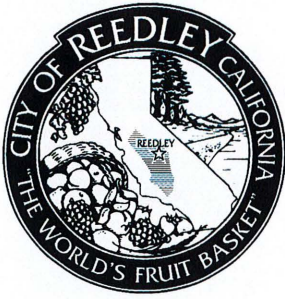
The foregoing resolution was approved and adopted at a regular meeting of the City Council of the City of Reedley held on the 28th day of May, 2024.

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Anita Betancourt, Mayor

ATTEST:

Ruthie Greenwood, City Clerk



REEDLEY CITY COUNCIL

- Consent Calendar
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 5

DATE: May 28, 2024

TITLE: ADOPT RESOLUTION NO. 2024-040, AMENDING THE CONFLICT OF INTEREST CODE OF THE CITY OF REEDLEY

SUBMITTED: Ruthie Greenwood, City Clerk *RA*

APPROVED: Paul A. Melikian, Assistant City Manager *pm*

RECOMMENDATION

Approve the update of the Conflict of Interest Code by adopting Resolution No. 2024-040.

BACKGROUND

The City of Reedley's Conflict of Interest Code was last updated by the adoption of Resolution No. 2022-068 on July 26, 2022. As required by State law, the City Clerk has reviewed Reedley's current Conflict of Interest Code, and as a result of that review, it is recommended no changes be made to the existing Conflict of Interest Code.

FISCAL IMPACT

No fiscal impact.

ATTACHMENTS

Resolution no. 2024-040

Exhibit A

Exhibit B

RESOLUTION NO. 2024-040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING THE CONFLICT OF INTEREST CODE OF THE CITY OF REEDLEY

WHEREAS, the Political Reform Act (Government Code section 81000 et seq.) requires state and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the City of Reedley maintains a conflict of interest code and routinely reviews and updates the code as necessary to comply with applicable law; and

WHEREAS, the required disclosure categories need to be updated to provide clarity, and the list of designated officials and employees who must file statements of economic interest needs to be updated to account for the addition and elimination of various positions as a result of changes to the City of Reedley's organizational structure.

NOW, THEREFORE, the City Council of the City of Reedley resolves as follows:

1. The Conflict of Interest Code for the City of Reedley is hereby approved and adopted as set forth in Exhibit "A" attached to this Resolution.
2. Those officials and employees designated in Exhibit "A", whether elected, appointed, or otherwise hired, shall file statements of economic interests, upon assuming office and leaving office, and during each year in office, with the City Clerk of the City of Reedley as designated in Exhibit "A," and the City Clerk of the City of Reedley is also designated as the filing officer with the Fair Political Practices Commission pursuant to Government Code section 87500. In accordance with Government Code section 81008, the City Clerk of the City of Reedley, as appropriate, shall make all statements retained available for public inspection and reproduction.

3. All prior Conflict of Interest Codes are hereby repealed, and shall be superseded and replaced by this Resolution and the Conflict of Interest Code hereby adopted as set forth in Exhibit "A" attached hereto.

4. The Conflict of Interest Code for the City of Reedley herein adopted shall take effect immediately upon adoption.

The foregoing Resolution was duly passed, approved, and adopted at the regular meeting of the City Council of the City of Reedley held on the 28th day of May, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Anita Betancourt, Mayor

ATTEST:

Ruthie Greenwood, City Clerk

EXHIBIT "A"

CITY OF REEDLEY CONFLICT OF INTEREST CODE

The Political Reform Act (Government Code Section 81000, et seq.) requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation (2 California Code of Regulations Section 18730) that contains the terms of a standard conflict of interest code, which can be incorporated by reference in an agency's code. After public notice and hearing, the standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. The terms of the standard code incorporated herein, along with the attached Exhibits designating positions (Exhibit "A") and establishing disclosure categories (Exhibit "B"), will constitute the conflict of interest code of the City of Reedley.

Except for those persons listed in Government Code Sections 87500(f) and 87500(g) and described in the next paragraph, all Individuals holding designated positions shall file their statements of economic interests with the City Clerk of the City of Reedley, who shall retain the original statements and make the statements available for public inspection and reproduction. (Gov. Code Section 81008)

Upon receipt of the statements for the City Manager, Assistant City Manager/Director of Administrative Services, City Attorney, Members of the Reedley City Council, and Planning Commissioners, the Reedley City Clerk shall make and retain a copy of each statement and forward each original to the Fair Political Practices Commission. The copies retained shall be available for public inspection and reproduction. (Gov. Code Section 81008)

RESOLUTION NO. 2024-040
EXHIBIT "A"

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
Assistant City Manager/Director of Administrative Services	1
City Building Official	2
City Building Inspector	2
City Council Members	1
City Engineer	1
City Manager	1
Chief of Police	1
Community Development Director	1
Community Services Director	1
Consultants	*
Fire Chief	1
Planning Commissioners	1
Public Works Director	1

*Any Consultant determined by the City Clerk or City Manager to be in a decision-making capacity shall be required to comply with either of the disclosure categories as determined in writing by the City Clerk or City Manager. Such determination shall include a description of the consultant's duties and decision-making authority. All written determinations shall be kept in the same manner and location as this Conflict of Interest Code. Nothing herein excuses any Consultant from compliance with applicable provisions of the Political Reform Act or any applicable disclosure requirements.

EXHIBIT "B"

Disclosure Categories

Economic interests, including investments and business positions in business entities, interests in real property, and all sources of income (including loans, gifts, and travel payments), must be disclosed in accordance with applicable Fair Political Practice Commission (FPPC) guidelines.

"Jurisdiction" means the City of Reedley. However, real property is deemed to be within the jurisdiction if the property or any part of it is located in or within two (2) miles of the boundaries of the City or within two (2) miles of any property owned or used by the City of Reedley.

Designated officials and employees shall disclose their financial interests pursuant to the appropriate disclosure as indicated in Exhibit "A".

Disclosure Category No. 1

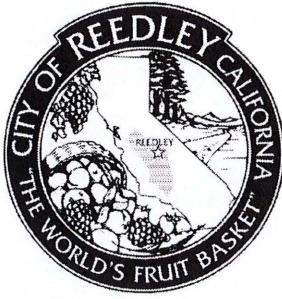
(Broad Responsibilities)

Designated officials and employees in this category must disclose all reportable investments and business positions in business entities, and reportable sources of income (including loans, gifts, and travel payments) from any source, that is either (a) located in City of Reedley, (b) planning to do business in the City of Reedley, or (c) have done business in the City of Reedley during the previous two calendar years, and reportable interests in real property located in the jurisdiction of the City of Reedley. Notwithstanding the foregoing, gifts are reportable regardless of the location of the donor.

Disclosure Category No. 2

(Department/Division Decision-Making Responsibilities)

Designated officials and employees in this category must disclose all reportable investments and business positions in business entities, and reportable sources of income (including loans, gifts, and travel payments) from any source, that is located in, doing business in, or planning to do business in the City of Reedley, and is either (a) subject to the regulatory, permitting, or licensing authority of the official's or employee's department or division, or (b) provides services, supplies, materials, machinery, or equipment of the type utilized by the official's or employee's department or division. Notwithstanding the foregoing, gifts are reportable regardless of the location of the donor.



REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: b

DATE: May 28, 2024
TITLE: ADOPT RESOLUTION NO. 2024-041 ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-25
SUBMITTED: Amar Bains, Accountant *AB*
REVIEWED: Paul Melikian, Assistant City Manager
APPROVED: Nicole R. Zieba, City Manager *NZ*

RECOMMENDATION

That the City Council adopt Resolution No. 2024-041 establishing the 2024-25 fiscal year Appropriations Limit at \$25,893,529.

BACKGROUND

California Proposition 4, the "Gann Limit" Initiative (1979), created Article XIII B of the State Constitution placing limits on the amount of revenue which can be spent by all entities of government. Proposition 4 became effective for the 1980-81 fiscal year; however, the formula for calculating the limits was based on the 1978-79 "base year" revenues. Proposition 111, approved by the voters in June 1990, provided new adjustment formulas to make the Appropriations Limit more responsive to local growth issues.

The Appropriations Limit applies to "all taxes levied by and for" an agency. This would include revenue received from property tax, sales tax, business license tax, motor vehicle fines, etc. It does not include Enterprise Fund revenues or successor redevelopment agency's tax increment revenues. (Redevelopment Agencies did not have the power to levy a property tax and were therefore exempt from the Appropriations Limit requirements.)

Article XIII B of the California Constitution specifies that each city, when calculating their Appropriations Limit, may choose the growth in the California Per Capita Income or the growth in the non-residential assessed valuation due to new construction within the City and the population growth of the City or that of Fresno County. These are both annual elections.

For the 2024-25 Appropriations Limit, the City has used the change in California's per capita personal income and the population growth of the City of Reedley. Proposition 111 requires a review of the Appropriations Limit during the annual financial audit. The limit applies both to appropriation of tax proceeds and taxes received. For Fiscal Year 2023-24, both revenues and appropriations are anticipated to be well within that year's Constitutional limit of \$24,719,359. For Fiscal Year 2024-25, it is estimated that both revenues and appropriations will be far less than the 2024-25 Constitutional limit of \$25,893,529. There is no fiscal impact to the City.

ATTACHMENTS

1. Resolution No. 2024-041
2. Department of Finance Price and Population Information
3. Appropriations Limit Worksheet

RESOLUTION NO. 2024-041

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
REEDLEY ADOPTING THE ANNUAL APPROPRIATIONS
LIMIT FOR FISCAL YEAR 2024-25**

WHEREAS, Article XIIB of the California Constitution requires cities to adopt annual appropriations limits; and

WHEREAS, Government Code Section 7910 requires each local government to establish its appropriation limit by resolution each year at a regularly scheduled meeting or a noticed special meeting; and

WHEREAS, the annual adjustment factors used in determining the appropriations limit requires a recorded vote of the City Council; and

WHEREAS, any challenge to the appropriations limit must be brought within 45 days of the effective date of this resolution.

NOW, THEREFORE, BE IT RESOLVED THAT the Appropriations Limit for the fiscal year 2024-25 is hereby set at \$25,893,529 and that one copy of the Appropriations Limit Worksheet, attached hereto and made a part hereof, describes how the appropriations limit was computed.

BE IT FURTHER RESOLVED THAT the City of Reedley has used the change in California's per capita personal income and the City of Reedley's population growth as annual adjustment factors for determining the Appropriations Limit, but that these factors may change in the future should other pertinent information become available.

BE IT FURTHER RESOLVED THAT any challenges to said Appropriations Limit must be filed in writing with the City Manager by no later than 45 days after the adoption of this Resolution. If challenges are made, the matter shall be set for hearing before the City Council at its next regularly scheduled meeting.

This foregoing resolution is hereby adopted this 28th day of May, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Anita Betancourt, Mayor

ATTEST:

Ruthie Greenwood, City Clerk

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2024-25 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2024-25	3.62

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2024-25 appropriation limit.

2024-25:

Per Capita Cost of Living Change = 3.62 percent
Population Change = 0.17 percent

Per Capita Cost of Living converted to a ratio: $\frac{3.62 + 100}{100} = 1.0362$

Population converted to a ratio: $\frac{0.17 + 100}{100} = 1.0017$

Calculation of factor for FY 2024-25: $1.0362 \times 1.0017 = 1.0379$

Fiscal Year 2024-25

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2023 to January 1, 2024 and Total Population, January 1, 2024

County City	<u>Percent Change</u>	<u>--- Population Minus Exclusions ---</u>		<u>Total</u>
	23-24	1-1-23	1-1-24	1-1-24
Fresno				
Clovis	1.42	124,361	126,133	126,133
Coalinga	-0.13	13,291	13,274	17,107
Firebaugh	-0.77	8,480	8,415	8,415
Fowler	2.85	7,163	7,367	7,367
Fresno	0.71	542,600	546,467	546,971
Huron	3.74	6,119	6,348	6,348
Kerman	1.81	16,950	17,256	17,256
Kingsburg	1.04	12,908	13,042	13,042
Mendota	0.55	12,462	12,531	12,531
Orange Cove	0.67	9,453	9,516	9,516
Parlier	-0.10	14,382	14,368	14,368
Reedley	1.09	25,376	25,653	25,653
Sanger	0.27	26,286	26,357	26,357
San Joaquin	-0.11	3,620	3,616	3,616
Selma	-0.10	24,395	24,371	24,371
Unincorporated	0.06	157,158	157,254	158,380
County Total	0.69	1,005,004	1,011,968	1,017,431

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

PUBLIC NOTICE
CITY OF REEDLEY
FISCAL YEAR 2024-25
APPROPRIATIONS LIMIT WORKSHEET

PER CAPITA PERSONAL INCOME & POPULATION CHANGE METHOD

2023-24 APPROPRIATIONS LIMIT \$24,719,359

<u>FACTORS</u>	<u>CHANGE</u>	<u>RATIO</u>
Per Capita Personal Income	3.62%	1.0362
Population Change	1.09%	1.0109

Calculation Factor: $1.0362 \times 1.0109 = 1.0475$

2024-25 APPROPRIATIONS LIMIT \$25,893,529

1. Pursuant to Government Code Section 7910, the Reedley City Council will consider adopting a resolution on May 28, 2024, to establish its appropriations limit for Fiscal Year 2024-25. Documentation used in the determination of the appropriations limit is available for public inspection, during regular business hours, at the Office of the Director of Finance, City Hall, 845 "G" Street, Reedley, CA 93654.
2. The 2024-25 appropriations limit was developed based upon information provided by the State of California Department of Finance and Government Code Section 7900 et seq.
3. The above illustrates that the appropriations limit for the 2024-25 Fiscal Year has been calculated at \$25,893,529. This limit applies both to appropriation of tax proceeds and taxes received. Both revenues and appropriations for Fiscal Year 2024-25 are well within the Constitutional limits.



Paul A. Melikian
Assistant City Manager

Posted – May 3, 2024

Must post 15 days prior to meeting adopting resolution



REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 7

DATE: May 28, 2024

TITLE: ADOPT RESOLUTION NO. 2024-048 APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 6408

SUBMITTED: Rodney L. Horton
Community Development Director

Marilu Morales
City Engineer

APPROVED: Paul Melikian
Assistant City Manager

RECOMMENDATION

Adopt Resolution No. 2024-048, approving the Final Map for Vesting Tentative Subdivision Map Application No. 6408, and authorizing the City Manager to make non-substantive changes, and sign the final version of the Subdivision Improvement Agreement.

EXECUTIVE SUMMARY

The owner of Vesting Tentative Subdivision Map Application No. 6408 is requesting the City Council approve the final map associated with the application in accordance with Reedley Municipal Code Section 11-2-13, and approve entering into a Subdivision Improvement Agreement for timely completion of the public facilities associated with servicing the development, in accordance with Reedley Municipal Code sections 11-2-11 and 11-2-19.

BACKGROUND

The Reedley City Council approved Vesting Subdivision Map No. 6408 (VTSM No. 6408) on August 9, 2022. Since an annexation application, pre-zone application, and conditional use permit application was submitted concurrently with the tentative subdivision map application, City Council reviewed and took action on both applications through Council Resolution No. 2022-075. VTSM No. 6408 pertains to the subdivision of four parcels (APNs 368-350-17, 368-350-31, 368-350-32, and 368-350-33) into fifteen parcels. Nine parcels are proposed for commercial uses, and the remaining five parcels will be for future development. The commercial uses include restaurants, retail establishments, a hotel, and a car wash.

In accordance with Reedley Municipal Code Section 11-2-13, at this time, the property owner

desires to develop the nine commercial parcels and is requesting City Council approve the Final Map for VTSM No. 6408. Additionally, the property owner is requesting the City Council also approve entering into a Subdivision Improvement Agreement for timely completion of the public facilities associated with servicing the development, in accordance with Reedley Municipal Code sections 11-2-11 and 11-2-19.

The City Engineer has reviewed the Final Map submission for conformance to boundaries, public easement locations, dedications, closure calculations and other required information. The City Engineer has consequently found the map to be in substantial compliance to the tentative map approval, has determined that the improvements required for the development have been properly identified, and submits said map to the Council for their approval consideration.

In regards to the completion of public improvements associated with VTSM No. 6408, the developer has requested to enter into a Subdivision Improvement Agreement (Attachment 2) for the development with the City of Reedley, as authorized by Reedley Municipal Code section 11-2-11. This action will allow for the filing of a final map of the development with the assurance that outstanding site improvements and activities identified within the project's conditions of approval will be completed within a given timeframe acceptable to the City.

Staff is currently working with the developer to finalize reimbursement eligible cost estimates for activities requested by the City to accommodate future growth and/or address public infrastructure system needs that go beyond the improvements required to service the individual project. Such activities are permitted per Reedley Municipal Code 11-5-19, and are typically included as part of Final Map and Improvement Agreement actions. However, due to fluctuations in construction costs, staff is recommending that a Reimbursement Agreement, with associated Engineer's Estimate for such activities, be delivered to Council for their consideration in the coming months, in an effort to deliver cost estimates that are as accurate as possible.

The developer has already annexed the property into the CFD and has provided initiation documentation associated with annexation into the LLMD, as required within the agreement prior to final map recordation.

FISCAL IMPACT

The developer will pay for all development impact fees prior to issuance of a building permit.

PRIOR COUNCIL ACTIONS

The City Council adopted Environmental Assessment No. 2020-15, A Mitigated Negative Declaration, dated June 2, 2022, on August 9, 2022 through Resolution No. 2022-075. Through said Resolution, City Council also approved Annexation Application 2022-01, Pre-Zone Application No. 2020-01, Conditional Use Permit Application No. 2022-05, and Vesting Tentative Subdivision Map No. 6408.

ATTACHMENTS

1. Resolution No. 2024-048
2. Draft Subdivision Improvement Agreement for Vesting Tentative Subdivision Map Application No. 6408
3. Final Map – Vesting Tentative Subdivision Map Application No. 6408

RESOLUTION NO. 2024-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT AND FINAL MAP FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 6408 (REEDLEY GATEWAY CENTER)

WHEREAS, Vesting Tentative Subdivision Map Application No. 6408 was approved by the Reedley City Council on August 9, 2022; and

WHEREAS, the owner of Vesting Tentative Subdivision Map Application No. 6408 is requesting the City Council approve the final map associated with the project, and approve entering into a Subdivision Improvement Agreement for timely completion of the public facilities associated with serving the proposed development, in accordance with Reedley Municipal Code sections 11-2-11 and 11-2-19; and

WHEREAS, City staff is hereby authorized to make non-substantive changes to the agreement, as needed, prior to final recordation and execution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Reedley using their independent judgment hereby resolves as follows:

1. That certain final map of Vesting Tentative Subdivision Map Application No. 6408 having heretofore, on May 16, 2024, been reviewed by the City Engineer's designee, that all provisions of law and of Chapters 3 through 4 of Title 8 of the Reedley City Code, have been complied with, and that said subdivision as shown is substantially the same as it appears on the vesting tentative subdivision map thereof, as approved by the City Council on August 9, 2022, by Resolution No. 2022-075, is hereby approved and the dedication of easements and right-of-ways made on said map are hereby accepted subject to the installation of improvements therein, and technical corrections made to the final map, in accordance with the following conditions:
 - (a) That prior to the recording of the final map the owner(s) of said subdivision shall enter into and execute that certain Subdivision Improvement Agreement for Vesting Tentative Subdivision Map Application No. 6408 with the City of Reedley, as approved by the City Council; and
 - (b) Technical corrections relating to monument placement and notation, closure calculations, and other minor drafting notations as deemed appropriate by the City Engineer.
2. Those certain plans approved by the City Engineer of the City of Reedley

entitled, "CUP 2022-05 and VSTM NO. 6408 Reedley Gateway Off-Site Improvement Plans" as prepared by Vang Inc. Consulting Engineers, as are now on file in the office of the City Engineer, are hereby approved and adopted as the plans according to which the above mentioned improvements shall be done.

3. That certain agreement between the City of Reedley and said owners or subdividers entitled "Subdivision Improvement Agreement for Tract Map No. 6408" a copy of which is on file in the office of the City Engineer and to which reference is hereby made, is approved and the City Manager and City Clerk are hereby authorized and directed to execute said agreement on behalf of the City of Reedley.
4. The City Engineer and Community Development Director shall review and confirm the accuracy of the necessary technical corrections made to the map as required by Section 1(b) above, and inform the City Clerk when all required corrections have been made to said map; and
5. Upon receiving the confirmation from the City Engineer and Community Development Director as provided in Section 4 above, the City Clerk of the City of Reedley is directed to execute the Final Map and transmit said Final Map and Subdivision Improvement Agreement to the subdividers in preparation of submission to the Fresno County Recorder's Office for recordation.

This foregoing resolution is hereby approved the 28th day of May, 2024, in the City of Reedley, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Anita Betancourt, Mayor

ATTEST:

Ruthie Greenwood, City Clerk

Attachments:

1. Draft Subdivision Improvement Agreement for Vesting Tentative Subdivision Map Application No. 6408
2. Final Map – Vesting Tentative Subdivision Map Application No. 6408

Recorded by and for the
benefit of, and When
Recorded Mail to:

City of Reedley
Community Development Department
1733 9th Street
Reedley, CA 93654

Exempt from recording fees – Gov. Code Section 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBDIVISION IMPROVEMENT AGREEMENT FOR TRACT MAP NO. 6408

This Subdivision Improvement Agreement (“Agreement”) is made and entered into effective on _____, 2024 (“Effective Date”), by and between the City of Reedley, a municipal corporation, hereinafter referred to as “City” and Otani Properties, a California Limited Liability Partnership, hereinafter referred to as “Subdivider”.

RECITALS

WHEREAS, Subdivider is engaged in subdividing that certain tract of land known and designated as Tract Map No. 6408, situated in the City of Reedley, County of Fresno, State of California; and

WHEREAS, a final map for Tract No. 6408, has been filed with the City Clerk of the City of Reedley for presentation to the City Council for its approval, which map is hereby referred to and by such reference incorporated herein; and

WHEREAS, the City requires, as a condition precedent to the acceptance and approval of said final map, the dedication of such rights of way for streets, public places, and easements as are delineated and shown on said final map, and deems the same as necessary for the public use, and also requires that any and all rights of way for streets, public places, and easements delineated and shown on said final map shall be improved by the construction and the installation of the improvements hereinafter specified; and

WHEREAS, Section 11-2-11 of the Reedley Municipal Code allows, as a condition to City’s approval of the final subdivision map, for the City to require Subdivider to enter into a subdivision improvement agreement which provides for the Subdivider to complete improvements within a reasonable time following approval of the final map.

NOW, THEREFORE, in consideration of the foregoing recitals which are a substantive part of this Agreement, Subdivider and the City do hereby mutually agree as follows:

AGREEMENT

1. Subdivider shall, at its own cost and expense, construct all of the improvements, furnish all the materials and do all the work herein above hereinafter mentioned, all in accordance with the Standard Specifications of the City, and in accordance with and to the extent provided in those certain plans entitled "CUP 2022-05 and VTSM 6408 Reedley Gateway Off-Site Improvement Plans" prepared by Vang Inc. Consulting Engineers, approved by the City Engineer and by the City Council by Resolution No. 2024-048 and now on file in the office of the said City Engineer ("the Plans"), to which Plans reference is hereby made, and the same are hereby adopted and incorporated herein the same as if fully set forth herein verbatim, and in compliance with the provisions of Title's 8 and 11 of the Reedley Municipal Code relating to regulations and standards for the subdivision of land in said City and for the preparation and presentation of subdivision maps therefor and in accordance with the listed items set forth on the Engineer's Estimate "Engineer's Opinion of Probable Cost (Off-site) for Tract 6408" dated May 17, 2024 attached hereto and made a part hereof as Exhibit 1.

Subdivider hereby agrees that the improvements required to be installed as set forth herein are necessary and will materially benefit the property within the Tract and shall complete the same no later than two (2) years from the Effective Date of this Agreement. Prior to recordation of the final map, Subdivider shall (i) petition and request that the City annex the Tract 6408 area into the City's Landscape, Lighting and Maintenance District ("LLMD"), as determined by the City Engineer, for the maintenance and operation of landscaping facilities, and (ii) petition and request that the City annex the Tract 6408 area into the City's Community Facilities District No. 2005-1 ("CFD") for the maintenance and operation of public services and facilities. Annexation of the property comprising Tract 6408 into both the City's LLMD and CFD is a condition precedent to the City's obligation to issue a building permit for development or improvement of any parcel within Tract 6408, and Subdivider acknowledges and agrees that if this property were not part of the CFD, the City might lack the financial resources to operate facilities and provide adequate public services to the property.

The Subdivider shall provide on-site improvements subject to review and approval of the City of Reedley. For purposes of this agreement, the term "improvements" shall mean only improvements in the public rights-of-way easements and property for streets, sidewalks, storm drains, sewer mains, water mains, landscaping, utilities and related facilities.

The Subdivider shall install all improvements specified in the Plans. In addition to said improvements, Subdivider shall install all improvements required by and otherwise comply with the Conditions of Approval adopted by the Reedley City Council by Resolution No. 2022-075.

2. Any work required under this Agreement and not mentioned in the above-described Plans and specifications shall be constructed in accordance with the Standard Specifications of the City of

Reedley. If the City has no Standard Specifications for any of said work, it is agreed that the same shall be done and performed in accordance with the most current "Standard Specifications of the State of California, Division of Highways". All of said work, improvements and materials shall be completed, performed and installed under the supervision of and to the satisfaction of the City Engineer of the City of Reedley.

3. To the extent required by the Plans, Subdivider shall provide for the installation of all gas, electric, telephone, Cable T.V., private irrigation pipelines and other public utility lines and facilities and shall grant easements therefor. All underground utilities and improvements in streets and alleys shall be installed before surfacing of said streets and alleys. To the extent required by the Plans, the Subdivider shall comply with all requirements of Title 11 of the Reedley Municipal Code concerning installation of Cable T.V. lines and facilities, and shall give all notices required by that title.

4. Prior to the approval of said final map by the City Council, and as a condition precedent to the recordation thereof, and in order to secure for the City the faithful performance by Subdivider of all work and the construction of all improvements mentioned in this Agreement including the placement of all monuments as per said final map, within the time herein specified, Subdivider shall furnish the following to the City:

- i. a good and sufficient surety bond or other security acceptable to City securing the faithful performance of all work and the construction of all improvements herein mentioned in this agreement within the time specified and in the sum of six hundred thirty-three thousand, seven hundred and seventy-seven dollars and seventy-five cents (\$633,777.75); plus an amount for cost and reasonable expenses and fees, including reasonable attorney's fees incurred by the City to enforce the secured obligation; and
- ii. a good and sufficient surety bond or other security acceptable to City securing the payment by Subdivider of all bills for labor, work and materials incurred in the construction of all said improvements and the performance of all work herein agreed to be done by said Subdivider, and amounts due under the Unemployment Insurance Act with respect to such work or labor, the amount of said bond to be three hundred sixteen thousand, eight hundred eighty-eight dollars and eighty-eight cents (\$316,888.88), plus an amount for cost and reasonable expenses and fees, including reasonable attorney's fees incurred by the City to enforce the secured obligation.

Before acceptance of the subdivision improvements and the release of the faithful performance bond and the labor and materials bond, the Subdivider shall file with the City Clerk a surety bond or other security acceptable to the City to guarantee the repair of any of the improvements which may be found to be defective in work, labor, or materials within one (1) year after the written acceptance of the

improvements by the City. Said Security shall be for sixty-three thousand, three hundred seventy-seven dollars and seventy-eight cents (\$63,377.78), plus an amount for cost and reasonable expenses and fees, including reasonable attorney's fees incurred by the City to enforce the secured obligation; and

All bonds required by this section shall be issued by a corporate surety authorized to do surety business in California and shall be on forms acceptable to the City.

5. At all times prior to the final acceptance of said improvements by the City Council, the Subdivider shall protect, indemnify, and hold harmless the City of Reedley, its officers, employees and volunteers thereof from any and all liability or claims (in contract, tort, strict liability or otherwise, including but not limited to personal injury, death at any time or property damage), because of or arising out of Subdivider's performance of this Agreement, or out of, any accident, occurrence, loss, damage or happening occurring upon or arising out of the construction of any of the improvements herein or the use by any person of any patent or patented articles in the construction of said work or improvements. The forgoing obligations shall survive completion or termination of this Agreement. The Subdivider agrees that the use of any and all streets and improvements herein above specified shall be, at all times prior to the final acceptance of said improvements by the City Council, the sole and exclusive risk of the Subdivider. The issuance of any occupancy permits by the City for structures located within the said subdivision shall not be construed in any manner to be an acceptance and approval of any or all of said streets and/or improvements in said subdivision.

6. Subdivider, before commencing work pursuant to this Agreement, shall obtain and maintain in full force and effect during the performance of the work at his own expense and risk, policies of insurance as follows and shall furnish evidence of such insurance by filing a certificate of insurance with the City Clerk. Such insurance shall name the City of Reedley, its Council, officers, officials, employees and volunteers as insured or additional insureds, and shall indemnify the City and said persons against liability for loss or damage for personal injury including death, and property damage occasioned by the operations of the Subdivider or its employees, contractors or subcontractors under the terms of this agreement in the minimum limits as follows:

- i.
 - a) **General Liability.** \$2,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
 - b) **Automobile Liability.** \$2,000,000 combined single limit per accident for bodily injury and property damage.
 - c) **Worker's Compensation and Employer's Liability.** Worker's compensation

limits as required by the Labor Code of the State of California and Employer's Liability limits of \$1,000,000 per accident.

ii. The policies are to contain, or be endorsed to contain, the following provisions:

a) General Liability and Automobile Liability Coverages.

i) The City, its officers, officials, employees and volunteers are to be covered as insureds as respects liability arising out of activities performed by or on behalf of the Subdivider, products and completed operations of the Subdivider, premises owned, occupied or used by the Subdivider, or automobiles owned, leased, hired or borrowed by the Subdivider. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees, or volunteers.

ii) The Subdivider's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Subdivider's insurance and shall not contribute with it.

iii) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

iv) The Subdivider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

b) Worker's Compensation and Employer's Liability Coverage. The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by the Subdivider under this agreement.

c) All Coverages. Each insurance policy required by this clause shall be issued by a corporate insurer authorized to do insurance business in California and shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City. Such notice requirement shall not contain "shall endeavor", "best efforts" or similar qualifiers.

iii. Verification of Coverage. Subdivider shall furnish the City with certificates of insurance

and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Where by statute the City's worker's compensation-related forms cannot be used, equivalent forms approved by the Insurance Commissioner are to be substituted. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time. If such insurance is provided in either case by a policy or certificate which covers the Subdivider or other entity or person than the City of Reedley, such policy shall contain the standard form of cross liability endorsement. Such insurance shall also specifically insure contractual liability assumed by Subdivider under the terms of this agreement.

7. Time is of the essence of this Agreement; provided, however, that in the event good cause is shown therefor to the City by Subdivider, City may extend the time in which the aforementioned improvements may be made and completed under this agreement. Said extensions of time, if any, may be granted without notice to the surety and any extensions so granted shall not relieve the surety bond or other security deposited with the City given to secure Subdivider's performance under this agreement. City shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider to an extension of time hereunder.

8. All pipes and monuments shown on the final map hereinafter referred to which are destroyed or displaced during construction operations shall be replaced by Subdivider by the time of the final inspection of the improvements hereunder by the City.

9. It is agreed that title and ownership of any improvements constructed hereunder by Subdivider shall vest absolutely in City upon completion and acceptance of such improvements by the City Council.

10. It is mutually understood and agreed that neither Subdivider nor any of its agents, employees or contractors are or shall be considered to be agents of the City of Reedley in connection with the performance of Subdivider's obligations under this agreement.

11. Subdivider shall pay to the City, for all engineering, inspection and other services provided by City in accordance with this Subdivision, amounts as set forth by adopted City ordinance and resolution in effect at time of payment. City shall, at the completion of the improvements provided for herein, furnish the Subdivider with a statement of all charges for services performed by the City in the event said actual costs exceed the payment previously made by Subdivider for such services. The Subdivider shall complete payment for such charges within thirty (30) days after receipt of such statement of actual costs.

12. Subdivider agrees that if, within a period of one (1) year after final acceptance of the work done under this Agreement, any improvements or part of any improvement furnished and/or installed or

constructed or caused to be constructed by Subdivider, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the Plans and other plans and specifications referred to herein, Subdivider shall, without delay and without any cost to the City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or improvements. The terms of this section shall not apply to any damage caused by acts of God. Should Subdivider fail to act promptly or in accordance with this requirement, or fail to do the construction as agreed upon herein, or should the exigencies of the case require repairs or replacements to be made before the Subdivider can be notified, the City may, at its option, make the necessary repairs or replacements or perform the necessary work and the Subdivider shall pay to the City the actual cost of such repairs plus thirty percent (30%) to cover the City's indirect and overhead costs. If the Subdivider fails to pay to the City the cost repairs plus thirty percent (30%), the City may, without limiting the Subdivider's liability therefor, file a claim against the bond posted to guarantee and warrant the work.

13. The Subdivider and his contractors shall pay when due for any materials, wages, subcontracts, labor, provisions, or other supplies and items used in conjunction with the work performed for the subject subdivision including, but not limited to, unemployment insurance and any other incidentals arising out of any necessary work or labor.

14. The Subdivider shall comply with all Street, Plumbing, Building, Electrical, Zoning Codes and any other applicable Codes, ordinances, standards and regulations of the City. Subdivider shall submit the proposed conditions, covenants, and restrictions within this subdivision to the City of Reedley for review and approval prior to any execution thereof.

15. If Subdivider fails to construct the improvements upon the terms and within the time required, City may complete or cause completion of the required improvements and assess the actual cost of completing the required improvements and file a claim against the bond posted to secure faithful performance of the works.

16. When the improvements are completely installed and accepted by the City Council and there is full performance pursuant to this agreement, City agrees to release Subdivider and the described property from further obligation under this Agreement, except for those obligations, including but not limited to Section 6 and 13, that by their nature continue after termination or completion of this Agreement.

17. All covenants in this Agreement shall pertain to and run with the described real property and shall apply to, bind, and inure to the parties and the contractors, heirs, executors, administrators, assigns or successors in interest of the respective parties hereto.

18. Any notice required by law or by this Agreement shall be given by personal delivery of first class U.S. Mail. Notice by personal delivery will be effective on delivery and notice by mail will be considered effective three days after it is deposited in the U.S. Mail, postage paid, addressed to the City of Reedley,

1733 9th Street, Reedley, CA 93654 or to Subdivider, Otani Properties, 1960 13th Street, Reedley, CA 93654, at their respective addresses as of the date of this Agreement, unless written notice of change or address has been received by the other party. If any action is required to enforce the provisions of this Agreement, the prevailing party shall be entitled to an award of reasonable attorney fees to be determined by a Court.

19. The Subdivider shall have a record drawing prepared by a civil engineer which denotes the final disposition of the improvements as constructed for water, sewer, storm drain, curb and gutter, and streets. Said "as-built" drawing shall be prepared and submitted to, and approved by, the City Engineer prior to the City Council's acceptance of the improvements.

IN WITNESS WHEREOF, the parties have signed this agreement to be effective as of the Effective Date in the opening paragraph.

CITY OF REEDLEY, a municipal corporation

OTANI PROPERTIES, a California Limited Partnership

BY: _____
Nicole R. Zieba, City Manager
(Notary Acknowledgement to be Attached)

BY: ' _____
Edward M. Otani, Manager
(Notary Acknowledgement to be Attached)

ATTEST:

BY: _____
Ruthie Greenwood, City Clerk

APPROVED AS TO FORM:

BY: _____
Laurie Avedisian-Favini, City Attorney

RECOMMEND APPROVAL:

BY: _____
Rodney L. Horton
Community Development Director

Exhibit 1



VANG INC. CONSULTING ENGINEERS
4010 N CHESTNUT AVE STE #101
FRESNO, CA 93726

PROJECT #: 21-026
PROJECT NAME: TRACT 6480 - STREET IMPROVEMENTS

BY: KEN VANG
DATE: 5/17/2024

ENGINEERS OPINION OF PROBABLE COST (OFF-SITE) FOR TRACT 6408

1. SITE PREPARATION & GRADING

DESCRIPTION	QUANTITY	PRICE	EXTENSION
1 ROUGH GRADING	1,828 CY	\$ 10.00	\$ 18,280.00
2 DEMOLITION, REMOVAL, & DISPOSAL EX PAVEMENT, AC DI	1 LS	\$ 20,000.00	\$ 20,000.00
3 SWPPP EROSION CONTROL/DUST CONTROL ALONG MANN	1 LS	\$ 10,000.00	\$ 10,000.00
4 TRAFFIC CONTROL ALONG MANNING AND KINGS DRIVE	1 LS	\$ 13,500.00	\$ 13,500.00

SITE PREPARATION & GRADING SUBTOTAL COST **\$ 61,780.00**

2. STREET CONSTRUCTION

DESCRIPTION	QUANTITY	PRICE	EXTENSION
1 5" ASPHALT PAVEMENT	568 TN	\$ 120.00	\$ 68,160.00
2 8.5" CLASS II ASPHALT BASE	965 TN	\$ 50.00	\$ 48,250.00
3 8" MEDAIN CURB	446 LF	\$ 25.00	\$ 11,150.00
4 CONCRETE SIDEWALK	3,226 SF	\$ 6.00	\$ 19,356.00
5 COMMERCIAL DRIVEWAY APPROACH	1 EA	\$ 2,500.00	\$ 2,500.00
6 MAJOR COMMERCIAL DRIVEWAY APPROACH	5 EA	\$ 3,000.00	\$ 15,000.00
7 STRIPING & SIGNAGE	1 LS	\$ 20,000.00	\$ 20,000.00
8 6" CONCRETE CURB & GUTTER	651 LF	\$ 20.00	\$ 13,020.00
9 STREET LIGHT	1 EA	\$ 10,000.00	\$ 10,000.00
10 STREET LIGHT RELOCATION	1 EA	\$ 9,000.00	\$ 9,000.00
11 LANDSCAPING & IRRIGATION	1 LS	\$ 9,000.00	\$ 9,000.00
12 TRAFFIC SIGNAL LOOP DETECTOR	7 EA	\$ 1,300.00	\$ 9,100.00
13 PULLBOX	9 EA	\$ 600.00	\$ 5,400.00
14 PG&E POINT OF SERVICE CONNECTION	1 LS	\$ 12,500.00	\$ 12,500.00
15 MEDIAN STAMPED CONCRETE CAP	902 SF	\$ 10.00	\$ 9,020.00
16 TEMPORARY PONDING BASIN	300 CY	\$ 10.00	\$ 3,000.00
17 ROCK RIP RAP SWALE	487 SF	\$ 6.00	\$ 2,922.00

STREET CONSTRUCTION SUBTOTAL COST **\$ 267,378.00**

3. SEWER AND WATER CONSTRUCTION

DESCRIPTION	QUANTITY	PRICE	EXTENSION
1 WATER MAIN TIE IN	2 EA	\$ 3,000.00	\$ 6,000.00
2 SEWER MAIN TIE IN	1 EA	\$ 1,500.00	\$ 1,500.00
3 FIRE HYDRANT	1 EA	\$ 5,000.00	\$ 5,000.00
4 12" WATER MAIN	280 LF	\$ 100.00	\$ 28,000.00
5 12" GATE VALVE	3 EA	\$ 6,000.00	\$ 18,000.00
6 BLOW OFF ASSEMBLY	1 EA	\$ 1,000.00	\$ 1,000.00
7 18" SEWER MAIN	380 LF	\$ 200.00	\$ 76,000.00
8 12" WATER MAIN LATERAL	116 LF	\$ 100.00	\$ 11,600.00
9 12" WATER MAIN UPSIZE FROM 8"	1,322 LF	\$ 50.00	\$ 66,100.00
10 12" BACKFLOW PREVENTER	1 EA	\$ 5,000.00	\$ 5,000.00
11 60" SEWER MANHOLE W/ T-LOCK LINER	2 EA	\$ 8,000.00	\$ 16,000.00

SEWER AND WATER CONSTRUCTION SUBTOTAL COST **\$ 234,200.00**

SUBTOTAL COST =	\$ 563,358.00
2.5% SOILS COMPACTION TESTING =	\$ 14,083.95
10% CONTINGENCY =	\$ 56,335.80
TOTAL COST =	\$ 633,777.75



TRACT MAP NO. 6408

BEING A PORTION OF LOT 43 OF REED COLONY, LYING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF REEDLEY, COUNTY OF FRESNO, STATE OF CALIFORNIA. CONSISTING OF FIVE SHEETS. SHEET 1 OF 5

RECORD TITLE INTEREST STATEMENT

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

OTANI PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
HIDEKI OTANI, PRESIDENT _____ DATE _____

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____, COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HE/SHE/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
THAT PORTION OF LOT 43 OF REED COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 PAGE 39 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PORTERVILLE BRANCH OF THE SOUTHERN PACIFIC RAILROAD WITH A LINE DRAWN NORTH 00° 28' EAST FROM A POINT, DISTANCE OF 2128.2 FEET WEST AND 100 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 43, SAID POINT OF INTERSECTION BEING THE NORTHWEST CORNER OF LAND CONVEYED TO LES A. HOLLINGSWORTH AND EVELYN HOLLINGSWORTH, HIS WIFE, BY DEED DATED OCTOBER 13, 1928, AND RECORDED OCTOBER 17, 1928, IN BOOK 931 PAGE 157 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RAILROAD RIGHT OF WAY, 244 FEET; THENCE SOUTH 22° 39' WEST, 137.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING SOUTH 22° 39' WEST, 82.06 FEET TO A POINT; THENCE AT A RIGHT ANGLE NORTHWESTERLY 152 FEET TO THE WEST LINE OF THE PORTION OF SAID LOT 43 CONVEYED TO SAID LES A. HOLLINGSWORTH AND WIFE BY DEED HEREIN REFERRED TO; THENCE, NORTH 00° 28' EAST ALONG SAID WEST LINE, 78.72 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MANNING AVENUE; THENCE SOUTH 70° 24' 40" EAST, 184 FEET TO THE TRUE POINT OF BEGINNING.
APN: 368-350-33

PARCEL TWO:
THAT PORTION LOT 43 OF REED COLONY, ACCORDING TO THE MAP THEREOF RECORDED NOVEMBER 8, 1889 IN VOLUME 4, PAGE 39 OF PLATS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF INTERSECTION OF EAST BANK OF KINGS RIVER, AS SHOWN ON SAID MAP, WITH A LINE DRAWN PARALLEL WITH AND DISTANT 100 FEET NORTHERLY FROM THE SOUTH LINE OF SAID LOT 43 AND RUNNING THENCE IN A EASTERLY DIRECTION ALONG SAID LINE DRAWN AS AFORESAID 888 FEET; RUNNING THENCE AT RIGHT ANGLES AND IN A NORTHERLY DIRECTION 1648 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY SHOWN ON SAID MAP; THENCE IN A NORTHERLY AND IN A WESTERLY DIRECTION ALONG SAID SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY WITH THE EASTERLY LINE OF THE COUNTY ROAD EXTENDING FROM THE EAST END OF KINGS RIVER BRIDGE DESCRIBED IN THE DEED RECORDED IN BOOK 61, PAGE 162 OF DEEDS, RUNNING THENCE IN A SOUTHERLY AND IN A WESTERLY DIRECTION ALONG THE SAID EASTERLY LINE OF SAID COUNTY ROAD TO A POINT OF INTERSECTION OF SAID LINE OF SAID COUNTY ROAD AND THE EAST BANK OF KINGS RIVER, AND RUNNING THENCE IN A SOUTHERLY AND WESTERLY DIRECTION ALONG SAID EAST BANK OF SAID KINGS RIVER TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE COUNTY OF FRESNO BY DEED RECORDED AUGUST 17, 1972 IN BOOK 6058, PAGE 785 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROADS 100 FOOT RIGHT OF WAY WITH A LINE BEARING NORTH 00° 28' 00" EAST, A DISTANCE OF 1648 FEET FROM A POINT BEING 2128.2 FEET WEST AND 100 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 67° 21' 00" EAST, ALONG SAID SOUTHWESTERLY BOUNDARY OF 100 FOOT RIGHT OF WAY, A DISTANCE OF 244 FEET TO THE TRUE POINT OF BEGINNING; THENCE (1) SOUTH 22° 39' 00" WEST, A DISTANCE OF 137.94 FEET THENCE (2) SOUTH 70° 24' 40" EAST, A DISTANCE OF 122.37 FEET; THENCE (3) SOUTH 67° 23' 24" EAST, A DISTANCE OF 395.00 FEET; THENCE (4) SOUTH 64° 58' 34" EAST, TO THE CENTER LINE OF ALTA IRRIGATION DISTRICT DITCH; THENCE (5) NORTHWESTERLY ALONG SAID CENTER LINE OF DITCH, TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF SAID 100 FOOT RIGHT OF WAY; THENCE (6) NORTHWESTERLY, ALONG SAID SOUTHWESTERLY BOUNDARY OF THE 100 FOOT RIGHT OF WAY, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE COUNTY OF FRESNO, BY DEED RECORDED AUGUST 17, 1972 IN BOOK 6058, PAGE 785 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD'S 100 FOOT RIGHT OF WAY WITH A LINE BEARING NORTH 00° 28' 00" EAST, A DISTANCE OF 1648 FEET FROM A POINT BEING 2128.2 FEET WEST AND 100 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 43; THENCE SOUTH (1) SOUTH 00° 28' 00" EAST, A DISTANCE OF 159.58 FEET; THENCE (2) NORTH 70° 24' 40" WEST, A DISTANCE OF 54.13 FEET; THENCE (3) NORTH 67° 23' 24" WEST, TO THE POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF A 60 FOOT ROAD RIGHT OF WAY, AS DEEDED TO THE COUNTY OF FRESNO, RECORDED IN BOOK 231, PAGE 316 OF DEEDS, FRESNO COUNTY RECORDS; THENCE (4) NORTHEASTERLY, ALONG SAID EASTERLY BOUNDARY OF THE 60 FOOT RIGHT OF WAY TO THE POINT OF INTERSECTION WITH THE SAID SOUTHWESTERLY BOUNDARY OF THE RAILROAD RIGHT OF WAY; THENCE (5) SOUTH 67° 21' 00" EAST, ALONG SAID RAILROAD RIGHT OF WAY, A DISTANCE OF 91 FEET TO THE POINT OF BEGINNING.
APN: 368-350-31

PARCEL THREE:

THAT PORTION OF LOT 43 OF REED COLONY, IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, (A PORTION BEING IN THE CITY OF REEDLEY), STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 8, 1889 IN BOOK 4 PAGE 39 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST SIDE OF PUBLIC HIGHWAY EXTENDING NORTH AND SOUTH THROUGH THE CENTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 23 EAST, M.D.B.M., WHERE SAID WEST LINE OF SAID HIGHWAY IS INTERSECTED BY THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE PORTERVILLE BRANCH OF THE SOUTHERN PACIFIC RAILROAD, EXTENDING AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID HIGHWAY, 362 FEET AND 2 INCHES, MORE OR LESS, TO A POINT 100 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 43 OF REED COLONY; THENCE WEST AT RIGHT ANGLES WITH SAID HIGHWAY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 43 A DISTANCE OF 2128 FEET AND 2 INCHES; THENCE AT RIGHT ANGLES NORTH AND PARALLEL WITH SAID HIGHWAY 1648 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF SAID PORTERVILLE BRANCH OF THE SOUTHERN PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY OF SAID RAILROAD TO THE PLACE OF BEGINNING.

EXCEPTING THAT PORTION DESCRIBED AS:

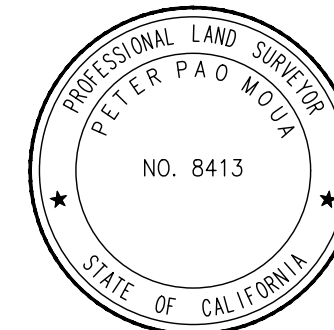
BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PORTERVILLE BRANCH OF THE SOUTHERN PACIFIC RAILROAD WITH A LINE DRAWN NORTH 0° 28' EAST FROM A POINT DISTANT 2128.2 FEET WEST AND 100 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 43, SAID POINT OF INTERSECTION BEING THE NORTHWEST CORNER OF LAND CONVEYED TO LES A. HOLLINGSWORTH AND EVELYN HOLLINGSWORTH, HIS WIFE, BY DEED DATED OCTOBER 13, 1928 AND RECORDED OCTOBER 17, 1928 IN BOOK 931 PAGE 157 OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RAILROAD RIGHT OF WAY 244 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 220 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 152 FEET TO THE WEST LINE OF PORTION OF SAID LOT 43 CONVEYED TO SAID LES A. HOLLINGSWORTH AND WIFE BY DEED HEREINBEFORE REFERRED TO; THENCE NORTH 0° 28' EAST ALONG SAID WEST LINE 238.3 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE CENTER LINE OF THE ALTA IRRIGATION DISTRICT DITCH, AS SAID DITCH WAS LOCATED ON SAID PROPERTY ON MARCH 7, 1955, ALSO EXCEPTING THEREFROM ALL THE RIGHT, TITLE AND INTEREST CONDEMNED BY THE CITY OF REEDLEY, A MUNICIPAL CORPORATION, BY FINAL ORDER OF CONDEMNATION DATED OCTOBER 21, 1943 AND RECORDED OCTOBER 21, 1943 IN BOOK 2146 PAGE 326 OF OFFICIAL RECORDS.

TOGETHER WITH THE USE OF THAT CERTAIN 20 HORSEPOWER PUMP NOW SITUATE ON THE PARCEL OF LAND LYING EASTERLY OF THE CENTERLINE OF THE ALTA IRRIGATION DISTRICT DITCH, AS SAID DITCH WAS LOCATED ON SAID PROPERTY ON MARCH 7, 1955, WHICH SAID PARCEL OF LAND IS ADJACENT TO THE ABOVE DESCRIBED PROPERTY ON THE EAST; ALSO TOGETHER WITH A RIGHT OF WAY FOR THE PURPOSE OF THE USE OF SAID PUMP FOR IRRIGATING THE HEREINABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE COUNTY OF FRESNO, BY DEED RECORDED AUGUST 17, 1972 IN BOOK 6058, PAGE 785, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROADS 100 FOOT RIGHT OF WAY WITH A LINE BEARING NORTH 00° 28' 00" EAST, A DISTANCE OF 1648 FEET FROM A POINT BEING 2128.2 FEET WEST AND 100 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 67° 21' 00" EAST, ALONG SAID SOUTHWESTERLY BOUNDARY OF 100 FOOT RIGHT OF WAY, A DISTANCE OF 244 FEET TO THE TRUE POINT OF BEGINNING; THENCE (1) SOUTH 22° 39' 00" WEST, A DISTANCE OF 137.94 FEET; THENCE (2) SOUTH 70° 24' 40" EAST, A DISTANCE OF 122.37 FEET; THENCE (3) SOUTH 67° 23' 24" EAST, A DISTANCE OF 395.00 FEET; THENCE (4) SOUTH 64° 58' 34" EAST, TO THE CENTER LINE OF ALTA IRRIGATION DISTRICT DITCH; THENCE (5) NORTHWESTERLY ALONG SAID CENTER LINE OF DITCH, TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF SAID 100 FOOT RIGHT OF WAY; THENCE (6) NORTHWESTERLY, ALONG SAID SOUTHWESTERLY BOUNDARY OF THE 100 FOOT RIGHT OF WAY, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE COUNTY OF FRESNO, BY DEED RECORDED AUGUST 17, 1972 IN BOOK 6058, PAGE 785, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROADS 100 FOOT RIGHT OF WAY WITH A LINE BEARING NORTH 00° 28' 00" EAST, A DISTANCE OF 1648 FEET FROM A POINT BEING 2128.2 FEET WEST AND 100 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 43; THENCE, (1) SOUTH 00° 28' 00" EAST, A DISTANCE OF 159.58 FEET; THENCE (2) NORTH 70° 24' 40" WEST, A DISTANCE OF 54.13 FEET; THENCE (3) NORTH 67° 23' 24" WEST, TO THE POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF A 60 FOOT ROAD RIGHT OF WAY, AS DEEDED TO THE COUNTY OF FRESNO, RECORDED IN BOOK 231 PAGE 316 OF DEEDS, FRESNO COUNTY RECORDS, THENCE (4) NORTHEASTERLY, ALONG SAID EASTERLY BOUNDARY OF THE 60 FOOT RIGHT OF WAY TO THE POINT OF INTERSECTION WITH THE SAID SOUTHWESTERLY BOUNDARY OF THE RAILROAD RIGHT OF WAY; THENCE (5) SOUTH 67° 21' 00" EAST, ALONG SAID RAILROAD RIGHT OF WAY, A DISTANCE OF 91 FEET, TO THE POINT OF BEGINNING.
APN: 368-350-17 AND 368-350-32



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY, TRUE AND COMPLETE AS SHOWN, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OTANI PROPERTIES ON JUNE 1, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL THE MONUMENTS ARE OF THE CHARACTER AND IN THE LOCATIONS SHOWN HEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

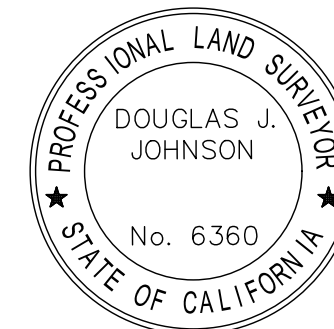
PETER PAO MOUA, L.S. 8413 _____ DATE _____
EXPIRES 12/31/24



CITY ENGINEER'S STATEMENT

I, MARILU S. MORALES, CITY OF REEDLEY CITY ENGINEER, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MARILU S. MORALES, R.C.E. 79864 _____ DATE _____
CITY ENGINEER OF THE CITY OF REEDLEY



CONSULTING LAND SURVEYOR'S STATEMENT

ON BEHALF OF THE CITY OF REEDLEY, I DOUGLAS "JOHN" JOHNSON, I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DOUGLAS "JOHN" JOHNSON, P.L.S. 6360 _____ DATE _____
CITY SURVEYOR FOR THE CITY OF REEDLEY

PLANNING COMMISSION STATEMENT

I, RODNEY L. HORTON, HEREBY CERTIFY THAT ON AUGUST 9, 2023, BY RESOLUTION NUMBER 2022-075, THE CITY OF REEDLEY APPROVED THE TENTATIVE MAP OF THIS PARCEL MAP UPON WHICH THE FINAL MAP IS BASED.

RODNEY L. HORTON, COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
CITY OF REEDLEY

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF REEDLEY, BY RESOLUTION DID APPROVE THE MAP WITHIN, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

RUTHIE GREENWOOD _____ DATE _____
CITY CLERK OF THE CITY OF REEDLEY

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE: \$ _____

FILED THIS ____ DAY OF _____, 20__, AT _____ M IN BOOK _____ OF PLATS,

AT PAGES _____, AT THE REQUEST OF VANG INC. CONSULTING ENGINEERS.

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A., RECORDER

BY: _____
DEPUTY



4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726

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FAX: (559) 775-0016

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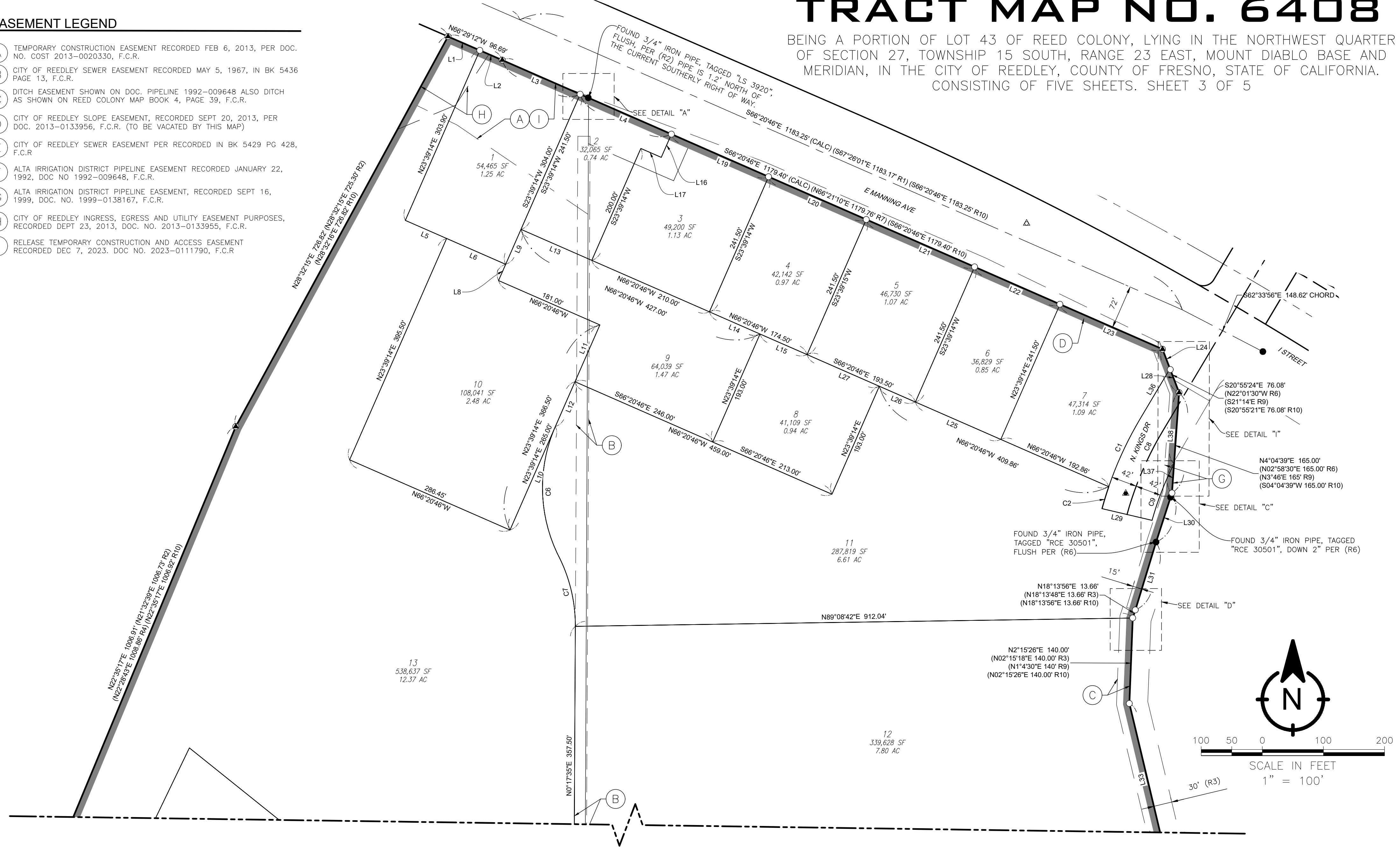
1 / 5

TRACT MAP NO. 6408

BEING A PORTION OF LOT 43 OF REED COLONY, LYING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF REEDLEY, COUNTY OF FRESNO, STATE OF CALIFORNIA. CONSISTING OF FIVE SHEETS. SHEET 3 OF 5

EASEMENT LEGEND

- (A) TEMPORARY CONSTRUCTION EASEMENT RECORDED FEB 6, 2013, PER DOC. NO. COST 2013-0020330, F.C.R.
- (B) CITY OF REEDLEY SEWER EASEMENT RECORDED MAY 5, 1967, IN BK 5436 PAGE 13, F.C.R.
- (C) DITCH EASEMENT SHOWN ON DOC. PIPELINE 1992-009648 ALSO DITCH AS SHOWN ON REED COLONY MAP BOOK 4, PAGE 39, F.C.R.
- (D) CITY OF REEDLEY SLOPE EASEMENT, RECORDED SEPT 20, 2013, PER DOC. 2013-0133956, F.C.R. (TO BE VACATED BY THIS MAP)
- (E) CITY OF REEDLEY SEWER EASEMENT PER RECORDED IN BK 5429 PG 428, F.C.R.
- (F) ALTA IRRIGATION DISTRICT PIPELINE EASEMENT RECORDED JANUARY 22, 1992, DOC NO 1992-009648, F.C.R.
- (G) ALTA IRRIGATION DISTRICT PIPELINE EASEMENT, RECORDED SEPT 16, 1999, DOC. NO. 1999-0138167, F.C.R.
- (H) CITY OF REEDLEY INGRESS, EGRESS AND UTILITY EASEMENT PURPOSES, RECORDED DEPT 23, 2013, DOC. NO. 2013-0133955, F.C.R.
- (I) RELEASE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT RECORDED DEC 7, 2023. DOC NO. 2023-0111790, F.C.R



SEE TOP OF SHEET 4

NOTE

SET 3/4" IRON PIPE 6" DOWN TAGGED LS 8413 FOR ALL LOT CORNERS, BLOCK CORNERS, AND AT BEGINNING AND END OF CURVES, OR WILL BE SET WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF FOR INTERIOR CORNERS.



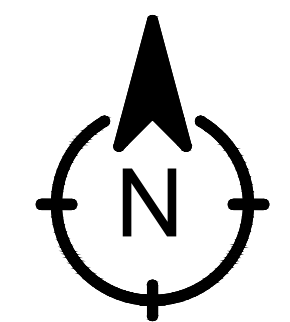
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SHEET NO.

3 / 5



100 50 0 100 200

SCALE IN FEET

1" = 100'

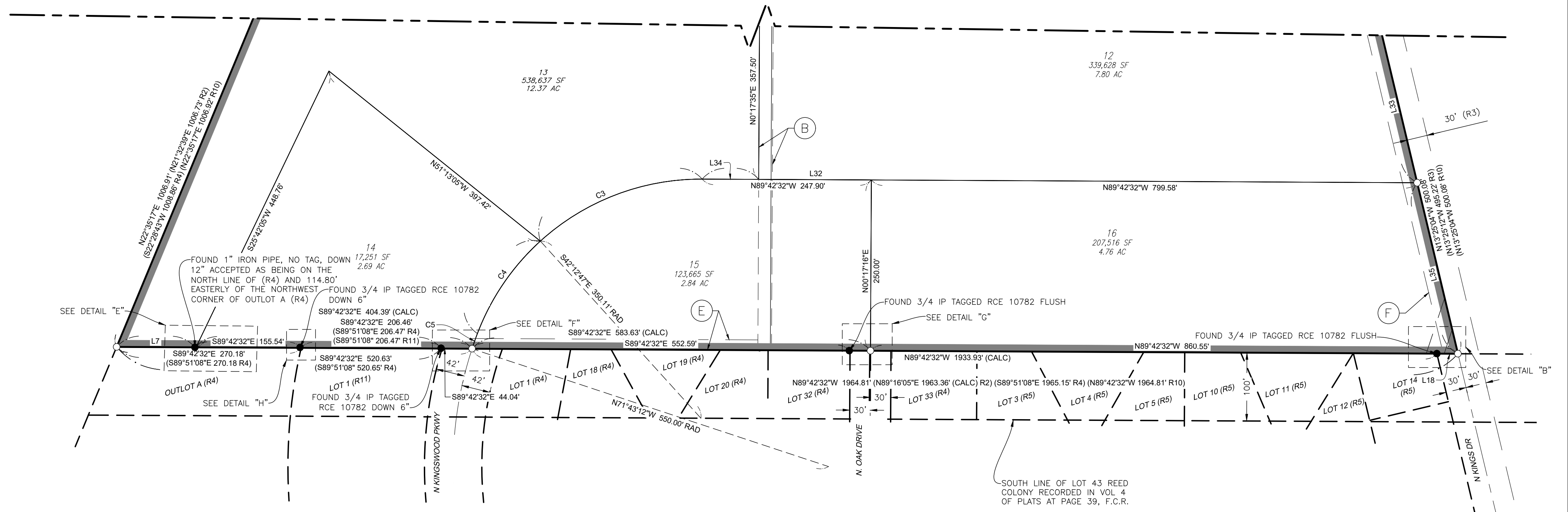
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SEE BOTTOM OF SHEET 3



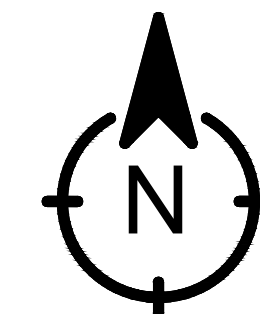
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- (I) RELEASE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT RECORDED DEC 7, 2023. DOC NO. 2023-0111790, F.C.R

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.83'	N66°29'12"W
L2	39.86'	N66°29'12"W
L3	139.31'	N66°20'46"W
L4	163.00'	S66°20'46"E
L5	73.72'	N66°20'46"W
L6	105.45'	N66°20'46"W
L7	116.25'	N89°42'32"W
L8	29.00'	N23°39'14"E
L9	62.50'	S23°39'14"W
L10	366.50'	N23°39'14"E
L11	101.50'	N23°39'14"E
L12	80.05'	S23°39'14"W
L13	126.50'	N66°20'46"W
L14	90.50'	N66°20'46"W
L15	84.00'	N66°20'46"W
L16	41.50'	S23°39'14"W
L17	36.50'	N66°20'46"W
L18	30.88'	N89°42'32"W
L19	173.50'	N66°20'46"W
L20	174.50'	N66°20'46"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	193.50'	N66°20'46"W
L22	152.50'	N66°20'46"W
L23	183.09'	N66°20'46"W
L24	34.28'	N20°55'24"W
L25	152.50'	S66°20'46"E
L26	64.50'	N66°20'46"W
L27	129.00'	N66°20'46"W
L28	41.80'	S20°55'24"E
L29	84.06'	S76°46'32"E
L30	84.23'	S17°58'39"W
L31	116.39'	S16°55'10"W
L32	165.01'	N89°42'32"W
L33	242.75'	S13°25'04"E
L34	82.89'	S89°42'32"E
L35	257.33'	S13°25'04"E
L36	94.96'	S30°47'00"W
L37	48.38'	S4°04'39"W
L38	116.62'	N4°04'39"E

CURVE DATA			
SEGMENT	RADIUS	DELTA	LENGTH
C1	592.00'	11°54'51"	123.10'
C2	592.00'	3°37'58"	37.54'
C3	350.11'	42°29'32"	259.65'
C4	350.11'	27°02'23"	165.23'
C5	550.00'	2°27'18"	23.56'
C6	250.00'	50°27'30"	220.17'
C7	250.00'	27°05'51"	118.23'
C8	550.00'	15°23'36"	147.77'
C9	508.00'	11°14'59"	99.74'



100 50 0 100 200

SCALE IN FEET

1" = 100'

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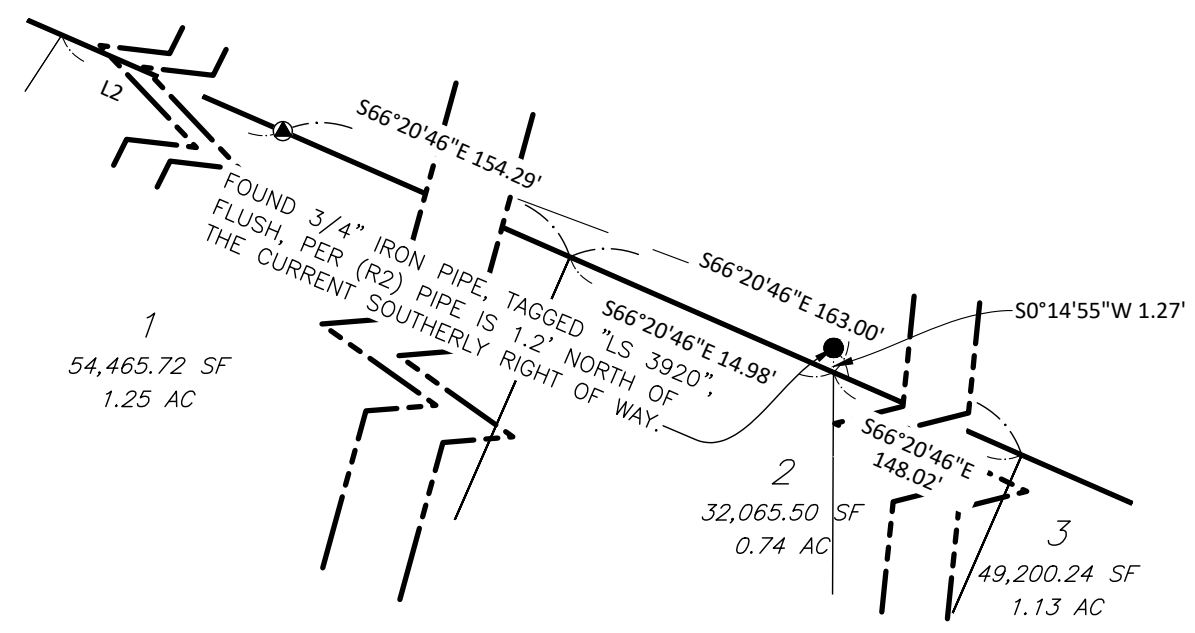
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4 / 5

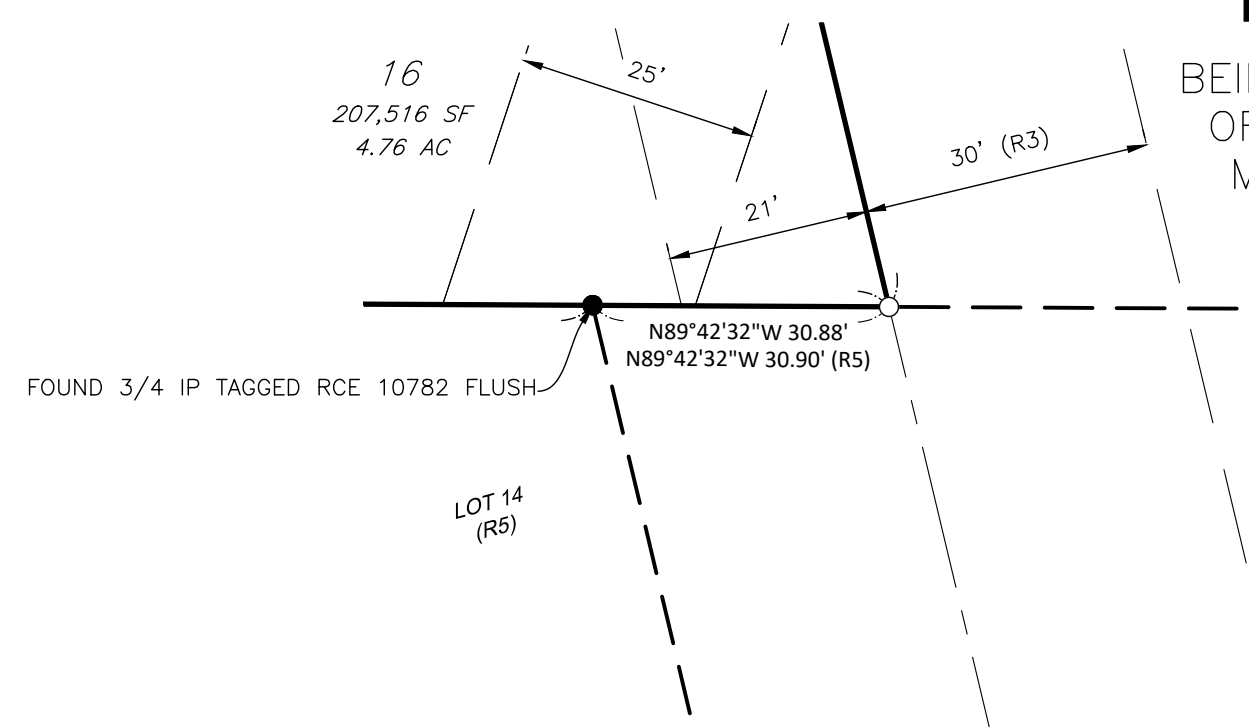
TRACT MAP NO. 6408

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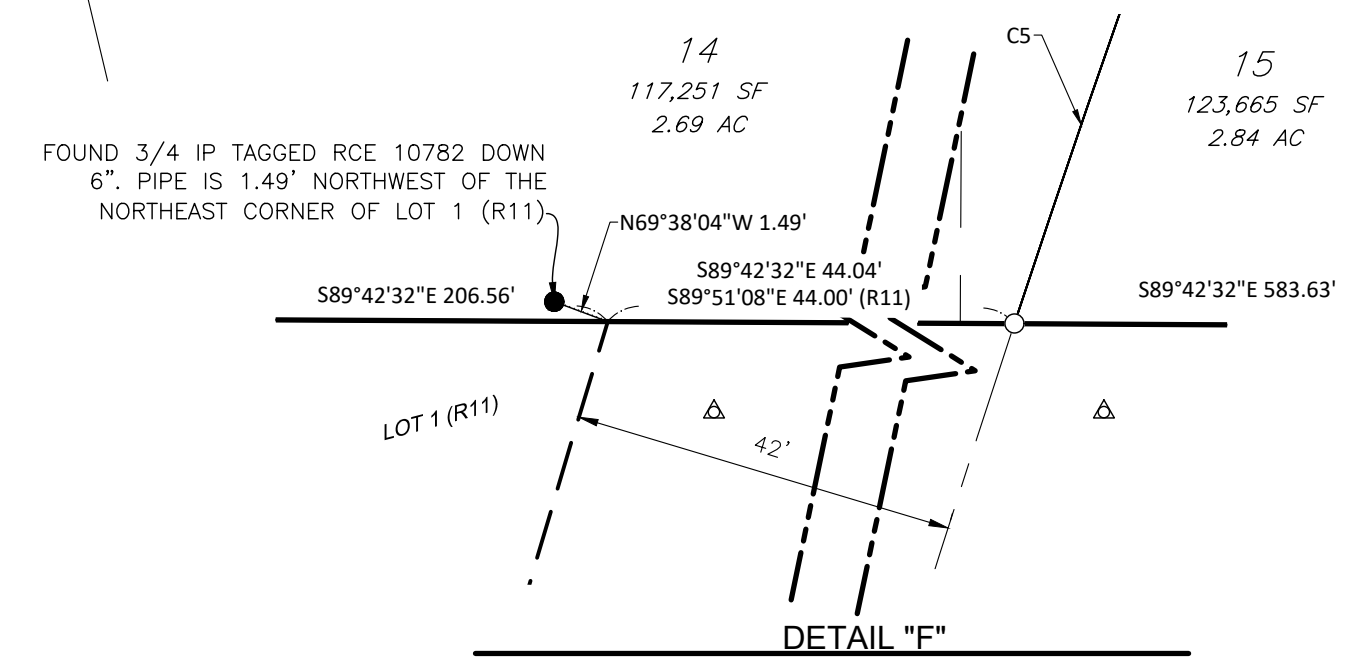
DETAIL "A"

1" = 10'



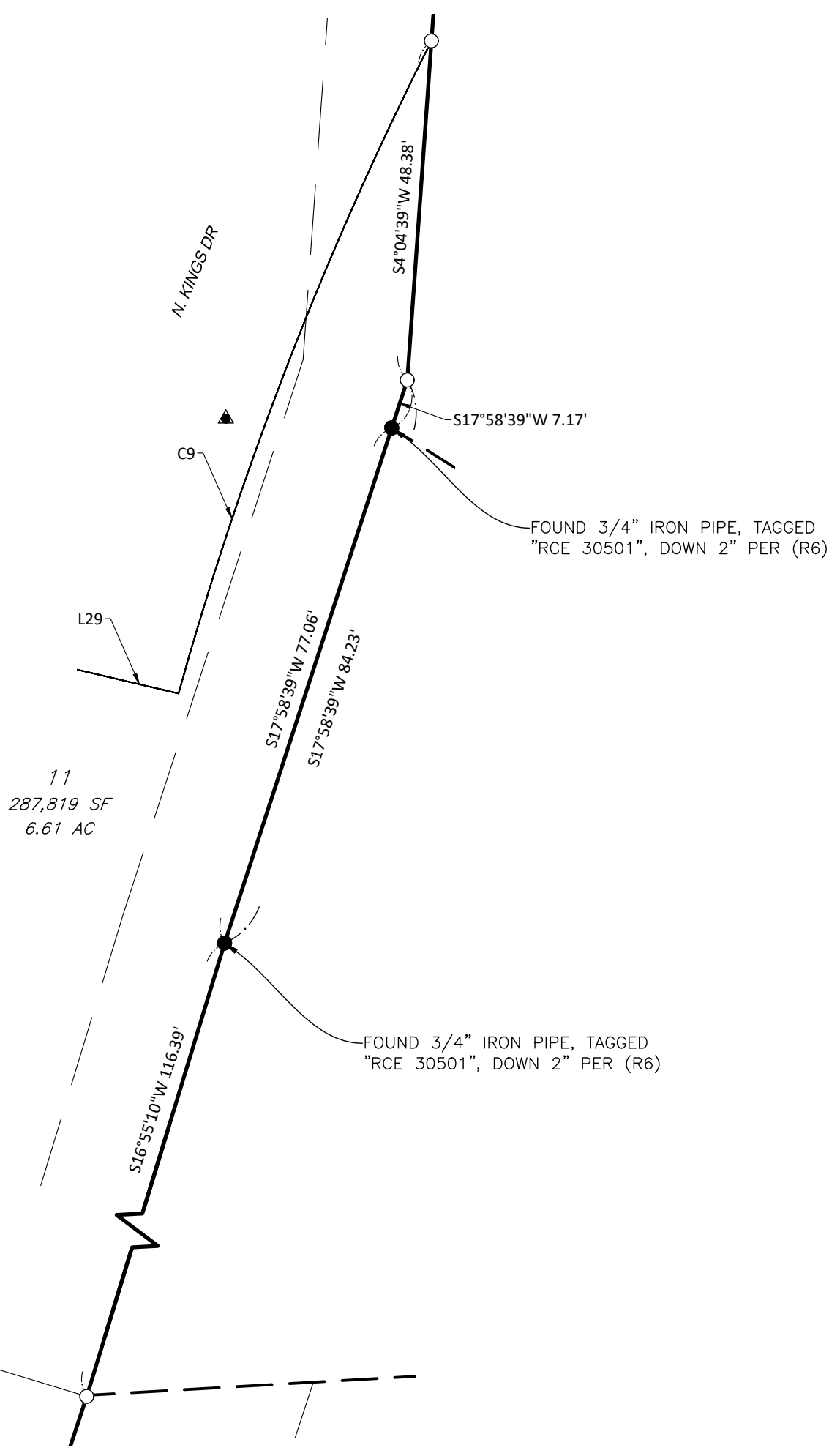
DETAIL "B"

1" = 20'



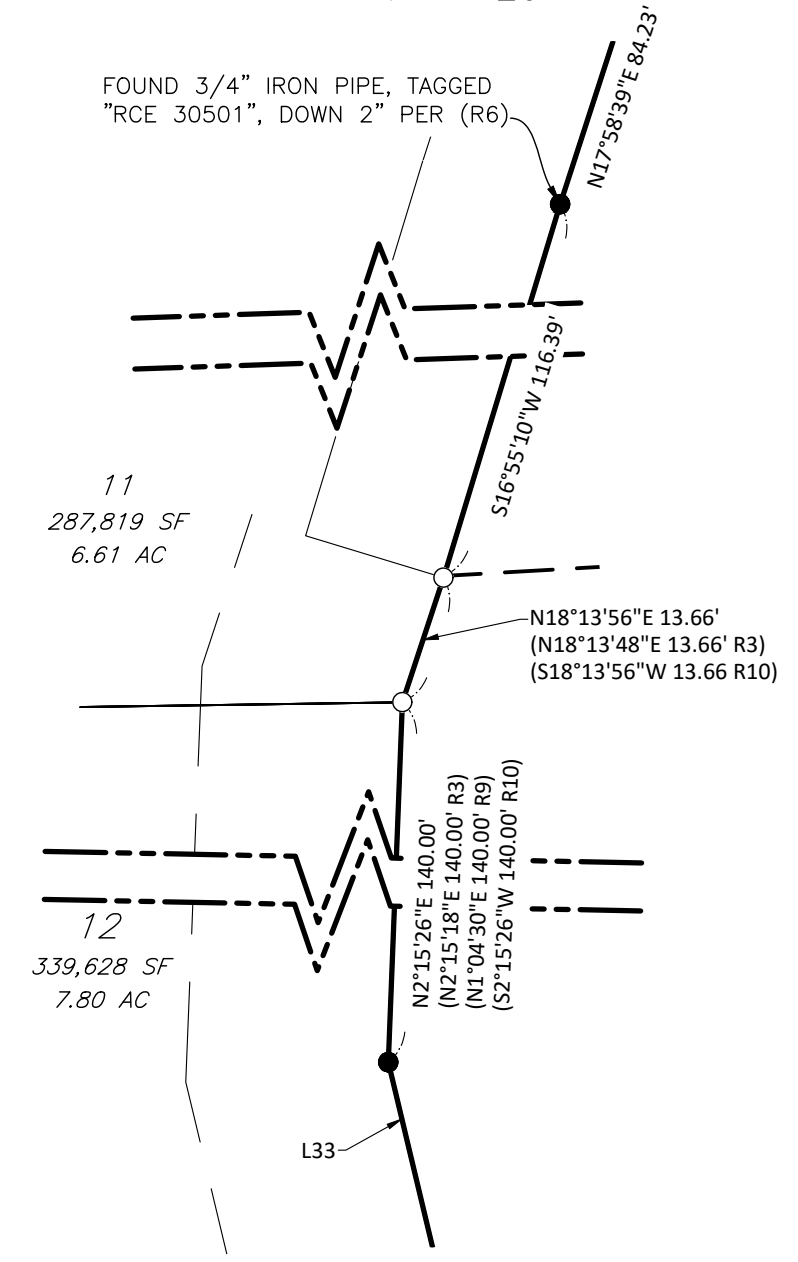
DETAIL "F"

1" = 5'



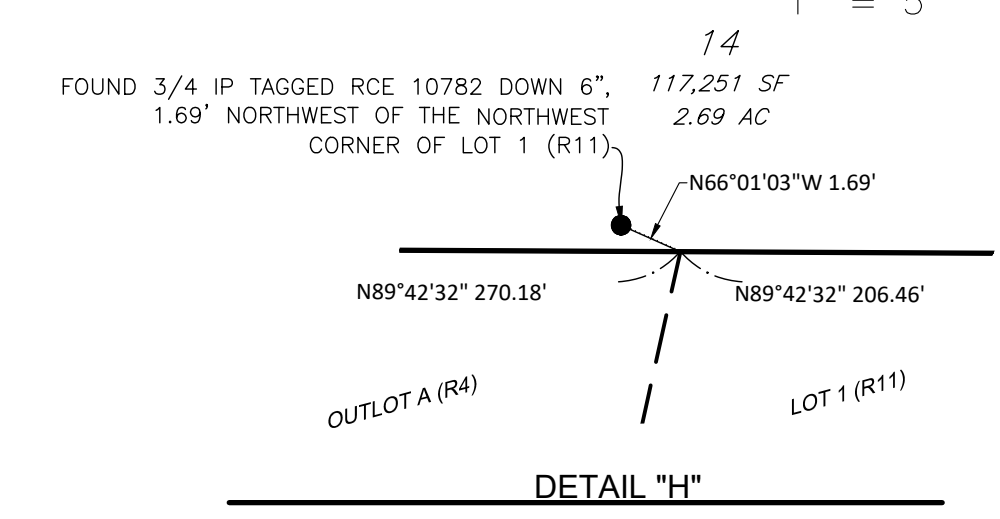
DETAIL "C"

1" = 20'



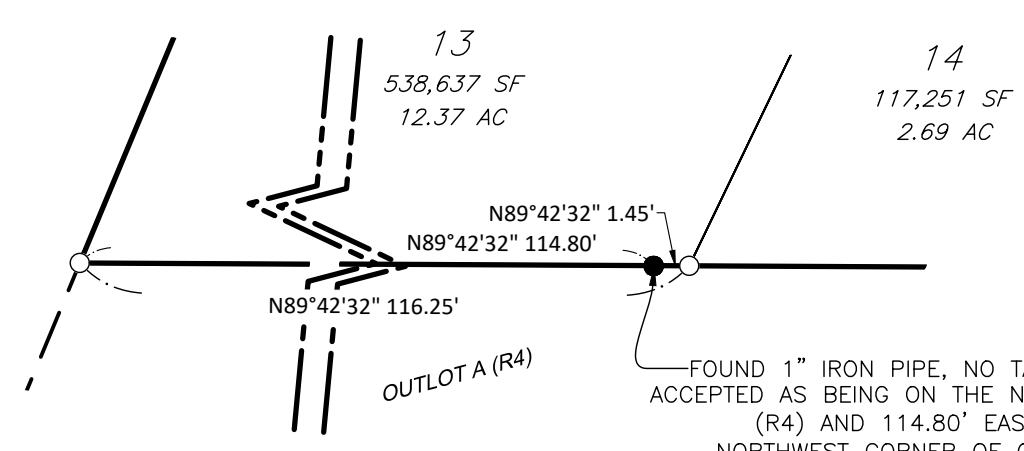
DETAIL "D"

1" = 20'



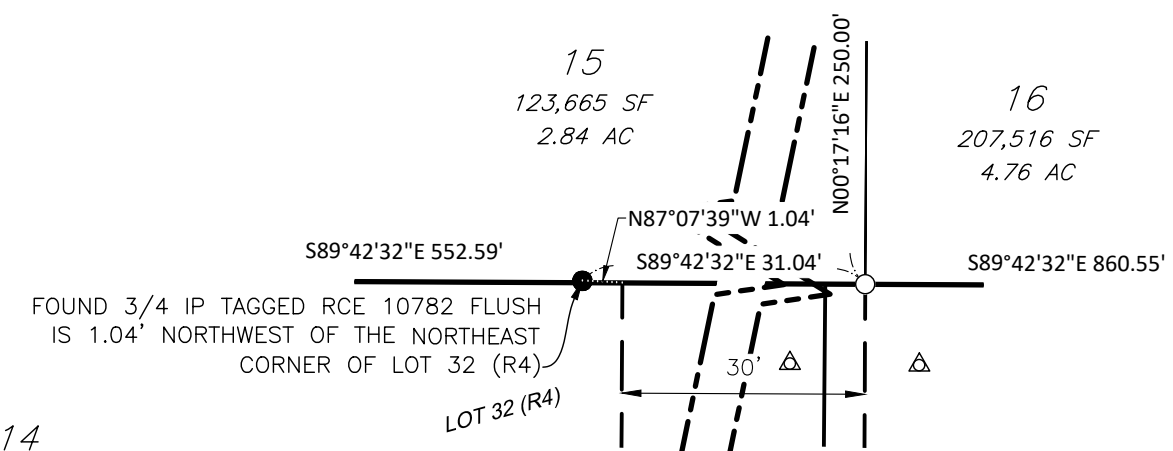
DETAIL "H"

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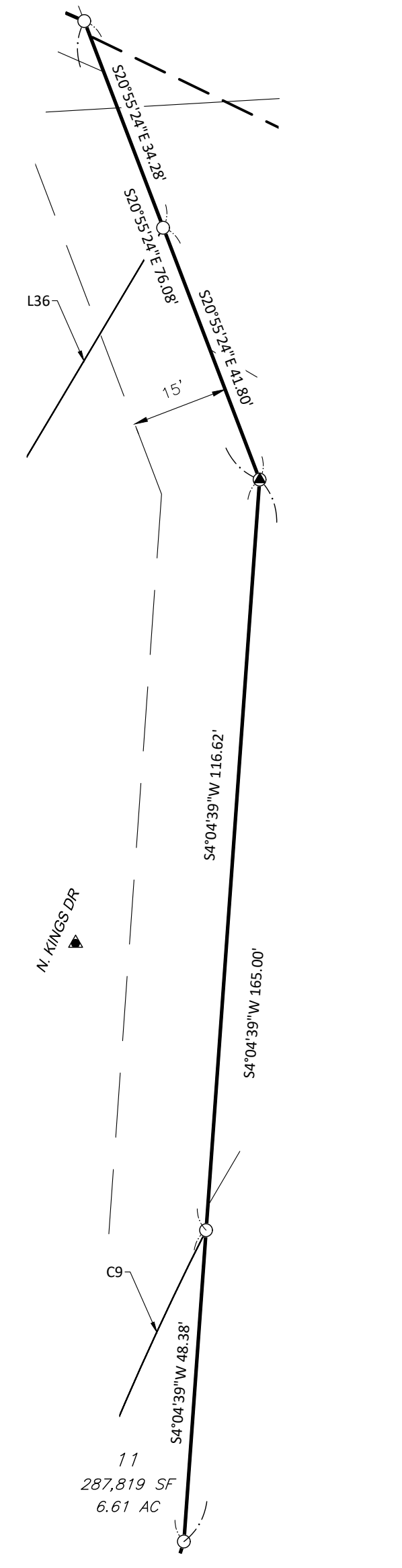
DETAIL "E"

1" = 5'



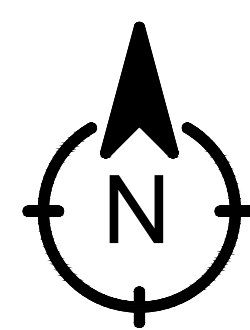
DETAIL "G"

1" = 5'



DETAIL "I"

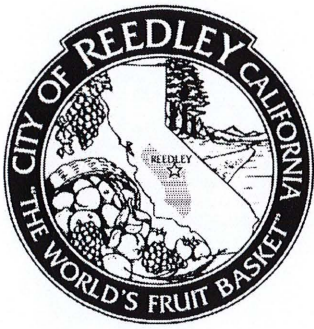
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REEDLEY CITY COUNCIL

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 8

DATE: May 28, 2024

TITLE: ADOPT RESOLUTION NO. 2024-049 LEVYING THE FISCAL YEAR 2024-2025 ANNUAL ASSESSMENTS FOR THE CITY OF REEDLEY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1

SUBMITTED: Marilu S. Morales, P.E.
City Engineer *MSM*

APPROVED: Nicole R. Zieba
City Manager *NZ*

RECOMMENDATION

That the City Council:

1. Conduct a public hearing regarding the annual assessment of the City of Reedley Landscaping and Lighting Maintenance District (LLMD) No. 1.
2. After considering public comments, adopt Resolution No. 2024-049, a resolution approving the levying of the annual assessment for the City of Reedley LLMD No. 1.
3. Direct the City Clerk, or her designee, to record this Resolution with the Fresno County office of the Recorder.

EXECUTIVE SUMMARY

The City of Reedley LLMD No. 1 was formed in November of 1989. LLMD No. 1 was established to provide on-going maintenance, operation and servicing of the local pocket parks, open spaces, landscaping and irrigation in local area buffers, entryways and median islands, street trees in park strips, block walls and local street lighting within said District.

On April 9, 2024, the City Council initiated the proceeding for the annual levy and collection of assessments for the LLMD No. 1, preliminarily approved the Engineer's Report for the annual levy and collection of assessments for the LLMD No. 1, and set the public hearing regarding proposed assessments for May 28, 2024. The attached resolution authorizes the levying of assessments as defined in the Engineer's Report.

BACKGROUND

This resolution is required yearly by the Landscaping and Lighting Act of 1972 in order to impose the annual assessments on the county tax rolls for the maintenance and care of landscaped areas in the City's LLMD No. 1 formed in November of 1989. The Landscaping and Lighting Act of 1972, California Streets and Highways Code Section 22500 et. seq was designed to allow local governments the ability to collect assessments to defray the cost of maintaining and operating landscaping areas and lighting.

Properties within Reedley's LLMD No. 1, as shown on the Assessment Diagrams in the Engineer's Report are separated into benefit zones, such that those properties receiving benefit from a particular improvement are assessed for such improvements in proportion to the benefit received in conformance with Proposition 218 Omnibus Implementation Act.

On April 9, 2024, the City Council adopted Resolution No. 2024-030 preliminarily approving the Engineer's Report for the LLMD No.1 2024-2025 Annual Assessments and Resolution No. 2024-031 for the intent to levy and collect the annual assessments to be approved at a public hearing on May 28, 2024. The Engineer's Report for 2024-2025 identifies the required funding to help offset the costs for services associated with the City's LLMD No. 1. Receipt of these assessments will ensure the ongoing maintenance, operation and servicing of the local pocket parks, open spaces, landscaping and irrigation in local area buffers, entryways and median islands, street trees in the park-strips, and local street lighting within said District. The levying of these assessments was approved by the property owners during the annexation and formation of each of the Zones listed below.

As of May 21, 2024, no protests from the affected landowners have been received. The LLMD No. 1 Zones to be levied are shown on the attached map exhibit A and listed as follows:

Zone A	Riverview Estates	Landscape buffer along Kings River Rd & street lighting
Zone E	Willow Ridge I	Landscape buffer along Buttonwillow Ave, pocket park & street lighting
Zone G	Hearthstone	Landscape buffer along Frankwood Ave, pocket park & street lighting
Zone H	Willow Ridge II	Landscape buffer along Buttonwillow Ave, pocket park & street lighting
Zone I	New Horizons	Landscape park strips, street trees, pocket park & street lighting
Zone J	River Ridge Units I, II, III	Landscape buffers along Dinuba Ave, Tobu Ave, and Zumwalt Ave, landscape park strips, street trees, SD basin landscape maintenance & street lighting
Zone K	Rosewood	Landscape buffer along Buttonwillow Ave, landscape park strips, street trees & street lighting
Zone L	Cottage Glen I, II, IV & Cottage Commons	Landscape buffers along Church Ave and Frankwood Ave, landscape park strips, street trees, street lighting & stormceptor maintenance
Zone M	Parcel Map No. 196	Landscape buffers along Buttonwillow Ave and Dinuba Ave & street lighting
Zone N	Parcel Map No. 198	Landscape buffers along Manning Ave and Reed Ave, landscape median island in Manning Ave, street lighting & stormceptor maintenance
Zone O	The Oaks	Landscape buffers along Buttonwillow Ave and Dinuba Ave & street lighting
Zone P	Orchard Estates I & II	Landscape buffers along Frankwood Ave and East Ave, landscape median island in Frankwood Ave, East Ave, Olson Ave, landscape park strips, street trees & street lighting
Zone Q	Presidential Estates	Landscape park strips, street trees & street lighting
Zone R	Reedley Estates (Hawthorne Heights)	Landscape buffers along South Ave and Sunny Ave, landscape median island in Sunny Ave, landscape park strips, street trees, landscape linear park along Locke Ave, street lighting & stormceptor maintenance

Zone S	Reedley Kings River Commons Apts.	Landscape park strips, street trees & street lighting
Zone T	I St between Manning & Reed Ave	A portion of Landscape buffer along I St, landscape median island in I St & street lighting
Zone U	SPR No. 304-04-06	Landscape buffers along Manning Ave and Buttonwillow Ave & street lighting
Zone W	Monte Vista Estates	Landscape buffers along Buttonwillow Ave & street lighting
Zone X	Les Schwab Tire Center	Landscape buffer along I St & street lighting
Zone Y	Almond Grove	Landscape buffer along Frankwood Ave & street lighting
Zone Z	Reed/Aspen Ph. 1	Street lighting
Zone AA	Frankwood Commons	Landscape buffers along Frankwood Ave and South Ave & street lighting
Zone BB	Reed/Aspen Ph. 2&3	Landscape buffer along Reed Ave & street lighting
Zone CC	Rancho Vista	Landscape buffer along Buttonwillow Ave & street lighting
Zone DD	River Bottom Area	Landscape median in Kingswood Parkway & street lighting

FISCAL IMPACT

The City will collect approximately \$279,628.92 to offset the cost of maintaining landscaping and street lighting in the District. This is an increase of \$5,853.69 from the previous fiscal year due to the consumer price index formula applied to Zones I thru U, W through Z and AA, BB, CC and DD. The FY 2024-25 residential assessments range from \$10.30 per year per parcel in Zone A (Riverview Estates) to \$390.14 per residential parcel in Zone R (Reedley Estates). The FY 2024-25 assessments for Zones I thru U, W through Z and AA, BB, CC and DD are being proposed to increase from FY 2023-24 by an inflation factor of 3.67% in accordance with the U.S. Bureau of Labor Statistics Data, Annual All Urban Consumer Price Index for the San Francisco-Oakland-Hayward area.

PRIOR COUNCIL ACTION

On April 9, 2024, City Council adopted Resolution No. 2024-029 initiating proceedings for the annual levy and collection of assessments for the LLMD No. 1. At the same meeting City Council adopted Resolution No. 2024-030 preliminarily approving the Engineer’s Report of the City of Reedley’s 2024-2025 annual assessments for LLMD No. 1 and adopted Resolution No. 2024-031 stating the Council’s intention to levy and collect the annual assessments for this LLMD No. 1 and setting the date for the public hearing on May 28, 2024.

ATTACHMENTS

1. Resolution No. 2024-049, Approval of levying the FY 2024-2025 Annual Assessment for City of Reedley LLMD No. 1
2. Landscaping and Lighting Maintenance District No. 1 Fiscal Year 2024-25 Engineer’s Report

RESOLUTION NO. 2024-049

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
CONFIRMING ASSESSMENT DIAGRAM AND LEVYING THE FISCAL YEAR
2024-2025 ANNUAL ASSESSMENTS FOR THE CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1**

WHEREAS, on November 7, 1989, pursuant to Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, the City Council of the City of Reedley did adopt its Resolution Initiating Proceedings for formation of the Landscaping and Lighting Maintenance District No. 1 of the City of Reedley (herein "LLMD No. 1"); and

WHEREAS, the City Council did thereafter declare its intention to form and did form the said LLMD No. 1 and did levy and collect the first assessment and subsequent annual assessments for the maintenance and operation of the landscaping facilities in said LLMD No. 1; and

WHEREAS, the City's designated Assessment Engineer has prepared and filed a report with the City Clerk entitled "City of Reedley for Landscaping and Lighting Maintenance District No. 1 2024/2025 Engineer's Report" ("Engineer's Report") in accordance with Streets and Highways Code section 22565 *et seq.* as directed by the City Council, and the City Council preliminarily approved the Engineer's Report by adopting Resolution No. 2024-030; and

WHEREAS, the City Council adopted Resolution No. 2024-031 on April 9, 2024, a Resolution of Intention in accordance with Streets and Highways Code section 22624, and set a public hearing on the levy of the proposed assessment for May 28, 2024 at 7:00 PM, or soon thereafter; and

WHEREAS, the proposed annual assessments for LLMD No. 1 as contained in the Engineer's Report do not constitute increased assessments as described in Government Code section 54954.6; and

WHEREAS, the Resolution of Intention was published in accordance with applicable law, and the May 28, 2024 public hearing was duly noticed; and

WHEREAS, the public hearing was conducted on May 28, 2024, and all oral statements and written protests were received and considered by the City Council, and a majority protest was not filed.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Reedley, using their independent judgment, approves Resolution No. 2024-049 based on the following:

1. The above recitals are true and correct.
2. The Council hereby determines that the territory within the LLMD No. 1, the boundaries of which are set forth in the Engineer's Report 2024-2025 Annual Assessment for Landscaping and Lighting Maintenance District No. 1 and on file with the City Clerk, will be the territory benefited by the maintenance and servicing of the improvements described in said Engineer's Report.

3. The hearing on said annual levy of assessment was held in accordance with applicable law and a majority protest was not filed.
4. The City Council hereby orders the levy of the assessments described in said Resolution of Intention and the Engineer's Report.
5. The assessment diagram showing the assessment district referred to in said Resolution of Intention and said also the subdivisions of land within the District, as contained in said Engineer's Report, is hereby finally approved and confirmed as the diagram of the properties to be assessed to pay the costs of the improvements.
6. The City Clerk shall file the diagram and assessment, as confirmed, or a certified copy thereof, with the auditor of the County of Fresno no later than July 31, 2024.
7. This resolution is effective immediately upon adoption.

This foregoing resolution is hereby approved and adopted by the City Council of the City of Reedley this 28th day of May 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Anita Betancourt, Mayor

ATTEST:

Ruthie Greenwood, City Clerk



City of Reedley

Landscaping and Lighting Maintenance District No. 1

2024/2025 ENGINEER'S REPORT

Intent Meeting: April 9, 2024
Public Hearing: May 28, 2024

27368 Via Industria
Suite 200

Temecula, CA 92590

T 951.587.3500 | 800.755.6864

F 951.587.3510 | 888.326.6864

Property Tax Information Line

T.866.807.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

City of Reedley
Landscaping and Lighting Maintenance District No. 1

Fiscal Year 2024/2025

City of Reedley,
County of Fresno, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2024/2025 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Fresno County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 29 day of April, 2024.

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

Chonney Gano

By: _____

Chonney Gano, Project Manager
District Administration Services

Tyrone Peter

By: _____

Tyrone Peter
R. C. E. # C81888



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I. OVERVIEW

A. INTRODUCTION

On November 7, 1989, the City of Reedley (the “City”) formed the City of Reedley Landscaping and Lighting Maintenance District No. 1 (the “District”) under the provisions of the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”) and in compliance with the substantive and procedural requirements of the California Constitution Article XIID (the “California Constitution”). The District consists of twenty-five (25) benefit zones (Zones A, E, G through U, W through Z and AA, BB, CC and DD) (“Zones”), such that those properties receiving benefits from a particular improvement are assessed for such improvements in proportion to the benefit received to maintain on-going maintenance, operation and servicing of the local pocket parks, open spaces, landscaping and irrigation in local area buffers, entryways and median islands, streets trees in park strips block walls and local street lighting within said District.

The Engineer’s Report (the “Report”) has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments for Fiscal Year 2024/2025.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2024/2025. The annual assessments to be levied on properties within the District provide a funding source for the continued operation and maintenance of local landscape improvements installed in connection with the development of properties within the District. Each Fiscal Year, the City establishes the District’s assessments based on an estimate of the costs to maintain, operate and service the landscape improvements and based upon available revenues including fund balances, City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include: the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of adequate funds for operational reserves or periodic expenditures including installments collected for long-term improvement projects. Each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.



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

Following consideration of all public comments and written protests at a noticed public hearing, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2024/2025 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in Fiscal Year 2024/2025.

B. DISTRICT BACKGROUND

The City Council approved the formation of the District in 1991.

The District currently includes twenty-five (25) Zones as indicated in the table below

Zone	Zone Name
A	Riverview Estates
E	Willow Ridge I
G	Hearthstone
H	Willow Ridge II

Note: Originally there were seven zones at the time of formation. Zones B, D and F were dissolved April 26, 2022.

Zone	Zone Name	Annexation Dates
I	New Horizons	2002
J	River Ridge Units I, II & III	2003
K	Rosewood Estates	2003
L	Cottage Glen I, II, IV & Cottage Commons	2004
M	Parcel Map No. 196	2004
N	Parcel Map No. 198	2005
O	The Oaks	2005
P	Orchard Estates I & II	2005
Q	Presidential Estates	2006
R	Reedley Estates (Hawthorne Heights)	2006
S	Reedley Kings River Common Apartments	2015
T	I Street Between Manning Avenue & Reed Avenue	2009
U	SPR No. 304-3-06	2007
W	Monte Vista Estates	2020
X	Les Schwab Tire Center	2017

Zone	Zone Name	Annexation Dates
Y	Almond Grove	2019
Z	Reed-Aspen Ph. I	2019
AA	Frankwood Commons Phase I, II and III	2021
BB	Reed-Aspen Ph. II and III	2021
CC	Rancho Vista Phase I & II	2021
DD	River Bottom Area	2021

For Fiscal Year 2021/2022, the City conducted a property owner protest ballot proceedings for a proposed Maximum, Assessment Increase and/ or CPI inflator for Zones A, B, D, E, F, G and H (“Balloted Zones”). No protest existed for Zone F; therefore the CPI inflator can be applied in that zone.

Zone DD was annexed into the District on November 9, 2021 in order to replace Zones B, D and F. The City Council approved Resolution No. 2022-028 dissolving Zones B, D and F on April 26, 2022.

C. COMPLIANCE WITH CURRENT LEGISLATION

On November 5, 1996, California voters approved Proposition 218 (The Right to Vote on Taxes Act) that established specific requirements for the ongoing imposition of taxes, assessments, and fees. The provisions of this proposition are now contained in the California Constitution as Articles XIII C and XIII D. can be summarized in four general areas:

1. Strengthens the general and special tax provisions of Proposition 13 and Proposition 62.
2. Extends the initiative process to all local taxes, assessments, fees, and charges.
3. Adds substantive and procedural requirements to assessments.
4. Adds substantive and procedural requirements to property-related

The District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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



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

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

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

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

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

II. PLANS AND SPECIFICATIONS

A. DISTRICT OVERVIEW

The territory within the District consists of all lots or parcels of land within the City of Reedley. The purpose of this District is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of landscaping, street lighting, traffic signal improvements and related facilities and services in various areas throughout the City. Improvements that can be provided within the District generally include but are not limited to:

- Landscape improvements within the street medians and parkway side-panels, including parkways, slopes and entryways; and various non-street landscape areas including greenbelts, slopes, local trails, and open space areas within various landscape zones. These landscaped improvements and areas may include but are not limited to various combinations of trees; turf; ground cover; shrubs, plantings and other amenities including retaining walls, monuments, fencing, sidewalks, stamped concrete or pavers; irrigation and drainage systems; and related appurtenances.
- Local Lighting facilities on the public streets within the City. These lighting improvements may include but are not limited to streetlights located on the City's arterial streets, traffic signals located throughout the City and local streetlights within or adjacent to the various developments and subdivisions

B. DISTRICT ZONES OF BENEFIT

In accordance with the 1972 Act, the District utilizes Zones to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the District, parcels are assigned to benefit zones each of which is associated with a set of improvements and/or type of improvements that provide special benefit to properties within that Zone.

As of Fiscal Year 2024/2025, the District is comprised of the following benefit zones (Zones):

Zone A Riverview Estates – Zone A consists of those parcels in Tracts No. 4143 and 4449. These parcels receive special benefits from the landscape buffer located on Kings River Road and Olson Avenue (mostly on Kings River Road). There is approximately 11,600 SF of trees and shrubs and seventeen (17) LED Streetlights that are PG&E owned.

Zone E Willow Ridge I – Zone E contains all parcels in Tracts 4587. These parcels receive special benefits from the landscape buffer located on the west side of Buttonwillow Avenue between Cypress Avenue & Carob Avenue. There is approximately 3,050 SF of turf and trees, and 9,050 SF of trees and shrubs and twelve (12) LED Streetlights that are PG&E owned.

Zone G Hearthstone – Zone G contains all parcels in Tracts 4588 and 4822. These parcels receive special benefits from the landscape buffer located on the west side of Frankwood Avenue between Huntsman Avenue and Herbert Avenue. There is approximately 8,670 SF of turf and trees, and 1,440 SF of trees and shrubs and seventeen (17) LED Streetlights that are PG&E owned.

Zone H Willow Ridge II – Zone H consists of all parcels in Tract 4715. These parcels receive special benefits from the landscape buffer located on the west side of Buttonwillow Avenue between Carob Ave & Parlier Avenue (excluding the corner lot at Parlier Avenue). There is approximately 2,500 SF of turf and trees, and 9,600 SF of trees and shrubs, and then 4,180 SF of trees and shrubs located on Parlier Avenue east and west of Kady Avenue. Willow Ridge Park is located on the corner of Carob and Cedar Avenues; approximately 22,650 SF of turf and trees, and 3,480 SF of trees and mulch and thirteen (13) LED Streetlights that are PG&E owned.

Zone I New Horizons – Zone I consists of parcels in Tract 4970. These parcels receive special benefits from the landscaped park strips, street trees, a pocket park located along Myrtle Avenue, between Sunrise Avenue and north Kady Avenue and Street lighting.

- Zone J** **River Ridge Units I II and III** – Zone J consist of River Ridge Subdivision (Unit I) Tract No. 5013, River Ridge Subdivision (Unit II) Tract No. 5178 and River Ridge Subdivision (Unit III) Tract No. 5410. These parcels receive special benefit from Landscape buffers along Dinuba Avenue, Tobu Avenue, and Zumwalt Ave. Parcels in Zone J also receive special benefits from park strips, street trees, SD basin landscape maintenance and street lighting.
- Zone K** **Rosewood Estates** – Zone K is generally located west of North Buttonwillow Avenue and east of Kady Avenue and includes parcels within Tract No. 5079. Parcels withing this Zone receive special benefits from Landscape buffer along Buttonwillow Avenue, landscape park strips, street trees and street lighting.
- Zone L** **Cottage Glen I, II, IV and Cottage Commons** – Zone L consists of Cottage Glen I Tract No. 5080, Cottage Glen II Tract No. 5299, Cottage Commons Tract No. 5373, and Cottage Glen IV Tract No. 5475. This Zone is generally located west of South Frankwood Avenue and south of West Herbert Avenue. Parcels within this zone receive special benefit from Landscape buffers along Church Avenue, Frankwood Avenue, landscape park strips, street tree, street lighting and stormceptor maintenance.
- Zone M** **Parcel Map No. 196** – Zone M lies generally south of Dinuba Avenue, east of Buttonwillow Avenue and it consist of parcels 370-240-43, 370-240-45, 370-240-46 and 370-240-59. Parcels within this zone receive special benefits from landscape buffers along Buttonwillow Avenue, Dinuba Avenue and street lighting.
- Zone N** **Parcel Map No. 198** – Zone N lies generally southeast of Manning Avenue, west of Reed Avenue and northeast of Reedley Parkway and it consist of parcels 368-360-31S thru 368-360-36S. Parcels within this zone receive special benefits from landscape buffers along Manning Avenue, Reed Avenue, landscape median island in Manning Avenue, street lighting and stormceptor maintenance
- Zone O** **The Oaks** – Zone O lies generally on the east side of Buttonwillow Avenue and north of Dinuba Avenue and includes parcels within Tract 5114. Parcels within this Zone receive special benefits from landscaped buffers along Buttonwillow Avenue and Dinuba Avenue, and street lighting.

- Zone P** **Orchard Estates I & II** – Zone P. consists of Orchard Estates I Tract No. 5311 and Orchard Estates II Tract No. 5353. Parcels within this Zone receive special benefits from landscape buffers along Frankwood Avenue and East Avenue. Landscape median island in Frankwood Avenue, East Avenue and Olson Avenue. Parcels also receive special benefits from landscape park strips, street trees and street lighting
- Zone Q** **Presidential Estates** – Zone Q consists of Tract No. 5149 and lies generally south of Duff Avenue. Parcels within this Zone receive special benefits from landscape park strips, street trees and street lighting.
- Zone R** **Reedley Estates (Hawthorne Heights)** – Zone R consists of Tract No. 5355. Parcels within this Zone receive special benefits from landscape buffers along South Ave and Sunny Avenue, landscape median island in Sunny Avenue, landscape park strips, street trees, landscape linear park along Locke Avenue, street lighting and stormceptor maintenance.
- Zone S** **Reedley Kings River Commons Apartments** – Zone S is generally located north of Dinuba Avenue and east of Orange Avenue. This Zone receives special benefits from landscape park strips, street trees and street lighting.
- Zone T** **I Street between Manning Avenue and Reed Avenue** – Zone T consists of parcels 368-021-39, 368-021-55, 368-021-58, 368-021-59, and 368-021-64. These parcels receive special benefits from a portion of landscape buffer along I Street, landscape median island in I street and street lighting.
- Zone U** **SPR No. 304-3-06** – Zone U is generally located east of Buttonwillow Avenue and south of Manning Avenue. This Zone consist of parcel 370-040-49 and receives special benefits from landscape buffers along Manning Avenue and Buttonwillow Avenue and street lighting.
- Zone W** **Monte Vista Estates** – Zone W consists of all parcels located in Tract. No. 5263. These parcels receive special benefits from the landscape buffer located along Buttonwillow Avenue. There is approximately 10,110 SF of trees and shrubs and six (6) LED Streetlights under the customer owned and maintained LS-A program.

- Zone X** **Les Schwab Tire Center** – Zone X consist of parcels 368-350-34 and 368-350-35 and receives special benefits from landscape buffers along I Street and street lighting
- Zone Y** **Almond Grove** – Zone Y consists of all parcels located within Tract No. 6206. These parcels receive special benefits from the landscape buffer located along South Frankwood Avenue. There is approximately 630 SF of trees and shrubs and eighteen (18) LED Streetlights under the customer owned and maintained LS-A program.
- Zone Z** **Reed-Aspen Ph. I** – Zone Z consists of all parcels located within Tract No. 6196. There is no landscaping to be maintained within this Zone. There are eleven (11) LED Streetlights under the customer owned and maintained LS-A program.
- Zone AA** **Frankwood Commons Phase I, II and III** – Zone AA consists of one-hundred fifty (150) residential parcels and one (1) commercial lot located east of S. Frankwood Avenue and north of E. South Avenue. The improvements to be maintained includes approximately twenty-three (23) 70-watt streetlights, four (4) 100-watt streetlights, five (5) 150-watt streetlights, 23,793 square feet of landscaping (trees and shrubs) and fifty-four (54) trees within or adjacent to Zone AA.
- Zone BB** **Reed-Aspen Phase II and III** – Zone BB consist of eighty-four (84) residential homes which are located north of W. Aspen Avenue and east of N. Reed Avenue. The improvements to be maintained includes approximately twenty-one (21) 70-watt streetlights, three (3) 150-watt streetlights, 7,912 square feet of landscaping (trees and shrubs) and 21 (twenty-one) trees within or adjacent to Zone BB.
- Zone CC** **Rancho Vista Phase I and II along with assessor parcel numbers 370-060-01 and 370-060-59** – Zone CC currently consists of ninety-seven (97) residential units out of one-hundred eighty-four (184) planned residential units which are located east of S. Buttonwillow Avenue and south of E. Springfield Avenue. The improvements to be maintained includes approximately thirty-one (31) 70-watt streetlights, one (1) 100-watt streetlight, five (5) 150-watt streetlights, 11,810 square feet of landscaping (trees, shrubs, and bark) and thirty-one (31) trees within or adjacent to Zone CC.

Zone DD River Bottom – Zone DD consists of two hundred ninety-nine (299) residential dwellings located west of N. Kings Drive to Kingwood Parkway. The parcels receive special benefits from the landscape median located on Kingwood Parkway. There are approximately 7,980 square feet of trees and shrubs and sixty-six (66) LED streetlights owned by PG&E.

C. DESCRIPTION OF DISTRICT IMPROVEMENTS

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various landscaping or lighting improvements that are maintained and serviced for the benefit of real property within the District. The maintenance of the landscape improvements may also incorporate various appurtenances that may include but is not limited to entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. In most cases, the various improvements associated with each Zone were either installed in direct connection with the development of properties within the Zone or were installed for the benefit of those properties as a result of property development or potential development of those properties and were considered necessary for the development of those properties to their full and best use. The work to be performed within each respective Zone may include, but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services for each Zone.

III. METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

“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 all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

Section 22574 provides for zones as follows:

“The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements.”

The formulas used for calculating assessments and the designation of District Zones reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Proposition 218 and Article XIID of the California Constitution.

A. PROPOSITION 218 BENEFIT ANALYSIS

The costs of the improvements have been identified and allocated to properties within the Zones based on special benefit. The improvements provided and for which properties are to be assessed are local improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within the Zone. The assessments and method of apportionment is based on the premise that these improvements would otherwise not have been required without the development of those parcels within the Zones.

Article XIID Section 2(i) defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4(a) defines proportional special benefit assessments as follows:

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

Special Benefits

The ongoing maintenance and servicing of the landscaped areas and appurtenant facilities within the Zones provide aesthetic benefits to the properties within the Zone and a more pleasant environment to walk, drive, and live. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development of properties within the Zones. These improvements are an integral part of the physical environment associated with the parcels within the Zones and while some of these improvements may in part be visible to properties outside the Zones or in part proportionately shared with properties in adjacent Zones, collectively if these Zone improvements are not properly maintained, it is the parcels within the Zones that would be aesthetically burdened. Additionally, it has been identified in the improvements section of this report that some landscaping areas in provide a physical buffer and serve as a pleasant aesthetic amenity that enhances the approach to the parcels as well as an extension of the physical attributes of the parcels assessed, such as their front or rear yards. As a result, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments within the Zones.

General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments for the Zones and the proximity and relationship to properties to be assessed, it is evident these improvements were primarily installed in connection with the development of properties within the Zones. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) on those properties and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or to properties outside the Zone.

In the absence of a special funding Zone, the City would typically provide only limited tree management, weed abatement, rodent control, and erosion control services for the various landscape easement areas. This baseline level of service would typically provide for periodic servicing of the improvement areas (generally twice annually) or on an as-needed basis. This baseline level of service provides for public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways and potential property damage resulting from fire hazards but results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance to be provided in the various District Zones.

B. DISTRICT BENEFIT

The costs of the District are apportioned by a formula or method, which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each such parcel from the improvements. Improvements maintained by the District that are considered to provide general benefit (in whole and in part), are funded by the City and not included in the annual assessments. Property owners are assessed for special benefits only.

Each parcel within the District receives special benefits from the improvements due to the close proximity of the landscaping, and lighting improvements to each parcel. The improvements provide added beautification and aesthetic value to each developed property and property owner and an enhanced quality of life within the subdivision.

C. METHODOLOGY

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for assessment districts, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements. The benefit formula used for the District should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on special benefit to each parcel. For **Zones A, E, H, I, J, K, Q, W, BB, CC, and DD** each parcel is equivalent to 1.0 EBU regardless of land use.

For **Zone G** the assessments are based on the proximity of each parcel regardless of land use. The parcels located on the south side of book 365 page 212 and all of book 365 page 214 are equivalent to 1.07 EBU. The remaining parcels on book 365 within the Zone are equivalent to 1.0 EBU.

For **Zone L** each parcel is equivalent to 1.0 EBU. These parcels are within 4 separate tracts located within the Cottage Glen subdivisions. Tract 5080, Tract 5299, Tract 5475, and Tract 5373.

For **Zone O** the assessments are based on the acreage of each parcel regardless of land use. See chart below:

EQUIVALENT BENEFIT UNIT (EBU) FORMULA	
Acres	Parcel EBU
Below 0.40	0.17059 EBU
0.40 to 1.00	0.41322 EBU
Above 1.00	3.53000 EBU

For **Zones M, N, P, R, S, X, Y and Z** the assessments are based on acres of each parcel regardless of land use.

For **Zones T and U** the assessments are based on the square footage of each parcel regardless of land use.

For **Zone AA** the assessments are based on land use class. See chart below:

EQUIVALENT BENEFIT UNIT (EBU) FORMULA	
Land Use Classification	Parcel EBU
Residential Single-Family (SFR)	1.00 EBU
Vacant/Undeveloped Parcels (VAC/UNDEV) ⁽¹⁾	1.75 EBU/Acre
Non-Residential Parcels (NON-RES)	5.00 EBU/Acre
Exempt Parcels ⁽²⁾	0.00 EBU

⁽¹⁾ Parcels identified as Vacant/Undeveloped Parcels shall be assigned a proportional EBU that is 25% of the developed non-residential property, or 1.75 EBU per acre, up to a maximum of 5 acres per parcel.

⁽²⁾ Parcels identified as exempt are, areas of streets, avenues, lanes, roads, drives, courts, alleys, public easements, rights-of-way, and parkways. Also exempt are utility rights-of ways used exclusively for utility transmission, common areas (such as in condominium complexes), land dedicated as open space parks, landlocked parcels, and small parcels vacated by the City as these parcels do not benefit from the improvement. In addition. Public schools, government agencies, and parcels with no road frontage will not be assessed.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIC and XIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (the Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to the Article XIID Section 4. The property owner ballots include an Assessment to be approved, as well as the approval of an assessment range formula.

Zones A, E, and G thru H – Assessment rates will remain the same from Fiscal Year 2023/2024.

For Zones I thru U, and X thru Z, and AA, BB, CC and DD – Each Fiscal Year, the Engineer shall compute the percentage difference between the CPI. By approval of the City Council, the assessment rate that may be levied for each EBU may be increased in each year in accordance with the U.S. Bureau of Labor Statistics Data, Annual all Urban CPI for the San Francisco-Oakland-Hayward, CA. Such assessment adjustments shall not be considered an increased in assessment. A proposed assessment that exceeds the adjusted assessment rate will require property owner balloting approval before the increase may be imposed.

For Fiscal Year 2024/2025 the change in the Annual CPI for the San Francisco-Oakland-Hayward Area is 3.67% therefore the assessment rate will be adjusted by 3.67%.

IV. DISTRICT BUDGETS

A. DESCRIPTION OF BUDGET ITEMS

The following section describes the services and costs that are funded through the District and shown in the District Budgets.

Landscape and Lighting Maintenance - Includes all labor, material and equipment required to properly maintain the improvements within the Balloted Zones. The improvements include street lighting; landscaping, planting materials; irrigation, tree trimming; including all materials necessary during the landscape maintenance procedures, e.g., pipe, shrubs, fertilizer, etc. and associated appurtenant facilities All improvements within the District will be maintained and serviced on a regular basis.

Landscape and Lighting Utilities (Water/Electric) - The furnishing of water and electricity required for the operation and maintenance of the landscaped areas and facilities.

Operation Reserves – Money collected to help support the ongoing maintenance in each zone (further information supplied under Reserve Fund).

Administrative Overhead - The cost to all particular departments and staff of the City for providing the coordination of District services, operations and maintenance of the improvements, response to public concerns and education, and procedures associated with the levy and collection of assessments.

County Administration Fee - The administrative cost to apply the assessments on the secure tax roll each Fiscal Year.

Professional Services - These are the costs of contracting with professionals to provide services specific to the levy administration, county administration fee, and county per parcel fee. Professional levy administration includes preparation of the Report, resolutions, and levy submittal to the County. These fees can also include any additional administrative, legal, or engineering services specific to the District such as the cost to prepare and mail notices of the public meeting and hearing. County administration fee is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number. County per parcel fee is the cost to the District for the County to collect assessments on the property tax bills. This charge is based on a per assessment basis and is in addition to the County Administration Fee.

General Benefit Contribution - Any funds added to the District or Zone account by the City from the City's General Fund Account.



Balance to Levy - This is the total amount to be levied to the parcels within the District for the current Fiscal Year. The Balance to Levy represents the sum of the Total Direct and Administration Costs, plus any revenue adjustments resulting from the Reserve Fund, Beginning Balance, City Contributions, Other Revenue Sources, or Capital Improvement Fund. This dollar amount represents the total funds to be collected from the parcels through assessments on the property tax bills.

Total Equivalent Benefit Unit (EBU) - The Equivalent Benefit Unit (EBU) is a numeric value calculated for each parcel based on the parcel's land use and size. The EBU shown in the District Budgets represent the sum of all individual parcel EBUs that receive benefit from the improvements for that Zone. Please refer to Section III for a more detailed explanation of the Method of Apportionment.

Maximum Levy per EBU – This is the rate per EBU approved by property owners in Fiscal Year adjusted for inflation as described in the Method of Apportionment.

B. ZONE BUDGETS

The 1972 Act provides that the estimated costs of the improvements shall include the total cost of the improvements, including incidental expenses.

The 1972 Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Zones are the total cost of maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

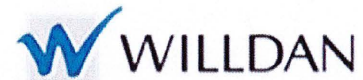


TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone A	Zone E	Zone G
	Riverview Estates	Willow Ridge I	Hearthstone
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$909	\$5,999	\$4,974
Landscape and Lighting Utilities (Water/Electricity)	0	0	0
Tree Trimming	Included in Landscape Maint	Included in Landscape Maint	Included in Landscape Maint
Capital Replacement Costs/Renovation	0	0	1,000
Operation Reserves	46	300	249
Total Annual Landscape Maintenance Expenses	\$955	\$6,299	\$6,223
Administration			
Administration Overhead	\$100	\$325	\$350
County Administration Fee	17	12	11
Professional Services	410	284	263
Total Administration	\$526	\$621	\$624
Total Costs & Expenses	\$1,481	\$6,920	\$6,847
LEVY ADJUSTMENTS			
General Fund (Contribution)	(472)	(596)	(523)
Total Levy Adjustments	(472)	(596)	(523)
BALANCE TO LEVY	\$1,009	\$6,324	\$6,324
DISTRICT STATISTICS			
Total Parcels	98	68	63
Parcels Levied	98	68	63
Total EBUs	98.00	68.00	64.52
Proposed Assessment Rate for FY 2023/2024	\$10.30	\$93.00	\$98.02
Proposed Maximum Assessment Rate per EBU	\$10.30	\$93.00	\$98.02

TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone H	Zone I	Zone J
	Willow Ridge II	New Horizons	River Ridge Units I, II & III
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$4,795	\$5,894	\$32,409
Landscape and Lighting Utilities (Water/Electricity)	0	418	5,719
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	1,000	0	0
Operation Reserves	240	295	1,620
Total Annual Landscape Maintenance Expenses	\$6,035	\$6,607	\$39,749
Administration			
Administration Overhead	\$325	\$370	\$1,111
County Administration Fee	10	7	42
Professional Services	251	160	1,024
Total Administration	\$586	\$537	\$2,177
Total Costs & Expenses	\$6,621	\$7,144	\$41,926
LEVY ADJUSTMENTS			
General Fund (Contribution)	(501)	(405)	(2,353)
Total Levy Adjustments	(501)	(405)	(2,353)
BALANCE TO LEVY	\$6,120	\$6,740	\$39,573
DISTRICT STATISTICS			
Total Parcels	60	35	224
Parcels Levied	60	35	224
Total EBUS	60.00	35.00	224.00
Proposed Assessment Rate for FY 2024/2025	\$102.00	\$192.56	\$176.66
Proposed Maximum Assessment Rate per EBU	\$102.00	\$192.56	\$176.66

TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone K	Zone L	Zone L
	Rosewood Estates	Cottage Glen I	Cottage Glen II
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$12,197	\$2,574	\$1,776
Landscape and Lighting Utilities (Water/Electricity)	473	282	195
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	0	0	0
Operation Reserves	610	129	89
Total Annual Landscape Maintenance Expenses	\$13,280	\$2,985	\$2,060
Administration			
Administration Overhead	\$741	\$371	\$256
County Administration Fee	16	6	4
Professional Services	402	151	101
Total Administration	\$1,159	\$528	\$361
Total Costs & Expenses	\$14,439	\$3,513	\$2,421
LEVY ADJUSTMENTS			
General Fund (Contribution)	(915)	(313)	(213)
Total Levy Adjustments	(915)	(313)	(213)
BALANCE TO LEVY	\$13,524	\$3,200	\$2,208
DISTRICT STATISTICS			
Total Parcels	88	33	22
Parcels Levied	88	33	22
Total EBUs	88.00	33.00	22.00
Proposed Assessment Rate for FY 2024/2025	\$153.69	\$96.97	\$100.38
Proposed Maximum Assessment Rate per EBU	\$153.69	\$96.97	\$100.38

TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone L	Zone L	Zone M
	Cottage Commons	Cottage Glen IV	Parcel Map No. 196
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$1,375	\$2,109	\$265
Landscape and Lighting Utilities (Water/Electricity)	151	231	216
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	0	0	0
Operation Reserves	69	105	13
Total Annual Landscape Maintenance Expenses	\$1,595	\$2,446	\$494
Administration			
Administration Overhead	\$198	\$304	\$370
County Administration Fee	3	2	1
Professional Services	73	55	14
Total Administration	\$274	\$361	\$385
Total Costs & Expenses	\$1,869	\$2,808	\$879
LEVY ADJUSTMENTS			
General Fund (Contribution)	(160)	(185)	(0)
Total Levy Adjustments	(160)	(185)	(0)
BALANCE TO LEVY	\$1,710	\$2,622	\$879
DISTRICT STATISTICS			
Total Parcels	16	12	4
Parcels Levied	16	12	3
Total EBUs	16.00	12.00	4.68
Proposed Assessment Rate for FY 2024/2025	\$106.85	\$218.54	\$188.59
Proposed Maximum Assessment Rate per EBU	\$106.85	\$218.54	\$530.30



TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone N	Zone O	Zone P
	Parcel Map No. 198	The Oaks	Orchard Estates I
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$1,237	\$4,856	\$15,547
Landscape and Lighting Utilities (Water/Electricity)	347	1,008	1,838
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	0	0	0
Operation Reserves	62	243	777
Total Annual Landscape Maintenance Expenses	\$1,646	\$6,107	\$18,163
Administration			
Administration Overhead	\$399	\$741	\$240
County Administration Fee	1	6	25
Professional Services	27	151	603
Total Administration	\$427	\$898	\$868
Total Costs & Expenses	\$2,074	\$7,005	\$19,030
LEVY ADJUSTMENTS			
General Fund (Contribution)	(134)	(2,845)	(1,766)
Total Levy Adjustments	(134)	(2,845)	(1,766)
BALANCE TO LEVY	\$1,939	\$4,160	\$17,265
DISTRICT STATISTICS			
Total Parcels	6	35	132
Parcels Levied	6	32	131
Total EBUs	7.73	9.72	23.44
Proposed Assessment Rate for FY 2024/2025	\$250.86	\$672.42	\$736.57
Proposed Maximum Assessment Rate per EBU	\$250.86	\$672.42	\$736.57

TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone P	Zone Q	Zone R
	Orchard Estates II	Presidential Estates	Reedley Estates (Hawthorne Heights)
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$33,270	\$2,174	\$27,875
Landscape and Lighting Utilities (Water/Electricity)	3,933	322	2,577
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	0	0	0
Operation Reserves	1,864	109	1,394
Total Annual Landscape Maintenance Expenses	\$38,867	\$2,605	\$31,846
Administration			
Administration Overhead	\$514	\$399	\$741
County Administration Fee	28	6	25
Professional Services	681	137	612
Total Administration	\$1,222	\$542	\$1,378
Total Costs & Expenses	\$40,089	\$3,146	\$33,224
LEVY ADJUSTMENTS			
General Fund (Contribution)	463	(124)	(1,228)
Total Levy Adjustments	463	(124)	(1,228)
BALANCE TO LEVY	\$40,552	\$3,023	\$31,996
DISTRICT STATISTICS			
Total Parcels	149	30	134
Parcels Levied	149	30	134
Total EBU's	28.69	30.00	28.87
Proposed Assessment Rate for FY 2024/2025	\$1,413.51	\$100.76	\$1,108.38
Proposed Maximum Assessment Rate per EBU	\$1,413.51	\$100.76	\$1,108.38

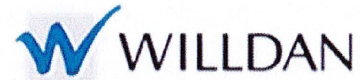


TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone S	Zone T	Zone U
	Reedley Kings River Common Apartments	I Street Between Manning Avenue & Reed Avenue	SPR No. 304-3-06
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$12,246	\$3,208	\$2,034
Landscape and Lighting Utilities (Water/Electricity)	98	106	204
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	0	0	0
Operation Reserves	612	180	102
Total Annual Landscape Maintenance Expenses	\$12,966	\$3,474	\$2,339
Administration			
Administration Overhead	\$741	\$399	\$399
County Administration Fee	1	1	1
Professional Services	5	23	5
Total Administration	\$746	\$423	\$405
Total Costs & Expenses	\$13,702	\$3,897	\$2,744
LEVY ADJUSTMENTS			
General Fund (Contribution)	(511)	(203)	(59)
Total Levy Adjustments	(511)	(203)	(59)
BALANCE TO LEVY	\$13,191	\$3,693	\$2,685
DISTRICT STATISTICS			
Total Parcels	1	5	1
Parcels Levied	1	5	1
Total EBUs	4.72	Not based on EBUs	Not based on EBUs
Proposed Assessment Rate for FY 2024/2025	\$2,794.79	See Zone T Table	\$2,684.88
Proposed Maximum Assessment Rate per EBU	\$2,794.79	See Zone T Table	\$2,684.88

*Note: Zone T and Zone U are based on square footage and not EBU's.

Assessor's Parcel Number	Square Feet	Zone T Rates		
		% of Square Feet	2024/25 Proposed Assessment	2024/25 Maximum Assessment
368-021-58	40,971	17.98%	\$663.97	\$663.97
368-021-39	43,788	19.21%	\$709.62	\$709.62
368-021-55	73,616	32.30%	\$1,193.02	\$1,193.02
368-021-64	39,684	17.41%	\$643.10	\$643.10
368-021-59	29,842	13.09%	\$483.60	\$483.60
Totals	227,901	100.00%	\$3,693.32	\$3,693.32



TABLE II – 2024/2025 ZONE BUDGETS

BUDGET ITEM	Zone W	Zone X	Zone Y
	Monte Vista Estates	Les Schwab Tire Center	Almond Grove
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$4,333	\$4,689	\$661
Landscape and Lighting Utilities (Water/Electricity)	607	172	1,631
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	0	0	0
Operation Reserves	217	234	33
Total Annual Landscape Maintenance Expenses	\$5,157	\$5,095	\$2,324
Administration			
Administration Overhead	\$399	\$399	\$228
County Administration Fee	3	1	1
Professional Services	78	9	206
Total Administration	\$480	\$409	\$436
Total Costs & Expenses	\$5,637	\$5,504	\$2,759
LEVY ADJUSTMENTS			
General Fund (Contribution)	-	(1,000)	(173)
Total Levy Adjustments	-	(1,000)	(173)
BALANCE TO LEVY	\$5,637	\$4,504	\$2,586
DISTRICT STATISTICS			
Total Parcels	17	2	45
Parcels Levied	17	2	45
Total EBUs	17.00	1.98	6.36
Proposed Assessment Rate for FY 2024/2025	\$331.59	\$2,274.92	\$406.60
Proposed Maximum Assessment Rate per EBU	\$562.62	\$2,274.92	\$406.60

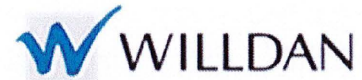


TABLE II – 2024/2025 ZONE BUDGETS

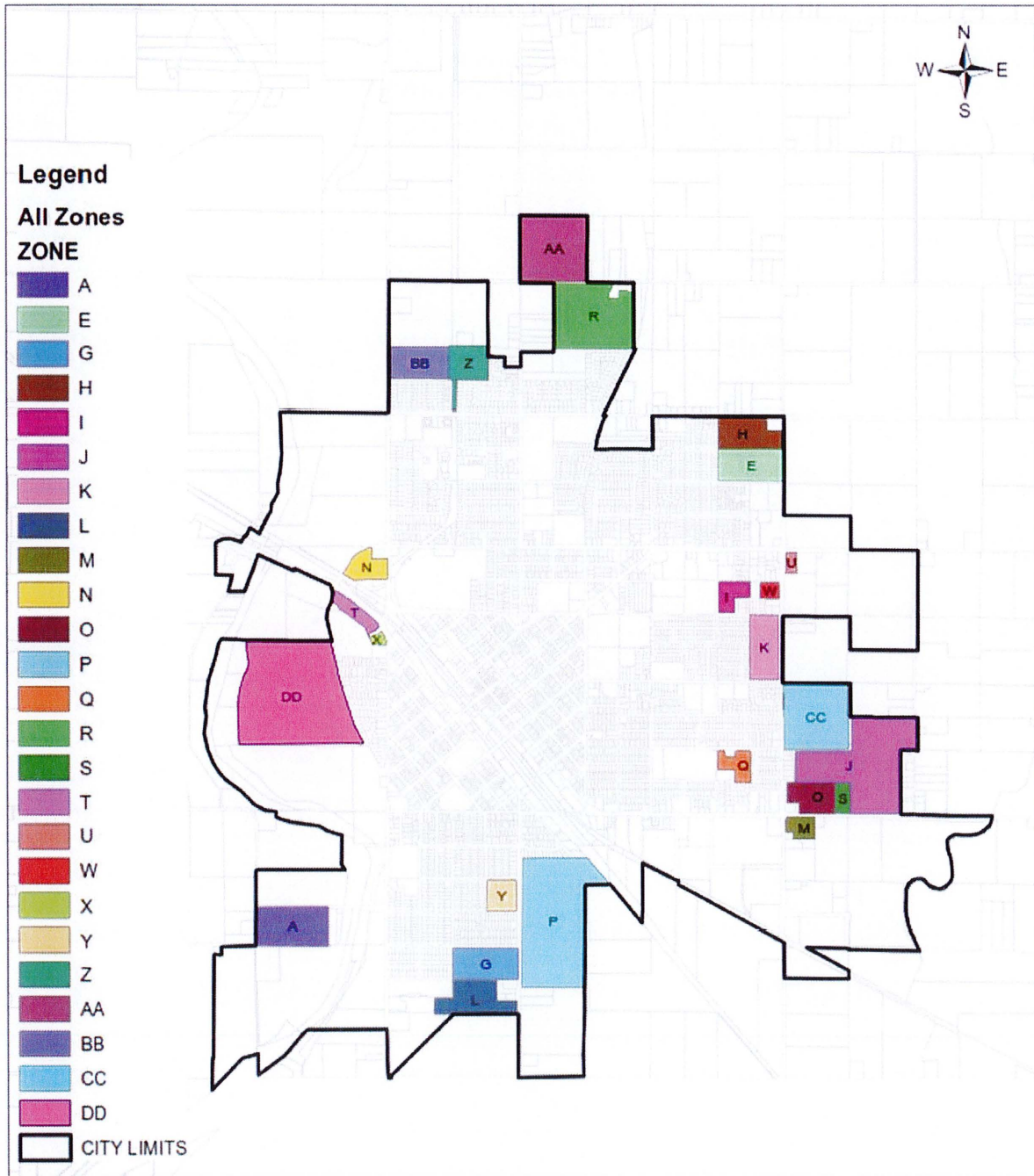
BUDGET ITEM	Zone Z	Zone AA	Zone BB
	Reed-Aspen Ph. I	Frankwood Commons Phase I,II and III	Reed-Aspen Ph. II and III
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$0	\$16,732	\$7,646
Landscape and Lighting Utilities (Water/Electricity)	797	0	0
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	0	1,162	466
Operation Reserves	0	3,346	1,529
Total Annual Landscape Maintenance Expenses	\$797	\$21,240	\$9,641
Administration			
Administration Overhead	\$228	\$2,169	\$638
County Administration Fee	12	19	16
Professional Services	270	457	384
Total Administration	\$509	\$2,644	\$1,038
Total Costs & Expenses	\$1,307	\$23,885	\$10,679
LEVY ADJUSTMENTS			
General Fund (Contribution)	(257)	(2,032)	(711)
Total Levy Adjustments	(257)	(2,032)	(711)
BALANCE TO LEVY	\$1,050	\$21,852	\$9,967
DISTRICT STATISTICS			
Total Parcels	67	152	85
Parcels Levied	67	152	84
Total EBUs	9.98	165.76	84.00
Proposed Assessment Rate for FY 2024/2025	\$105.19	\$131.83	\$118.66
Proposed Maximum Assessment Rate per EBU	\$105.19	\$131.83	\$118.66

TABLE II – 2024/2025 ZONE BUDGETS

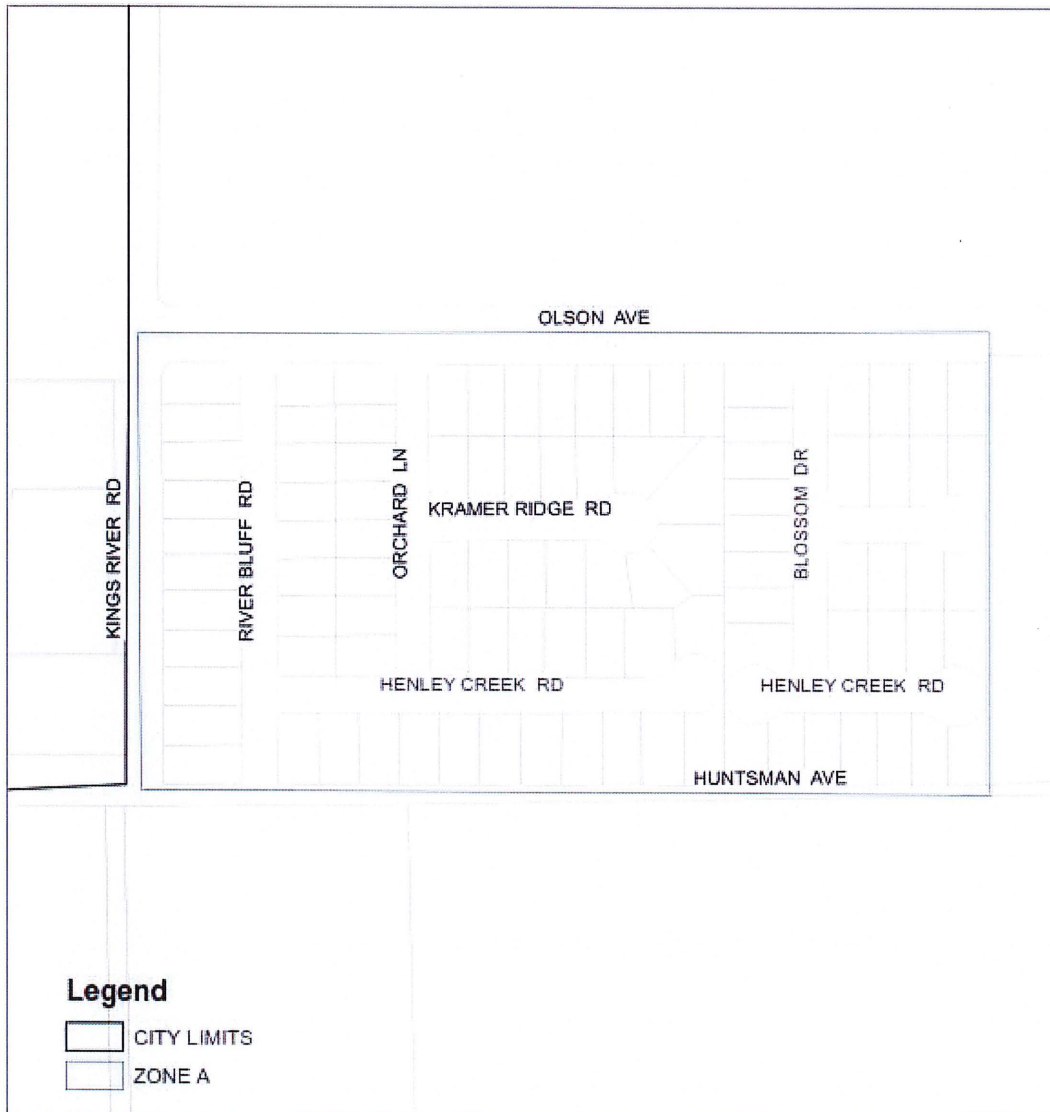
BUDGET ITEM	Zone CC	Zone DD	Totals
	Rancho Vista Phase I and II along with parcel numbers 370-060-01 and 370-060-59	River Bottom Area	
ANNUAL MAINTENANCE (DIRECT COSTS)			
Landscape Maintenance Expenses			
Landscape and Lighting Maintenance	\$12,855	\$13,033	\$237,672
Landscape and Lighting Utilities (Water/Electricity)	0	0	21,326
Tree Trimming	Included in Landscape Maint.	Included in Landscape Maint.	Included in Landscape Maint.
Capital Replacement Costs/Renovation	958	1,304	3,891
Operation Reserves	2,571	652	17,468
Total Annual Landscape Maintenance Expenses	\$16,384	\$14,989	\$282,357
Administration			
Administration Overhead	\$2,647	\$1,505	\$17,607
County Administration Fee	18	56	348
Professional Services	443	1,367	8,645
Total Administration	\$3,109	\$2,928	\$26,600
Total Costs & Expenses	\$19,493	\$17,916	\$308,957
LEVY ADJUSTMENTS			
General Fund (Contribution)	(10,026)	(2,074)	(29,314)
Total Levy Adjustments	(10,026)	(2,074)	(\$29,314)
BALANCE TO LEVY	\$9,467	\$15,842	\$279,643
DISTRICT STATISTICS			
Total Parcels	98	299	1,981
Parcels Levied	95	299	1,972
Total EBUs	95.00	299.00	1,537.42
Proposed Assessment Rate for FY 2024/2025	\$99.65	\$52.98	
Proposed Maximum Assessment Rate per EBU	\$99.65	\$52.98	

APPENDIX A - DISTRICT ASSESSMENT DIAGRAMS

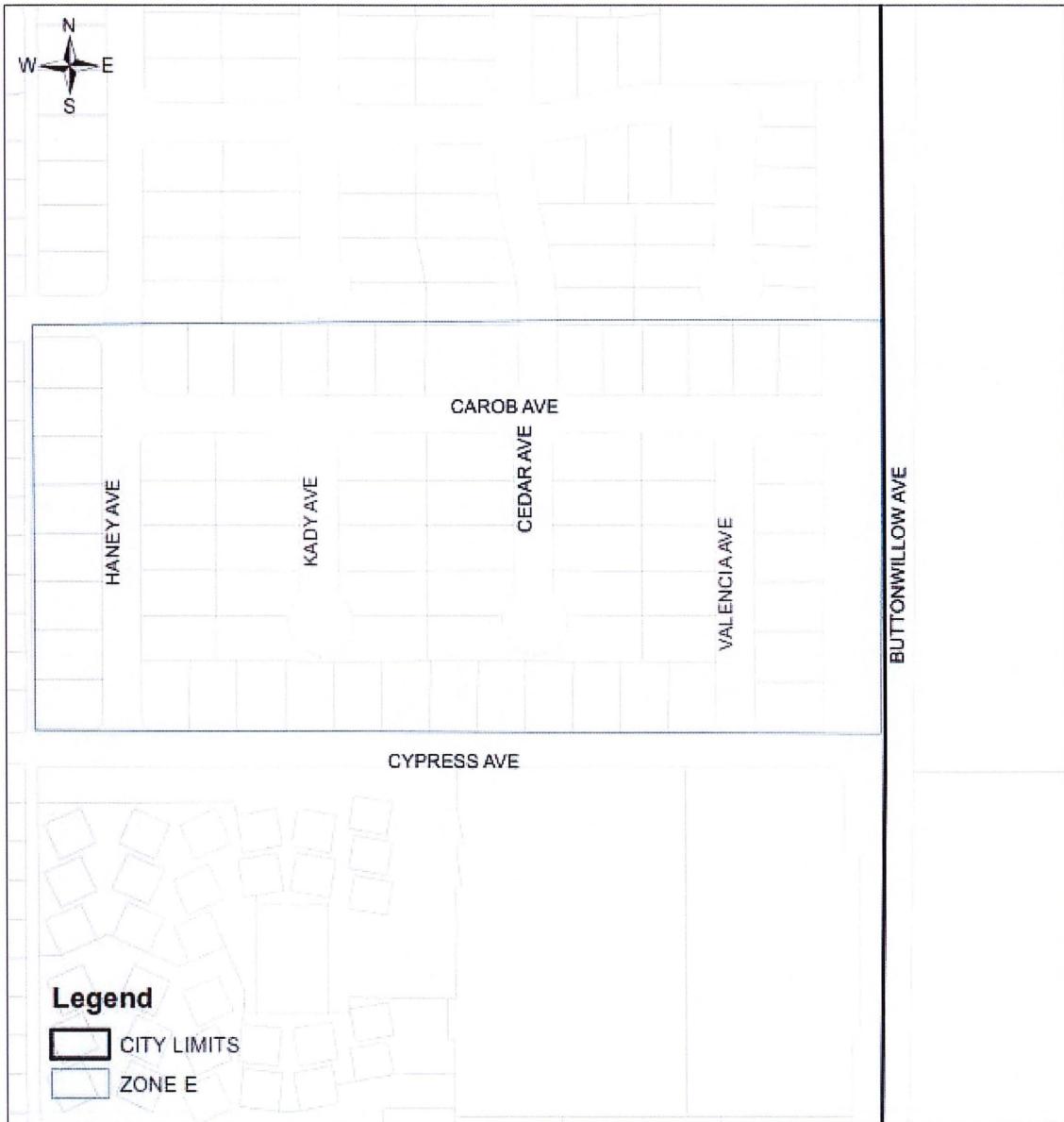
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 CITY OF REEDLEY



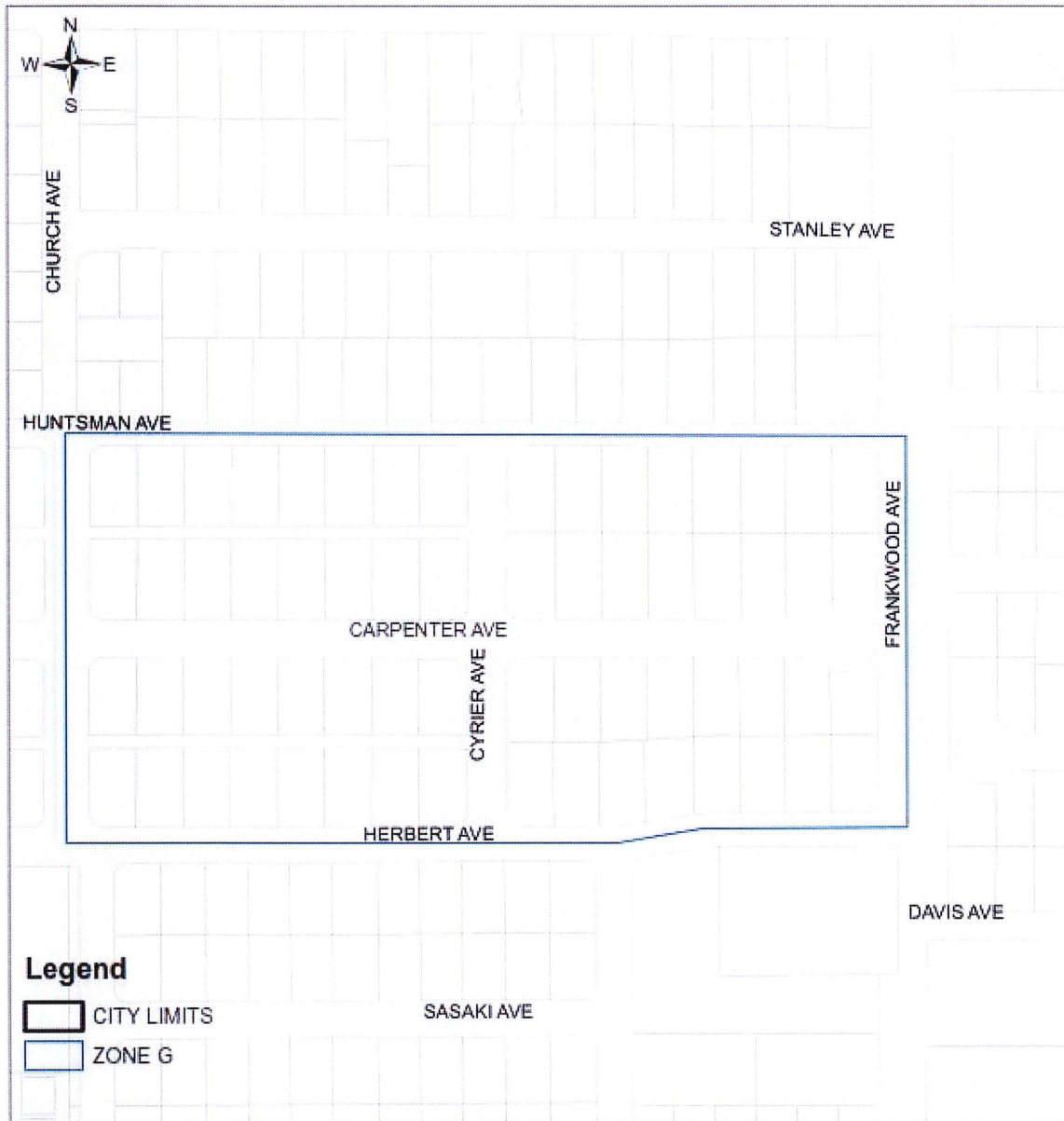
**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE A**



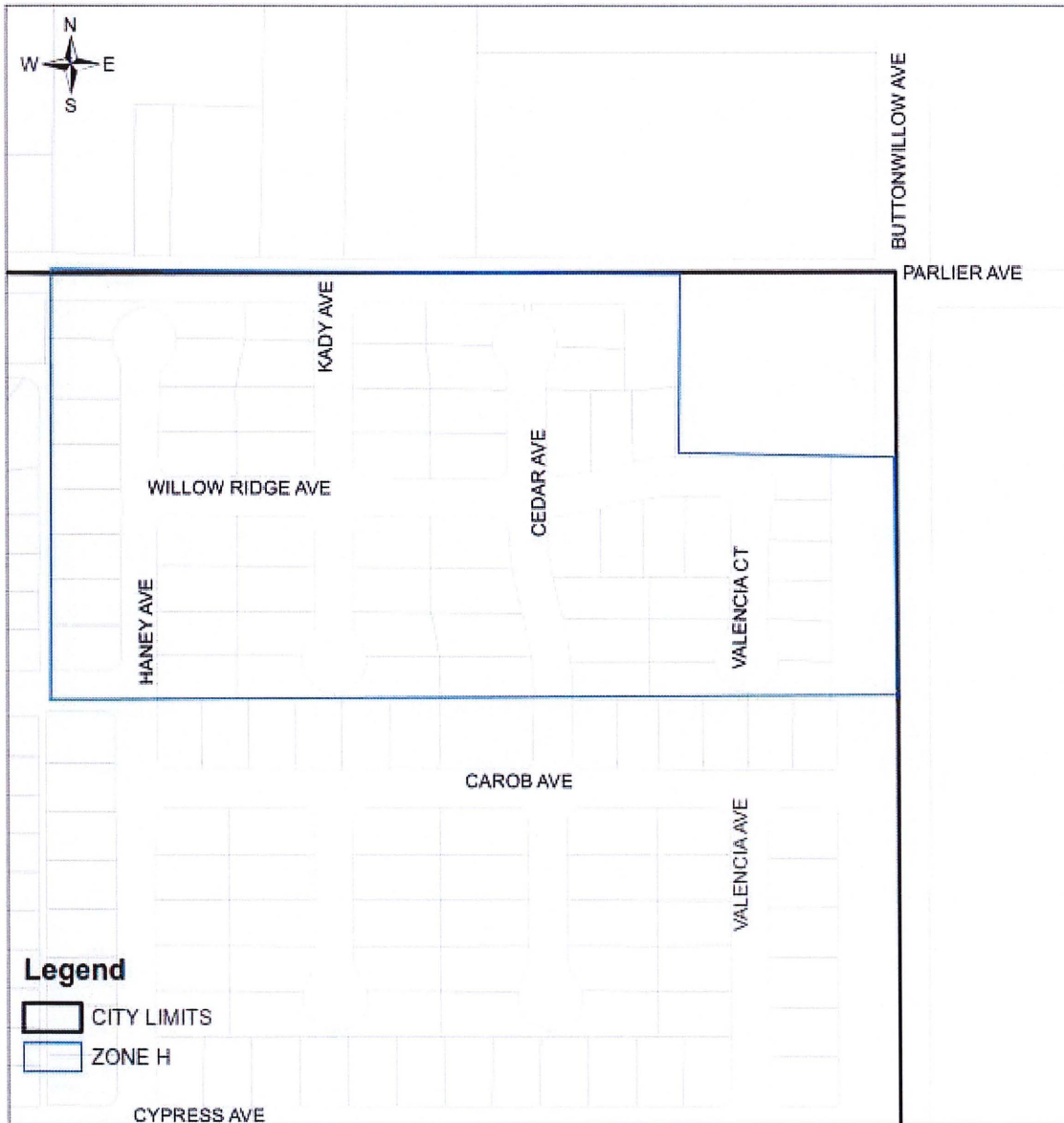
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE E**



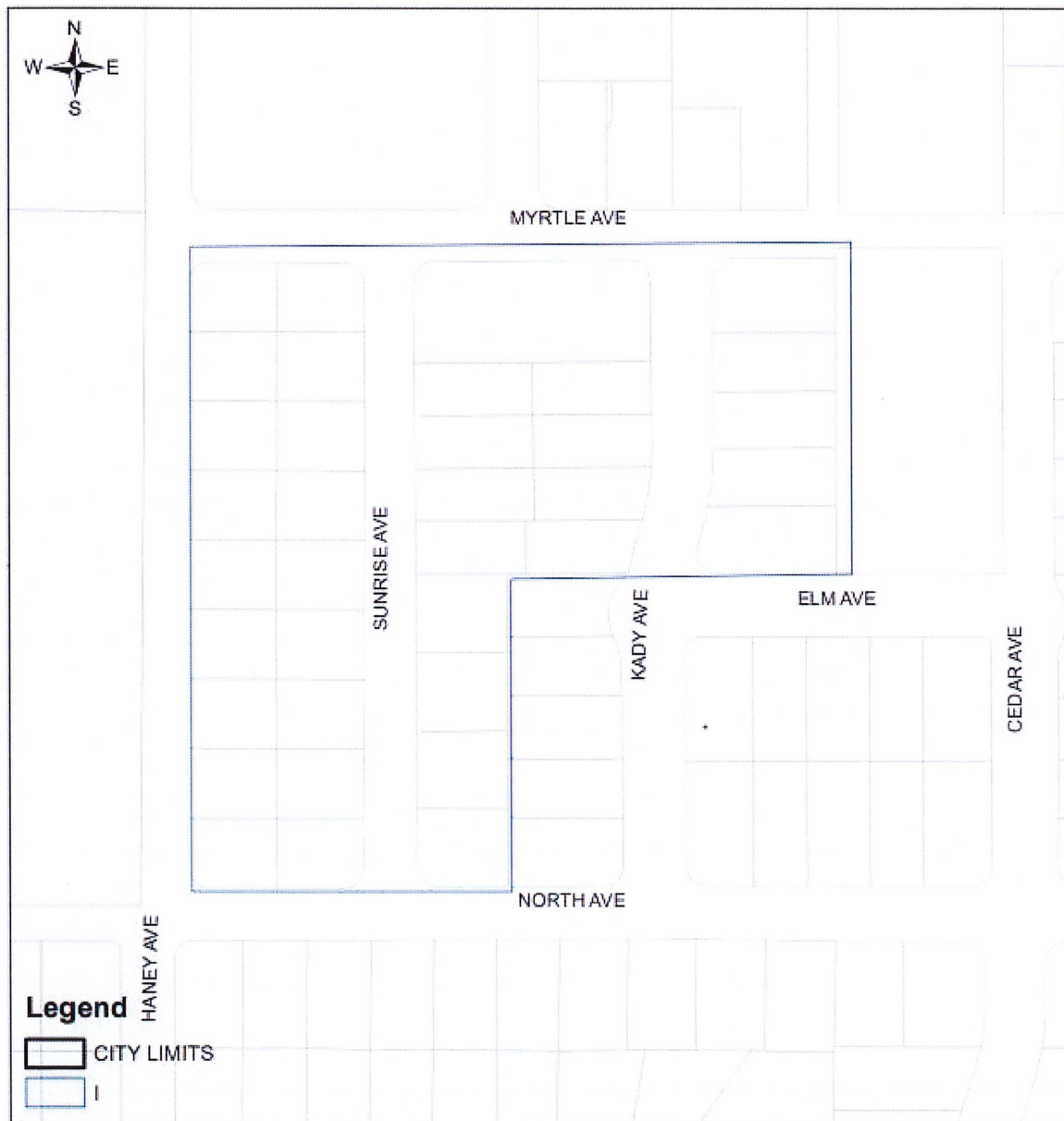
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE G**



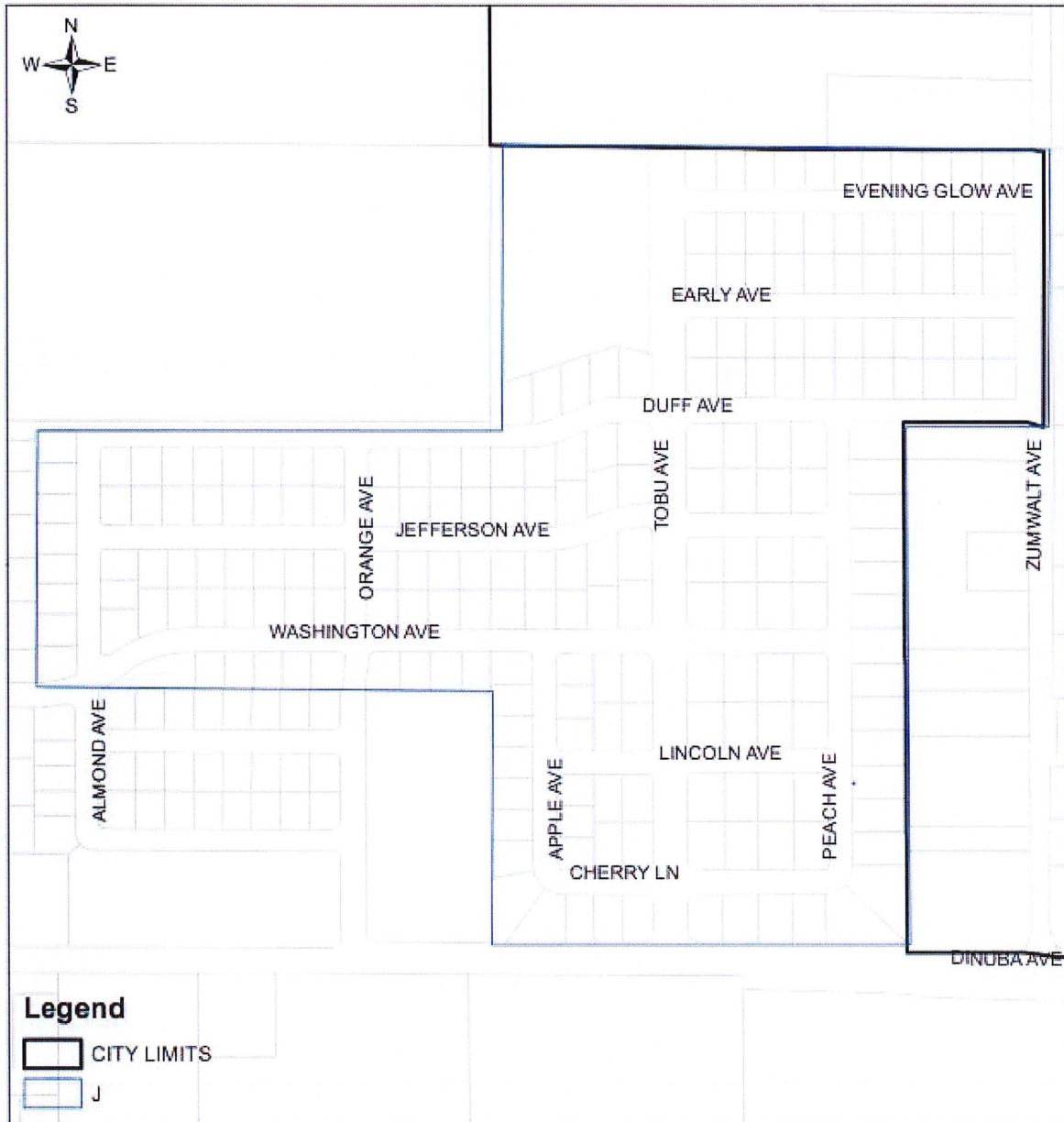
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE H**



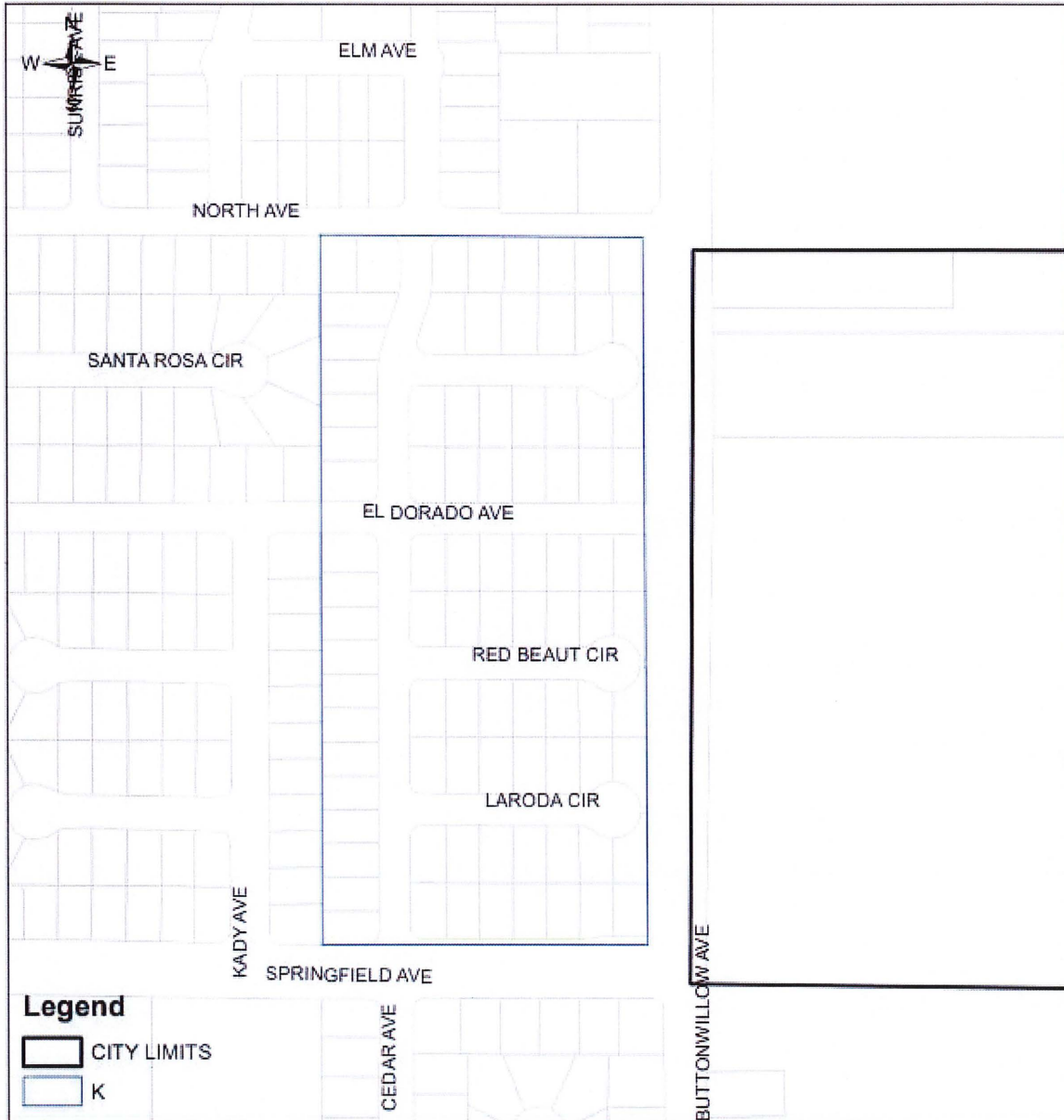
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE I**



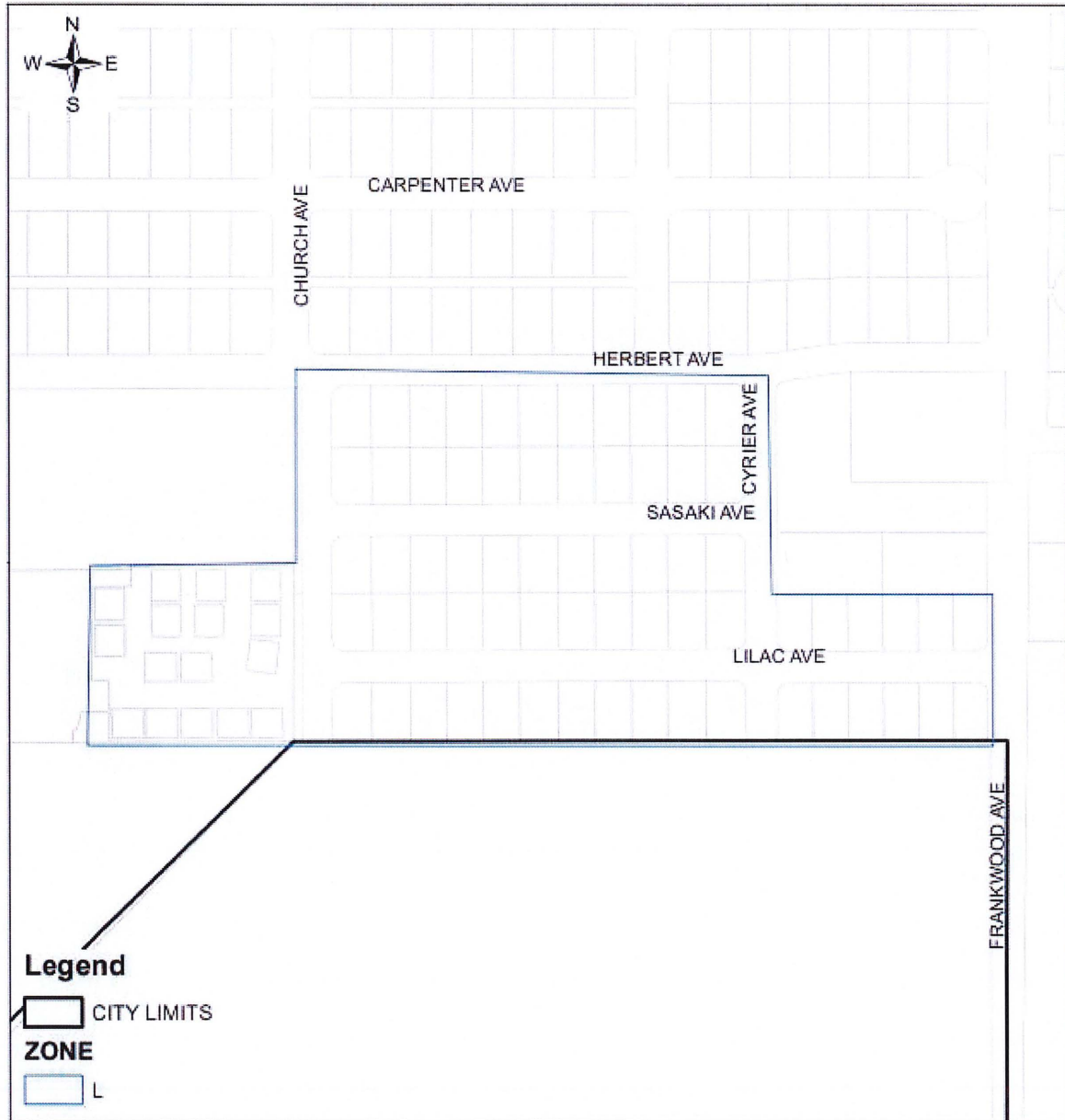
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE J**



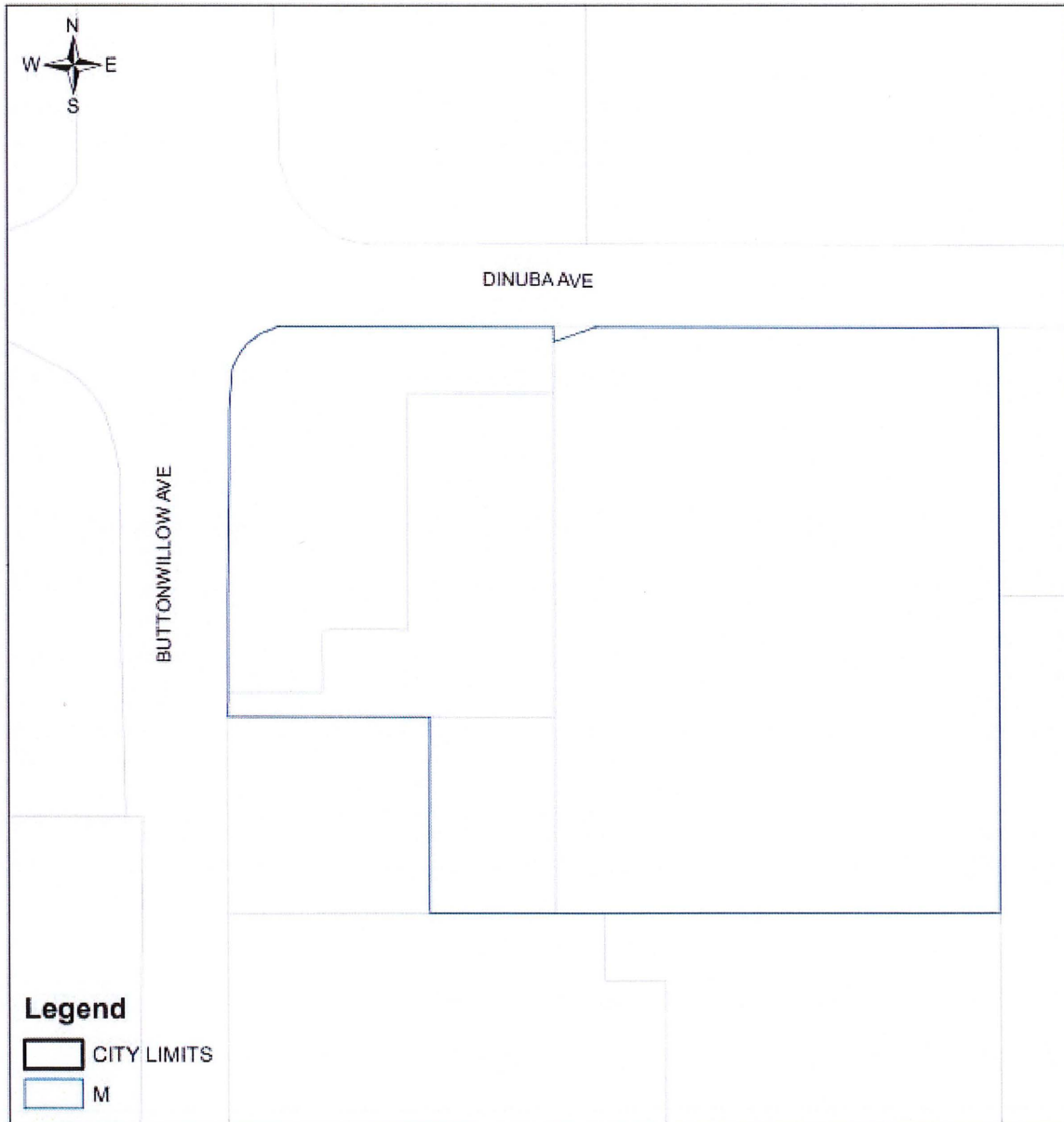
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE K**



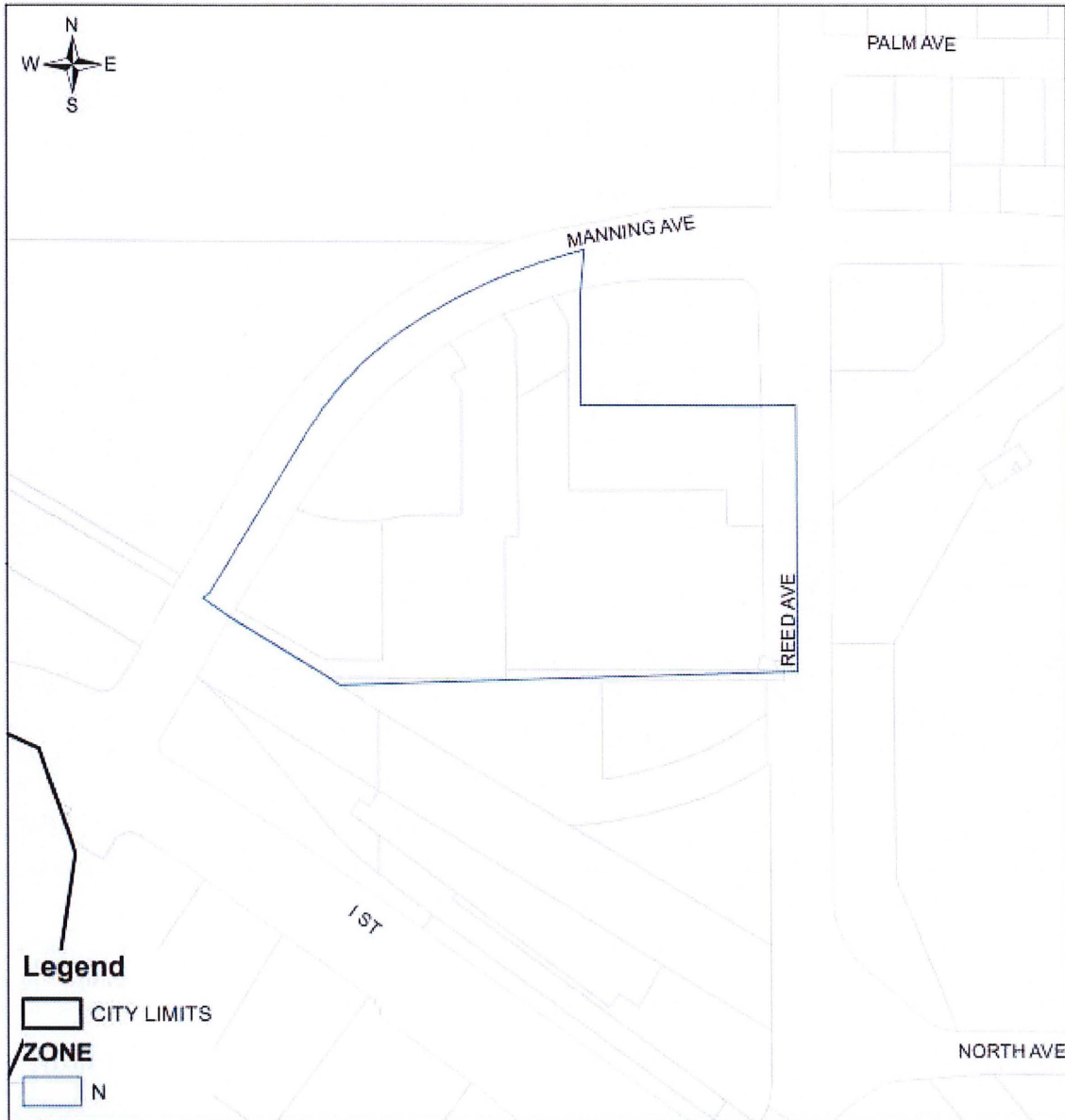
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE L**



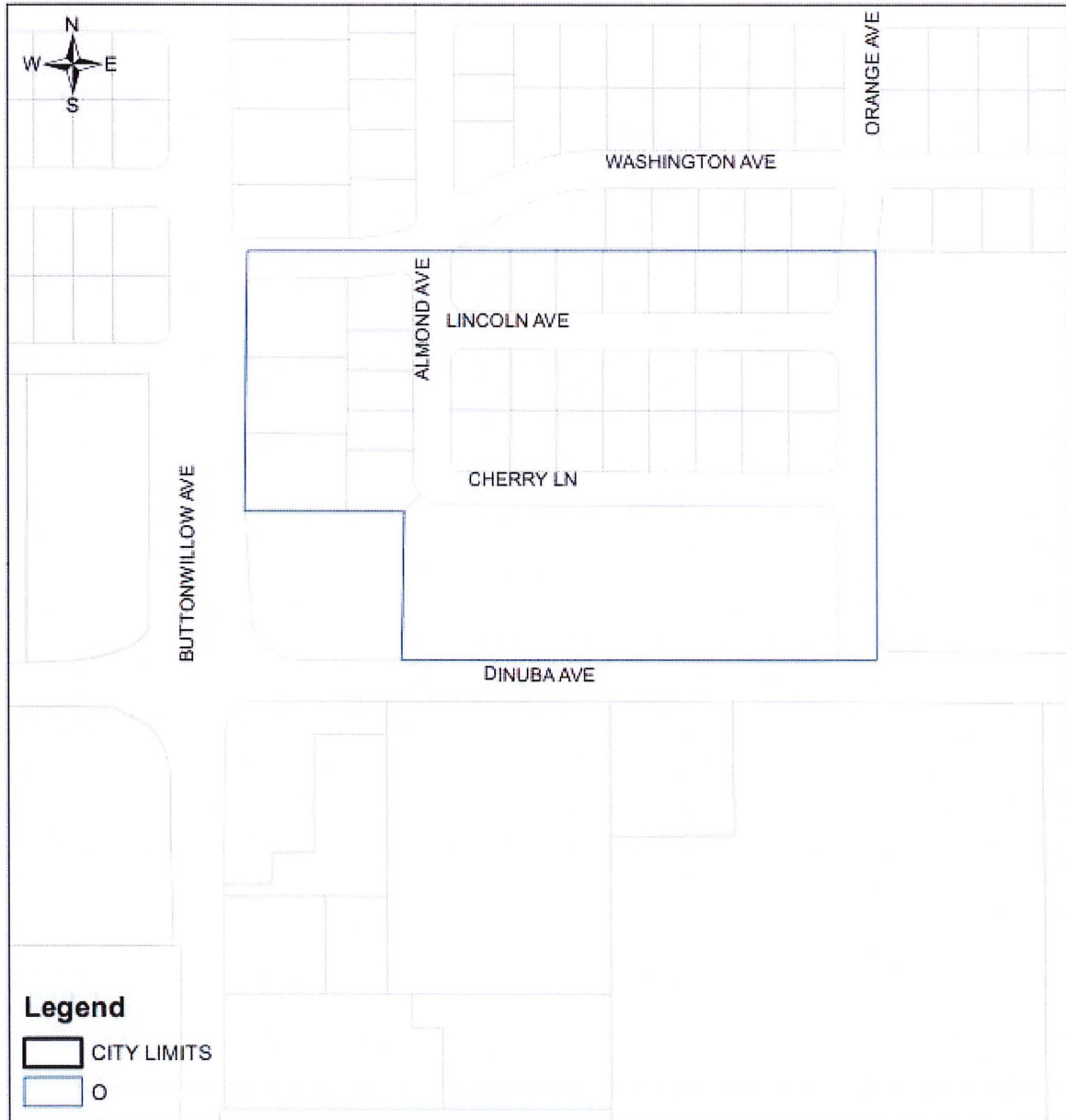
**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE M**



**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE N**



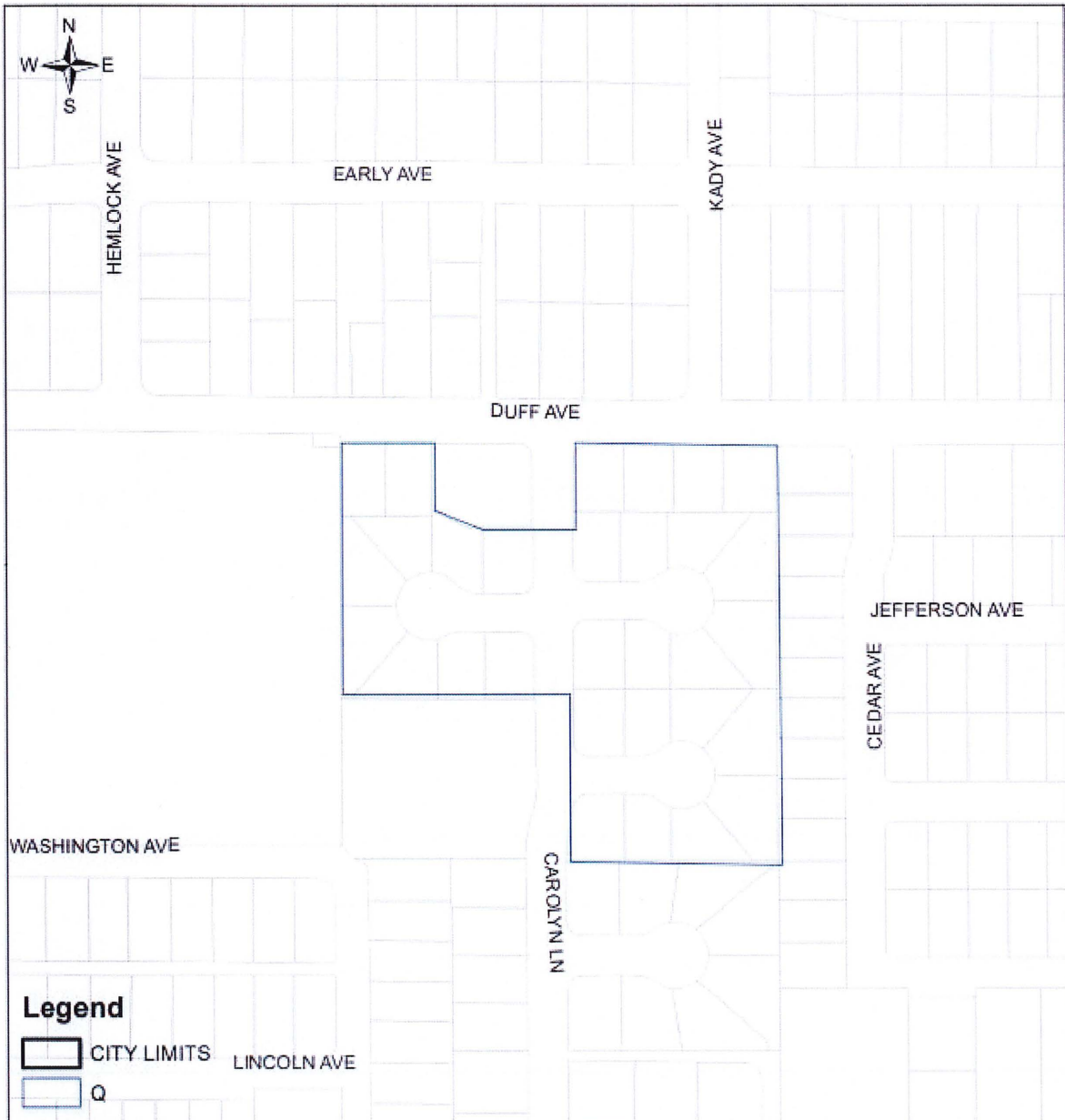
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE O**



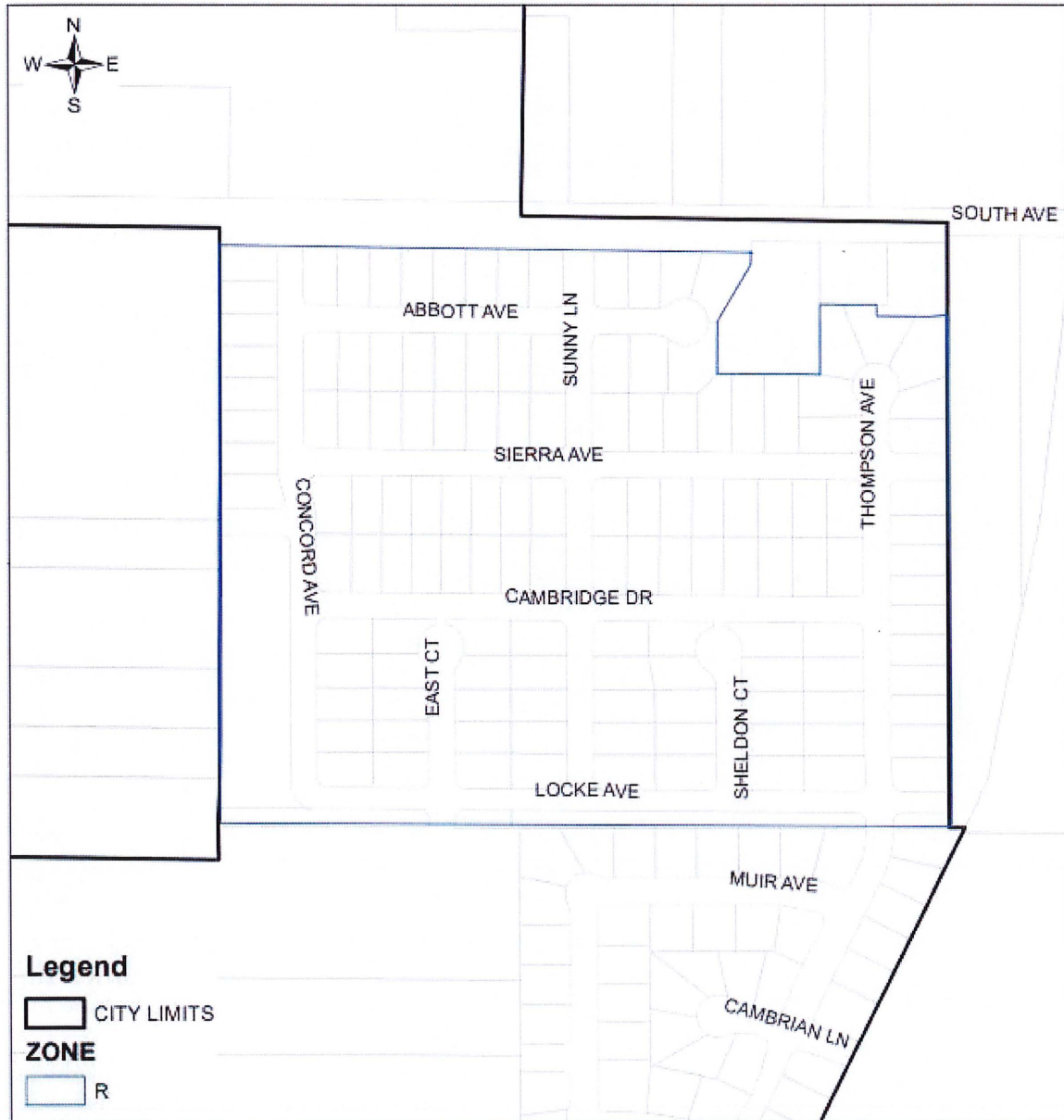
**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE P**



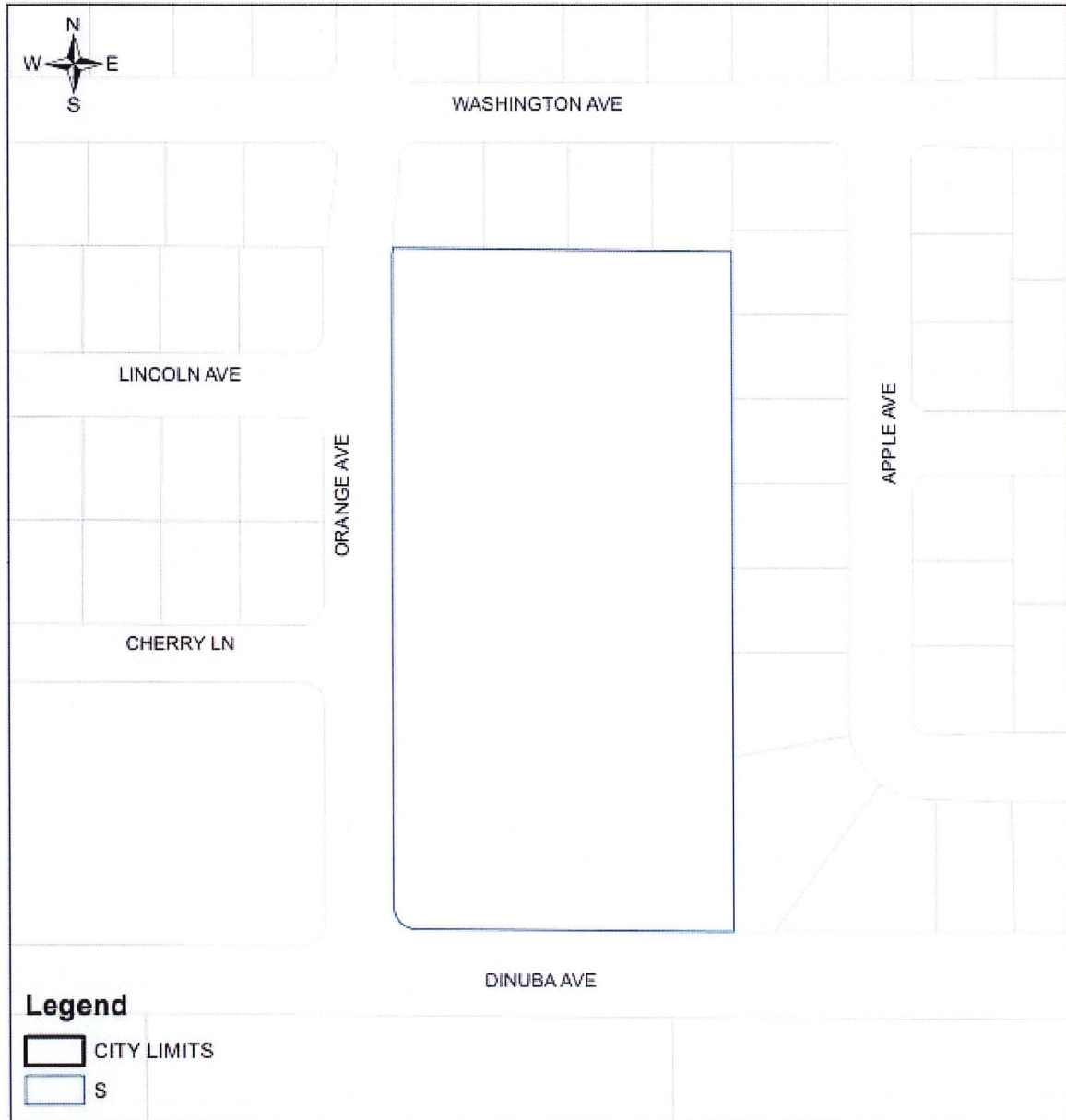
**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE Q**



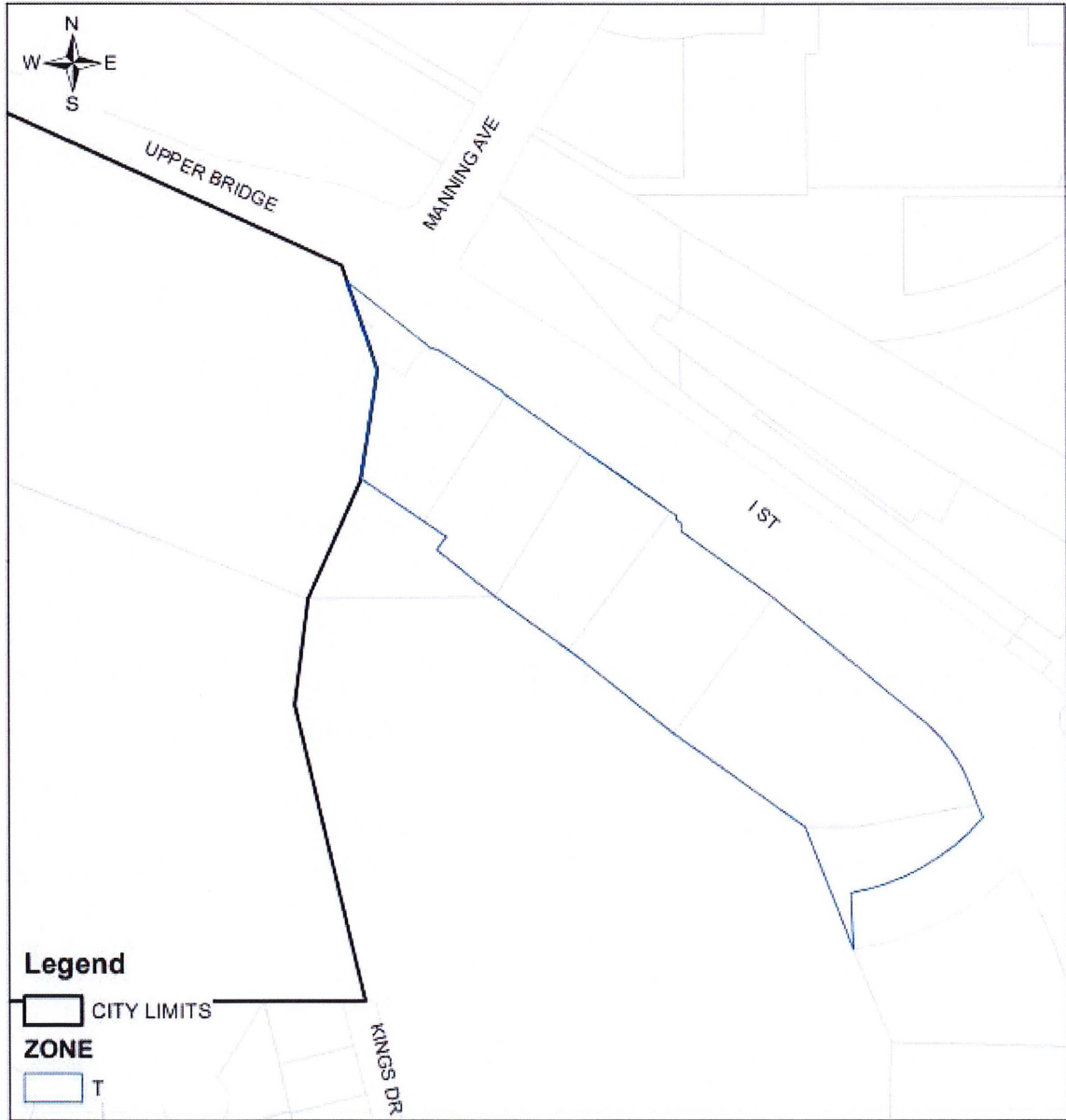
**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE R**



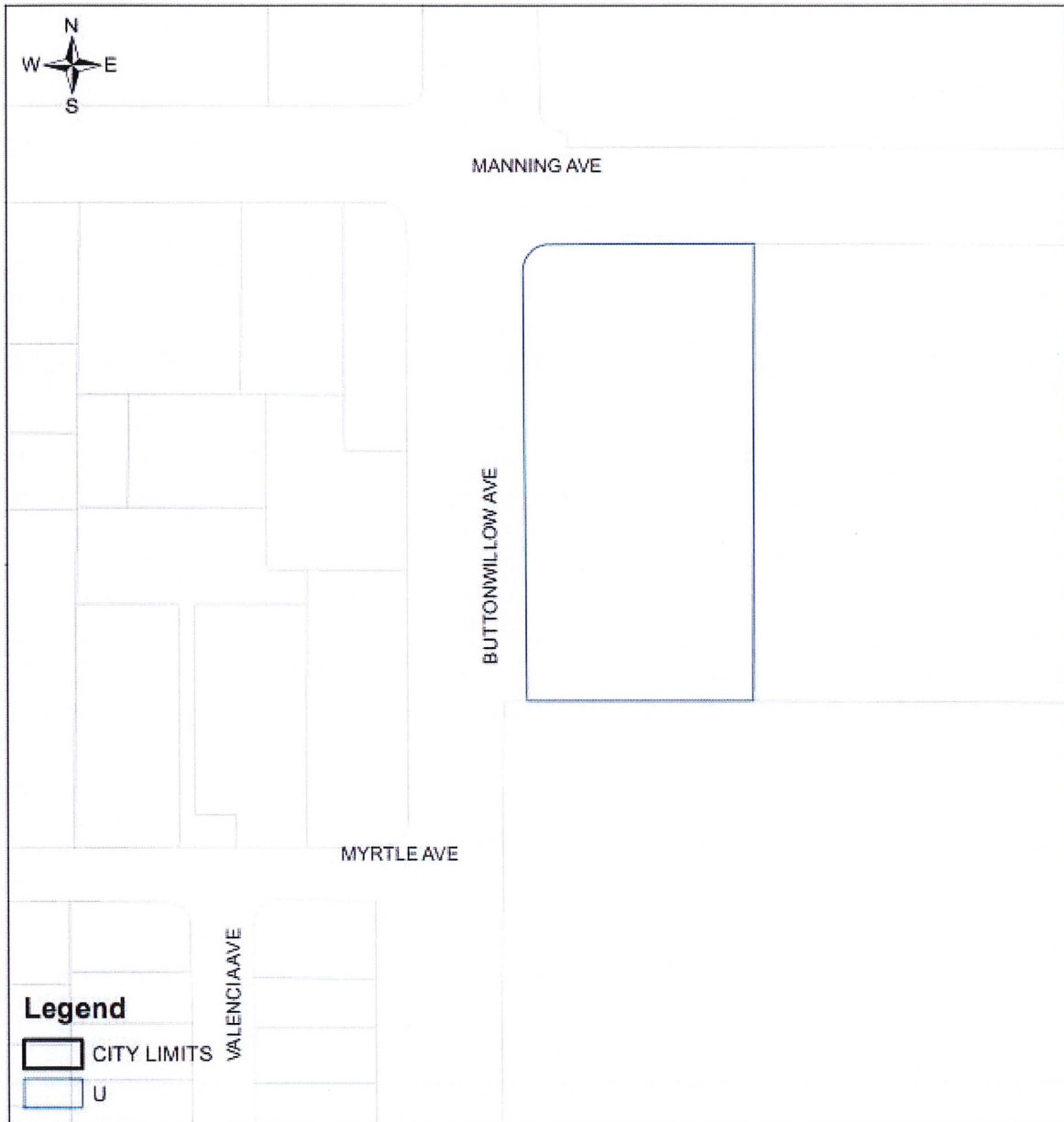
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE S**



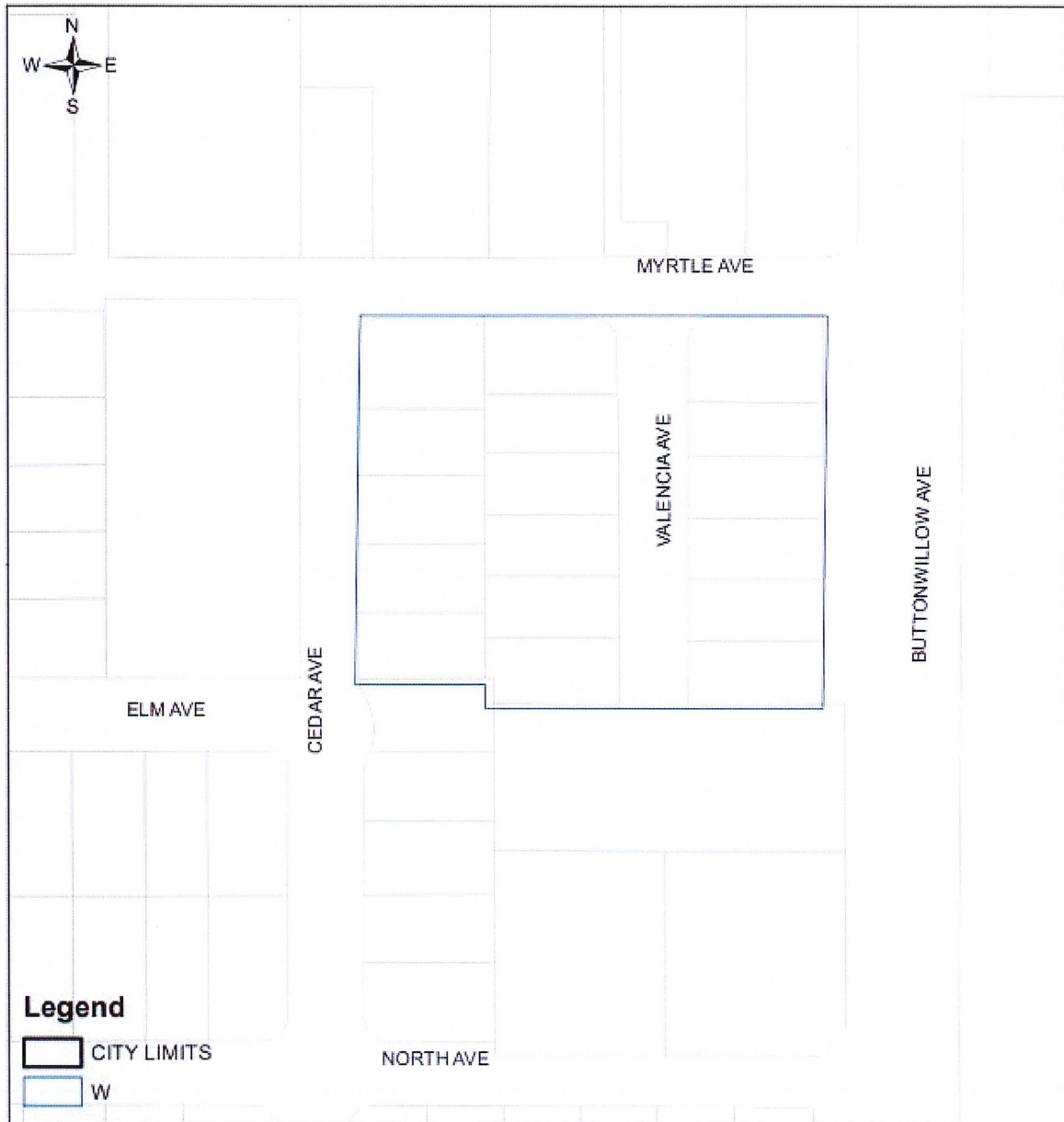
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE T**



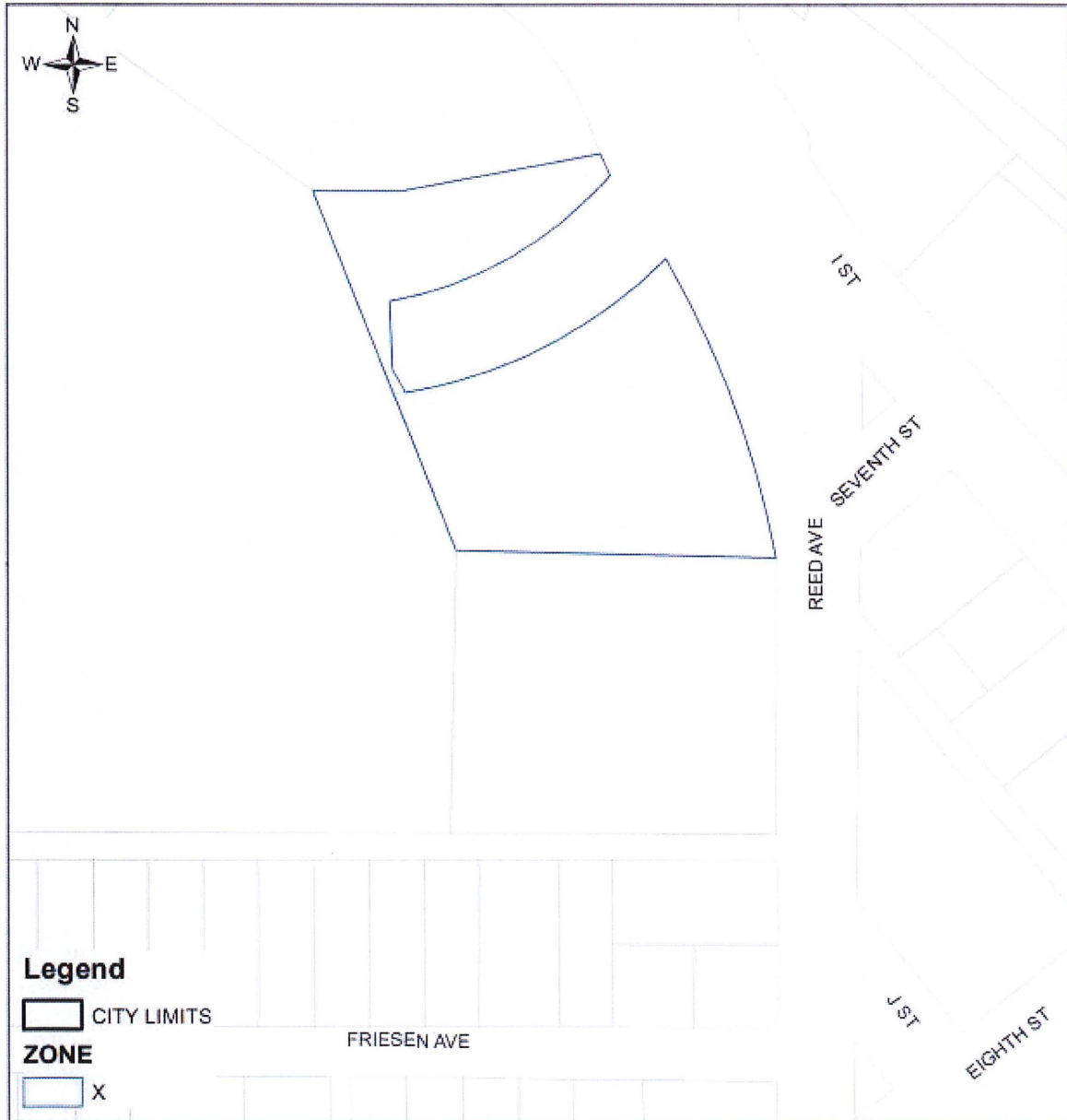
**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE U**



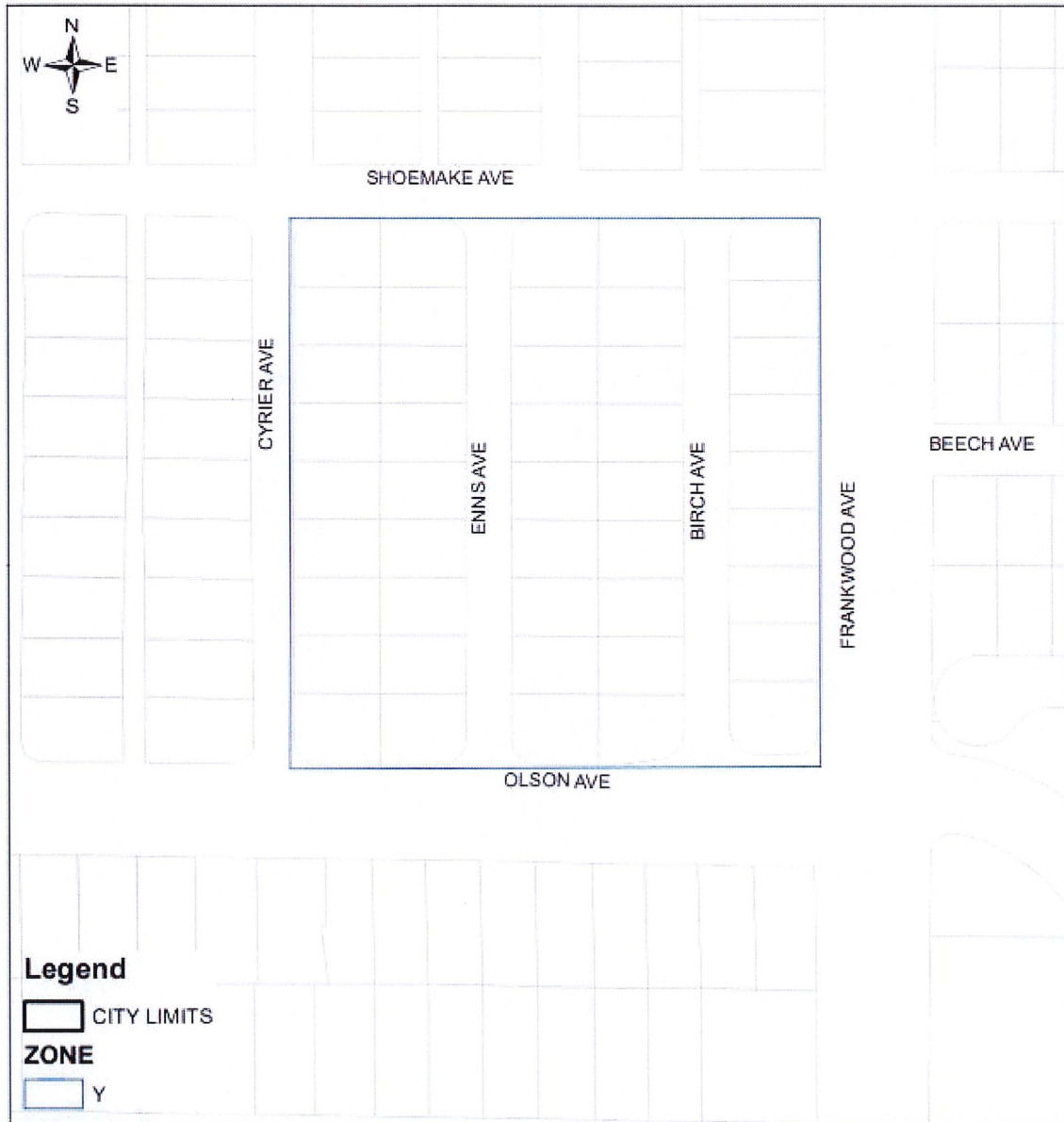
**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE W**

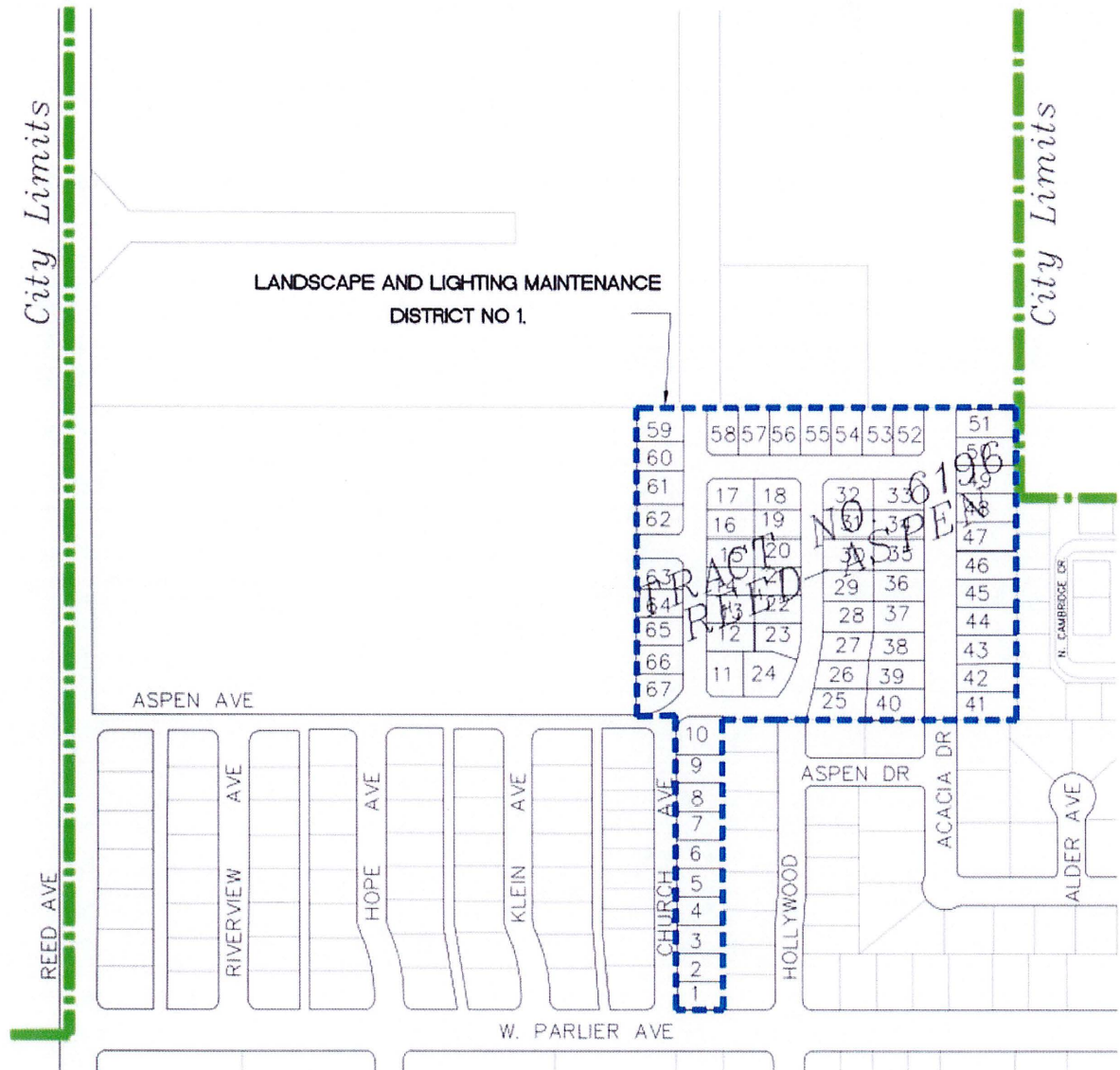


**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE X**



**CITY OF REEDLEY
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE Y**

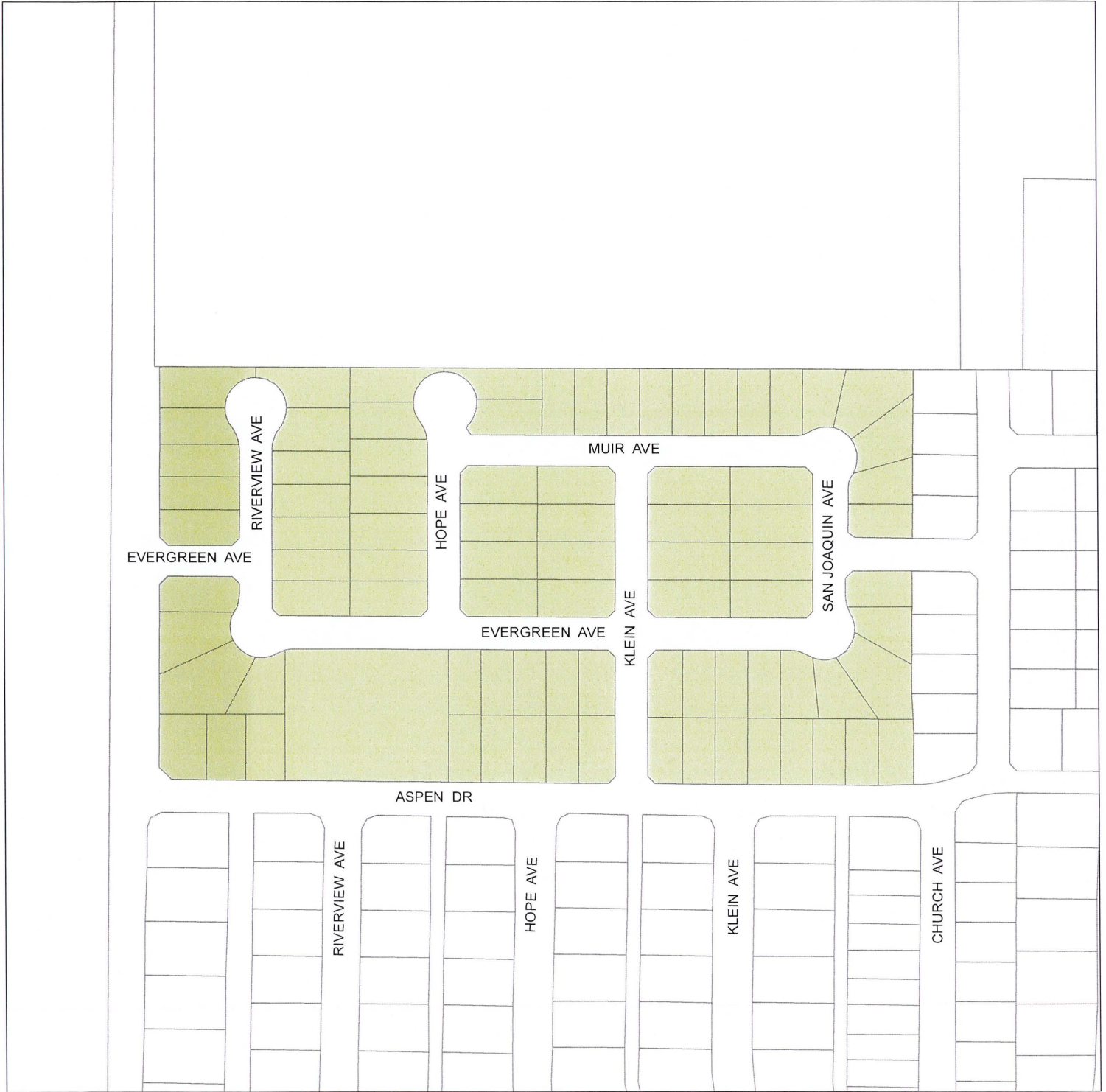




City of Reedley
Landscaping and Lighting Maintenance District No. 1
Annexation Zone AA
(Tract 6178 Phases I, II and III)



City of Reedley
Landscaping and Lighting Maintenance District No. 1
Annexation Zone BB
(Tract 6196 Phases II and III)



Legend

 Zone BB

City of Reedley
Landscaping and Lighting Maintenance District No. 1
Annexation Zone CC



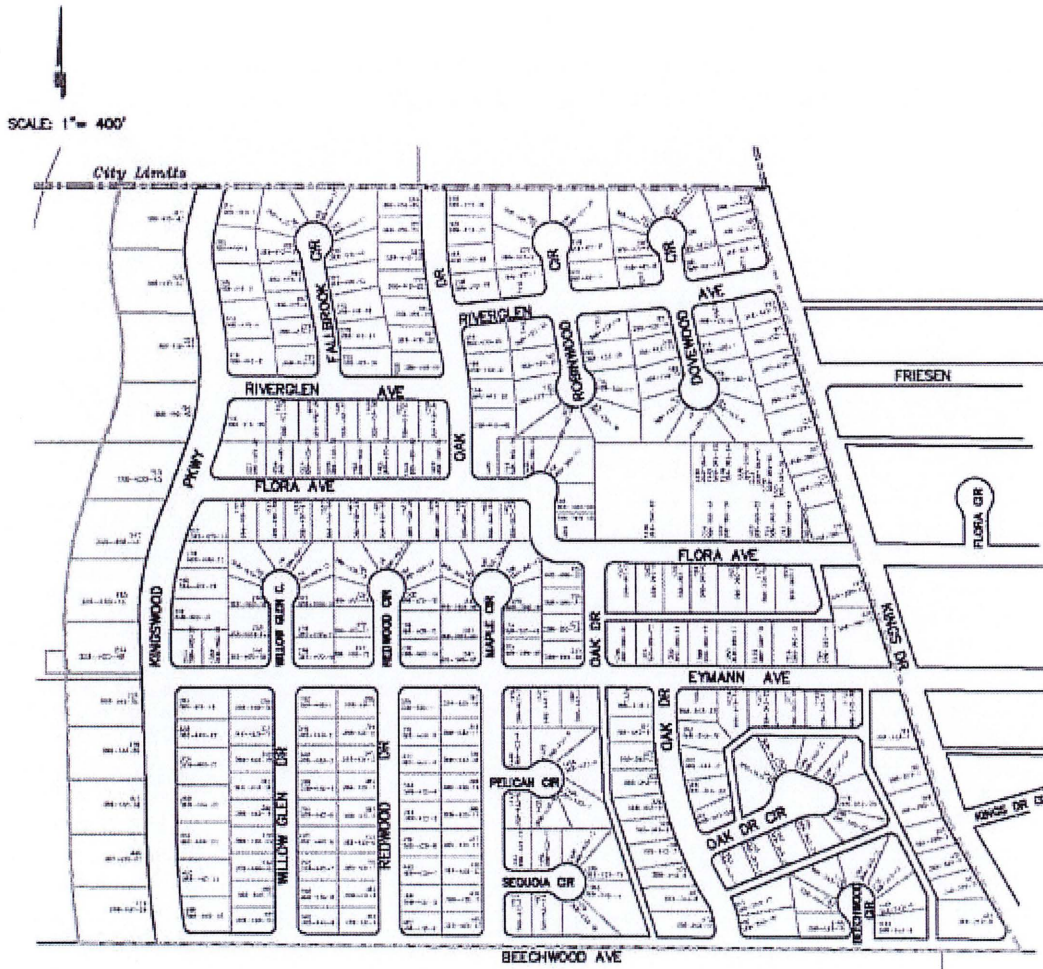
Legend

 Zone CC



ASSESSMENT DIAGRAM OF
 LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT No. 1
 PURSUANT TO LANDSCAPING AND LIGHTING ACT OF 1972

ZONE DD



--- BOUNDARY OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT No. 1 - ZONE DD

APPENDIX B - 2024/2025 PRELIMINARY ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Fresno County Assessor Parcel Maps and/or the Fresno County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land; public utility owned property, land principally encumbered with public right-of-way's or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the District and Zones, along with the proposed assessment amounts, have been submitted to the City Clerk, and by reference, are made part of this Report.

Upon approval of the Engineer's Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2024/2025. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
365-201-01	A	1.00			10.30
365-201-02	A	1.00			10.30
365-201-03	A	1.00			10.30
365-201-04	A	1.00			10.30
365-201-05	A	1.00			10.30
365-201-06	A	1.00			10.30
365-201-07	A	1.00			10.30
365-201-08	A	1.00			10.30
365-201-09	A	1.00			10.30
365-201-10	A	1.00			10.30
365-201-11	A	1.00			10.30
365-202-01	A	1.00			10.30
365-202-02	A	1.00			10.30
365-202-03	A	1.00			10.30
365-202-04	A	1.00			10.30
365-202-05	A	1.00			10.30
365-202-06	A	1.00			10.30
365-202-07	A	1.00			10.30
365-202-08	A	1.00			10.30
365-202-09	A	1.00			10.30
365-202-10	A	1.00			10.30
365-202-11	A	1.00			10.30
365-202-12	A	1.00			10.30
365-202-13	A	1.00			10.30
365-202-14	A	1.00			10.30
365-202-15	A	1.00			10.30
365-202-16	A	1.00			10.30
365-203-01	A	1.00			10.30
365-203-02	A	1.00			10.30
365-203-03	A	1.00			10.30
365-203-04	A	1.00			10.30
365-203-05	A	1.00			10.30
365-203-06	A	1.00			10.30
365-203-07	A	1.00			10.30
365-203-08	A	1.00			10.30
365-203-09	A	1.00			10.30
365-203-10	A	1.00			10.30
365-203-11	A	1.00			10.30
365-203-12	A	1.00			10.30
365-203-13	A	1.00			10.30
365-203-14	A	1.00			10.30
365-203-15	A	1.00			10.30
365-203-16	A	1.00			10.30
365-203-17	A	1.00			10.30
365-203-18	A	1.00			10.30
365-203-19	A	1.00			10.30
365-203-20	A	1.00			10.30
365-203-21	A	1.00			10.30
365-203-22	A	1.00			10.30
365-203-23	A	1.00			10.30
365-203-24	A	1.00			10.30
365-203-25	A	1.00			10.30
365-203-26	A	1.00			10.30

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
365-203-27	A	1.00			10.30
365-203-28	A	1.00			10.30
365-203-29	A	1.00			10.30
365-203-30	A	1.00			10.30
365-203-31	A	1.00			10.30
365-203-32	A	1.00			10.30
365-203-33	A	1.00			10.30
365-203-34	A	1.00			10.30
365-203-35	A	1.00			10.30
365-203-36	A	1.00			10.30
365-203-37	A	1.00			10.30
365-203-38	A	1.00			10.30
365-203-39	A	1.00			10.30
365-203-40	A	1.00			10.30
365-203-41	A	1.00			10.30
365-203-42	A	1.00			10.30
365-203-43	A	1.00			10.30
365-203-44	A	1.00			10.30
365-203-45	A	1.00			10.30
365-203-46	A	1.00			10.30
365-203-47	A	1.00			10.30
365-203-48	A	1.00			10.30
365-203-49	A	1.00			10.30
365-203-50	A	1.00			10.30
365-203-51	A	1.00			10.30
365-203-52	A	1.00			10.30
365-203-53	A	1.00			10.30
365-203-54	A	1.00			10.30
365-203-55	A	1.00			10.30
365-204-01	A	1.00			10.30
365-204-02	A	1.00			10.30
365-204-03	A	1.00			10.30
365-204-04	A	1.00			10.30
365-204-05	A	1.00			10.30
365-204-06	A	1.00			10.30
365-204-07	A	1.00			10.30
365-204-08	A	1.00			10.30
365-205-01	A	1.00			10.30
365-205-02	A	1.00			10.30
365-205-03	A	1.00			10.30
365-205-04	A	1.00			10.30
365-205-05	A	1.00			10.30
365-205-06	A	1.00			10.30
365-205-07	A	1.00			10.30
365-205-08	A	1.00			10.30
363-441-01	E	1.00			93.00
363-441-02	E	1.00			93.00
363-441-03	E	1.00			93.00
363-441-04	E	1.00			93.00
363-441-05	E	1.00			93.00
363-441-06	E	1.00			93.00
363-441-07	E	1.00			93.00
363-441-08	E	1.00			93.00
363-442-01	E	1.00			93.00
363-442-02	E	1.00			93.00
363-442-03	E	1.00			93.00
363-442-04	E	1.00			93.00

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
363-442-05	E	1.00			93.00
363-442-06	E	1.00			93.00
363-442-07	E	1.00			93.00
363-442-08	E	1.00			93.00
363-442-09	E	1.00			93.00
363-442-10	E	1.00			93.00
363-442-11	E	1.00			93.00
363-442-12	E	1.00			93.00
363-442-13	E	1.00			93.00
363-442-14	E	1.00			93.00
363-442-15	E	1.00			93.00
363-442-16	E	1.00			93.00
363-442-17	E	1.00			93.00
363-442-18	E	1.00			93.00
363-442-19	E	1.00			93.00
363-442-20	E	1.00			93.00
363-442-21	E	1.00			93.00
363-442-22	E	1.00			93.00
363-442-23	E	1.00			93.00
363-442-24	E	1.00			93.00
363-442-25	E	1.00			93.00
363-442-26	E	1.00			93.00
363-442-27	E	1.00			93.00
363-442-28	E	1.00			93.00
363-442-29	E	1.00			93.00
363-442-30	E	1.00			93.00
363-442-31	E	1.00			93.00
363-442-32	E	1.00			93.00
363-442-33	E	1.00			93.00
363-442-34	E	1.00			93.00
363-442-35	E	1.00			93.00
363-442-36	E	1.00			93.00
363-442-37	E	1.00			93.00
363-442-38	E	1.00			93.00
363-442-39	E	1.00			93.00
363-442-40	E	1.00			93.00
363-442-41	E	1.00			93.00
363-442-42	E	1.00			93.00
363-443-01	E	1.00			93.00
363-443-02	E	1.00			93.00
363-443-03	E	1.00			93.00
363-443-04	E	1.00			93.00
363-443-05	E	1.00			93.00
363-443-06	E	1.00			93.00
363-444-01	E	1.00			93.00
363-444-02	E	1.00			93.00
363-444-03	E	1.00			93.00
363-444-04	E	1.00			93.00
363-444-05	E	1.00			93.00
363-444-06	E	1.00			93.00
363-445-01	E	1.00			93.00
363-445-02	E	1.00			93.00
363-445-03	E	1.00			93.00
363-445-04	E	1.00			93.00
363-445-05	E	1.00			93.00
363-445-06	E	1.00			93.00
365-211-01	G	1.00	0.2		98.02

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
365-211-02	G	1.00	0.2		98.02
365-211-03	G	1.00	0.2		98.02
365-211-04	G	1.00	0.2		98.02
365-211-05	G	1.00	0.2		98.02
365-211-06	G	1.00	0.2		98.02
365-211-07	G	1.00	0.2		98.02
365-211-08	G	1.00	0.2		98.02
365-211-09	G	1.00	0.2		98.02
365-211-10	G	1.00	0.2		98.02
365-211-11	G	1.00	0.2		98.02
365-211-12	G	1.00	0.2		98.02
365-211-13	G	1.00	0.2		98.02
365-211-14	G	1.00	0.2		98.02
365-211-15	G	1.00	0.2		98.02
365-211-16	G	1.00	0.2		98.02
365-212-01	G	1.00	0.2		98.02
365-212-02	G	1.00	0.2		98.02
365-212-03	G	1.00	0.2		98.02
365-212-04	G	1.00	0.2		98.02
365-212-05	G	1.00	0.2		98.02
365-212-06	G	1.00	0.2		98.02
365-212-07	G	1.00	0.2		98.02
365-212-08	G	1.00	0.2		98.02
365-212-09	G	1.07	0.23		104.50
365-212-10	G	1.07	0.22		104.50
365-212-11	G	1.07	0.22		104.50
365-212-12	G	1.07	0.22		104.50
365-212-13	G	1.07	0.22		104.50
365-212-14	G	1.07	0.22		104.50
365-212-15	G	1.07	0.22		104.50
365-212-16	G	1.07	0.2		104.50
365-213-01	G	1.00	0.2		98.02
365-213-02	G	1.00	0.2		98.02
365-213-03	G	1.00	0.2		98.02
365-213-04	G	1.00	0.2		98.02
365-213-05	G	1.00	0.2		98.02
365-213-06	G	1.00	0.2		98.02
365-213-07	G	1.00	0.2		98.02
365-213-08	G	1.00	0.2		98.02
365-213-09	G	1.00	0.2		98.02
365-213-10	G	1.00	0.2		98.02
365-213-11	G	1.00	0.2		98.02
365-213-12	G	1.00	0.2		98.02
365-213-13	G	1.00	0.2		98.02
365-213-14	G	1.00	0.2		98.02
365-213-15	G	1.00	0.2		98.02
365-213-16	G	1.00	0.2		98.02
365-214-01	G	1.07	0.19		104.50
365-214-02	G	1.07	0.16		104.50
365-214-03	G	1.07	0.2		104.50
365-214-04	G	1.07	0.2		104.50
365-214-05	G	1.07	0.21		104.50
365-214-06	G	1.07	0.21		104.50
365-214-07	G	1.07	0.21		104.50
365-214-09	G	1.07	0.21		104.50
365-214-10	G	1.07	0.21		104.50
365-214-11	G	1.07	0.21		104.50

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
365-214-12	G	1.07	0.22		104.50
365-214-13	G	1.07	0.2		104.50
365-214-14	G	1.07	0.2		104.50
365-214-15	G	1.07	0.2		104.50
365-214-16	G	1.07	0.2		104.50
363-481-01	H	1.00			102.00
363-481-02	H	1.00			102.00
363-481-03	H	1.00			102.00
363-481-04	H	1.00			102.00
363-481-05	H	1.00			102.00
363-481-06	H	1.00			102.00
363-481-07	H	1.00			102.00
363-481-08	H	1.00			102.00
363-481-09	H	1.00			102.00
363-481-10	H	1.00			102.00
363-481-11	H	1.00			102.00
363-481-12	H	1.00			102.00
363-481-13	H	1.00			102.00
363-481-14	H	1.00			102.00
363-481-15	H	1.00			102.00
363-481-16	H	1.00			102.00
363-482-01	H	1.00			102.00
363-482-02	H	1.00			102.00
363-482-03	H	1.00			102.00
363-482-04	H	1.00			102.00
363-482-05	H	1.00			102.00
363-482-06	H	1.00			102.00
363-482-07	H	1.00			102.00
363-482-08	H	1.00			102.00
363-482-09	H	1.00			102.00
363-482-10	H	1.00			102.00
363-482-11	H	1.00			102.00
363-482-12	H	1.00			102.00
363-482-13	H	1.00			102.00
363-482-16	H	1.00			102.00
363-482-17	H	1.00			102.00
363-482-18	H	1.00			102.00
363-482-19	H	1.00			102.00
363-482-20	H	1.00			102.00
363-482-21	H	1.00			102.00
363-482-22	H	1.00			102.00
363-482-23	H	1.00			102.00
363-482-24	H	1.00			102.00
363-482-25	H	1.00			102.00
363-482-26	H	1.00			102.00
363-482-27	H	1.00			102.00
363-482-28	H	1.00			102.00
363-482-29	H	1.00			102.00
363-482-30	H	1.00			102.00
363-482-31	H	1.00			102.00
363-484-01	H	1.00			102.00
363-484-02	H	1.00			102.00
363-484-03	H	1.00			102.00
363-484-04	H	1.00			102.00
363-484-05	H	1.00			102.00
363-484-06	H	1.00			102.00
363-484-07	H	1.00			102.00

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
363-484-08	H	1.00			102.00
363-484-09	H	1.00			102.00
363-484-10	H	1.00			102.00
363-484-11	H	1.00			102.00
363-484-12	H	1.00			102.00
363-484-13	H	1.00			102.00
363-484-14	H	1.00			102.00
363-484-15	H	1.00			102.00
370-341-06	I	1.00			192.54
370-341-07	I	1.00			192.54
370-341-08	I	1.00			192.54
370-341-09	I	1.00			192.54
370-341-10	I	1.00			192.54
370-341-11	I	1.00			192.54
370-341-12	I	1.00			192.54
370-341-13	I	1.00			192.54
370-341-15	I	1.00			192.54
370-341-16	I	1.00			192.54
370-341-17	I	1.00			192.54
370-341-18	I	1.00			192.54
370-344-01	I	1.00			192.54
370-344-02	I	1.00			192.54
370-344-03	I	1.00			192.54
370-344-04	I	1.00			192.54
370-344-05	I	1.00			192.54
370-344-06	I	1.00			192.54
370-344-07	I	1.00			192.54
370-344-08	I	1.00			192.54
370-344-09	I	1.00			192.54
370-344-10	I	1.00			192.54
370-344-11	I	1.00			192.54
370-344-12	I	1.00			192.54
370-344-13	I	1.00			192.54
370-344-14	I	1.00			192.54
370-344-15	I	1.00			192.54
370-344-16	I	1.00			192.54
370-344-17	I	1.00			192.54
370-344-18	I	1.00			192.54
370-345-01	I	1.00			192.54
370-345-02	I	1.00			192.54
370-345-03	I	1.00			192.54
370-345-04	I	1.00			192.54
370-345-05	I	1.00			192.54
370-370-01	J	1.00			176.66
370-370-02	J	1.00			176.66
370-370-03	J	1.00			176.66
370-370-04	J	1.00			176.66
370-370-05	J	1.00			176.66
370-370-10	J	1.00			176.66
370-370-11	J	1.00			176.66
370-370-12	J	1.00			176.66
370-370-13	J	1.00			176.66
370-370-14	J	1.00			176.66
370-370-15	J	1.00			176.66
370-370-16	J	1.00			176.66
370-370-17	J	1.00			176.66
370-370-18	J	1.00			176.66

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
370-370-19	J	1.00			176.66
370-370-20	J	1.00			176.66
370-370-21	J	1.00			176.66
370-370-22	J	1.00			176.66
370-370-23	J	1.00			176.66
370-370-24	J	1.00			176.66
370-370-25	J	1.00			176.66
370-370-26	J	1.00			176.66
370-370-27	J	1.00			176.66
370-370-28	J	1.00			176.66
370-370-29	J	1.00			176.66
370-370-30	J	1.00			176.66
370-370-31	J	1.00			176.66
370-370-32	J	1.00			176.66
370-370-33	J	1.00			176.66
370-370-34	J	1.00			176.66
370-370-35	J	1.00			176.66
370-370-36	J	1.00			176.66
370-370-37	J	1.00			176.66
370-370-38	J	1.00			176.66
370-370-39	J	1.00			176.66
370-370-40	J	1.00			176.66
370-370-41	J	1.00			176.66
370-370-42	J	1.00			176.66
370-370-48	J	1.00			176.66
370-370-49	J	1.00			176.66
370-370-50	J	1.00			176.66
370-370-51	J	1.00			176.66
370-380-01	J	1.00			176.66
370-380-02	J	1.00			176.66
370-380-03	J	1.00			176.66
370-380-04	J	1.00			176.66
370-380-05	J	1.00			176.66
370-380-06	J	1.00			176.66
370-380-07	J	1.00			176.66
370-380-08	J	1.00			176.66
370-380-09	J	1.00			176.66
370-380-10	J	1.00			176.66
370-380-11	J	1.00			176.66
370-380-12	J	1.00			176.66
370-380-13	J	1.00			176.66
370-380-14	J	1.00			176.66
370-380-15	J	1.00			176.66
370-380-16	J	1.00			176.66
370-380-17	J	1.00			176.66
370-380-18	J	1.00			176.66
370-380-19	J	1.00			176.66
370-380-20	J	1.00			176.66
370-380-21	J	1.00			176.66
370-380-22	J	1.00			176.66
370-380-23	J	1.00			176.66
370-380-24	J	1.00			176.66
370-380-25	J	1.00			176.66
370-380-26	J	1.00			176.66
370-380-27	J	1.00			176.66
370-380-28	J	1.00			176.66
370-380-29	J	1.00			176.66

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
370-380-30	J	1.00			176.66
370-380-31	J	1.00			176.66
370-380-32	J	1.00			176.66
370-380-33	J	1.00			176.66
370-380-34	J	1.00			176.66
370-380-35	J	1.00			176.66
370-380-36	J	1.00			176.66
370-380-37	J	1.00			176.66
370-380-38	J	1.00			176.66
370-380-39	J	1.00			176.66
370-380-40	J	1.00			176.66
370-380-41	J	1.00			176.66
370-380-42	J	1.00			176.66
370-380-43	J	1.00			176.66
370-380-44	J	1.00			176.66
370-380-45	J	1.00			176.66
370-391-01	J	1.00			176.66
370-391-02	J	1.00			176.66
370-391-03	J	1.00			176.66
370-391-04	J	1.00			176.66
370-391-05	J	1.00			176.66
370-392-01	J	1.00			176.66
370-392-02	J	1.00			176.66
370-392-03	J	1.00			176.66
370-392-04	J	1.00			176.66
370-393-01	J	1.00			176.66
370-393-02	J	1.00			176.66
370-393-03	J	1.00			176.66
370-393-04	J	1.00			176.66
370-393-05	J	1.00			176.66
370-393-06	J	1.00			176.66
370-393-07	J	1.00			176.66
370-393-08	J	1.00			176.66
370-393-09	J	1.00			176.66
370-393-10	J	1.00			176.66
370-393-11	J	1.00			176.66
370-393-12	J	1.00			176.66
370-393-13	J	1.00			176.66
370-393-14	J	1.00			176.66
370-393-15	J	1.00			176.66
370-393-16	J	1.00			176.66
370-393-17	J	1.00			176.66
370-393-18	J	1.00			176.66
370-393-19	J	1.00			176.66
370-393-20	J	1.00			176.66
370-393-21	J	1.00			176.66
370-393-22	J	1.00			176.66
370-394-01	J	1.00			176.66
370-394-02	J	1.00			176.66
370-394-03	J	1.00			176.66
370-394-04	J	1.00			176.66
370-394-05	J	1.00			176.66
370-394-06	J	1.00			176.66
370-394-07	J	1.00			176.66
370-394-08	J	1.00			176.66
370-394-09	J	1.00			176.66
370-394-10	J	1.00			176.66

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
370-394-11	J	1.00			176.66
370-394-12	J	1.00			176.66
370-394-13	J	1.00			176.66
370-394-14	J	1.00			176.66
370-394-15	J	1.00			176.66
370-394-16	J	1.00			176.66
370-394-17	J	1.00			176.66
370-394-18	J	1.00			176.66
370-394-19	J	1.00			176.66
370-394-20	J	1.00			176.66
370-394-21	J	1.00			176.66
370-394-22	J	1.00			176.66
370-395-01	J	1.00			176.66
370-395-02	J	1.00			176.66
370-395-03	J	1.00			176.66
370-395-04	J	1.00			176.66
370-395-05	J	1.00			176.66
370-395-06	J	1.00			176.66
370-395-07	J	1.00			176.66
370-395-08	J	1.00			176.66
370-395-09	J	1.00			176.66
370-395-10	J	1.00			176.66
370-395-11	J	1.00			176.66
370-396-01	J	1.00			176.66
370-396-02	J	1.00			176.66
370-396-03	J	1.00			176.66
370-396-04	J	1.00			176.66
370-396-05	J	1.00			176.66
370-397-01	J	1.00			176.66
370-411-01	J	1.00			176.66
370-411-02	J	1.00			176.66
370-411-03	J	1.00			176.66
370-411-04	J	1.00			176.66
370-411-05	J	1.00			176.66
370-411-06	J	1.00			176.66
370-411-07	J	1.00			176.66
370-411-08	J	1.00			176.66
370-412-01	J	1.00			176.66
370-412-02	J	1.00			176.66
370-412-03	J	1.00			176.66
370-412-04	J	1.00			176.66
370-412-05	J	1.00			176.66
370-412-06	J	1.00			176.66
370-412-07	J	1.00			176.66
370-412-08	J	1.00			176.66
370-412-09	J	1.00			176.66
370-412-10	J	1.00			176.66
370-412-11	J	1.00			176.66
370-412-12	J	1.00			176.66
370-412-13	J	1.00			176.66
370-412-14	J	1.00			176.66
370-412-15	J	1.00			176.66
370-412-16	J	1.00			176.66
370-413-01	J	1.00			176.66
370-413-02	J	1.00			176.66
370-413-03	J	1.00			176.66
370-413-04	J	1.00			176.66

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370-413-05	J	1.00			176.66
370-413-06	J	1.00			176.66
370-413-07	J	1.00			176.66
370-413-08	J	1.00			176.66
370-414-01	J	1.00			176.66
370-414-02	J	1.00			176.66
370-414-03	J	1.00			176.66
370-414-04	J	1.00			176.66
370-414-05	J	1.00			176.66
370-414-06	J	1.00			176.66
370-414-07	J	1.00			176.66
370-414-08	J	1.00			176.66
370-414-09	J	1.00			176.66
370-414-10	J	1.00			176.66
370-414-11	J	1.00			176.66
370-414-12	J	1.00			176.66
370-414-13	J	1.00			176.66
370-414-14	J	1.00			176.66
370-414-15	J	1.00			176.66
370-414-16	J	1.00			176.66
370-414-17	J	1.00			176.66
370-415-01	J	1.00			176.66
370-415-02	J	1.00			176.66
370-415-03	J	1.00			176.66
370-415-04	J	1.00			176.66
370-415-05	J	1.00			176.66
370-415-06	J	1.00			176.66
370-415-07	J	1.00			176.66
370-415-08	J	1.00			176.66
370-416-02	J	1.00			176.66
370-416-03	J	1.00			176.66
370-416-04	J	1.00			176.66
370-416-05	J	1.00			176.66
370-416-06	J	1.00			176.66
370-416-08	J	1.00			176.66
370-417-01	J	1.00			176.66
370-417-02	J	1.00			176.66
370-417-03	J	1.00			176.66
370-417-04	J	1.00			176.66
370-312-11	K	1.00			153.68
370-312-12	K	1.00			153.68
370-312-13	K	1.00			153.68
370-312-14	K	1.00			153.68
370-312-15	K	1.00			153.68
370-312-16	K	1.00			153.68
370-312-17	K	1.00			153.68
370-312-18	K	1.00			153.68
370-312-19	K	1.00			153.68
370-312-20	K	1.00			153.68
370-312-21	K	1.00			153.68
370-313-01	K	1.00			153.68
370-313-02	K	1.00			153.68
370-313-03	K	1.00			153.68
370-313-04	K	1.00			153.68
370-313-05	K	1.00			153.68
370-313-06	K	1.00			153.68
370-313-07	K	1.00			153.68

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
370-314-01	K	1.00			153.68
370-314-02	K	1.00			153.68
370-314-03	K	1.00			153.68
370-314-04	K	1.00			153.68
370-314-05	K	1.00			153.68
370-314-06	K	1.00			153.68
370-314-07	K	1.00			153.68
370-314-08	K	1.00			153.68
370-314-09	K	1.00			153.68
370-314-10	K	1.00			153.68
370-314-11	K	1.00			153.68
370-314-12	K	1.00			153.68
370-314-13	K	1.00			153.68
370-314-14	K	1.00			153.68
370-315-01	K	1.00			153.68
370-315-02	K	1.00			153.68
370-315-03	K	1.00			153.68
370-315-04	K	1.00			153.68
370-315-05	K	1.00			153.68
370-315-06	K	1.00			153.68
370-315-07	K	1.00			153.68
370-315-08	K	1.00			153.68
370-315-09	K	1.00			153.68
370-315-10	K	1.00			153.68
370-315-11	K	1.00			153.68
370-315-12	K	1.00			153.68
370-315-13	K	1.00			153.68
370-315-14	K	1.00			153.68
370-321-40	K	1.00			153.68
370-321-41	K	1.00			153.68
370-321-42	K	1.00			153.68
370-321-43	K	1.00			153.68
370-321-44	K	1.00			153.68
370-321-45	K	1.00			153.68
370-321-46	K	1.00			153.68
370-321-47	K	1.00			153.68
370-322-02	K	1.00			153.68
370-324-01	K	1.00			153.68
370-324-02	K	1.00			153.68
370-324-03	K	1.00			153.68
370-324-04	K	1.00			153.68
370-324-05	K	1.00			153.68
370-324-06	K	1.00			153.68
370-324-07	K	1.00			153.68
370-324-08	K	1.00			153.68
370-324-09	K	1.00			153.68
370-324-10	K	1.00			153.68
370-324-11	K	1.00			153.68
370-324-12	K	1.00			153.68
370-325-01	K	1.00			153.68
370-325-02	K	1.00			153.68
370-325-03	K	1.00			153.68
370-325-04	K	1.00			153.68
370-325-05	K	1.00			153.68
370-325-06	K	1.00			153.68
370-325-07	K	1.00			153.68
370-325-08	K	1.00			153.68

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
370-325-09	K	1.00			153.68
370-325-10	K	1.00			153.68
370-325-11	K	1.00			153.68
370-325-12	K	1.00			153.68
370-325-13	K	1.00			153.68
370-325-14	K	1.00			153.68
370-326-01	K	1.00			153.68
370-326-02	K	1.00			153.68
370-326-03	K	1.00			153.68
370-326-04	K	1.00			153.68
370-326-05	K	1.00			153.68
370-326-06	K	1.00			153.68
370-326-07	K	1.00			153.68
365-220-01	L	1.00		5080	96.96
365-220-02	L	1.00		5080	96.96
365-220-03	L	1.00		5080	96.96
365-220-04	L	1.00		5080	96.96
365-220-05	L	1.00		5080	96.96
365-220-06	L	1.00		5080	96.96
365-220-07	L	1.00		5080	96.96
365-220-08	L	1.00		5080	96.96
365-220-09	L	1.00		5080	96.96
365-220-10	L	1.00		5080	96.96
365-220-11	L	1.00		5080	96.96
365-220-12	L	1.00		5080	96.96
365-220-13	L	1.00		5080	96.96
365-220-14	L	1.00		5080	96.96
365-220-15	L	1.00		5080	96.96
365-220-16	L	1.00		5080	96.96
365-220-17	L	1.00		5080	96.96
365-220-18	L	1.00		5080	96.96
365-220-19	L	1.00		5080	96.96
365-220-20	L	1.00		5080	96.96
365-220-21	L	1.00		5080	96.96
365-220-22	L	1.00		5080	96.96
365-220-23	L	1.00		5080	96.96
365-220-24	L	1.00		5080	96.96
365-220-25	L	1.00		5080	96.96
365-220-26	L	1.00		5080	96.96
365-220-27	L	1.00		5080	96.96
365-220-28	L	1.00		5080	96.96
365-220-29	L	1.00		5080	96.96
365-220-30	L	1.00		5080	96.96
365-220-31	L	1.00		5080	96.96
365-220-32	L	1.00		5080	96.96
365-220-33	L	1.00		5080	96.96
365-220-40	L	1.00		5299	100.36
365-220-41	L	1.00		5299	100.36
365-220-42	L	1.00		5299	100.36
365-220-43	L	1.00		5299	100.36
365-220-44	L	1.00		5299	100.36
365-220-45	L	1.00		5299	100.36
365-220-46	L	1.00		5299	100.36
365-220-47	L	1.00		5299	100.36
365-220-48	L	1.00		5299	100.36
365-220-49	L	1.00		5299	100.36
365-220-50	L	1.00		5299	100.36

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365-220-51	L	1.00		5299	100.36
365-220-52	L	1.00		5299	100.36
365-220-53	L	1.00		5299	100.36
365-220-54	L	1.00		5299	100.36
365-220-55	L	1.00		5299	100.36
365-220-56	L	1.00		5299	100.36
365-220-57	L	1.00		5299	100.36
365-220-58	L	1.00		5299	100.36
365-220-59	L	1.00		5299	100.36
365-220-60	L	1.00		5299	100.36
365-220-61	L	1.00		5299	100.36
365-220-67	L	1.00		5475	218.52
365-220-68	L	1.00		5475	218.52
365-220-69	L	1.00		5475	218.52
365-220-70	L	1.00		5475	218.52
365-220-71	L	1.00		5475	218.52
365-220-72	L	1.00		5475	218.52
365-220-73	L	1.00		5475	218.52
365-220-74	L	1.00		5475	218.52
365-220-75	L	1.00		5475	218.52
365-220-76	L	1.00		5475	218.52
365-220-77	L	1.00		5475	218.52
365-220-78	L	1.00		5475	218.52
365-230-01	L	1.00		5373	106.84
365-230-02	L	1.00		5373	106.84
365-230-03	L	1.00		5373	106.84
365-230-04	L	1.00		5373	106.84
365-230-05	L	1.00		5373	106.84
365-230-06	L	1.00		5373	106.84
365-230-07	L	1.00		5373	106.84
365-230-08	L	1.00		5373	106.84
365-230-09	L	1.00		5373	106.84
365-230-10	L	1.00		5373	106.84
365-230-11	L	1.00		5373	106.84
365-230-12	L	1.00		5373	106.84
365-230-13	L	1.00		5373	106.84
365-230-14	L	1.00		5373	106.84
365-230-27	L	1.00		5373	106.84
365-230-28	L	1.00		5373	106.84
370-240-43	M	3.59	3.59		677.02
370-240-45	M	0.75	0.75		141.44
370-240-46	M	0.32	0.32		60.34
368-360-31-S	N	1.84	1.84		461.58
368-360-32-S	N	0.90	0.9		225.76
368-360-33-S	N	1.17	1.17		293.50
368-360-34-S	N	0.24	0.24		60.20
368-360-35-S	N	1.03	1.03		258.38
368-360-36-S	N	2.55	2.55		639.68
370-400-01	O	0.17	0.189		114.70
370-400-02	O	0.17	0.147		114.70
370-400-03	O	0.17	0.147		114.70
370-400-04	O	0.17	0.147		114.70
370-400-05	O	0.17	0.147		114.70
370-400-06	O	0.17	0.147		114.70
370-400-07	O	0.17	0.147		114.70
370-400-08	O	0.17	0.158		114.70
370-400-09	O	0.17	0.158		114.70

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370-400-10	O	0.17	0.147		114.70
370-400-11	O	0.17	0.147		114.70
370-400-12	O	0.17	0.147		114.70
370-400-13	O	0.17	0.147		114.70
370-400-14	O	0.17	0.147		114.70
370-400-15	O	0.17	0.147		114.70
370-400-16	O	0.17	0.189		114.70
370-400-17	O	0.17	0.183		114.70
370-400-18	O	0.17	0.147		114.70
370-400-19	O	0.17	0.147		114.70
370-400-20	O	0.17	0.147		114.70
370-400-21	O	0.17	0.147		114.70
370-400-22	O	0.17	0.147		114.70
370-400-23	O	0.17	0.147		114.70
370-400-24	O	0.17	0.158		114.70
370-400-25	O	0.17	0.213		114.70
370-400-26	O	0.17	0.137		114.70
370-400-27	O	0.17	0.137		114.70
370-400-28	O	0.17	0.137		114.70
370-400-29	O	0.17	0.191		114.70
370-400-30	O	0.41	0.43		277.84
370-400-31	O	0.41	0.409		277.84
370-400-32	O	0.41	0.409		277.84
370-020-78	P	2.22	2.22	5353	3,137.98
370-264-01	P	0.17	0.171	5311	125.94
370-264-02	P	0.16	0.162	5311	119.32
370-264-03	P	0.16	0.162	5311	119.32
370-264-04	P	0.16	0.162	5311	119.32
370-264-05	P	0.16	0.162	5311	119.32
370-264-06	P	0.16	0.162	5311	119.32
370-264-07	P	0.16	0.162	5311	119.32
370-264-08	P	0.16	0.162	5311	119.32
370-264-09	P	0.16	0.162	5311	119.32
370-264-10	P	0.16	0.162	5311	119.32
370-264-11	P	0.16	0.162	5311	119.32
370-264-12	P	0.16	0.162	5311	119.32
370-264-13	P	0.18	0.175	5311	128.90
370-264-14	P	0.16	0.164	5311	120.78
370-264-15	P	0.31	0.31	5311	228.32
370-265-01	P	0.17	0.165	5311	121.52
370-265-02	P	0.14	0.14	5311	103.12
370-265-03	P	0.14	0.14	5311	103.12
370-265-04	P	0.14	0.137	5311	100.90
370-265-05	P	0.15	0.149	5311	109.74
370-265-06	P	0.14	0.137	5311	100.90
370-265-07	P	0.14	0.137	5311	100.90
370-265-08	P	0.14	0.14	5311	103.12
370-265-09	P	0.17	0.172	5311	126.68
370-265-10	P	0.14	0.137	5311	100.90
370-265-11	P	0.14	0.137	5311	100.90
370-265-12	P	0.14	0.137	5311	100.90
370-265-13	P	0.14	0.137	5311	100.90
370-265-14	P	0.14	0.14	5311	103.12
370-265-15	P	0.14	0.137	5311	100.90
370-265-16	P	0.16	0.158	5311	116.36
370-265-17	P	0.16	0.161	5311	118.58
370-265-18	P	0.19	0.192	5311	141.42

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370-266-01	P	0.14	0.144	5311	106.06
370-266-02	P	0.14	0.144	5311	106.06
370-266-03	P	0.14	0.144	5311	106.06
370-266-04	P	0.14	0.144	5311	106.06
370-266-05	P	0.16	0.156	5311	114.90
370-266-06	P	0.92	0.92	5311	677.64
370-266-07	P	0.16	0.156	5311	114.90
370-266-08	P	0.14	0.144	5311	106.06
370-266-09	P	0.14	0.144	5311	106.06
370-266-10	P	0.14	0.144	5311	106.06
370-266-11	P	0.17	0.172	5311	126.68
370-421-01	P	0.19	0.185	5311	136.26
370-421-02	P	0.14	0.14	5311	103.12
370-421-03	P	0.16	0.156	5311	114.90
370-421-04	P	0.17	0.166	5311	122.26
370-421-05	P	0.17	0.168	5311	123.74
370-421-06	P	0.17	0.165	5311	121.52
370-421-07	P	0.17	0.165	5311	121.52
370-421-08	P	0.17	0.165	5311	121.52
370-421-09	P	0.17	0.172	5311	126.68
370-421-10	P	0.17	0.172	5311	126.68
370-421-11	P	0.17	0.165	5311	121.52
370-421-12	P	0.17	0.165	5311	121.52
370-421-13	P	0.17	0.165	5311	121.52
370-421-14	P	0.17	0.168	5311	123.74
370-421-15	P	0.17	0.168	5311	123.74
370-421-16	P	0.14	0.14	5311	103.12
370-421-17	P	0.16	0.156	5311	114.90
370-421-18	P	0.19	0.187	5311	137.72
370-422-01	P	0.21	0.206	5311	151.72
370-422-02	P	0.17	0.173	5311	127.42
370-422-03	P	0.17	0.173	5311	127.42
370-422-04	P	0.17	0.173	5311	127.42
370-422-05	P	0.17	0.17	5311	125.20
370-422-06	P	0.17	0.168	5311	123.74
370-422-08	P	0.17	0.168	5311	123.74
370-422-09	P	0.17	0.17	5311	125.20
370-422-10	P	0.17	0.173	5311	127.42
370-422-11	P	0.17	0.173	5311	127.42
370-422-12	P	0.17	0.173	5311	127.42
370-422-13	P	0.21	0.206	5311	151.72
370-422-14	P	0.56	0.56	5311	412.48
370-423-01	P	0.17	0.165	5311	121.52
370-423-02	P	0.14	0.14	5311	103.12
370-423-03	P	0.14	0.14	5311	103.12
370-423-04	P	0.14	0.14	5311	103.12
370-423-05	P	0.14	0.14	5311	103.12
370-423-06	P	0.14	0.14	5311	103.12
370-423-07	P	0.15	0.147	5311	108.26
370-423-08	P	0.15	0.147	5311	108.26
370-423-09	P	0.17	0.172	5311	126.68
370-423-10	P	0.17	0.172	5311	126.68
370-423-11	P	0.14	0.137	5311	100.90
370-423-12	P	0.14	0.137	5311	100.90
370-423-13	P	0.14	0.14	5311	103.12
370-423-14	P	0.14	0.14	5311	103.12
370-423-15	P	0.14	0.14	5311	103.12

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370-423-16	P	0.14	0.14	5311	103.12
370-423-17	P	0.14	0.14	5311	103.12
370-423-18	P	0.17	0.165	5311	121.52
370-424-01	P	0.17	0.172	5311	126.68
370-424-02	P	0.14	0.144	5311	106.06
370-424-03	P	0.14	0.144	5311	106.06
370-424-04	P	0.14	0.144	5311	106.06
370-424-05	P	0.14	0.144	5311	106.06
370-424-06	P	0.14	0.144	5311	106.06
370-424-07	P	0.80	0.8	5311	589.24
370-424-08	P	0.14	0.142	5311	104.58
370-424-09	P	0.14	0.142	5311	104.58
370-424-10	P	0.14	0.142	5311	104.58
370-424-11	P	0.14	0.142	5311	104.58
370-424-12	P	0.14	0.144	5311	106.06
370-424-13	P	0.17	0.172	5311	126.68
370-425-01	P	0.15	0.146	5311	107.52
370-425-02	P	0.15	0.146	5311	107.52
370-425-03	P	0.15	0.146	5311	107.52
370-425-04	P	0.15	0.146	5311	107.52
370-425-05	P	0.15	0.146	5311	107.52
370-425-06	P	0.17	0.173	5311	127.42
370-425-07	P	0.19	0.189	5311	139.20
370-425-08	P	0.16	0.156	5311	114.90
370-425-09	P	0.16	0.156	5311	114.90
370-425-10	P	0.15	0.151	5311	111.22
370-425-11	P	0.27	0.268	5311	197.40
370-426-01	P	0.17	0.173	5311	127.42
370-426-02	P	0.14	0.143	5311	105.32
370-426-03	P	0.14	0.143	5311	105.32
370-426-04	P	0.14	0.143	5311	105.32
370-426-05	P	0.16	0.15794	5311	116.32
370-426-06	P	0.16	0.15794	5311	116.32
370-426-07	P	0.84	0.84371	5311	621.44
370-426-08	P	0.16	0.15794	5311	116.32
370-426-09	P	0.16	0.15794	5311	116.32
370-426-10	P	0.16	0.159	5311	117.10
370-426-11	P	0.16	0.156	5311	114.90
370-426-12	P	0.16	0.156	5311	114.90
370-426-13	P	0.19	0.189	5311	139.20
370-427-01	P	0.34	0.34	5311	250.42
370-431-01	P	1.84	1.84	5353	2,600.86
370-431-02	P	0.18	0.181	5353	255.84
370-431-03	P	0.16	0.16	5353	226.16
370-431-04	P	0.16	0.16	5353	226.16
370-431-05	P	0.16	0.16	5353	226.16
370-431-06	P	0.17	0.167	5353	236.04
370-431-07	P	0.17	0.167	5353	236.04
370-431-08	P	0.14	0.139	5353	196.46
370-431-09	P	0.14	0.139	5353	196.46
370-431-10	P	0.34	0.337	5353	476.34
370-431-11	P	0.23	0.228	5353	322.28
370-431-12	P	0.33	0.33	5353	466.44
370-431-13	P	0.15	0.152	5353	214.84
370-431-14	P	0.14	0.143	5353	202.12
370-431-15	P	0.16	0.155	5353	219.08
370-431-16	P	0.17	0.167	5353	236.04

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370-431-17	P	0.14	0.137	5353	193.64
370-431-18	P	0.14	0.141	5353	199.30
370-431-19	P	0.15	0.151	5353	213.44
370-431-20	P	0.15	0.148	5353	209.18
370-431-21	P	0.14	0.137	5353	193.64
370-431-22	P	0.14	0.137	5353	193.64
370-431-23	P	0.14	0.137	5353	193.64
370-431-24	P	0.17	0.167	5353	236.04
370-432-01	P	0.15	0.153	5353	216.26
370-432-02	P	0.14	0.135	5353	190.82
370-432-03	P	0.14	0.135	5353	190.82
370-432-04	P	0.14	0.135	5353	190.82
370-432-05	P	0.14	0.135	5353	190.82
370-432-06	P	0.14	0.135	5353	190.82
370-432-07	P	0.14	0.135	5353	190.82
370-432-08	P	0.61	0.61	5353	862.24
370-432-09	P	0.14	0.135	5353	190.82
370-432-10	P	0.14	0.135	5353	190.82
370-432-11	P	0.14	0.135	5353	190.82
370-432-12	P	0.14	0.135	5353	190.82
370-432-13	P	0.14	0.135	5353	190.82
370-432-14	P	0.14	0.135	5353	190.82
370-432-15	P	0.15	0.146	5353	206.36
370-433-01	P	0.15	0.149	5353	210.60
370-433-02	P	0.14	0.137	5353	193.64
370-433-03	P	0.14	0.137	5353	193.64
370-433-04	P	0.14	0.137	5353	193.64
370-433-05	P	0.14	0.137	5353	193.64
370-433-06	P	0.14	0.137	5353	193.64
370-433-07	P	0.14	0.137	5353	193.64
370-433-08	P	0.63	0.628	5353	887.68
370-433-09	P	0.15	0.146	5353	206.36
370-433-10	P	0.15	0.146	5353	206.36
370-433-11	P	0.15	0.146	5353	206.36
370-433-12	P	0.15	0.146	5353	206.36
370-433-13	P	0.15	0.146	5353	206.36
370-433-14	P	0.15	0.146	5353	206.36
370-433-15	P	0.16	0.158	5353	223.32
370-434-01	P	0.17	0.167	5353	236.04
370-434-02	P	0.14	0.137	5353	193.64
370-434-03	P	0.14	0.137	5353	193.64
370-434-04	P	0.14	0.137	5353	193.64
370-434-05	P	0.14	0.142	5353	200.70
370-434-06	P	0.14	0.137	5353	193.64
370-434-07	P	0.14	0.137	5353	193.64
370-434-08	P	0.14	0.137	5353	193.64
370-434-09	P	0.14	0.137	5353	193.64
370-434-11	P	0.14	0.137	5353	193.64
370-434-12	P	0.14	0.137	5353	193.64
370-434-13	P	0.13	0.134	5353	189.40
370-434-14	P	0.14	0.139	5353	196.46
370-434-15	P	0.14	0.137	5353	193.64
370-434-16	P	0.14	0.139	5353	196.46
370-434-17	P	0.14	0.136	5353	192.22
370-434-18	P	0.17	0.165	5353	233.22
370-435-01	P	0.15	0.149	5353	210.60
370-435-02	P	0.14	0.137	5353	193.64

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370-435-03	P	0.14	0.137	5353	193.64
370-435-04	P	0.14	0.137	5353	193.64
370-435-05	P	0.14	0.137	5353	193.64
370-435-06	P	0.14	0.137	5353	193.64
370-435-07	P	0.14	0.137	5353	193.64
370-435-08	P	0.61	0.61	5353	862.24
370-435-09	P	0.14	0.137	5353	193.64
370-435-10	P	0.14	0.137	5353	193.64
370-435-11	P	0.14	0.137	5353	193.64
370-435-12	P	0.14	0.137	5353	193.64
370-435-13	P	0.15	0.147	5353	207.78
370-435-14	P	0.15	0.147	5353	207.78
370-435-15	P	0.15	0.149	5353	210.60
370-440-01	P	0.17	0.169	5353	238.88
370-440-02	P	0.14	0.137	5353	193.64
370-440-03	P	0.15	0.151	5353	213.44
370-440-04	P	0.16	0.155	5353	219.08
370-440-05	P	0.16	0.163	5353	230.40
370-440-06	P	0.16	0.155	5353	219.08
370-440-07	P	0.14	0.139	5353	196.46
370-440-08	P	0.14	0.137	5353	193.64
370-440-09	P	0.14	0.137	5353	193.64
370-440-10	P	0.15	0.149	5353	210.60
370-440-11	P	0.14	0.137	5353	193.64
370-440-12	P	0.14	0.137	5353	193.64
370-440-13	P	0.14	0.137	5353	193.64
370-440-14	P	0.14	0.137	5353	193.64
370-440-15	P	0.14	0.137	5353	193.64
370-440-16	P	0.14	0.137	5353	193.64
370-440-17	P	0.61	0.61	5353	862.24
370-440-18	P	0.14	0.137	5353	193.64
370-440-19	P	0.14	0.137	5353	193.64
370-440-20	P	0.14	0.137	5353	193.64
370-440-21	P	0.14	0.137	5353	193.64
370-440-22	P	0.14	0.137	5353	193.64
370-440-23	P	0.14	0.137	5353	193.64
370-440-24	P	0.15	0.149	5353	210.60
370-440-25	P	0.15	0.153	5353	216.26
370-440-26	P	0.14	0.137	5353	193.64
370-440-27	P	0.14	0.137	5353	193.64
370-440-28	P	0.14	0.142	5353	200.70
370-440-29	P	0.14	0.142	5353	200.70
370-440-30	P	0.15	0.152	5353	214.84
370-440-31	P	0.15	0.147	5353	207.78
370-440-32	P	0.15	0.148	5353	209.18
370-440-33	P	0.24	0.243	5353	343.48
370-440-34	P	0.24	0.243	5353	343.48
370-440-35	P	0.15	0.148	5353	209.18
370-440-36	P	0.14	0.137	5353	193.64
370-440-37	P	0.14	0.137	5353	193.64
370-440-38	P	0.14	0.137	5353	193.64
370-440-39	P	0.14	0.137	5353	193.64
370-440-40	P	0.14	0.137	5353	193.64
370-440-41	P	0.14	0.137	5353	193.64
370-440-42	P	0.17	0.167	5353	236.04
370-440-43	P	0.15	0.149	5353	210.60
370-440-44	P	0.14	0.137	5353	193.64

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370-440-45	P	0.14	0.137	5353	193.64
370-440-46	P	0.14	0.137	5353	193.64
370-440-47	P	0.14	0.137	5353	193.64
370-440-48	P	1.20	1.2	5353	1,696.20
370-440-49	P	0.14	0.137	5353	193.64
370-440-50	P	0.14	0.137	5353	193.64
370-440-51	P	0.14	0.137	5353	193.64
370-440-52	P	0.14	0.137	5353	193.64
370-440-53	P	0.15	0.149	5353	210.60
370-440-54	P	0.17	0.167	5353	236.04
370-440-55	P	0.14	0.137	5353	193.64
370-440-56	P	0.14	0.137	5353	193.64
370-440-57	P	0.14	0.137	5353	193.64
370-440-58	P	0.14	0.137	5353	193.64
370-440-59	P	0.14	0.137	5353	193.64
370-440-60	P	0.14	0.137	5353	193.64
370-440-61	P	0.14	0.137	5353	193.64
370-440-62	P	0.17	0.167	5353	236.04
370-331-14	Q	1.00			100.74
370-331-15	Q	1.00			100.74
370-331-16	Q	1.00			100.74
370-331-17	Q	1.00			100.74
370-331-18	Q	1.00			100.74
370-331-19	Q	1.00			100.74
370-331-20	Q	1.00			100.74
370-331-21	Q	1.00			100.74
370-331-22	Q	1.00			100.74
370-331-23	Q	1.00			100.74
370-331-24	Q	1.00			100.74
370-331-25	Q	1.00			100.74
370-331-26	Q	1.00			100.74
370-331-27	Q	1.00			100.74
370-331-28	Q	1.00			100.74
370-331-29	Q	1.00			100.74
370-331-30	Q	1.00			100.74
370-331-31	Q	1.00			100.74
370-331-32	Q	1.00			100.74
370-331-33	Q	1.00			100.74
370-335-01	Q	1.00			100.74
370-335-02	Q	1.00			100.74
370-335-03	Q	1.00			100.74
370-335-04	Q	1.00			100.74
370-335-05	Q	1.00			100.74
370-335-06	Q	1.00			100.74
370-335-07	Q	1.00			100.74
370-335-08	Q	1.00			100.74
370-335-09	Q	1.00			100.74
370-335-10	Q	1.00			100.74
363-490-01-S	R	0.22	0.218		241.62
363-490-02-S	R	0.20	0.204		226.10
363-490-03-S	R	0.20	0.204		226.10
363-490-04-S	R	0.20	0.204		226.10
363-490-05-S	R	0.20	0.204		226.10
363-490-06-S	R	0.20	0.204		226.10
363-490-07-S	R	0.21	0.205		227.20
363-490-08-S	R	0.23	0.234		259.36
363-490-09-S	R	0.26	0.259		287.06

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
363-490-10-S	R	0.19	0.192		212.80
363-490-11-S	R	0.19	0.189		209.48
363-490-12-S	R	0.19	0.189		209.48
363-490-13-S	R	0.19	0.189		209.48
363-490-14-S	R	0.19	0.189		209.48
363-490-15-S	R	0.19	0.189		209.48
363-490-16-S	R	0.20	0.204		226.10
363-490-17-S	R	0.20	0.204		226.10
363-490-18-S	R	0.20	0.204		226.10
363-490-19-S	R	0.20	0.204		226.10
363-490-20-S	R	0.20	0.204		226.10
363-490-21-S	R	0.20	0.204		226.10
363-490-22-S	R	0.22	0.221		244.94
363-490-23-S	R	0.22	0.221		244.94
363-490-24-S	R	0.20	0.204		226.10
363-490-25-S	R	0.20	0.204		226.10
363-490-26-S	R	0.20	0.204		226.10
363-490-27-S	R	0.20	0.204		226.10
363-490-28-S	R	0.20	0.204		226.10
363-490-29-S	R	0.20	0.204		226.10
363-490-30-S	R	0.20	0.198		219.44
363-490-31-S	R	0.20	0.204		226.10
363-490-32-S	R	0.20	0.204		226.10
363-490-33-S	R	0.20	0.204		226.10
363-490-34-S	R	0.20	0.204		226.10
363-490-35-S	R	0.20	0.204		226.10
363-490-36-S	R	0.22	0.221		244.94
363-500-01-S	R	0.21	0.207		229.42
363-500-02-S	R	0.21	0.209		231.64
363-500-03-S	R	0.22	0.218		241.62
363-500-04-S	R	0.22	0.218		241.62
363-500-05-S	R	0.22	0.215		238.30
363-500-06-S	R	0.20	0.204		226.10
363-500-07-S	R	0.20	0.204		226.10
363-500-08-S	R	0.20	0.204		226.10
363-500-09-S	R	0.22	0.218		241.62
363-500-10-S	R	0.22	0.218		241.62
363-500-11-S	R	0.22	0.218		241.62
363-500-12-S	R	0.22	0.224		248.26
363-500-13-S	R	0.19	0.189		209.48
363-500-14-S	R	0.21	0.206		228.32
363-500-15-S	R	0.21	0.209		231.64
363-500-16-S	R	0.22	0.217		240.50
363-500-17-S	R	0.35	0.352		390.14
363-500-18-S	R	0.33	0.331		366.86
363-500-19-S	R	0.30	0.302		334.72
363-500-20-S	R	0.26	0.262		290.38
363-500-21-S	R	0.25	0.245		271.54
363-500-22-S	R	0.29	0.294		325.86
363-500-23-S	R	0.27	0.274		303.68
363-500-24-S	R	0.29	0.287		318.10
363-500-25-S	R	0.22	0.218		241.62
363-500-26-S	R	0.22	0.218		241.62
363-500-27-S	R	0.23	0.229		253.80
363-500-28-S	R	0.23	0.225		249.38
363-500-29-S	R	0.21	0.21		232.74
363-500-30-S	R	0.34	0.337		373.52

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363-500-31-S	R	0.31	0.312		345.80
363-500-32-S	R	0.22	0.217		240.50
363-500-33-S	R	0.20	0.202		223.88
363-500-34-S	R	0.21	0.209		231.64
363-510-01-S	R	0.22	0.219		242.72
363-510-02-S	R	0.20	0.204		226.10
363-510-03-S	R	0.21	0.206		228.32
363-510-04-S	R	0.20	0.197		218.34
363-510-05-S	R	0.20	0.197		218.34
363-510-06-S	R	0.20	0.195		216.12
363-510-07-S	R	0.23	0.233		258.24
363-510-08-S	R	0.22	0.215		238.30
363-510-09-S	R	0.22	0.215		238.30
363-510-10-S	R	0.21	0.212		234.96
363-510-11-S	R	0.21	0.209		231.64
363-510-12-S	R	0.21	0.21		232.74
363-510-13-S	R	0.20	0.204		226.10
363-510-14-S	R	0.20	0.204		226.10
363-510-15-S	R	0.20	0.204		226.10
363-510-16-S	R	0.22	0.218		241.62
363-510-17-S	R	0.22	0.218		241.62
363-510-18-S	R	0.22	0.218		241.62
363-510-19-S	R	0.22	0.223		247.16
363-510-20-S	R	0.19	0.189		209.48
363-510-21-S	R	0.19	0.189		209.48
363-510-22-S	R	0.19	0.189		209.48
363-510-23-S	R	0.19	0.189		209.48
363-510-24-S	R	0.19	0.189		209.48
363-510-25-S	R	0.19	0.189		209.48
363-510-26-S	R	0.20	0.199		220.56
363-510-27-S	R	0.21	0.206		228.32
363-510-28-S	R	0.23	0.23		254.92
363-510-29-S	R	0.22	0.218		241.62
363-510-30-S	R	0.21	0.212		234.96
363-510-31-S	R	0.21	0.212		234.96
363-510-32-S	R	0.22	0.223		247.16
363-510-33-S	R	0.20	0.197		218.34
363-510-34-S	R	0.21	0.213		236.08
363-510-35-S	R	0.21	0.213		236.08
363-510-36-S	R	0.22	0.219		242.72
363-510-37-S	R	0.28	0.282		312.56
363-510-38-S	R	0.23	0.229		253.80
363-510-39-S	R	0.22	0.223		247.16
363-510-40-S	R	0.22	0.22		243.84
363-510-41-S	R	0.22	0.215		238.30
363-510-42-S	R	0.23	0.233		258.24
363-520-01-S	R	0.21	0.21		232.74
363-520-02-S	R	0.22	0.219		242.72
363-520-03-S	R	0.19	0.189		209.48
363-520-04-S	R	0.19	0.189		209.48
363-520-05-S	R	0.19	0.189		209.48
363-520-06-S	R	0.21	0.206		228.32
363-520-07-S	R	0.19	0.189		209.48
363-520-08-S	R	0.21	0.206		228.32
363-520-09-S	R	0.22	0.215		238.30
363-520-10-S	R	0.19	0.194		215.02
363-520-11-S	R	0.19	0.194		215.02

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363-520-12-S	R	0.20	0.201		222.78
363-520-13-S	R	0.20	0.202		223.88
363-520-14-S	R	0.20	0.204		226.10
363-520-15-S	R	0.19	0.194		215.02
363-520-16-S	R	0.22	0.218		241.62
363-520-17-S	R	0.23	0.234		259.36
363-520-18-S	R	0.24	0.243		269.32
363-520-19-S	R	0.20	0.201		222.78
363-520-20-S	R	0.20	0.197		218.34
363-520-21-S	R	0.19	0.189		209.48
363-520-22-S	R	0.20	0.201		222.78
370-400-42	S	4.72	4.72		13,191.38
368-021-58	T	0.00	0.92		663.96
368-021-39	T	0.00	1.09		709.62
368-021-55	T	0.00	1.69		1,193.02
368-021-64	T	0.00	0.9		643.10
368-021-59	T	0.00	0.78		483.60
370-040-49	U	1.00			2,684.86
370-343-07	W	1.00			331.58
370-343-08	W	1.00			331.58
370-343-09	W	1.00			331.58
370-343-10	W	1.00			331.58
370-343-11	W	1.00			331.58
370-343-12	W	1.00			331.58
370-343-13	W	1.00			331.58
370-343-14	W	1.00			331.58
370-343-15	W	1.00			331.58
370-343-16	W	1.00			331.58
370-343-17	W	1.00			331.58
370-343-18	W	1.00			331.58
370-343-19	W	1.00			331.58
370-343-20	W	1.00			331.58
370-343-21	W	1.00			331.58
370-343-22	W	1.00			331.58
370-343-23	W	1.00			331.58
368-350-34	X	1.61	1.61		3,662.60
368-350-35	X	0.37	0.37		841.72
365-132-02	Y	0.16	0.163		66.26
365-132-03	Y	0.14	0.137		55.70
365-132-04	Y	0.14	0.137		55.70
365-132-05	Y	0.14	0.137		55.70
365-132-06	Y	0.14	0.137		55.70
365-132-07	Y	0.14	0.137		55.70
365-132-08	Y	0.14	0.137		55.70
365-132-09	Y	0.14	0.137		55.70
365-132-10	Y	0.17	0.168		68.30
365-132-11	Y	0.14	0.135		54.88
365-132-12	Y	0.14	0.137		55.70
365-132-13	Y	0.14	0.137		55.70
365-132-14	Y	0.14	0.137		55.70
365-132-15	Y	0.14	0.137		55.70
365-132-16	Y	0.14	0.137		55.70
365-132-17	Y	0.14	0.137		55.70
365-132-18	Y	0.14	0.137		55.70
365-132-19	Y	0.16	0.163		66.26
365-133-01	Y	0.16	0.164		66.68
365-133-02	Y	0.14	0.135		54.88

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365-133-03	Y	0.14	0.135		54.88
365-133-04	Y	0.14	0.135		54.88
365-133-05	Y	0.14	0.135		54.88
365-133-06	Y	0.14	0.135		54.88
365-133-07	Y	0.14	0.135		54.88
365-133-08	Y	0.14	0.135		54.88
365-133-09	Y	0.14	0.135		54.88
365-133-10	Y	0.17	0.168		68.30
365-133-11	Y	0.14	0.135		54.88
365-133-12	Y	0.14	0.135		54.88
365-133-13	Y	0.14	0.135		54.88
365-133-14	Y	0.14	0.135		54.88
365-133-15	Y	0.14	0.138		56.10
365-133-16	Y	0.14	0.135		54.88
365-133-17	Y	0.14	0.135		54.88
365-133-18	Y	0.16	0.164		66.68
365-134-01	Y	0.15	0.153		62.20
365-134-02	Y	0.14	0.138		56.10
365-134-03	Y	0.14	0.138		56.10
365-134-04	Y	0.14	0.138		56.10
365-134-05	Y	0.14	0.138		56.10
365-134-06	Y	0.14	0.138		56.10
365-134-07	Y	0.14	0.138		56.10
365-134-08	Y	0.14	0.138		56.10
365-134-09	Y	0.17	0.171		69.52
363-370-79-S	Z	0.14	0.141		14.82
363-370-80-S	Z	0.13	0.13		13.66
363-370-81-S	Z	0.13	0.13		13.66
363-370-82-S	Z	0.13	0.13		13.66
363-370-83-S	Z	0.13	0.13		13.66
363-370-84-S	Z	0.13	0.13		13.66
363-370-85-S	Z	0.13	0.13		13.66
363-370-86-S	Z	0.13	0.13		13.66
363-370-87-S	Z	0.13	0.13		13.66
363-370-88-S	Z	0.13	0.134		14.08
363-560-01-S	Z	0.16	0.162		17.04
363-560-02-S	Z	0.14	0.142		14.92
363-560-03-S	Z	0.14	0.142		14.92
363-560-04-S	Z	0.14	0.141		14.82
363-560-05-S	Z	0.14	0.141		14.82
363-560-06-S	Z	0.14	0.136		14.30
363-560-07-S	Z	0.14	0.136		14.30
363-560-08-S	Z	0.14	0.136		14.30
363-560-09-S	Z	0.12	0.122		12.82
363-560-10-S	Z	0.15	0.145		15.24
363-560-11-S	Z	0.15	0.151		15.88
363-560-12-S	Z	0.15	0.15		15.76
363-560-13-S	Z	0.15	0.15		15.76
363-560-14-S	Z	0.15	0.15		15.76
363-560-15-S	Z	0.15	0.15		15.76
363-560-16-S	Z	0.14	0.144		15.14
363-560-17-S	Z	0.16	0.162		17.04
363-560-18-S	Z	0.16	0.162		17.04
363-560-19-S	Z	0.16	0.162		17.04
363-560-20-S	Z	0.16	0.162		17.04
363-560-21-S	Z	0.16	0.162		17.04
363-560-22-S	Z	0.16	0.162		17.04

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363-560-23-S	Z	0.16	0.162		17.04
363-560-24-S	Z	0.16	0.162		17.04
363-560-25-S	Z	0.17	0.165		17.34
363-560-26-S	Z	0.17	0.172		18.08
363-560-27-S	Z	0.18	0.179		18.82
363-560-28-S	Z	0.18	0.177		18.60
363-560-29-S	Z	0.14	0.137		14.40
363-560-30-S	Z	0.14	0.137		14.40
363-560-31-S	Z	0.14	0.137		14.40
363-560-32-S	Z	0.14	0.137		14.40
363-560-33-S	Z	0.14	0.137		14.40
363-560-34-S	Z	0.14	0.143		15.04
363-560-35-S	Z	0.14	0.143		15.04
363-560-36-S	Z	0.14	0.137		14.40
363-560-37-S	Z	0.14	0.137		14.40
363-560-38-S	Z	0.14	0.137		14.40
363-560-39-S	Z	0.14	0.137		14.40
363-560-40-S	Z	0.12	0.117		12.30
363-560-41-S	Z	0.19	0.187		19.66
363-560-42-S	Z	0.22	0.222		23.34
363-560-43-S	Z	0.16	0.163		17.14
363-560-44-S	Z	0.16	0.16		16.82
363-560-45-S	Z	0.15	0.147		15.46
363-560-46-S	Z	0.15	0.147		15.46
363-560-47-S	Z	0.15	0.147		15.46
363-560-48-S	Z	0.15	0.147		15.46
363-560-49-S	Z	0.16	0.155		16.30
363-560-50-S	Z	0.16	0.155		16.30
363-560-51-S	Z	0.15	0.147		15.46
363-560-52-S	Z	0.15	0.147		15.46
363-560-53-S	Z	0.15	0.147		15.46
363-560-54-S	Z	0.15	0.147		15.46
363-560-55-S	Z	0.16	0.157		16.50
363-560-56-S	Z	0.15	0.153		16.08
363-560-57-S	Z	0.21	0.212		22.30
363-580-01	AA	1.00			131.82
363-580-02	AA	1.00			131.82
363-580-03	AA	1.00			131.82
363-580-04	AA	1.00			131.82
363-580-05	AA	1.00			131.82
363-580-06	AA	1.00			131.82
363-580-07	AA	1.00			131.82
363-580-08	AA	1.00			131.82
363-580-09	AA	1.00			131.82
363-580-10	AA	1.00			131.82
363-580-11	AA	1.00			131.82
363-580-12	AA	1.00			131.82
363-580-13	AA	1.00			131.82
363-580-14	AA	1.00			131.82
363-580-15	AA	1.00			131.82
363-580-16	AA	1.00			131.82
363-580-17	AA	1.00			131.82
363-580-18	AA	1.00			131.82
363-580-19	AA	1.00			131.82

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363-580-20	AA	1.00			131.82
363-580-21	AA	1.00			131.82
363-580-22	AA	1.00			131.82
363-580-23	AA	1.00			131.82
363-580-24	AA	1.00			131.82
363-580-25	AA	1.00			131.82
363-580-26	AA	1.00			131.82
363-580-27	AA	1.00			131.82
363-580-28	AA	1.00			131.82
363-580-29	AA	1.00			131.82
363-580-30	AA	1.00			131.82
363-580-31	AA	1.00			131.82
363-580-32	AA	1.00			131.82
363-580-33	AA	1.00			131.82
363-580-34	AA	1.00			131.82
363-580-35	AA	1.00			131.82
363-580-36	AA	1.00			131.82
363-580-37	AA	1.00			131.82
363-580-38	AA	1.00			131.82
363-580-39	AA	1.00			131.82
363-580-40	AA	1.00			131.82
363-580-41	AA	1.00			131.82
363-580-42	AA	1.00			131.82
363-580-43	AA	1.00			131.82
363-580-44	AA	1.00			131.82
363-580-45	AA	1.00			131.82
363-580-46	AA	1.00			131.82
363-580-47	AA	1.00			131.82
363-580-48	AA	1.00			131.82
363-580-49	AA	1.00			131.82
363-580-50	AA	1.00			131.82
363-580-51	AA	1.00			131.82
363-580-52	AA	1.00			131.82
363-580-53	AA	1.00			131.82
363-580-54	AA	1.00			131.82
363-580-55	AA	1.00			131.82
363-580-57	AA	5.96		6178	786.08
363-580-58	AA	9.80		6178	1,291.30
363-580-56	AA	1.00			131.82
363-590-01	AA	1.00			131.82
363-590-02	AA	1.00			131.82
363-590-03	AA	1.00			131.82
363-590-04	AA	1.00			131.82
363-590-05	AA	1.00			131.82
363-590-06	AA	1.00			131.82
363-590-07	AA	1.00			131.82
363-590-08	AA	1.00			131.82
363-590-09	AA	1.00			131.82
363-590-10	AA	1.00			131.82
363-590-11	AA	1.00			131.82
363-590-12	AA	1.00			131.82
363-590-13	AA	1.00			131.82
363-590-14	AA	1.00			131.82
363-590-15	AA	1.00			131.82

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363-590-16	AA	1.00			131.82
363-590-17	AA	1.00			131.82
363-590-18	AA	1.00			131.82
363-590-19	AA	1.00			131.82
363-590-20	AA	1.00			131.82
363-590-21	AA	1.00			131.82
363-590-22	AA	1.00			131.82
363-590-23	AA	1.00			131.82
363-590-24	AA	1.00			131.82
363-590-25	AA	1.00			131.82
363-590-26	AA	1.00			131.82
363-590-27	AA	1.00			131.82
363-590-28	AA	1.00			131.82
363-590-29	AA	1.00			131.82
363-590-30	AA	1.00			131.82
363-590-31	AA	1.00			131.82
363-590-32	AA	1.00			131.82
363-590-33	AA	1.00			131.82
363-590-34	AA	1.00			131.82
363-590-35	AA	1.00			131.82
363-590-36	AA	1.00			131.82
363-590-37	AA	1.00			131.82
363-590-38	AA	1.00			131.82
363-590-39	AA	1.00			131.82
363-590-40	AA	1.00			131.82
363-590-41	AA	1.00			131.82
363-590-42	AA	1.00			131.82
363-600-01	AA	1.00		6178	131.82
363-600-02	AA	1.00		6178	131.82
363-600-03	AA	1.00		6178	131.82
363-600-04	AA	1.00		6178	131.82
363-600-05	AA	1.00		6178	131.82
363-600-06	AA	1.00		6178	131.82
363-600-07	AA	1.00		6178	131.82
363-600-08	AA	1.00		6178	131.82
363-600-09	AA	1.00		6178	131.82
363-600-10	AA	1.00		6178	131.82
363-600-11	AA	1.00		6178	131.82
363-600-12	AA	1.00		6178	131.82
363-600-13	AA	1.00		6178	131.82
363-600-14	AA	1.00		6178	131.82
363-600-15	AA	1.00		6178	131.82
363-600-16	AA	1.00		6178	131.82
363-600-17	AA	1.00		6178	131.82
363-600-18	AA	1.00		6178	131.82
363-600-19	AA	1.00		6178	131.82
363-600-20	AA	1.00		6178	131.82
363-600-21	AA	1.00		6178	131.82
363-600-22	AA	1.00		6178	131.82
363-600-23	AA	1.00		6178	131.82
363-600-24	AA	1.00		6178	131.82
363-600-25	AA	1.00		6178	131.82
363-600-26	AA	1.00		6178	131.82
363-600-27	AA	1.00		6178	131.82
363-600-28	AA	1.00		6178	131.82
363-600-29	AA	1.00		6178	131.82
363-600-30	AA	1.00		6178	131.82

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363-600-31	AA	1.00		6178	131.82
363-600-32	AA	1.00		6178	131.82
363-600-33	AA	1.00		6178	131.82
363-600-34	AA	1.00		6178	131.82
363-600-35	AA	1.00		6178	131.82
363-600-36	AA	1.00		6178	131.82
363-600-37	AA	1.00		6178	131.82
363-600-38	AA	1.00		6178	131.82
363-600-39	AA	1.00		6178	131.82
363-600-40	AA	1.00		6178	131.82
363-600-41	AA	1.00		6178	131.82
363-600-42	AA	1.00		6178	131.82
363-600-43	AA	1.00		6178	131.82
363-600-44	AA	1.00		6178	131.82
363-600-45	AA	1.00		6178	131.82
363-600-46	AA	1.00		6178	131.82
363-600-47	AA	1.00		6178	131.82
363-600-48	AA	1.00		6178	131.82
363-600-49	AA	1.00		6178	131.82
363-600-50	AA	1.00		6178	131.82
363-600-51	AA	1.00		6178	131.82
363-600-52	AA	1.00		6178	131.82
363-570-01-S	BB	1.00			118.64
363-570-02-S	BB	1.00			118.64
363-570-03-S	BB	1.00			118.64
363-570-04-S	BB	1.00			118.64
363-570-05-S	BB	1.00			118.64
363-570-06-S	BB	1.00			118.64
363-570-07-S	BB	1.00			118.64
363-570-08-S	BB	1.00			118.64
363-570-09-S	BB	1.00			118.64
363-570-10-S	BB	1.00			118.64
363-570-11-S	BB	1.00			118.64
363-570-12-S	BB	1.00			118.64
363-570-13-S	BB	1.00			118.64
363-570-19-S	BB	1.00			118.64
363-570-20-S	BB	1.00			118.64
363-570-21-S	BB	1.00			118.64
363-570-22-S	BB	1.00			118.64
363-570-23-S	BB	1.00			118.64
363-570-24-S	BB	1.00			118.64
363-570-25-S	BB	1.00			118.64
363-570-31-S	BB	1.00			118.64
363-570-32-S	BB	1.00			118.64
363-570-33-S	BB	1.00			118.64
363-570-34-S	BB	1.00			118.64
363-570-35-S	BB	1.00			118.64
363-570-36-S	BB	1.00			118.64
363-570-37-S	BB	1.00			118.64
363-570-38-S	BB	1.00			118.64
363-570-39-S	BB	1.00			118.64
363-570-40-S	BB	1.00			118.64
363-570-41-S	BB	1.00			118.64
363-570-42-S	BB	1.00			118.64
363-570-43-S	BB	1.00			118.64
363-570-44-S	BB	1.00			118.64
363-570-45-S	BB	1.00			118.64

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363-570-46-S	BB	1.00			118.64
363-570-47-S	BB	1.00			118.64
363-570-48-S	BB	1.00			118.64
363-570-49-S	BB	1.00			118.64
363-570-50-S	BB	1.00			118.64
363-570-51-S	BB	1.00			118.64
363-570-52-S	BB	1.00			118.64
363-570-53-S	BB	1.00			118.64
363-570-54-S	BB	1.00			118.64
363-570-55-S	BB	1.00			118.64
363-570-56-S	BB	1.00			118.64
363-570-59-S	BB	1.00			118.64
363-570-60-S	BB	1.00			118.64
363-570-61-S	BB	1.00			118.64
363-570-62-S	BB	1.00			118.64
363-570-63-S	BB	1.00			118.64
363-570-64-S	BB	1.00			118.64
363-570-65-S	BB	1.00			118.64
363-570-66-S	BB	1.00			118.64
363-570-67-S	BB	1.00			118.64
363-570-68-S	BB	1.00			118.64
363-570-69-S	BB	1.00			118.64
363-570-70-S	BB	1.00			118.64
363-570-71-S	BB	1.00			118.64
363-570-72-S	BB	1.00			118.64
363-570-73-S	BB	1.00			118.64
363-570-74-S	BB	1.00			118.64
363-570-75-S	BB	1.00			118.64
363-570-76-S	BB	1.00			118.64
363-570-77-S	BB	1.00			118.64
363-570-78-S	BB	1.00			118.64
363-570-79-S	BB	1.00			118.64
363-570-80-S	BB	1.00			118.64
363-570-81-S	BB	1.00			118.64
363-570-82-S	BB	1.00			118.64
363-570-83-S	BB	1.00			118.64
363-570-84-S	BB	1.00			118.64
363-570-85-S	BB	1.00			118.64
363-570-86-S	BB	1.00			118.64
363-570-87-S	BB	1.00			118.64
363-570-88-S	BB	1.00			118.64
363-570-89-S	BB	1.00			118.64
363-570-90-S	BB	1.00			118.64
363-570-91-S	BB	1.00			118.64
363-570-92-S	BB	1.00			118.64
363-570-93-S	BB	1.00			118.64
363-570-94-S	BB	1.00			118.64
363-570-95-S	BB	1.00			118.64
363-570-96-S	BB	1.00			118.64
370-451-01	CC	1.00			99.64
370-451-02	CC	1.00			99.64
370-451-03	CC	1.00			99.64
370-451-04	CC	1.00			99.64
370-451-05	CC	1.00			99.64
370-451-06	CC	1.00			99.64
370-451-07	CC	1.00			99.64
370-451-08	CC	1.00			99.64

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
370-451-09	CC	1.00			99.64
370-451-10	CC	1.00			99.64
370-451-11	CC	1.00			99.64
370-451-12	CC	1.00			99.64
370-451-13	CC	1.00			99.64
370-451-14	CC	1.00			99.64
370-451-15	CC	1.00			99.64
370-451-16	CC	1.00			99.64
370-451-17	CC	1.00			99.64
370-451-18	CC	1.00			99.64
370-451-19	CC	1.00			99.64
370-451-20	CC	1.00			99.64
370-451-21	CC	1.00			99.64
370-451-22	CC	1.00			99.64
370-451-23	CC	1.00			99.64
370-452-01	CC	1.00			99.64
370-452-02	CC	1.00			99.64
370-452-03	CC	1.00			99.64
370-452-04	CC	1.00			99.64
370-452-05	CC	1.00			99.64
370-452-06	CC	1.00			99.64
370-452-07	CC	1.00			99.64
370-452-08	CC	1.00			99.64
370-452-09	CC	1.00			99.64
370-452-10	CC	1.00			99.64
370-452-11	CC	1.00			99.64
370-453-01	CC	1.00			99.64
370-453-02	CC	1.00			99.64
370-453-03	CC	1.00			99.64
370-453-04	CC	1.00			99.64
370-453-05	CC	1.00			99.64
370-453-06	CC	1.00			99.64
370-453-07	CC	1.00			99.64
370-453-08	CC	1.00			99.64
370-453-09	CC	1.00			99.64
370-453-10	CC	1.00			99.64
370-453-11	CC	1.00			99.64
370-453-12	CC	1.00			99.64
370-453-13	CC	1.00			99.64
370-453-14	CC	1.00			99.64
370-453-15	CC	1.00			99.64
370-453-16	CC	1.00			99.64
370-453-17	CC	1.00			99.64
370-453-18	CC	1.00			99.64
370-453-19	CC	1.00			99.64
370-453-20	CC	1.00			99.64
370-453-21	CC	1.00			99.64
370-453-22	CC	1.00			99.64
370-453-23	CC	1.00			99.64
370-453-24	CC	1.00			99.64
370-453-25	CC	1.00			99.64
370-453-26	CC	1.00			99.64
370-453-27	CC	1.00			99.64
370-453-28	CC	1.00			99.64
370-453-29	CC	1.00			99.64
370-453-30	CC	1.00			99.64
370-454-01	CC	1.00			99.64

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
370-454-02	CC	1.00			99.64
370-454-03	CC	1.00			99.64
370-454-04	CC	1.00			99.64
370-454-05	CC	1.00			99.64
370-454-06	CC	1.00			99.64
370-454-07	CC	1.00			99.64
370-454-08	CC	1.00			99.64
370-454-09	CC	1.00			99.64
370-454-10	CC	1.00			99.64
370-454-11	CC	1.00			99.64
370-454-12	CC	1.00			99.64
370-454-13	CC	1.00			99.64
370-454-14	CC	1.00			99.64
370-454-15	CC	1.00			99.64
370-454-16	CC	1.00			99.64
370-454-17	CC	1.00			99.64
370-454-18	CC	1.00			99.64
370-454-19	CC	1.00			99.64
370-454-20	CC	1.00			99.64
370-454-21	CC	1.00			99.64
370-454-22	CC	1.00			99.64
370-454-23	CC	1.00			99.64
370-454-24	CC	1.00			99.64
370-454-25	CC	1.00			99.64
370-454-26	CC	1.00			99.64
370-454-27	CC	1.00			99.64
370-454-28	CC	1.00			99.64
370-454-29	CC	1.00			99.64
370-454-30	CC	1.00			99.64
370-455-01	CC	1.00			99.64
368-341-01	DD	1.00			52.98
368-341-02	DD	1.00			52.98
368-341-03	DD	1.00			52.98
368-341-04	DD	1.00			52.98
368-341-05	DD	1.00			52.98
368-341-07	DD	1.00			52.98
368-341-08	DD	1.00			52.98
368-341-09	DD	1.00			52.98
368-341-10	DD	1.00			52.98
368-341-11	DD	1.00			52.98
368-341-12	DD	1.00			52.98
368-341-13	DD	1.00			52.98
368-341-14	DD	1.00			52.98
368-341-15	DD	1.00			52.98
368-341-16	DD	1.00			52.98
368-341-17	DD	1.00			52.98
368-341-18	DD	1.00			52.98
368-341-19	DD	1.00			52.98
368-341-20	DD	1.00			52.98
368-341-21	DD	1.00			52.98
368-341-22	DD	1.00			52.98
368-341-23	DD	1.00			52.98
368-341-24	DD	1.00			52.98
368-341-25	DD	1.00			52.98
368-341-26	DD	1.00			52.98
368-341-29	DD	1.00			52.98
368-341-30	DD	1.00			52.98

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Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
368-341-31	DD	1.00			52.98
368-341-32	DD	1.00			52.98
368-341-33	DD	1.00			52.98
368-341-34	DD	1.00			52.98
368-341-35	DD	1.00			52.98
368-341-36	DD	1.00			52.98
368-341-37	DD	1.00			52.98
368-341-38	DD	1.00			52.98
368-341-39	DD	1.00			52.98
368-343-01	DD	1.00			52.98
368-343-02	DD	1.00			52.98
368-343-03	DD	1.00			52.98
368-343-04	DD	1.00			52.98
368-343-05	DD	1.00			52.98
368-343-06	DD	1.00			52.98
368-343-07	DD	1.00			52.98
368-343-08	DD	1.00			52.98
368-343-09	DD	1.00			52.98
368-343-10	DD	1.00			52.98
368-390-01	DD	1.00			52.98
368-390-02	DD	1.00			52.98
368-390-03	DD	1.00			52.98
368-390-05	DD	1.00			52.98
368-390-06	DD	1.00			52.98
368-390-07	DD	1.00			52.98
368-390-08	DD	1.00			52.98
368-390-09	DD	1.00			52.98
368-390-10	DD	1.00			52.98
368-390-11	DD	1.00			52.98
368-390-12	DD	1.00			52.98
368-390-13	DD	1.00			52.98
368-390-14	DD	1.00			52.98
368-390-15	DD	1.00			52.98
368-390-16	DD	1.00			52.98
368-390-17	DD	1.00			52.98
368-390-18	DD	1.00			52.98
368-390-19	DD	1.00			52.98
368-390-20	DD	1.00			52.98
368-390-21	DD	1.00			52.98
368-390-23	DD	1.00			52.98
368-390-25	DD	1.00			52.98
368-390-26	DD	1.00			52.98
368-390-27	DD	1.00			52.98
368-390-28	DD	1.00			52.98
368-390-29	DD	1.00			52.98
368-390-31	DD	1.00			52.98
368-390-32	DD	1.00			52.98
368-390-33	DD	1.00			52.98
368-390-34	DD	1.00			52.98
368-390-35	DD	1.00			52.98
368-390-36	DD	1.00			52.98
368-390-37	DD	1.00			52.98
368-390-38	DD	1.00			52.98
368-390-39	DD	1.00			52.98
368-390-40	DD	1.00			52.98
368-390-41	DD	1.00			52.98
368-390-42	DD	1.00			52.98

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368-390-43	DD	1.00			52.98
368-390-44	DD	1.00			52.98
368-390-45	DD	1.00			52.98
368-390-46	DD	1.00			52.98
368-390-47	DD	1.00			52.98
368-390-48	DD	1.00			52.98
368-390-49	DD	1.00			52.98
368-390-50	DD	1.00			52.98
368-390-52	DD	1.00			52.98
368-390-53	DD	1.00			52.98
368-390-54	DD	1.00			52.98
368-390-56	DD	1.00			52.98
368-390-57	DD	1.00			52.98
368-390-58	DD	1.00			52.98
368-390-59	DD	1.00			52.98
368-390-60	DD	1.00			52.98
368-390-61	DD	1.00			52.98
368-390-62	DD	1.00			52.98
368-400-01	DD	1.00			52.98
368-400-02	DD	1.00			52.98
368-400-03	DD	1.00			52.98
368-400-04	DD	1.00			52.98
368-400-05	DD	1.00			52.98
368-400-06	DD	1.00			52.98
368-400-07	DD	1.00			52.98
368-400-08	DD	1.00			52.98
368-400-09	DD	1.00			52.98
368-400-10	DD	1.00			52.98
368-400-11	DD	1.00			52.98
368-400-12	DD	1.00			52.98
368-400-13	DD	1.00			52.98
368-400-14	DD	1.00			52.98
368-400-15	DD	1.00			52.98
368-400-16	DD	1.00			52.98
368-400-17	DD	1.00			52.98
368-400-18	DD	1.00			52.98
368-400-19	DD	1.00			52.98
368-400-20	DD	1.00			52.98
368-400-21	DD	1.00			52.98
368-400-22	DD	1.00			52.98
368-400-23	DD	1.00			52.98
368-400-24	DD	1.00			52.98
368-400-25	DD	1.00			52.98
368-400-26	DD	1.00			52.98
368-400-27	DD	1.00			52.98
368-400-28	DD	1.00			52.98
368-400-29	DD	1.00			52.98
368-400-30	DD	1.00			52.98
368-400-31	DD	1.00			52.98
368-400-32	DD	1.00			52.98
368-400-33	DD	1.00			52.98
368-400-34	DD	1.00			52.98
368-400-35	DD	1.00			52.98
368-400-36	DD	1.00			52.98
368-400-37	DD	1.00			52.98
368-400-38	DD	1.00			52.98
368-400-43	DD	1.00			52.98

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368-400-44	DD	1.00			52.98
368-400-45	DD	1.00			52.98
368-400-46	DD	1.00			52.98
368-410-01	DD	1.00			52.98
368-410-02	DD	1.00			52.98
368-410-03	DD	1.00			52.98
368-410-04	DD	1.00			52.98
368-410-05	DD	1.00			52.98
368-410-06	DD	1.00			52.98
368-410-07	DD	1.00			52.98
368-410-08	DD	1.00			52.98
368-410-09	DD	1.00			52.98
368-410-10	DD	1.00			52.98
368-410-11	DD	1.00			52.98
368-410-12	DD	1.00			52.98
368-410-13	DD	1.00			52.98
368-410-14	DD	1.00			52.98
368-410-15	DD	1.00			52.98
368-410-16	DD	1.00			52.98
368-410-17	DD	1.00			52.98
368-410-18	DD	1.00			52.98
368-410-19	DD	1.00			52.98
368-410-20	DD	1.00			52.98
368-410-21	DD	1.00			52.98
368-410-22	DD	1.00			52.98
368-410-23	DD	1.00			52.98
368-410-24	DD	1.00			52.98
368-410-25	DD	1.00			52.98
368-410-26	DD	1.00			52.98
368-410-27	DD	1.00			52.98
368-410-28	DD	1.00			52.98
368-410-29	DD	1.00			52.98
368-410-30	DD	1.00			52.98
368-410-31	DD	1.00			52.98
368-410-32	DD	1.00			52.98
368-410-34	DD	1.00			52.98
368-410-35	DD	1.00			52.98
368-410-36	DD	1.00			52.98
368-410-37	DD	1.00			52.98
368-410-38	DD	1.00			52.98
368-410-39	DD	1.00			52.98
368-410-40	DD	1.00			52.98
368-410-42	DD	1.00			52.98
368-410-43	DD	1.00			52.98
368-410-44	DD	1.00			52.98
368-410-45	DD	1.00			52.98
368-410-46	DD	1.00			52.98
368-421-01	DD	1.00			52.98
368-421-02	DD	1.00			52.98
368-421-06	DD	1.00			52.98
368-421-07	DD	1.00			52.98
368-421-08	DD	1.00			52.98
368-421-09	DD	1.00			52.98
368-421-10	DD	1.00			52.98
368-421-11	DD	1.00			52.98
368-421-12	DD	1.00			52.98
368-421-13	DD	1.00			52.98

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
368-421-14	DD	1.00			52.98
368-421-15	DD	1.00			52.98
368-421-16	DD	1.00			52.98
368-421-19	DD	1.00			52.98
368-421-20	DD	1.00			52.98
368-422-01	DD	1.00			52.98
368-422-02	DD	1.00			52.98
368-422-03	DD	1.00			52.98
368-422-04	DD	1.00			52.98
368-422-05	DD	1.00			52.98
368-422-06	DD	1.00			52.98
368-422-07	DD	1.00			52.98
368-422-08	DD	1.00			52.98
368-422-09	DD	1.00			52.98
368-422-10	DD	1.00			52.98
368-422-11	DD	1.00			52.98
368-422-12	DD	1.00			52.98
368-422-13	DD	1.00			52.98
368-422-14	DD	1.00			52.98
368-422-15	DD	1.00			52.98
368-422-16	DD	1.00			52.98
368-422-17	DD	1.00			52.98
368-422-18	DD	1.00			52.98
368-422-19	DD	1.00			52.98
368-422-20	DD	1.00			52.98
368-422-21	DD	1.00			52.98
368-422-22	DD	1.00			52.98
368-431-01	DD	1.00			52.98
368-431-02	DD	1.00			52.98
368-431-03	DD	1.00			52.98
368-431-04	DD	1.00			52.98
368-431-05	DD	1.00			52.98
368-431-06	DD	1.00			52.98
368-431-07	DD	1.00			52.98
368-431-08	DD	1.00			52.98
368-431-09	DD	1.00			52.98
368-432-01	DD	1.00			52.98
368-432-02	DD	1.00			52.98
368-432-03	DD	1.00			52.98
368-432-04	DD	1.00			52.98
368-432-05	DD	1.00			52.98
368-432-06	DD	1.00			52.98
368-432-07	DD	1.00			52.98
368-432-08	DD	1.00			52.98
368-432-09	DD	1.00			52.98
368-432-10	DD	1.00			52.98
368-432-11	DD	1.00			52.98
368-432-12	DD	1.00			52.98
368-432-13	DD	1.00			52.98
368-432-14	DD	1.00			52.98
368-432-15	DD	1.00			52.98
368-432-16	DD	1.00			52.98
368-432-17	DD	1.00			52.98
368-432-18	DD	1.00			52.98
368-433-01	DD	1.00			52.98
368-433-02	DD	1.00			52.98
368-433-03	DD	1.00			52.98

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
368-433-04	DD	1.00			52.98
368-433-05	DD	1.00			52.98
368-433-06	DD	1.00			52.98
368-433-07	DD	1.00			52.98
368-433-08	DD	1.00			52.98
368-433-09	DD	1.00			52.98
368-433-10	DD	1.00			52.98
368-433-11	DD	1.00			52.98
368-433-12	DD	1.00			52.98
368-433-13	DD	1.00			52.98
368-433-14	DD	1.00			52.98
368-433-15	DD	1.00			52.98
368-433-16	DD	1.00			52.98
368-433-17	DD	1.00			52.98
368-440-01	DD	1.00			52.98
368-440-02	DD	1.00			52.98
368-440-03	DD	1.00			52.98
368-440-04	DD	1.00			52.98
368-440-05	DD	1.00			52.98
368-440-06	DD	1.00			52.98
368-440-07	DD	1.00			52.98
368-440-08	DD	1.00			52.98
368-440-09	DD	1.00			52.98
368-440-10	DD	1.00			52.98
368-440-11	DD	1.00			52.98
368-440-12	DD	1.00			52.98
368-440-13	DD	1.00			52.98
368-440-14	DD	1.00			52.98
368-440-15	DD	1.00			52.98
368-440-16	DD	1.00			52.98
368-440-17	DD	1.00			52.98
368-440-18	DD	1.00			52.98
368-440-19	DD	1.00			52.98
368-440-20	DD	1.00			52.98
368-440-21	DD	1.00			52.98
368-440-22	DD	1.00			52.98
368-440-23	DD	1.00			52.98
368-440-24	DD	1.00			52.98
368-440-25	DD	1.00			52.98
368-440-26	DD	1.00			52.98
368-440-27	DD	1.00			52.98
368-440-28	DD	1.00			52.98
368-440-29	DD	1.00			52.98
368-440-30	DD	1.00			52.98

City of Reedley
 Landscaping and Lighting Maintenance District No. 1
 Fiscal Year 2024/25 Preliminary Assessment Roll

Assessor's Parcel Number	Zone	EBU	Taxable Acreage	Tract Number	Applied Assessment
Zone	Parcel Count	EBU		Assessment	
A		98		98.00	1,009.40
E		68		68.00	6,324.00
G		63		64.52	6,324.30
H		60		60.00	6,120.00
I		35		35.00	6,738.90
J		224		224.00	39,571.84
K		88		88.00	13,523.84
L - Tract 5080		33		33.00	3,199.68
L - Tract 5299		22		22.00	2,207.92
L - Tract 5373		16		16.00	1,709.44
L - Tract 5475		12		12.00	2,622.24
M		3		4.66	878.80
N		6		7.73	1,939.10
O		32		6.19	4,159.82
P - Tract 5311		131		23.44	17,263.74
P - Tract 5353		149		28.69	40,550.64
Q		30		30.00	3,022.20
R		134		28.87	31,994.40
S		1		4.72	13,191.38
T		5		0.00	3,693.30
U		1		1.00	2,684.86
W		17		17.00	5,636.86
X		2		1.98	4,504.32
Y		45		6.36	2,586.00
Z		67		9.98	1,048.98
AA		152		165.76	21,850.38
BB		84		84.00	9,965.76
CC		95		95.00	9,465.80
DD		299		299.00	15,841.02
Totals		1,972		1,534.89	\$279,628.92

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 21, 2024

The regular meeting of the Reedley Planning Commission was held Thursday, March 21, 2024, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chair Perez called the meeting to order at 5:01 p.m.

Pledge of Allegiance - led by Commissioner Turner.

ROLL CALL

Commissioners Present: Jayne Clark, Alberto Custodio, Rosemary Luzania, Patrick Turner, Pete Perez.

Commissioners Excused: None.

City Staff Present: Rodney L. Horton, Community Development Director, Ellen Moore, City Planner, Laura Friesen, Assistant Planner

PUBLIC COMMENT

Chair Perez opened the public comment period at 5:03 p.m. and closed the public comment period at 5:04 p.m. after noting there was no public comment.

CONSENT AGENDA

- 1. Minutes of Regular Meeting March 7, 2024 - *Recommend Commission Approve*

Commissioner Turner moved, Commissioner Custodio seconded, to approve the minutes of Regular Meeting, March 7, 2024, as amended. Motion carried by the following vote:

AYES: Turner, Custodio, Clark, Luzania, Perez.
NOES: None.
ABSTAIN: None.
ABSENT: None.

PUBLIC HEARING

- 2. Consideration of Environmental Assessment No. 2024-01 and General Plan Amendment Application No. 2022-01 pertaining to the 2023-2031 City of Reedley Housing Element
Through Resolution No. 2024-07, staff recommends that the Planning Commission take the following actions:

- a) RECOMMEND that the City Council of the City of Reedley APPROVE Environmental Assessment No. 2024-01, a "common sense" exemption under State CEQA Guidelines Section 15061(b)(3).
- b) RECOMMEND that the City Council of the City of Reedley APPROVE General Plan Amendment Application No. 2022-01 proposing to amend the City's General Plan by inclusion of the 2023-2031 Housing Element, as required by State law.

Community Development Director R. Horton and City Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. City Staff responded to questions. Chair Perez opened and closed the public comment period at 5:20 after hearing no public comment.

Commissioner Luzania moved, Commissioner Custodio seconded, whereas the Planning Commission, using their independent judgement, approved Consideration of Environmental Assessment No. 2024-01 and General Plan Amendment Application No. 2022-01 pertaining to the 2023-2031 City of Reedley Housing Element, through Resolution No. 2024-07, Motion carried by the following vote:

AYES: Luzania, Custodio, Clark, Turner, Perez.
NOES: None.
ABSTAIN: None.
ABSENT: None.

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 21, 2024

DIRECTOR'S REPORT

5. Director R. Horton provided an update on community development activity.

FUTURE AGENDA ITEMS

- April 4, 2024 – None at this time
- April 18, 2024 – None at this time
- May 2, 2024 – TPM & CUP
- May 16, 2024 – None at this time

ADJOURNMENT

Chair Perez adjourned the meeting at 5:26 p.m.

ATTEST:



Rodney L. Horton, Secretary



Rosemary Luzania, Vice Chair
Reedley Planning Commission