

Description

6601 - North Village NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6602 - North Village OS

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds landscaping of open space within the District boundaries.

Description

6603 - Vaca Valley Bus PK II-B SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6604 - Vaca Valley Bus PK II-B LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6605 - Middle Horse Creek DR

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of drainage improvements within the District boundaries.

Description

6606 - Costco LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6607 - Costco SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6608 - Hampton Park LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6609 - Quinn Rd LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6610 - North Village DB

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of a detention basin within the District boundaries.

Description

6611 - North Village LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6612 - Majestic Oak SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6613 - Majestic Oak LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6614 - Majestic Oak DR

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of drainage improvements within the District boundaries.

Description

6615 - Alamo Place LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6616 - Alamo Place DR

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of drainage improvements within the District boundaries.

Description

6617 - Villages on Vine SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6618 - Villages on Vine LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6619 - Villagio SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6620 - Villagio LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6621 - Nob Hill LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6622 - Portifino SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6623 - Nob Hill OS

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds landscaping of open space within the District boundaries.

Description

6624 - Amber Ridge SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

6625 - Portifino LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

6626 - CFD 8 North Village Services

This district was formed to provide funding for

Fire Services - suppression and prevention, rescue services and equipment, land and buildings, cost of personnel and professional contract services and services related thereto.

Law Enforcement - public protection and equipment, land and buildings, cost of personnel and professional contract services and services related thereto.

Each parcel in the District is taxed an equal rate per unit by property type.

Description

6627 - CFD 9 Portofino Services

This district was formed to provide funding for

Fire Services - suppression and prevention, rescue services and equipment, land and buildings, cost of personnel and professional contract services and services related thereto.

Law Enforcement - public protection and equipment, land and buildings, cost of personnel and professional contract services and services related thereto.

Each parcel in the District is taxed an equal rate per unit by property type.

Description

6628 - CFD 10 Cheyenne at Brown's Valley

This district was formed to provide funding for

Fire Services - suppression and prevention, rescue services and equipment, land and buildings, cost of personnel and professional contract services and services related thereto.

Law Enforcement - public protection and equipment, land and buildings, cost of personnel and professional contract services and services related thereto.

Each parcel in the District is taxed an equal rate per unit by property type.

Description

6629

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the Maplewood Setback Landscaping Assessment District.

Description

6630

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of 13 70-watt street lights, six 100-watt street lights, and seven 200-watt street lights within the development area known as Maplewood.

Description

6631

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of approximately 3,095 linear feet of storm drain pipe within the Maplewood development area. Additionally, maintenance of one cleaning structure and other associated devices.

Description

6632

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the Meadowood Setback Landscaping Assessment District.

Description

6633

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of one 70-watt standard street light, three 100-watt standard street lights, and twenty 150-watt decorative street lights within the development area known as Meadowood.

Description

6634

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the Southtown Setback Landscaping Assessment District.

Description

6635

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of a regional detention basin south of the subdivision. In addition, maintenance of associated drainage pipe consisting of approximately 9,300 lineal feet, and ten junction structures.

Description

6636

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of approximately 131 decorative, 150-watt lights along public streets within the Southtown development, and approximately 22 standard, 200-watt cobra head lights along a section of Nut Tree Road adjacent to the subdivision.

Description

6637

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of landscaping and structures within one 10-acre neighborhood park, two children's playgrounds, and one mini-park consisting of shrubs, trees, groundcover, drip irrigation system, turf and turf irrigation, and walking paths.

Description

6638

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the Cheyenne Setback Landscaping Assessment District.

Description

6639

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of a 39.5 acre open space area, as well as a 3 acre fire buffer area for purposes of fire control and fire prevention access, and a 2.2 acre temporary detention basin.

Description

6640

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of three 100-watt standard cobra head street lights and 69 150-watt, decorative street lights along public streets within the Cheyenne subdivision.

Description

6641

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of one 6-acre permanent, regional detention basin providing flood control to the Cheyenne subdivision.

Description

6642

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of three 70-watt standard cobra head street lights and three 100-watt standard cobra head street lights along public streets within the Vine Meadows subdivision.

Description

6643

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of a temporary storm detention basin, until such time as a downstream storm drainage system is constructed at a later date. Upon construction of the new, downstream storm drainage system, the assessment proceeds shall be used to fund maintenance of the new system.

Description

6644

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type, all residential homes receive the same rate. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the Ventana Setback Landscaping Assessment District.

Description

District Account No.: 6645

Community Facilities District No. 11 (Southtown Police and Fire Services)

The City of Vacaville Community Facilities District No. 11 (Southtown Police and Fire Services) will levy an Annual Special Tax for the purposes of providing funding for:

Fire Services - suppression and prevention, rescue services and equipment, land & buildings, cost of personnel and professional contract services and services related thereto, including collection and accumulation of funds to pay for anticipated operating cost shortfalls.

Law Enforcement - public protection and equipment, land & buildings, cost of personnel and professional contract services and services related thereto, including collection and accumulation of funds to pay for anticipated operating cost shortfalls.

The Special Tax shall be levied each Fiscal Year. The Annual Special Tax Requirement shall be apportioned to each parcel within the District as follows. Beginning Fiscal Year 2006/07 Taxable Property for which a building permit was issued prior to the June 1 preceding Fiscal Year, shall be levied up to the Maximum Special Tax Rate. The Maximum Special Tax Rates for Fiscal Year 2006/07 for Taxable Property is: Single Family Detached property has a rate of \$1,500.00 per unit, Single Family Attached Property has a rate of \$1,313.26 per unit and Multi Family Property has a rate of \$1,081.50 per unit.

The above rates are effective for the 2006/2007 Fiscal Year and are subject to an annual increase per year over the previous year's Maximum Special Tax Rate based on the April annualized CPI for San Francisco/Oakland/San Jose for urban wage earners and clerical workers. In the event that the percentage change in the annualized CPI is negative, the Maximum Special Tax Rate shall not be decreased, but shall remain at the amount as computed for the previous fiscal year.

Description

District Account No.: 6646

Community Facilities District No. 12 (Police and Fire Services)

The Community Facilities District will finance, in whole or in part, the following services ("services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982), including all related administrative costs and expenses:

Fire Protection and Suppression and Ambulance Services - suppression and prevention, rescue and paramedic services and equipment, land and buildings, cost of personnel and professional contract services and services related thereto, including collection and accumulation of funds to pay for anticipated operating cost shortfalls and reserves for repair and replacement of facilities, improvements, vehicles and equipment.

Police Protection Services - public protection services and equipment, land and buildings, cost of personnel and professional contract services and services related thereto, including collection and accumulation of funds to pay for anticipated operating cost shortfalls and reserves for repair and replacement of facilities, improvements, vehicles and equipment.

The Special Tax shall be levied each Fiscal Year. The Annual Special Tax Requirement shall be apportioned to each parcel within the District as follows. Beginning Fiscal Year 2007/08 Taxable Property for which a building permit was issued prior to the June 1 preceding Fiscal Year, shall be levied up to the Maximum Special Tax Rate. The Maximum Special Tax Rates for Fiscal Year 2007/08 for Taxable Property is: Single Family Detached property has a rate of \$910.00 per unit, Single Family Attached Property has a rate of \$748.00 per unit and Multi Family Property has a rate of \$575.00 per unit. A different Maximum Special Tax Rate may be identified in Tax Zones added to the District as a result of future annexations.

On each July 1, commencing on July 1, 2008, the Maximum Special Tax Rate shall be increased based on the April annualized CPI for San Francisco/Oakland/San Jose for urban wage earners and clerical workers. In the event that the percentage change in the annualized CPI is negative, the Maximum Special Tax Rate shall not be decreased, but shall remain at the amount as computed for the previous fiscal year.

Description

6647 - Sterling Chateau #2 Lighting Assessment District

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of seven 70-watt cobra head street lights and one 100-watt cobra head street light on public lands proximate to the Sterling Chateau #2 development.

Description

6648 - Sterling Chateau #3 Lighting Assessment District

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of three 70-watt cobra head street lights and one 100-watt cobra head street light on public lands proximate to the Sterling Chateau #3 development.

Description

6649 - Stratton Estates Open Space Maintenance and Lighting Assessment District

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of approximately 26,419 square feet of open space adjacent to portions of Alamo Creek within the Stratton Estates subdivision. In addition, the District maintains three 70-watt standard cobra head street lights located on public roads adjacent to the Stratton Estates subdivision.

Description

6650 - Ivywood Open Space Maintenance Assessment District

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of approximately 37,429 square feet of open space landscaping on the north side of Ulatis Creek proximate to the Ivywood development.

Description

6651 - Nut Tree Lighting Assessment District

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of 23 decorative street lights located along portions of East Monte Vista Ave. and Nut Tree Road, and to provide for a reserve of funds to replace lights that may be knocked down by vehicles.

Description

6652 - Nut Tree Median Landscaping Assessment District

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance of approximately 107,550 square feet of median landscaping, generally described as 15' wide islands located on public lands adjacent to the property, along portions of East Monte Vista Ave., generally to the east of Putah South Canal and the Nut Tree Airport, and the CalTrans areas planted with oleanders. Such landscaping consists of groundcover, shrubs, trees, and vines, weed abatement in planted areas, and maintenance and servicing of an associated drip and sprinkler irrigation system. In addition, to maintain the Browns Valley business sign that will be located in the right of way at the intersection of Nut Tree Road and East Monte Vista Ave.

Description

The Aldridge Road Setback Landscaping Assessment District (District No. 151)

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. To maintain approximately 16,125 square feet of landscaping, including groundcover, shrubs, trees, and vines, weed abatement in planted areas, and maintenance and servicing of an associated drip irrigation system. Such improvements are generally described as a 15' wide setback landscaping strip, approximately 1,075 feet in length, located along the south side of Aldridge Road, east of Shelter Cove Court and west of Putah South Canal, on public lands adjacent to Alza Corp. property.

Description

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. The purpose of this district is to maintain a one 3.2 acre permanent, regional detention basin providing flood control to the Southtown Commons subdivision. The detention basin will be constructed concurrently with the subdivision. The detention basin will include perimeter landscaping, which will be pruned and irrigated, and a sound/retaining wall along the northern and eastern boundaries which will also have to be maintained. Maintenance of the basin shall include, but is not limited to, weed abatement, silt removal, access road repairs, repairs to structures, etc.

Description

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. The purpose of this District is to maintain decorative 70-watt street lights (or equivalent) on public roads within the Rancho Rogelio development, as well as decorative 100-watt street lights (or equivalent) on Browns Valley Road (between Whispering Ridge and McMurtry Roads), and to provide a reserve for future knockdowns.

Description

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. The purpose of this District is to maintain approximately 161,171 square feet of open space areas that act as fire barriers in public lands proximate to the Rancho Rogelio development. This includes landscape maintenance of Parcels A,B,C and D as shown on the Rancho Rogelio final map.

Description

6657 - Brighton Landing Setback Landscaping Assessment District :

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of all setback landscaping along public streets, pedestrian paths, parkways, medians, roundabouts, and traffic circles within the subdivision and along the frontages of Elmira and Leisure Town Roads. Also to maintain the setback walls within the public rights of way within the subdivision and along the frontages of Elmira and Leisure Town Roads. Maintenance includes the care for groundcover, shrubs, trees, and vines, weed abatement in planted areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping. Maintenance also includes the preservation and repair of soundwalls including graffiti removal, renovations and replacements.

Description

6658 - Brighton Landing Detention Basin Assessment District :

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of a regional detention basin east of the subdivision and the associated drainage facilities including drainage pipe, drainage structures, drainage canal, detention basin, and a storm drain pump station. The maintenance of the detention basin includes the inlet and outlet structures to the basin, rock slope protection, basin bottom, trash trap, trash rack, and the perimeter road and fencing. The maintenance of the storm drain pump station includes pumps, electrical equipment, SCADA, piping, concrete wet wells, parking lot, fencing, PG&E and AT&T utilities, and all other improvements shown on the Brighton Landing Storm Drain Pump Station.

Description

6659 - Brighton Landing Lighting Assessment District :

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of approximately 49 City Standard Arterial decorative street lights (200-Watt LED equivalent), approximately 44 City Standard Collector decorative street lights (100-Watt LED equivalent), and approximately 182 City Standard Residential decorative street lights (70-Watt equivalent) along the frontage of Leisure Town and Elmira Roads and within the internal streets of the subdivision.

Description

6660 - Brighton Landing Neighborhood Park Assessment District :

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of landscaping and structures within the 6-acre neighborhood park which includes turf, trees, ground cover, shrubs, irrigation, concrete pathways, lighting, fencing, picnic tables and accessories, playground equipment, and sports facilities. Maintenance includes the care for turf, groundcover, shrubs, trees, and vines, weed abatement in planted areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping. Maintenance also includes the preservation and repair of concrete pathways, lighting, fencing, picnic tables and accessories, playground equipment, and sports facilities including graffiti removal, renovations and replacements.

Description

6661 - Roberts' Ranch Open Space Assessment District No. 161 :

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of landscaping and structures within 9.5-acre Open Space, which includes trees and shrubs, bunch grasses, seasonal grasses, seasonal swale vegetation, drainage of open space areas, irrigation and maintenance water sources, crushed rock pathways, fire buffers, property line and/or habitat reserve fencing, trail benches, distance signage and interpretative signage.

Description

6662 - Roberts' Ranch Stroller Park Assessment District No. 162:

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of landscaping and structures within (5) half-acre (+/- in each case) of Stroller Parks, which include turf, trees, shrubs, vines and groundcover, drainage of landscaped areas and play areas, irrigation, concrete pathways, perimeter fencing, play-ground equipment, seat walls and/or furnishings, interpretive signage and setback walls and pilasters facing adjacent residences.

Description

6663 - Farmstead Lighting Assessment District No. 163:

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of approximately 31 City Standard Residential decorative street lights (37-Watt LED equivalent) and 4 City Standard Residential cobra head street lights (25-Watt LED equivalent) along the frontage of North Orchard Avenue and Fruitvale Road, and 3 City Standard decorative lights within the neighborhood park.

Description

6664 - Farmstead Setback Landscaping District No. 164:

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of all setback landscaping along public streets, pedestrian paths, parkways, and drainage canal within the subdivision and along the frontages of North Orchard Avenue and Fruitvale Road. In addition, to maintain the setback walls and pilasters within the public rights of way within the subdivision and the metal fencing along the drainage canal.

Description

6665 - Farmstead Neighborhood Park Assessment District No. 165:

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972 and can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. The assessment funds maintenance of landscaping and structures within a 2.42-acre community park, which includes low water use turf alternatives, trees, shrubs, ornamental grasses and groundcover, drainage of landscaped areas, irrigation, concrete pathways, group use areas, shade structures, informal seating areas, furnishings and interpretive signage.

Description

Fleetside Industrial Park - Zone 2

The Fleetside Industrial Park assessments are used to fund the following items within the designated zone:

- Maintenance of landscaped strips along and adjacent to the public streets
- Water usage
- Electric power for streetlights

Description

Residential District - Zone 1

This zone is comprised of 2,196 residential parcels in various areas of the City of Benicia. The assessment assists with covering the estimated costs of maintaining improvements within the designated zone, including:

- Maintenance of public open space
- Public park landscape maintenance and water usage
- Maintenance of landscaped strips along the public streets
- Electric power for streetlights

Description

Goodyear Road - Zone 3

The Good Year Road assessments are used to fund the following items within the designated zone:

- Maintenance of landscaped strips along and adjacent to the public streets
- Water usage
- Electric power for streetlights

Description

East Second Street - Zone 4

The East Second Street assessments are used to fund the following items within the designated zone:

- Maintenance of landscaped strips along and adjacent to the public streets
- Water usage
- Electric power for streetlights

Description

Columbus Parkway - Zone 5

The Columbus Parkway assessments are used to fund the following items within the designated zone:

- Maintenance of landscaped strips along and adjacent to the public streets
- Water usage
- Electric power for streetlights

Description

7203-Dixon Sewer

The Dixon Sewer lien is a lien against the property as provided by Dixon City code to collect past due sewer bills.

Description

7211 Lighting and Landscaping District Zone 1

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone 1 includes Estates Drive. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7212-West A Street and North First Street Assessment Districts

Bonds were issued for the purpose of providing funds which are being used, with other funds, to purchase Limited Obligation Refunding Improvement Bonds for the City of Dixon North First Street Assessment District (Reassessment and Refunding of 1998) and Limited Obligation Refunding Improvement Bonds for the City of Dixon West A Street Assessment District (Reassessment and Refunding of 1998) to fund a reserve fund for the Senior Lien Bonds and to partially fund a reserve fund for the Junior Lien Bonds. The original bonds were issued to fund infrastructure improvements along North First Street and to create infrastructure along West A Street.

Description

7213 Lighting and Landscaping District Zone 2

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone 2 includes the area generally bounded by Evans Road, I-80, Pitt School Road, Jacobs Drive, N. Lincoln St. and West A Street. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7214 Lighting and Landscaping District Zone 3

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone 3 includes the commercial zoned property near I-80 at West A Street and at Pitt School Road. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7215 Lighting and Landscaping District Zone 4

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone 4 includes the southern half the area bounded by North First Street, Fountain Way, Austin Drive, north of Sommer Drive, I-80 and Dorset Drive. The northern half of this area is included in Lighting and Landscaping District Zone 7. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7216 Lighting and Landscaping District Zone 5

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone 5 includes the commercial zoned property east of North First Street. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7217 Lighting and Landscaping District Zone 6

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone includes Collier Estates II and Country Faire. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7218 Lighting and Landscaping District Zone 7

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone 7 includes the northern half the area bounded by North First Street, Fountain Way, Austin Drive, north of Sommer Drive, I-80 and Dorset Drive. The southern half of this area is included in Lighting and Landscaping District Zone 4. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7219 Lighting and Landscaping District Zone 8

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. Zone 8 includes La Esperanza. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7223-Dixon Lndscp/Light #9 FY 2003/04

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7224-Dixon L & L #10

The Lighting and Landscaping Districts are ongoing maintenance districts which pay for the utilities (electricity and water) for the street lights and the common area landscaping along with the physical maintenance of these areas. For information regarding the District, please call the Engineering Department at 678-7030. If you have maintenance questions, please call Public Works Operations & Maintenance at 678-7050.

Description

7225-Valley Glen Community Facilities District No. 2003-1

Storm drainage facility maintenance services related to a storm water detention pond, storm water pump station and related storm water conveyance facilities, together with the acquisition and/or construction of any additional and/or replacement facilities, appurtenances and related work for the conveyance of storm waters for the Valley Glen Subdivision of the City of Dixon.

Description

Fund No. 7226 – City of Dixon CFD No. 2013-1 (Parklane) – Facilities Tax

The authorized facilities that are being paid for by the special taxes are as follows:

- Streetscape and Pedestrian Improvements
 - Backbone and Primary Streets
 - Neighborhood Streets
- Public Open Space
 - Open Space Parcels
 - Pedestrian Connections

Method of Spread

The special tax assessed on a developed single family detached residential unit within CFD No. 2013-1 is based on the size of the lot as determined by the County Assessor's Office. Other Property, Taxable Public Property and Undeveloped Property, as defined in the tax formula, is taxed on a per acre basis. The maximum special tax rate for developed and undeveloped property may increase by 2% every fiscal year.

Description

Fund No. 7227 – City of Dixon CFD No. 2013-1 (Parklane) – Services Tax

The authorized services that are being financed by the CFD are as follows:

- Maintenance and operation of Public street lighting and landscaping improvements within the CFD's boundaries
- Maintenance and operation of the City of Dixon's Pond C & Lateral #2 storm drainage facilities

Method of Spread

The special tax assessed on developed single family detached lots within CFD No. 2013-1 is a per unit rate. Other Property, Taxable Public Property and Undeveloped Property, as defined in the tax formula, is taxed on a per acre basis. The maximum special tax rate for developed and undeveloped property shall be adjusted by applying the increase, if any, in the Consumer Price Index of the San Francisco-Oakland-San Jose area for all urban consumers each fiscal year.

Description

7228 – Dixon CFD No. 2019–1 (Homestead) – Maintenance Tax:

Dixon CFD No. 2019–1 (Homestead) – Services is a Mello-Roos Community Facilities District which was formed prior to new home construction in order to provide financing for ongoing services costs for the Homestead development area. The services authorized to be financed include maintenance and replacement of street lights, traffic signals, and other public facilities requiring ongoing maintenance.

Description

Fund No. 7229 – IA No. 2 of the Dixon CFD No. 2019–1 (Homestead) – Services

Dixon CFD No. 2019–1 (Homestead) – Services is a Mello–Roos Community Facilities District which was formed in order to provide financing for ongoing services and maintenance costs within the Homestead development area.

Description

7301 - Weed cleanup Fairfield

This assessment is the weed abatement program administered by the Fairfield Fire Department, under the direction of the Chapter 23 of the City Code. Property owners not in compliance will be charged the actual cost for the weed abatement plus an administration charge. All property owners are notified and invoiced for these charges yet payment was never received by the City of Fairfield. Please contact the City of Fairfield Finance Department at (707) 428-7496 for additional information.

Description

Fund 7303 - Nuisance Abatement

Amount collected is for payment toward the outstanding city code violation fee(s) issued by the City of Fairfield on the parcel.

Description

Fund No. 7310 – Maintenance District No. 1 (Gateway)

The following is a brief description of the improvements to be maintained:

- The landscaping and accent lighting improvements located behind the street curb and gutter on the Solano Mall side of Gateway Boulevard.
- The landscaping and accent lighting improvements located in the median islands along Gateway Boulevard.
- The perimeter landscaping improvements located behind the street curb and gutter and along the back of property lines, and the soundwall along the northern boundary of the Gateway area.
- Landscaping improvements located behind the street curb and gutter of Maupin Lane.
- Landscaping improvements located behind the street curb and gutter of Gateway Court.
- The public lighting facilities and improvements within the entire Maintenance District area.

Method of Spread

- Maintenance of Gateway Boulevard landscaping Improvements – Solano Mall Side:
 - The cost of maintenance of perimeter landscaping improvements (i.e. landscaping behind the street curb and gutter) shall be assessed on an area basis to the Solano Mall properties. The areas assigned to the assessed parcels shall be their actual areas.
- Maintenance of Gateway Boulevard Landscaping Improvements – Median Islands:
 - The cost of maintenance of landscaping improvements within the median islands along Gateway Boulevard shall be assessed on an area basis to the Solano Mall and Gateway area properties. The areas assigned to the assessed parcels shall be their actual areas.
- Maintenance of Gateway Area Perimeter Landscaping Improvements:
 - The cost of the maintenance of perimeter landscaping improvements (i.e. landscaping behind the street curb and gutter and along the back of property lines) and soundwall along the northern boundary of the Gateway area shall be assessed on an area basis to the Gateway area properties excluding Assessor's Parcel Number 0033-250-030. The areas assigned to the assessed parcels shall be their actual areas.
- Maintenance of Maupin Lane Landscape Improvements:
 - The cost of the maintenance of parkway landscaping along Maupin Lane shall be assessed on an area basis to the Maupin Lane properties fronting on the improvements.
- Maintenance of Lighting Improvements:
 - The cost of the maintenance of lighting improvements for the District are to be assessed on an area basis to all properties in the District.

Description

Fund No. 7311 – Landscape Maintenance District No. 2 (Chadbourne-Beck- Cordelia)

The following is a brief description of the improvements to be maintained:

- Schedule A
 - The landscaping and improvements located in the median island on Chadbourne Road, Beck Avenue, Courage Drive, North Watney Way, and South Watney Way. The landscaping and improvements located within the northwest and southwest corners of the intersection of Beck Avenue and Courage Drive, and within the area of the sanitary sewer pump station.
- Schedule B
 - The landscaping and improvements located in the areas behind the curbs along the northerly and southerly sides of Courage Drive, at the intersection of North Watney Way, along the westerly and easterly sides of Beck Avenue south of the intersection with Southern Pacific Railroad except the area along the easterly side of Chadbourne Road between Cordelia Road and Maxwell Court; the median island landscaping and improvements located approximately 1880 feet east of the railroad right-of-way off Cordelia Road extending approximately 600 feet in length to the north; and, landscaping and improvements in the area located along the southerly side of the Alonzo Drainage Channel.
- Schedule C
 - The public lighting facilities and improvements within the District area
- Schedule D
 - The landscaping and improvements located in the areas behind the curbs along the northerly and southerly sides of Meyer Road.

Method of Spread

The cost of maintaining the improvements are to be assessed on the following basis:

- Maintenance of landscaping and improvements in the median islands on Chadbourne Road, Courage Drive, North Watney Way, South Watney Way, and landscaping and improvements located in the northwest and southwest corners of the intersection of Beck Avenue with Courage drive, and within the sanitary sewer pump station area are to be assessed on an area basis (designated as Schedule A) to all parcels north of Cordelia Road and north of the Southern Pacific Railroad right-of-way.
- Maintenance of landscaping and improvements in the areas behind the curbs along the northerly and southerly sides of Courage Drive, at the intersection of North Watney Way and South Watney Way with Courage Drive, along the westerly and easterly sides of Beck Avenue north of the intersection with Southern Pacific Railroad, along the westerly side of Beck Avenue south of the intersection with Southern Pacific Railroad, along the westerly and easterly sides of Chadbourne Road except the area along the easterly side of Chadbourne Road between Cordelia Road and Maxwell Court; maintenance of the median island landscaping and improvements located approximately 1880 feet east of the railroad right-of-way off Cordelia Road extending approximately 600 feet in length to the north; and, landscaping and improvements in the area located along the southerly side of the Alonzo Drainage Channel are to be assessed on a frontage basis (designated as Schedule B) to the parcels fronting along the aforementioned roadways and Drainage Channel.
- Maintenance of public lighting facilities and improvements for the District are to be assessed on an area basis (designated as Schedule C) to all parcels within the district.

- Maintenance of landscaping along Meyer Road is to be assessed to the properties fronting Meyer Road (designated as Schedule D).

Description

Fund No. 7312 – Landscape Maintenance District No. 3 (Waterman Highlands)

The following is a brief description of the improvements to be maintained:

- Easterly and westerly sides of Ten Gate Road commencing at the intersection of Ten Gate Road and Waterman Boulevard and extending northerly 1700 feet along Ten Gate Road to a point approximately 100 feet north of the intersection of Canton Lane and Ten Gate Road.
- Northerly side of Waterman Boulevard commencing at a point on Waterman Boulevard 650 feet west of its intersection with ten gate Road and extending easterly 1800 feet along Waterman Boulevard to its intersection with Hilborn Road. Any turf between the curb and sidewalk within this reach shall be excluded from the maintenance district.
- Westerly side of Hilborn Road commencing at the intersection of Waterman Boulevard and Hilborn Road and extending northerly along Hilborn Road to its intersection with Vista Grande. Any turf between the curb and sidewalk within this reach shall be excluded from the maintenance district.
- All lands owned by the City of Fairfield designated as open space with the District and encompassing approximately 13 acres.
- The open space and bike trail adjacent to the westerly boundary of the District between Waterman Boulevard and Vista Grande are excluded.
- The maintenance of all other landscape improvements necessary to maintain the facilities within the District.
- No costs associated with the streetlights shall be borne by the District.

Method of Spread

The total assessment is apportioned on an equal basis to each of the 242 lots within the District. Unsubdivided areas within the District will be assessed based on the lots proposed with each unsubdivided area.

Description

Fund No. 7313 – Community Facilities District No. 1

The following is a brief description of the public facilities to be provided by the District:

- The acquisition of real property and interests therein having an estimated useful life of five years or longer for open space purposes.

Method of Spread

Annual assessment to be levied on all real property within the District as follows:

- Dannel/Burton Zone:(Rolling Hills)
 - Unsubdivided lands \$23.02/acre/year Subdivided, but no Certificate of Occupancy (CO) issued by January 1, \$23.02/acre/year with \$10/lot minimum
 - Subdivided, and Certificate of Occupancy (CO) issued by January 1, \$80.00/unit/year
- Rancho Solano Zone:
 - Unsubdivided lands \$16.71/acre/year Subdivided, but no Certificate of Occupancy (CO) issued by January 1, \$16.71/acre/year with \$10/lot minimum
 - Subdivided, and Certificate of Occupancy (CO) issued by January 1, \$80.00/unit/year
- Paradise Valley/Cement Ranch Zone :
 - Unsubdivided lands \$33.52/acre/year Subdivided, but no Certificate of Occupancy (CO) issued by January 1, \$33.52/acre/year with \$10/lot minimum
 - Subdivided, and Certificate of Occupancy (CO) issued by January 1, \$80.00/unit/year

Description

Fund No. 7314 – Landscape Maintenance District No. 19 (Suisun Valley-Kaiser)

The following is a brief description of the improvements to be maintained:

- Landscaping and improvements in the median islands on Kaiser Drive, around the lakes, and along Dan Wilson Creek, and maintenance of the two lakes.
- Landscaping and improvements along the east side of Suisun Valley Road.
- Landscaping and improvements to the areas behind the curbs on Kaiser Drive and along the southern district boundary.
- Public lighting facilities and improvements for the District.

Method of Spread

The cost of maintenance of landscaping and lighting improvements within the District shall be assessed on an area basis to all properties within the District, with the exception of the Sewer District parcel, which shall not be assessed. The areas assigned to the assessed parcels shall be their actual areas.

Description

Fund No. 7315 – Landscape Maintenance District No. 5 (Smith Ranch)

The following is a brief description of the improvements to be maintained:

- All street light facilities within the limits of the district on private streets (behind the gates) and on Rancho Solano Parkway.
- Rancho Solano Parkway: All landscaping in the median islands and in the parkway strips between the curb and the public right of way on Rancho Solano Parkway.
- Behind the Gates: All landscaping in median islands, in parkway strips and on slopes shown to be landscaped behind the gates as a part of the Rancho Solano Landscaping Contracts Phases I-III.
- All lands designated as open space within the District.
- Any other necessary maintenance to sustain the integrity of the landscape and lighting improvements within the District.

Method of Spread

The assessments are apportioned on an equal basis to each of the 1200 proposed residential units within the District. Unsubdivided areas within the District will be assessed based on the number of units proposed within each unsubdivided area.

Description

Fund No. 7316 – Landscape Maintenance District No. 6 (Peppertree Drive)

The following is a brief description of the improvements to be maintained:

- The landscaped areas located between the curb and sidewalk along both sides of Peppertree Drive.
- The landscaped areas located on the south side of Cement Hill Road from approximately 525 feet west of the western intersection of Peppertree Drive and Cement Hill Road to approximately 660 feet east of the same intersection.
- The above areas represent landscaping installed as a part of the landscaping contracts for Laurel Park Unit No. 1 and Laurel Park Estates.

Method of Spread

The assessments are apportioned on an equal basis to each of the 471 residential units within the District. Unsubdivided areas within the District will be assessed based on the units proposed within each unsubdivided area.

Description

Fund No. 7317 – Smith Ranch Road Assessment District

The following is a brief description of the improvements to be maintained:

- Maintenance of the private streets and street storm drains within the Rancho Solano development.

Method of Spread

The assessments are apportioned on an equal basis to each of the 1200 proposed residential units within the District. Unsubdivided areas within the District will be assessed based on the number of units proposed within each unsubdivided area.

Description

Fund 7318, Storm Drain Maintenance Fees

From 2013/14 Storm Drain Maintenance Fact Sheet:

In 1988, the federal and state governments, as well as the cities of Fairfield and Suisun City, agreed that the Fairfield-Suisun Sewer District would be the agency responsible for the operation and maintenance of drainage facilities constructed as part of the federal Fairfield Vicinity Streams Project. This work includes (1) operating and maintaining such storm drain facilities as storm water pumping stations, pipelines, channels, natural creeks, detention basins, bridge foundations, sloughs, culverts, etc., and (2) working with the Regional Water Quality Control Board, the Environmental Protection Agency, and other agencies in promulgating non-point source pollution control regulations.

In order to fund such activities, costs are analyzed annually and fees are imposed to recover such costs. Fees are based on the amount of runoff contributed to the storm drain system, based on a 1988 drainage study that allocated runoff factors for different types of land uses.

The cities of Fairfield and Suisun City manage all other storm water maintenance issues within their boundaries. The Cities hold NPDES permits and are responsible for compliance with those. These storm drain maintenance fees do not cover those costs.

Description

7319 - Community Facilities District No. 1.

During the 1986-87 Fiscal Year the Fairfield Suisun Unified School District, along with property owners, establish CFD #1. The intent of the CFD is to finance the construction of new school facilities including a new elementary school (Dan O. Root Elementary School). The school was completed in 1990. The CFD also allows for Middle and High School facilities as well as administrative facilities. All new facilities funded by the CFD are related directly to the new housing and student growth associated with the applicable development.

Description

7320 - Community Facilities District No. 2.

During the 1987-88 Fiscal Year the Fairfield Suisun Unified School District, along with property owners, establish CFD #2. The intent of the CFD is to finance the construction of new school facilities including two new elementary schools (B. Gale Wilson and Rolling Hills Elementary Schools). B. Gale Wilson School was completed in 1990, while Rolling Hills Elementary is set to be completed in the Fall of 2007. The CFD also allows for Middle and High School facilities as well as administrative facilities. All new facilities funded by the CFD are related directly to the new housing and student growth associated with the applicable development.

Description

Fund No. 7321 – Landscape Maintenance District No. 7 (Rolling Hills)

The following is a brief description of the improvements to be maintained:

- Maintenance of all street lights within the public right-of-way.
- Hilborn Road, Lyon Road & Martin Road: Maintenance of all landscaping in the median islands and in the parkway strips between the curb and public right-of-way on both sides of the road.
- Residential Streets: Maintenance of all landscaping between the curb and sidewalk on all residential streets in the Rolling Hills Development.
- Maintenance of all lands owned by the City of Fairfield designated as open space.
- Any other necessary maintenance to sustain the integrity of the landscape and lighting improvements within the District.

Method of Spread

- Parcels 1, 2, 645, and 646 are commercial parcels and are assessed for maintenance of arterial street landscaping and community open space within the District based on their areas as a percentage of the total net assessable area within the District (166.3 Acres).
- The remaining assessment for arterial street landscaping and community open space is apportioned on an equal basis to each of the 1033 residential lots within the District.
- Lots within the Rolling Hills development are assessed an additional amount for maintenance of the parkway strips adjacent to the lots.

Description

7322 - Community Facilities District No. 4.

During the 1988-89 Fiscal Year the Fairfield Suisun Unified School District, along with property owners, establish CFD #4. The intent of the CFD is to finance the construction of new school facilities including a new elementary school (Lawler Ranch Elementary School). The new school was completed in 2004 as a replacement to the old Crescent Elementary School. The CFD also allows for Middle and High School facilities as well as administrative facilities. All new facilities funded by the CFD are related directly to the new housing and student growth associated with the applicable development.

Description

Fund No. 7323 – Landscape Maintenance District No. 8 (Kolob Estates)

The following is a brief description of the improvements to be maintained:

- All landscaping between the curb and sidewalk and all street lights on residential streets.
- All landscaping on the east side of Oliver Road and on the south side of Waterman Boulevard between the sidewalk and the western and northern perimeter of the Kolob Estates Subdivision.
- All landscaping along the eastern perimeter of Kolob Estates Unit No. 2 that is on the slope behind lots 43-51.
- All lands owned by the City of Fairfield designated as open space.
- All other landscape improvements necessary to maintain the facilities within the subdivision.

Method of Spread

The assessments are apportioned on an equal basis to each of the 129 residential lots within the District. Unsubdivided areas within the District will be assessed based on the lots proposed within each unsubdivided area.

Description

Fund No. 7325 – Landscape Maintenance District No. 10 (Southbrook)

The following is a brief description of the improvements to be maintained:

- All landscaping between the curb and sidewalk and all streetlights on residential streets.
- All landscaping in the median and on both sides of Gold Hill Road.
- All street lights and landscaping in the median and on both sides of Lopes Road.
- All landscaping and street lighting at neighborhood entry medians off of Gold Hill Road and Lopes Road.
- All lands owned by the City of Fairfield designated as open space.
- All other landscape improvements necessary to maintain the facilities within the subdivision.

Method of Spread

The assessments are apportioned on an equal basis to each of the 1235 residential lots within the currently assessable units of the Southbrook Subdivision. Assessments for each future unit within the District will be apportioned following recordation of the final map for said unit.

Description

Fund No. 7326 – Landscape Maintenance District No. 11 (Paradise Valley North)

The following is a brief description of the improvements to be maintained

- All landscaping between the curb and sidewalk and all street lights on residential streets.
- All street lights and landscaping in the median and on both sides of Paradise valley Drive (Loop Road).
- All median landscaping and street lighting at neighborhood entry medians off of Paradise Valley Drive (Loop Road).
- All street lights and landscaping in the median and on both sides of Manual Campos Parkway.
- All street lights and landscaping between the curb and proposed freeboard wall along the northeastern perimeter of the subdivision.
- All street lights and landscaping on the berm between Paradise Valley Drive (Loop Road) and Interstate 80 along the western perimeter of the subdivision.
- All lands owned by the City of Fairfield designated as open space.
- All other landscape improvements necessary to maintain the facilities within the subdivision.

Method of Spread

The assessments are apportioned on an equal basis to each of the residential lots within the District. Unsubdivided areas within the District will be assessed based on the proposed lots within each unsubdivided area.

Description

7327 - Travis USD Mello-Roos #1

Subject to the Mello-Roos Community Facilities District ('CFD') Special Tax by the Travis Unified School District for the purpose of paying for elementary, middle and high school facilities and support facilities to serve the students from the residential units constructed within the boundaries of the CFD.

Description

7328 - Community Facilities District No. 5.

During the 1989-90 Fiscal Year the Fairfield Suisun Unified School District, along with property owners, establish CFD #5. The intent of the CFD is to finance the construction of new school facilities including multiple Elementary Schools. The CFD also allows for Middle and High School facilities as well as administrative facilities. All new facilities funded by the CFD are related directly to the new housing and student growth associated with the applicable development.

Description

Fund No. 7329 – Landscape Maintenance District No. 13 (North Cordelia)

The following is a brief description of the improvements to be maintained:

- Maintenance of all street lights in the public right-of-way within the limits of the District.
- Maintenance of landscaping in the following areas within the limits of the District:
 - Green Valley Road: All landscaping in the median islands and in the parkway strips between the curb and public right-of-way.
 - New Neitzel Road: All landscaping in the median islands and in the parkway strips between the curb and public right-of-way.
 - Suisun Valley Road: All landscaping in the western parkway strip between the curb and public right-of-way.
 - Mangels Boulevard: All landscaping in the median island.
 - Green Valley Creek: All riparian landscaping.
 - Residential Developments: All median and parkway landscaping installed in the public right-of-way.
- Maintenance of areas designated as open space within the District.
- Any other improvements designated as open space within the District.

Method of Spread

For landscaping that is shared by the entire District, the breakdown of charges is as delineated below:

- The maintenance of Green Valley Road is split 50% to the residential development and 50% to the commercial development.
- Maintenance of Mangels Boulevard is divided 50% to the commercial districts, 25% to the residential districts, and 25% to the City (in accordance with Resolution 91-213B).

The assessment to the residential developments shall be spread equally among the units in each development. Townhouses, condominiums, and duets shall be assessed at the single family residential rate. Apartments shall pay 75% of the single family residential rate. The assessment for the commercial developments shall be spread equally based on gross acreage.

Description

Fund No. 7330 – Community Facilities District No. 2 (North Cordelia Open Space)

The following is a brief description of the public facilities and services to be financed by the District:

- The acquisition of real property and interests therein having an estimated useful life of five years or longer for open space purposes within the Green Valley area in, around, or adjacent to the City of Fairfield.
- Public open space maintenance services.

Method of Spread

Annual assessment to be levied on all real property within the District in accordance with the following three classes of property:

- Class I:
 - Certificate of Occupancy (CO) issued as of January 1
 - Single Family Residential – \$112.50/lot/year + Inflation Adjustment
 - Multi-Family Residential - \$72.50/lot/year + Inflation Adjustment
 - Commercial or Industrial – ((Developable Area (SF)/750) * (\$112.50 + Inflation Adjustment))
- Class II:
 - Final subdivision map recorded as of January 1, but no CO's issued
 - Single Family Residential – (\$112.50/lot/year + Inflation Adjustment) * 0.667
 - Multi-Family Residential – (\$72.50/unit/year + Inflation Adjustment) * 0.667
 - Commercial or Industrial – N/A
- Class III:
 - Unsubdivided lands as of January 1
 - Not to be assessed until first final map has been recorded for subdivision
 - Single Family Residential – (\$112.50/lot/year + Inflation Adjustment) * 0.333
 - Multi-Family Residential – (\$72.50/lot/year + Inflation Adjustment) * 0.333
 - Commercial or Industrial - \$150/Developable Acre/Year

Description

Fund No. 7331 – Landscape Maintenance District No. 12 (Downtown Business District)

The Downtown Business District shall be considered to include the following area:

- The public right-of-way on Texas Street between Pennsylvania Avenue and Jefferson Street.
- The public right-of-way on Madison Street between Missouri Street and Empire Street.

The following is a brief description of the improvements to be maintained:

- Landscape maintenance within the District including maintenance of all trees, shrubs, vines and planted pots. Landscape maintenance shall include periodically replanting annual flowers. Lower maintenance shrubs or perennials should be substituted for annuals where and when appropriate.
- Water for landscape irrigation and for maintenance and cleaning operations.
- Maintenance and replacement costs for all street lights within the District including replacement of damaged poles, periodic pole painting and replacement of luminaries.
- Electricity charges to power all street lights within the District.
- Maintenance related to the repair of landscape accent lights and pergola lights including needed replacement of light bulbs.
- Electricity required for landscape accent lights, pergola lights, irrigation controllers, and maintenance operations.
- Maintenance of brick sidewalks including replacement of damaged bricks and periodic cleaning of surfaces.
- Removal of graffiti and periodic cleaning of benches, columns, walls and raised planters.
- Maintenance and repair of pergolas.
- Trash pick-up and litter removal.

Method of Spread

Assessable Lots

Lots within the limits of the district which meet any one of the following criteria shall be assessed:

- Lots used for commercial purposes. This includes vacant commercial lots that can be developed for commercial purposes; or
- Lots owned by non-profit organizations, churches, or fraternal organizations; or
- Residential lots used for commercial purposes if the property owner or tenant possesses a business license and pays Downtown Improvement District (DID) fees.

Lots NOT to be Assessed

Lots which meet the following criteria shall not be assessed:

- Single family and multi-family residential lots (whether they are primary residences or rental property) provided that both of the following two conditions are met:
 - The property owner or tenants do not possess business license tied to the property; and

- The property owner or tenants do not pay DID fees for a business run on the property.

Assessment for Fronting Lots

Fronting lots shall be considered to be those assessable lots fronting on the improvements on Texas Street between Jefferson Street and Pennsylvania Avenue or on Madison Street between Missouri Street and Empire Street.

Fronting lots shall pay 80% of the total assessment.

The apportionment shall be based on 75% on frontage and 25% on area.

Lots which have frontage on both Madison Street and Texas Street shall receive a frontage credit equal to 25% of their total frontage.

Fronting lots with multi-story buildings that serve multiple commercial tenants may pay an assessment surcharge. See the section on multi-story buildings.

Assessment for Non-Fronting Lots

Non-fronting lots shall be considered to be assessable lots within the limits of the Downtown Improvement District which do not front on the improvements on Texas Street between Jefferson Street and Pennsylvania Avenue or on Madison Street between Empire Street and Missouri Street.

Non-fronting lots shall pay 20% of the total assessment.

The apportionment shall be based strictly on area.

Non-fronting lots with multi-story buildings that serve multiple commercial tenants may pay an assessment surcharge. See the section on multi-story buildings.

Assessment Surcharge for Multi-Story Buildings

Assessable fronting and non-fronting lots may pay an assessment surcharge if there is a multi-story building on the lot. The assessment surcharge is 20% of the baseline assessment for each additional floor above the ground floor. This 20% assessment surcharge only applies if all of the following conditions are met:

- The lot is assessable; and
- The multi-story building serves multiple tenants; and
- Tenants not on the ground floor have separate access via a lobby or outside staircase; and
- The floor subject to the assessment surcharge is used for commercial purposes.

Description

Fund No. 7332 – Community Facilities District No. 3 (North Cordelia General Improvements)

The following is a brief description of the public facilities and services to be financed by the District:

- The acquisition of land for/and construction of roadway and freeway interchange improvements, domestic water facilities, sewer facilities, storm drainage facilities, neighborhood and community parks, and any other public facilities permissible under the Mello-Roos Community Facilities Act, which serve the Cordelia Specific Plan Area of the City of Fairfield.
- Maintenance of public rights-of-way and public facilities serving the Cordelia Specific Plan Area.

Method of Spread

Annual assessment to be levied upon residential property within the District in accordance with the following three classes of property:

- Class I:
 - Certificate of Occupancy issued as of January 1
 - Single Family Residential - \$506/lot/year + Inflation Adjustment
 - Multi-Family Residential - \$331/lot/year + Inflation Adjustment
- Class II:
 - Final subdivision map recorded as of January 1, but no CO issued
 - Single Family Residential – (\$506/lot/year + Inflation Adjustment)*0.667
 - Multi-Family Residential – (\$331/lot/year + Inflation Adjustment)*0.667
- Class III:
 - Unsubdivided lands as of January 1
 - Not to be assessed until first final map has been recorded for subdivision
 - Single Family Residential – (\$506/lot/year + Inflation Adjustment)*0.333
 - Multi-Family Residential – (\$331/lot/year + Inflation Adjustment) *0.333

Description

Fund No. 7333 – Community Facilities District No. 4-A (Fairfield Open Space)

The following is a brief description of the public facilities and services to be financed by the District:

- The acquisition of real property and interests therein having an estimated useful life of five years or longer for open space purposes in, around, or adjacent to the City of Fairfield.

Method of Spread

Annual assessment to be levied upon residential property within the District in accordance with the following three classes of property:

- Class I:
 - Certificate of Occupancy (CO) issued as of January 1
 - 100% of the special tax rate per unit
- Class II:
 - Final subdivision map recorded as of January 1, but no CO issued
 - 66.7% of the special tax rate per unit
- Class III:
 - Unsubdivided lands as of January 1
 - 33.3% of the special tax rate multiplied by the total number of units permitted within the unsubdivided acreage

Description

7336 - Travis USD Mello-Roos #2

Subject to the Mello-Roos Community Facilities District ('CFD') Special Tax by the Travis Unified School District for the purpose of paying for elementary, middle and high school facilities and support facilities to serve the students from the residential units constructed within the boundaries of the CFD.

Description

Fund No. 7337 – Landscape Maintenance District No. 14 (Woodlake)

The following is a brief description of the improvements to be maintained:

- Maintenance of all streetlights in the public right-of-way within the limits of the District.
- Maintenance of landscape medians along Manual Campos Parkway and Clay Bank Road within the limits of the District.
- Maintenance of parkway perimeter landscaping along Manual Campos Parkway and Clay Bank Road within the limits of the District.
- Maintenance of in-tract landscaping on Lakefront Court.
- Maintenance of in-tract open space on Gulf Drive.

Method of Spread

The assessments are apportioned on an equal basis to each of the 223 residential lots within the subdivision. Undivided areas within the District will be assessed based on the lots proposed within each unsubdivided area.

Description

Fund No. 7338 – Landscape Maintenance District No. 15 (Gold Ridge)

The following is a brief description of the improvements to be maintained:

- Maintenance of all streetlights in the public right-of-way within the limits of the District.
- Maintenance of landscape medians along Joseph Gerevas Drive.
- Maintenance of parkway perimeter landscaping along the west side of Peabody Road, extending the length of the District a distance of approximately 1,170 linear feet.
- Maintenance of in-tract landscaping along Digerud Drive and Huber Drive.
- Maintenance of in-tract entry medians on Santa Nella Lane, Pinkerton Lane, Fowler Lane, Goodman Lane, Woodard Lane, and McClinnis Lane.
- Perimeter landscaping along Putah South Canal.

Method of Spread

The assessments are apportioned on an equal basis to the 348 proposed lots within the District. Unsubdivided areas within the District will be assessed based on the lots proposed within each unsubdivided area.

Description

7339 - Community Facilities District No. 6.

During the 1999-00 Fiscal Year the Fairfield Suisun Unified School District, along with property owners, establish CFD #6. The intent of the CFD is to finance the construction of new school facilities including a new Elementary School. The CFD also allows for Middle and High School facilities as well as administrative facilities. All new facilities funded by the CFD are related directly to the new housing and student growth associated with the applicable development.

Description

7340 - Maintenance District No. 16 (Creekside at Cordelia)

The following is a brief description of the improvements to be maintained:

1. Maintenance of all streetlights in the public right of way within the limits of the District.
2. Maintenance of parkway perimeter landscaping along Red Top Road and Oakbrook Drive.
3. Maintenance of entryway landscaping.
4. Maintenance of median landscaping along Red Top Road.
5. Maintenance of concrete work along Red Top Road.
6. Perimeter block wall maintenance along Red Top Road and Oakbrook Drive.

Method of Spread

1. The total assessment is apportioned on an equal basis to each of the 78 lots within the District.

Description

7341- Chadbourne-Beck-Cordelia District #17

The following is a brief description of the improvements to be maintained:

- a. The landscaping and improvements located in the median island on Chadbourne Road, Beck Avenue, Courage Drive, North Watney Way, and South Watney Way. The landscaping and improvements located within the northwest and southwest corners of the intersection of Beck Avenue and Courage Drive, and within the area of the sanitary sewer pump station.
- b. The landscaping and improvements located in the areas behind the curbs along the northerly and southerly sides of Courage Drive, at the intersection of North Watney Way, along the westerly and easterly sides of Beck Avenue south of the intersection with Southern Pacific Railroad except the area along the easterly side of Chadbourne Road between Cordelia Road and Maxwell Court; the median island landscaping and improvements located approximately 1880 feet east of the railroad right-of-way off Cordelia Road extending approximately 600 feet in length to the north; and, landscaping and improvements in the area located along the southerly side of the Alonzo Drainage Channel.
- c. The public lighting facilities and improvements within the District area.
- d. The landscaping and improvements located in the areas behind the curbs along the northerly and southerly sides of Meyer Road.

The costs of maintaining the improvements are to be assessed on the following basis:

- a. Maintenance of landscaping and improvements in the median islands on Chadbourne Road, Courage Drive, North Watney Way, South Watney Way, and landscaping and improvements located in the northwest and southwest corners of the intersection of Beck Avenue with Courage Drive, and within the sanitary sewer pump station area are to be assessed on an area basis to all parcels north of Cordelia Road and north of the Southern Pacific Railroad right-of-way.
- b. Maintenance of landscaping and improvements in the areas behind the curbs along the northerly and southerly sides of Courage Drive, at the intersection of North Watney Way and South Watney Way with Courage Drive, along the westerly and easterly sides of Beck Avenue north of the intersection with Southern Pacific Railroad, along the westerly side of Beck Avenue south of the intersection with Southern Pacific Railroad, along the westerly and easterly sides of Chadbourne Road except the area along the easterly side of Chadbourne Road between Cordelia Road and Maxwell Court; maintenance of the median island landscaping and improvements located approximately 1880 feet east of the railroad right-of-way off Cordelia Road extending approximately 600 feet in length to the north; and, landscaping and improvements in the area located along the southerly side of the Alonzo Drainage Channel are to be assessed on a frontage basis to the parcels fronting along the aforementioned roadways and Drainage Channel.
- c. Maintenance of public lighting facilities and improvements for the District are to be assessed on an area basis to all parcels within the District.
- d. Maintenance of landscaping along Meyer Road is to be assessed to the properties fronting Meyer Road.

Description

Fund 7343, Sewer Service Fees

From Ordinance No. 05-01:

1.1 Basis of Charges. The basis of the sewer service charges prescribed in this Ordinance is the establishment of a unit cost, hereinafter referred to as a 'service unit,' computed to represent the cost of the collection, treatment, and disposal of sewage from each customer class. With the exception of residential and case-by-case customers, a service unit shall be equal to 100 cubic feet of water use, as measured by water meter readings. Residential customers shall be billed on a flat monthly basis; case-by-case customers shall be billed on actual flows and loadings.

Description

Fund 7344 - CFD No. 2006-1

Community Facility District 2006-1 was established to provide funding for public safety services in new residential development and park maintenance of newly constructed parks.

Description

7345 - Community Facilities District 2007-1 (Fairfield Commons)

This Special Tax is a Mello-Roos Community Facilities Act of 1982. The facilities financed by the district include, the North Connector-Business Center Drive (Garaventa Properties) improvement, which consists of roadway improvements and utilities (sewer, storm drains, and other pipeline, as well as natural gas, electric, telephone, fiber optic and cable TV and traffic signals). Other improvements include Off Site traffic mitigation improvements (Garaventa Properties), Detention Basin / Wetland facilities, Suisan Valley Road widening, and Detention Basin Relocation.

Community Facilities District 2007-1 (Fairfield Commons)

This special Tax is a Mello-Roos Community Facilities Act of 1982. The facilities financed by the district include:

1. The North Connector-Business Center Drive (Garaventa Properties) improvement consisting of roadway improvements and utilities including: Dan Wilson Creek Bridge, Business Center Drive Utility improvement (Sewers, storm drains, and other pipelines) and Dry Utility Improvement (natural gas, electric, telephone, fiber optic and cable TV and traffic signals)
2. Off Site traffic mitigation improvements (Garaventa Properties) Suisun Valley Road and Interstate 80 Westbound - install traffic signal, Green valley road and Interstate 80 westbound - roadway improvements and traffic signal, Green Valley road widening.
3. Detention Basin / Wetland Facilities - including construction of a 7 acre storm drain detention basin, inlet/outlet structures, water quality forebay, access road, and 2.2 acre wetland mitigation site.
4. Suisan Valley Road widening - approximately 620 linear feet of roadway, including curb, gutter, sidewalk, landscape parkway utilities and related improvements
5. Detention Basin Relocation - from Kaiser Drive west of Dan Wilson Creek to the North Side of Kaiser Drive, as well as access road, fencing, and modification of water amenity features

Description

The Gold Ridge Park Maintenance District monitors and maintains all landscape and irrigation within the boundaries of the district. The park maintenance includes the cost of administration of the district, hardscape, park features , park lighting, the removal of graffiti, architectural amenities, utilities and trash collection.

Description

Fund No. 7347 – Geologic Hazard Abatement District (GHAD)

The following is a brief description of the improvements to be monitored and maintained:

- Sedimentation basins, including the maintenance of the riser and sediment removal.
- Deflection walls and riprap aprons.
- Maintenance roads.
- Concrete –lined drainage ditches.
- Storm drain inlets.
- Outfalls and pipelines within the Open Space area.
- Future improvements related to geologic hazard abatement as necessary.

Description

Fund No. 7348 – Community Facilities District No. 2012-2 (Public Safety Services, Open Space Operation and Park Maintenance)

The following is a brief description of the services and improvements to be financed by the District:

- Public Safety Service: Police, Fire and Paramedic services
- Open Space Operation: Operation and Maintenance of Public Open Spaces
- Park Maintenance: Repair and maintenance of parks

Method of Spread

The annual assessment to be levied on all real property with the District in accordance with the following classes of property:

Single-Family Residential \$736.77 per dwelling unit + annual escalation factor

Multi-Family Residential \$503.28 per dwelling unit + annual escalation factor

High Density Residential \$489-68 per dwelling unit + annual escalation factor

Mixed-Use Property Sum of applicable land uses + annual escalation factor

Commercial \$0.21 per gross square foot of building floor area + annual escalation factor

Office \$0.07 per gross square foot of building floor area + annual escalation factor

Industrial \$0.02 per gross square foot of lot area + annual escalation factor

Description

The purpose of the CFD special tax will be to finance Public Safety Services, police protection services, fire and suppression services, and paramedic services, Public Open Space Operation and Maintenance, Public Parks Operation and Maintenance, Public Cemeteries Operation and Maintenance, and Operation and Maintenance of public landscaping, linear parks, storm drainage basins, streetlights, pump stations, and the public lake.

Description

Weed Cleanup Rio Vista

Per Public Hearing held on November 5, 2019 and Resolution No. 2019-062 authorizing the placement of the Weed Abatement Lien to recover the costs of weed abatement for this property.

Description

Fund No. 7403 - Landscape and Lighting District No. 95-2 (Summerset Rio Vista)

City of Rio Vista

The improvements within the District and within future annexations to the District include, but are not limited to, the operating, maintaining and servicing of all the public landscaping improvements, consisting of plant materials, shrubs, trees, ground cover, irrigation systems, pathways, hardscapes, walls, fences, statuary, street lighting, water circulation systems and treatment and associated appurtenant facilities. Operating maintaining and servicing includes, but is not limited to, personnel, materials, electrical energy and water. The areas of existing and proposed specific improvement include: northerly frontage improvements between the edge of the existing pavement and the new right-of-way line in State Highway 12, between the project entry road and approximately 3,187 feet easterly to the end of the residential development; entry way improvements, including water feature, median and the privately-owned landscape parcels between Summerset Road and the future perimeter wall/fence to the south; easterly frontage improvements in Liberty Island Road, between the project entry way northerly and approximately 1,930 feet northerly to the project boundary; westerly frontage improvements in Church Road approximately 4,196 feet along the boundary of the residential area of the development; southerly frontage improvements in Airport Road, approximately 1,523 along the boundary of the development. Street light improvements are located along all interior streets within the development and within easements of dedications to the City of Rio Vista for street light maintenance purposes only.

Please contact NBS for further information at (800) 676-7516.

Description

7404 - Community Facilities District 2004-1 Northwest Wastewater Facility

This fund and district was created by vote of the current property owners in fiscal year 2004/2005 to issue and repay special tax bonds to help fund the construction of a new wastewater treatment facility.

Description

7405 - City of Rio Vista, CFD 2006-1 Services

The District is located within the western portion of the City, north of State Highway 12, west of Church Road and east and west of Liberty Island Road. The District comprises portions of two non-contiguous developments identified as Trilogy at Rio Vista and Gibbs Ranch. The portion of Trilogy situated within the boundaries of the District comprises Phases 6, 7, and 9 through 13. The portion of Gibbs Ranch situated within the boundaries of the district comprises a portion of Phase 2. The CFD was formed to provide new public safety services to properties within the CFD. Police protection services and fire protection services, including but not limited to (i) the costs of contracting services, (ii) equipment, vehicles, ambulances and paramedics, fire apparatus, supplies, (iii) the salaries and benefits of City staff that directly provide protection services and fire protection and suppression services and other services, and (iv) City overhead costs associated with providing such services within the District. The Special Tax will finance Services that are in addition to those provided in or required for the territory within the District and will not be replacing services already available.

Contact Information:

NBS

Phone Number: (800) 676-7516

Email: info@nbsgov.com

Description

7406 - City of Rio Vista, CFD 2006-1 Facilities

The District is located within the western portion of the City, north of State Highway 12, west of Church Road and east and west of Liberty Island Road. The District comprises portions of two non-contiguous developments identified as Trilogy at Rio Vista and Gibbs Ranch. The portion of Trilogy situated within the boundaries of the District comprises Phases 6, 7, and 9 through 13. The portion of Gibbs Ranch situated within the boundaries of the district comprises a portion of Phase 2. The CFD was formed to provide new facilities to properties within the CFD; reimbursement to City for expenses incurred in relation to the design and construction of the wastewater treatment facility and general public facilities of benefit to the District.

Contact Information:

NBS

Phone Number: (800) 676-7516

Email: info@nbsgov.com

Description

7407 – City of Rio Vista CFD 2018–1 Services

CFD 2018–1 Services – to fund maintenance and operation of local streets, parks, sidewalks, storm drainage, landscaping and lighting.

Description

7408 – RV Delinquent Water/Sewer

Per Public Hearing held on July 17, 2018 and Resolution No. 2018–080 authorizing placement of the Delinquent Utility Liens to recover costs of delinquent utilities for this property.

Description

Fund No. 7409 – Rio Vista Delinquent Administrative Citations

The Administrative Citation is issued by the Code Enforcement Officer to address any violation of the Rio Vista Municipal Code, or of any regulations adopted under the authority this code. The penalty of the violation is printed on the administrative citation, and due within thirty (30) calendar days from the date the administrative citation is served. The City's Municipal Code Chapter 1.16, Administrative Citations, addresses the past due administrative citation, which states that a lien can be placed against any real property that are involved where any violation was determined to be in connection with real property after 90 days of nonpayment.

Description

Project 7510 - Blossom Heights Maintenance District

Blossom Maintenance Assessment District ("MAD") provides and ensures the continued maintenance, servicing, administration and operation of various landscaping improvements, street lighting, and associated appurtenances located within certain parks, medians, the public right-of-way and dedicated easements within the boundaries of Blossom MAD. This assessment has no termination.

Method of Apportionment

The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the 113 assessable residential properties within the District.

The rate has been authorized, by property owner approval, to automatically increase in future years with inflation and is based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Blossom MAD

The following is a brief description of the improvements to be maintained and operated.

- **Street Lighting:**
 - Street lighting along the West side of Blossom Avenue fronting the District and all interior streets.
- **Median Island Landscaping:**
 - There are four small median islands within the District, which are being maintained. Two are located on Silk Oak Drive, one on Willow Court, and one on Avalon Way.
- **Curbside Landscaping:**
 - The curbside landscaping along the west side of Blossom Avenue, fronting the District, and the three interior landscaped waterline easements, are being maintained by the District. In addition, the District supplies irrigation water and irrigation system maintenance to the parkway strips along Silk Oak Drive.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Project 7511 - Heritage Park Maintenance District

Heritage Park Maintenance Assessment District ("MAD") provides and ensures the continued maintenance, servicing, administration and operation of various landscaping improvements, street lighting, and associated appurtenances located within certain parks, medians, the public right-of-way and dedicated easements within the boundaries of Heritage Park MAD. This assessment has no termination.

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the 759 assessable residential properties within the District. This includes the 91 units in the Buena Vista/California Tapestries subdivision.

The annual assessment per Dwelling Unit has not increased since inception in Fiscal Year 1992-1993, as it does not have an inflationary adjustment. Any increase would require a vote of the effected property owners.

Description of Improvements and Services for Heritage Park MAD

The following is a brief description of the improvements to be maintained and operated. Reference is made to the assessment diagram within the Engineer's Report for more detailed delineations:

- Heritage Park is being maintained by the District.
- Street Lighting:
 - Street lighting along the East side of Village Drive, Center Median and South side of Railroad Avenue, Central Median of Sunset Avenue, Central Median of Merganser Drive in the District and on all interior streets.
- Median Island Landscaping:
 - All median islands within the District are being maintained.
- Curbside Landscaping:
 - The curbside landscaping along the East side of Worley Road, the North side of Charles Way, North side of Highway 12, the East side of Village Drive, the South side of Railroad Avenue, the East side of Marina Boulevard, the North side of Buena Vista Avenue, the East side of Sunset Avenue, the north side of Merganser from Sunset to the Village and both sides of Merganser fronting the Village, and the three interior landscaped waterline easements are to be maintained by the District.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Project 7512 - Montebello Vista Park Maintenance District

Montebello Vista Maintenance Assessment District ("MAD") provides and ensures the continued maintenance, servicing, administration and operation of various landscaping improvements, street lighting, and associated appurtenances located within certain parks, medians, the public right-of-way and dedicated easements within the boundaries of Montebello Vista MAD. This assessment has no termination.

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the 486 assessable residential properties within the District. The cost of performing the maintenance, repair, replacement, and construction of all of the Park improvements within the District were split between the City of Suisun City (pays 10%) and the District (pays 90%). Suisun City also pays 50% (one half) of the landscape maintenance costs for Walters Road.

The annual assessment per dwelling unit has not increased since FY 1994/95. The MAD does not have an inflationary adjustment. Any increase would require a vote of the effected property owners.

Description of Improvements and Services for Montebello Vista MAD

The following is a brief description of the improvements to be maintained and operated.

- All of the Park facilities and appurtenances of the Montebello Park, including play structures and equipment, lighting systems, irrigation, trees, shrubs, ground cover, walkways, frontage improvements, and other related equipment and facilities located within the Park.
- Street Lighting:
 - All street lights within the District are to be maintained, including those on the east side of Walters Road.
- Median Island Landscaping:
 - The median islands in Walters Road, Bella Vista Drive and Montebello Drive are maintained through this District.
- Curbside Landscaping
 - The curbside landscaping along both sides of Walters Road are to be maintained by the District.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Project 7513 - Lawler Ranch Maintenance District

Lawler Ranch Maintenance Assessment District ("MAD") provides and ensures the continued maintenance, servicing, administration and operation of various landscaping improvements, street lighting, and associated appurtenances located within certain parks, medians, the Grizzly Island Wildlife Center, the public right-of-way and dedicated easements within the boundaries of Lawler Ranch MAD. This assessment has no termination.

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the assessable residential and commercial properties within the District. Each commercial parcel is assessed at a ratio of 5 Equivalent Dwelling Units (EDU) per net acre.

The rate has been authorized, by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Lawler Ranch MAD

The following is a brief description of the improvements to be maintained and operated.

- The one-acre Park on Anderson Drive, the three-acre park on Hammond Lane and the proposed ten-acre Park on Lawler Ranch Parkway will be maintained by the District.
- Maintenance of the Grizzly Island Wildlife Center, buffer channel and mitigation property, located just South of the District is maintained as part of this District.
- Street Lighting:
 - All public street lighting within the District boundaries is maintained by the District.
- Median Island Landscaping:
 - The median island landscaping on Lawler Ranch Parkway is being maintained by the District.
- Curbside Landscaping:
 - The curbside landscaping along Highway 12, Lawler Ranch Parkway, Mayfield Way, Mayfield Circle, Anderson Drive, Potrero Circle and the common areas between opposing cul-de-sacs are maintained by the District.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services

Description

Project 7516 - Railroad Avenue Maintenance District

Railroad Avenue Maintenance Assessment District (“MAD”) provides and ensures the continued maintenance, servicing, administration and operation of various curbside-landscaping improvements, street lighting, and associated appurtenances located within certain public rights-of-way and dedicated easements within the boundaries of Railroad Avenue MAD. This assessment has no termination.

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all assessable properties within the District. Only developed parcels are deemed to receive special benefit from the District improvements, and will be assessed for the cost of maintaining the improvements

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Railroad Avenue MAD

The following is a brief description of the improvements to be maintained and operated. Reference is made to the assessment diagram within Section 5 of this Report for more detailed delineations:

- 1. Street Lighting:
 - Street lighting along the South side of Railroad Avenue fronting the District.
- 2. Curbside Landscaping:
 - The curbside landscaping along the South side of Railroad Avenue and East Tabor Avenue fronting the District is being maintained by the District.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Project 7518 - Marina Village Initial Dredging Project 7519 – Marina Village Ongoing Dredging

Marina Village Channel Improvement District provides maintenance dredging of the Marina Subdivision Channel and future spoils removal from Pierce Island.

Method of Apportionment

The assessments are apportioned in the following manner:

Initial Dredging: (Project 7518) The initial dredging was performed in fiscal year 1995/96. Assessments were apportioned on a per-dwelling-unit basis, depending upon frontage. The majority of properties paid the initial dredging apportionment when incurred. The remaining properties financed their assessments over ten years at a rate of eight percent. The annual debt service for those properties is the “Initial” dredging assessment. This assessment will terminate in fiscal year 2004/05 with the April 2005 tax collection.

Ongoing Dredging Maintenance: (Project 7519) The proposed annual assessment per dwelling unit remains unchanged from FY1996/97 as it does not have an inflationary adjustment. Any increase would require a vote of the effected property owners. This assessment has no termination.

The maintenance assessments are apportioned as follows:

- Subdivided lots having frontage on both the main channel and the inlet channels were assigned a factor of 2.304% of the cost of all maintenance dredging and removing dredge spoils from Pierce Island.
- Subdivided lots having frontage only on the inlet channels were assigned a factor of 2.165% of the cost of all maintenance dredging and removing dredge spoils from Pierce Island.
- The average of the above two factors is 2.235%.
- The commercial parcel at the intersection of Marina Boulevard and Dolphin Court is 4.08 acres. It was assumed to be equivalent to four single family parcels and is assessed 9.0022% of the cost of all maintenance dredging and removing dredge spoils from Pierce Island.

Description of Improvements and Services for Marina Village Channel Improvement District

The District provided initial dredging in fiscal year 1995/96 (Project 7518) and apportioned capital assessments for the initial dredging to each parcel receiving benefit on a weighted per dwelling unit basis.

Periodic maintenance dredging (Project 7519) is performed within the access channel, which runs North of Pierce Island from the Suisun Main Channel to the North terminus near Driftwood Drive and includes all inlets within the Marina Subdivision.

During dredging operations, silt is deposited in the receiving basins on Pierce Island. The spoils are left to dry there and are stored over time until the Island reaches full capacity (around year 2015). At that time, the District will be required to contribute its pro rata share of the cost to remove

and dispose of the spoil material. This District is also responsible for a pro rata share of levee maintenance and repair on Pierce Island.

Calculation of Assessments

Maintenance Dredging: The assessment was based on an estimated rate of deposition of silt in the channel of 0.33 feet per year. The Channel area dredged in FY195/96 was approximately 525,000 square feet. Assuming a deposition rate of 0.33 feet per year, the annual accumulation is estimated to be 6,500 cubic yards of silt. Based on an estimated cost of \$5.00 per cubic yard, the cost to remove this material was estimated to be \$32,500. The dredge spoils deposited on Pierce Island were assumed to have a 50% shrinkage factor. Therefore, 3,250 cubic yards per year was estimated to be accumulating on the Island and will eventually have to be removed. The cost and disposal of this material was estimated to be \$13 per cubic yard. The total annual cash reserve required is therefore \$42,250. Combined annual maintenance cost was estimated to be \$74,750.

The District therefore accumulates reserves for maintenance dredging and spoil removal at the rate of \$74,750 per year. The rate was expected to be maintained for the first ten years (to 2006). At that time, the costs and maintenance intervals were to be more accurately examined and the estimates and assessments refined. However, the assessments were not been tied to an inflationary index, and the District's funds are expected to fall short of the funds needed to maintain the channel. Any increase in assessment will require a vote of the effected property owners.

Description

Project 7518 - Marina Village Initial Dredging Project 7519 – Marina Village Ongoing Dredging

Marina Village Channel Improvement District provides maintenance dredging of the Marina Subdivision Channel and future spoils removal from Pierce Island.

Method of Apportionment

The assessments are apportioned in the following manner:

Initial Dredging: (Project 7518) The initial dredging was performed in fiscal year 1995/96. Assessments were apportioned on a per-dwelling-unit basis, depending upon frontage. The majority of properties paid the initial dredging apportionment when incurred. The remaining properties financed their assessments over ten years at a rate of eight percent. The annual debt service for those properties is the “Initial” dredging assessment. This assessment will terminate in fiscal year 2004/05 with the April 2005 tax collection.

Ongoing Dredging Maintenance: (Project 7519) The proposed annual assessment per dwelling unit remains unchanged from FY1996/97 as it does not have an inflationary adjustment. Any increase would require a vote of the effected property owners. This assessment has no termination.

The maintenance assessments are apportioned as follows:

- Subdivided lots having frontage on both the main channel and the inlet channels were assigned a factor of 2.304% of the cost of all maintenance dredging and removing dredge spoils from Pierce Island.
- Subdivided lots having frontage only on the inlet channels were assigned a factor of 2.165% of the cost of all maintenance dredging and removing dredge spoils from Pierce Island.
- The average of the above two factors is 2.235%.
- The commercial parcel at the intersection of Marina Boulevard and Dolphin Court is 4.08 acres. It was assumed to be equivalent to four single family parcels and is assessed 9.0022% of the cost of all maintenance dredging and removing dredge spoils from Pierce Island.

Description of Improvements and Services for Marina Village Channel Improvement District

The District provided initial dredging in fiscal year 1995/96 (Project 7518) and apportioned capital assessments for the initial dredging to each parcel receiving benefit on a weighted per dwelling unit basis.

Periodic maintenance dredging (Project 7519) is performed within the access channel, which runs North of Pierce Island from the Suisun Main Channel to the North terminus near Driftwood Drive and includes all inlets within the Marina Subdivision.

During dredging operations, silt is deposited in the receiving basins on Pierce Island. The spoils are left to dry there and are stored over time until the Island reaches full capacity (around year 2015). At that time, the District will be required to contribute its pro rata share of the cost to remove

and dispose of the spoil material. This District is also responsible for a pro rata share of levee maintenance and repair on Pierce Island.

Calculation of Assessments

Maintenance Dredging: The assessment was based on an estimated rate of deposition of silt in the channel of 0.33 feet per year. The Channel area dredged in FY195/96 was approximately 525,000 square feet. Assuming a deposition rate of 0.33 feet per year, the annual accumulation is estimated to be 6,500 cubic yards of silt. Based on an estimated cost of \$5.00 per cubic yard, the cost to remove this material was estimated to be \$32,500. The dredge spoils deposited on Pierce Island were assumed to have a 50% shrinkage factor. Therefore, 3,250 cubic yards per year was estimated to be accumulating on the Island and will eventually have to be removed. The cost and disposal of this material was estimated to be \$13 per cubic yard. The total annual cash reserve required is therefore \$42,250. Combined annual maintenance cost was estimated to be \$74,750.

The District therefore accumulates reserves for maintenance dredging and spoil removal at the rate of \$74,750 per year. The rate was expected to be maintained for the first ten years (to 2006). At that time, the costs and maintenance intervals were to be more accurately examined and the estimates and assessments refined. However, the assessments were not been tied to an inflationary index, and the District's funds are expected to fall short of the funds needed to maintain the channel. Any increase in assessment will require a vote of the effected property owners.

Description

Victorian Harbor Maintenance Assessment District

Project 7520 – Victorian Harbor Zone A Maintenance;
Project 7521 – Zone A Dredging
Project 7522 – Victorian Harbor Zone B Maintenance;
Project 7523 – Zone B Dredging
Project 7524 – Victorian Harbor Zone C Maintenance;
Project 7525 – Zone C Dredging
Project 7527 – Victorian Harbor Zone D Maintenance;
Project 7528 – Zone D Dredging
Project 7529 – Victorian Harbor Zone E Maintenance;
Project 7530 – Zone E Dredging
Project 7531 – Victorian Harbor Zone F Maintenance;
Project 7532 – Zone F Dredging

Victorian Harbor Maintenance Assessment District (“MAD”) provides maintenance of parks, street lighting, median landscaping, curbside landscaping, alleyway landscaping, alleyway hardscape, sound walls and channel dredging. This assessment has no termination.

Method of Apportionment

I. Developed Properties:

ZONE C Maintenance. **(Project 7524)** The assessment shall be spread equally on a per net-acre basis. A net-acre includes parking acreage requirements in addition to the area of the assessed parcel. Parking acreage shall be calculated using the parking space requirements of the Downtown Waterfront Specific Plan multiplied by 400 square feet per space.

ZONES A, B, D, E and F Maintenance. **(Projects 7520, 7522, 7527, 7529)** The assessment shall be spread equally on a per Equivalent Dwelling Unit (“EDU”) basis. Each acre of multi-family developed property shall be equivalent to 5 EDUs.

For Ongoing Dredging – All Zones. **(Projects 7521, 7523, 7525, 7528, 7530, 7532)** The assessment is the same per Equivalent Dwelling Unit (“EDU”). Commercial Property is assessed at 4 EDUs per Acre; Multi-family Property is assessed at 5 EDUs per Acre.

II. For Undeveloped Properties:

No maintenance assessments will be levied against undeveloped properties.

Dredging assessments for undeveloped properties shall be calculated in the same manner as for developed properties, equal to 4 EDUs per commercial acre and 5 EDUs per multi-family acre.

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Victorian Harbor MAD

The District provides periodic maintenance dredging of the Main Suisun Channel. Also included is the maintenance of riparian vegetation (wetlands), which was or may be required as mitigation for dredging the Channel. There are six Zones:

A. Zone A (**Project 7520**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

B. Zone B (**Project 7522**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

C. Zone C (**Project 7524**) includes all publicly owned landscaped including one half of the median island and roadside landscaping and street lighting on Civic Center Boulevard and all publicly owned roadside, parking lot and plaza landscaping and street lighting within the Zone, the Park and Ride lot, and the Main Street/Highway 12 interchange.

D. Zone D (**Project 7527**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

E. Zone E (**Project 7529**) includes all publicly owned landscaped including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Victorian Harbor Maintenance Assessment District

Project 7520 – Victorian Harbor Zone A Maintenance;
Project 7521 – Zone A Dredging
Project 7522 – Victorian Harbor Zone B Maintenance;
Project 7523 – Zone B Dredging
Project 7524 – Victorian Harbor Zone C Maintenance;
Project 7525 – Zone C Dredging
Project 7527 – Victorian Harbor Zone D Maintenance;
Project 7528 – Zone D Dredging
Project 7529 – Victorian Harbor Zone E Maintenance;
Project 7530 – Zone E Dredging
Project 7531 – Victorian Harbor Zone F Maintenance;
Project 7532 – Zone F Dredging

Victorian Harbor Maintenance Assessment District (“MAD”) provides maintenance of parks, street lighting, median landscaping, curbside landscaping, alleyway landscaping, alleyway hardscape, sound walls and channel dredging. This assessment has no termination.

Method of Apportionment

I. Developed Properties:

ZONE C Maintenance. (Project 7524) The assessment shall be spread equally on a per net-acre basis. A net-acre includes parking acreage requirements in addition to the area of the assessed parcel. Parking acreage shall be calculated using the parking space requirements of the Downtown Waterfront Specific Plan multiplied by 400 square feet per space.

ZONES A, B, D, E and F Maintenance. (Projects 7520, 7522, 7527, 7529) The assessment shall be spread equally on a per Equivalent Dwelling Unit (“EDU”) basis. Each acre of multi-family developed property shall be equivalent to 5 EDUs.

For Ongoing Dredging – All Zones. (Projects 7521, 7523, 7525, 7528, 7530, 7532) The assessment is the same per Equivalent Dwelling Unit (“EDU”). Commercial Property is assessed at 4 EDUs per Acre; Multi-family Property is assessed at 5 EDUs per Acre.

II. For Undeveloped Properties:

No maintenance assessments will be levied against undeveloped properties.

Dredging assessments for undeveloped properties shall be calculated in the same manner as for developed properties, equal to 4 EDUs per commercial acre and 5 EDUs per multi-family acre.

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Victorian Harbor MAD

The District provides periodic maintenance dredging of the Main Suisun Channel. Also included is the maintenance of riparian vegetation (wetlands), which was or may be required as mitigation for dredging the Channel. There are six Zones:

A. Zone A (**Project 7520**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

B. Zone B (**Project 7522**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

C. Zone C (**Project 7524**) includes all publicly owned landscaped including one half of the median island and roadside landscaping and street lighting on Civic Center Boulevard and all publicly owned roadside, parking lot and plaza landscaping and street lighting within the Zone, the Park and Ride lot, and the Main Street/Highway 12 interchange.

D. Zone D (**Project 7527**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

E. Zone E (**Project 7529**) includes all publicly owned landscaped including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Victorian Harbor Maintenance Assessment District

Project 7520 – Victorian Harbor Zone A Maintenance;
Project 7521 – Zone A Dredging
Project 7522 – Victorian Harbor Zone B Maintenance;
Project 7523 – Zone B Dredging
Project 7524 – Victorian Harbor Zone C Maintenance;
Project 7525 – Zone C Dredging
Project 7527 – Victorian Harbor Zone D Maintenance;
Project 7528 – Zone D Dredging
Project 7529 – Victorian Harbor Zone E Maintenance;
Project 7530 – Zone E Dredging
Project 7531 – Victorian Harbor Zone F Maintenance;
Project 7532 – Zone F Dredging

Victorian Harbor Maintenance Assessment District (“MAD”) provides maintenance of parks, street lighting, median landscaping, curbside landscaping, alleyway landscaping, alleyway hardscape, sound walls and channel dredging. This assessment has no termination.

Method of Apportionment

I. Developed Properties:

ZONE C Maintenance. **(Project 7524)** The assessment shall be spread equally on a per net-acre basis. A net-acre includes parking acreage requirements in addition to the area of the assessed parcel. Parking acreage shall be calculated using the parking space requirements of the Downtown Waterfront Specific Plan multiplied by 400 square feet per space.

ZONES A, B, D, E and F Maintenance. **(Projects 7520, 7522, 7527, 7529)** The assessment shall be spread equally on a per Equivalent Dwelling Unit (“EDU”) basis. Each acre of multi-family developed property shall be equivalent to 5 EDUs.

For Ongoing Dredging – All Zones. **(Projects 7521, 7523, 7525, 7528, 7530, 7532)** The assessment is the same per Equivalent Dwelling Unit (“EDU”). Commercial Property is assessed at 4 EDUs per Acre; Multi-family Property is assessed at 5 EDUs per Acre.

II. For Undeveloped Properties:

No maintenance assessments will be levied against undeveloped properties.

Dredging assessments for undeveloped properties shall be calculated in the same manner as for developed properties, equal to 4 EDUs per commercial acre and 5 EDUs per multi-family acre.

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Victorian Harbor MAD

The District provides periodic maintenance dredging of the Main Suisun Channel. Also included is the maintenance of riparian vegetation (wetlands), which was or may be required as mitigation for dredging the Channel. There are six Zones:

A. Zone A (**Project 7520**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

B. Zone B (**Project 7522**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

C. Zone C (**Project 7524**) includes all publicly owned landscaped including one half of the median island and roadside landscaping and street lighting on Civic Center Boulevard and all publicly owned roadside, parking lot and plaza landscaping and street lighting within the Zone, the Park and Ride lot, and the Main Street/Highway 12 interchange.

D. Zone D (**Project 7527**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

E. Zone E (**Project 7529**) includes all publicly owned landscaped including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Victorian Harbor Maintenance Assessment District

Project 7520 – Victorian Harbor Zone A Maintenance;
Project 7521 – Zone A Dredging
Project 7522 – Victorian Harbor Zone B Maintenance;
Project 7523 – Zone B Dredging
Project 7524 – Victorian Harbor Zone C Maintenance;
Project 7525 – Zone C Dredging
Project 7527 – Victorian Harbor Zone D Maintenance;
Project 7528 – Zone D Dredging
Project 7529 – Victorian Harbor Zone E Maintenance;
Project 7530 – Zone E Dredging
Project 7531 – Victorian Harbor Zone F Maintenance;
Project 7532 – Zone F Dredging

Victorian Harbor Maintenance Assessment District (“MAD”) provides maintenance of parks, street lighting, median landscaping, curbside landscaping, alleyway landscaping, alleyway hardscape, sound walls and channel dredging. This assessment has no termination.

Method of Apportionment

I. Developed Properties:

ZONE C Maintenance. (Project 7524) The assessment shall be spread equally on a per net-acre basis. A net-acre includes parking acreage requirements in addition to the area of the assessed parcel. Parking acreage shall be calculated using the parking space requirements of the Downtown Waterfront Specific Plan multiplied by 400 square feet per space.

ZONES A, B, D, E and F Maintenance. (Projects 7520, 7522, 7527, 7529) The assessment shall be spread equally on a per Equivalent Dwelling Unit (“EDU”) basis. Each acre of multi-family developed property shall be equivalent to 5 EDUs.

For Ongoing Dredging – All Zones. (Projects 7521, 7523, 7525, 7528, 7530, 7532) The assessment is the same per Equivalent Dwelling Unit (“EDU”). Commercial Property is assessed at 4 EDUs per Acre; Multi-family Property is assessed at 5 EDUs per Acre.

II. For Undeveloped Properties:

No maintenance assessments will be levied against undeveloped properties.

Dredging assessments for undeveloped properties shall be calculated in the same manner as for developed properties, equal to 4 EDUs per commercial acre and 5 EDUs per multi-family acre.

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Victorian Harbor MAD

The District provides periodic maintenance dredging of the Main Suisun Channel. Also included is the maintenance of riparian vegetation (wetlands), which was or may be required as mitigation for dredging the Channel. There are six Zones:

A. Zone A (**Project 7520**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

B. Zone B (**Project 7522**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

C. Zone C (**Project 7524**) includes all publicly owned landscaped including one half of the median island and roadside landscaping and street lighting on Civic Center Boulevard and all publicly owned roadside, parking lot and plaza landscaping and street lighting within the Zone, the Park and Ride lot, and the Main Street/Highway 12 interchange.

D. Zone D (**Project 7527**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

E. Zone E (**Project 7529**) includes all publicly owned landscaped including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Victorian Harbor Maintenance Assessment District

Project 7520 – Victorian Harbor Zone A Maintenance;
Project 7521 – Zone A Dredging
Project 7522 – Victorian Harbor Zone B Maintenance;
Project 7523 – Zone B Dredging
Project 7524 – Victorian Harbor Zone C Maintenance;
Project 7525 – Zone C Dredging
Project 7527 – Victorian Harbor Zone D Maintenance;
Project 7528 – Zone D Dredging
Project 7529 – Victorian Harbor Zone E Maintenance;
Project 7530 – Zone E Dredging
Project 7531 – Victorian Harbor Zone F Maintenance;
Project 7532 – Zone F Dredging

Victorian Harbor Maintenance Assessment District (“MAD”) provides maintenance of parks, street lighting, median landscaping, curbside landscaping, alleyway landscaping, alleyway hardscape, sound walls and channel dredging. This assessment has no termination.

Method of Apportionment

I. Developed Properties:

ZONE C Maintenance. **(Project 7524)** The assessment shall be spread equally on a per net-acre basis. A net-acre includes parking acreage requirements in addition to the area of the assessed parcel. Parking acreage shall be calculated using the parking space requirements of the Downtown Waterfront Specific Plan multiplied by 400 square feet per space.

ZONES A, B, D, E and F Maintenance. **(Projects 7520, 7522, 7527, 7529)** The assessment shall be spread equally on a per Equivalent Dwelling Unit (“EDU”) basis. Each acre of multi-family developed property shall be equivalent to 5 EDUs.

For Ongoing Dredging – All Zones. **(Projects 7521, 7523, 7525, 7528, 7530, 7532)** The assessment is the same per Equivalent Dwelling Unit (“EDU”). Commercial Property is assessed at 4 EDUs per Acre; Multi-family Property is assessed at 5 EDUs per Acre.

II. For Undeveloped Properties:

No maintenance assessments will be levied against undeveloped properties.

Dredging assessments for undeveloped properties shall be calculated in the same manner as for developed properties, equal to 4 EDUs per commercial acre and 5 EDUs per multi-family acre.

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for Victorian Harbor MAD

The District provides periodic maintenance dredging of the Main Suisun Channel. Also included is the maintenance of riparian vegetation (wetlands), which was or may be required as mitigation for dredging the Channel. There are six Zones:

A. Zone A (**Project 7520**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

B. Zone B (**Project 7522**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

C. Zone C (**Project 7524**) includes all publicly owned landscaped including one half of the median island and roadside landscaping and street lighting on Civic Center Boulevard and all publicly owned roadside, parking lot and plaza landscaping and street lighting within the Zone, the Park and Ride lot, and the Main Street/Highway 12 interchange.

D. Zone D (**Project 7527**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

E. Zone E (**Project 7529**) includes all publicly owned landscaped including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Victorian Harbor Maintenance Assessment District

Project 7520 – Victorian Harbor Zone A Maintenance;
Project 7521 – Zone A Dredging
Project 7522 – Victorian Harbor Zone B Maintenance;
Project 7523 – Zone B Dredging
Project 7524 – Victorian Harbor Zone C Maintenance;
Project 7525 – Zone C Dredging
Project 7527 – Victorian Harbor Zone D Maintenance;
Project 7528 – Zone D Dredging
Project 7529 – Victorian Harbor Zone E Maintenance;
Project 7530 – Zone E Dredging
Project 7531 – Victorian Harbor Zone F Maintenance;
Project 7532 – Zone F Dredging

Victorian Harbor Maintenance Assessment District (“MAD”) provides maintenance of parks, street lighting, median landscaping, curbside landscaping, alleyway landscaping, alleyway hardscape, sound walls and channel dredging. This assessment has no termination.

Method of Apportionment

I. Developed Properties:

ZONE C Maintenance. (Project 7524) The assessment shall be spread equally on a per net-acre basis. A net-acre includes parking acreage requirements in addition to the area of the assessed parcel. Parking acreage shall be calculated using the parking space requirements of the Downtown Waterfront Specific Plan multiplied by 400 square feet per space.

ZONES A, B, D, E and F Maintenance. (Projects 7520, 7522, 7527, 7529) The assessment shall be spread equally on a per Equivalent Dwelling Unit (“EDU”) basis. Each acre of multi-family developed property shall be equivalent to 5 EDUs.

For Ongoing Dredging – All Zones. (Projects 7521, 7523, 7525, 7528, 7530, 7532) The assessment is the same per Equivalent Dwelling Unit (“EDU”). Commercial Property is assessed at 4 EDUs per Acre; Multi-family Property is assessed at 5 EDUs per Acre.

II. For Undeveloped Properties:

No maintenance assessments will be levied against undeveloped properties.

Dredging assessments for undeveloped properties shall be calculated in the same manner as for developed properties, equal to 4 EDUs per commercial acre and 5 EDUs per multi-family acre.

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B. Zone B (**Project 7522**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

C. Zone C (**Project 7524**) includes all publicly owned landscaped including one half of the median island and roadside landscaping and street lighting on Civic Center Boulevard and all publicly owned roadside, parking lot and plaza landscaping and street lighting within the Zone, the Park and Ride lot, and the Main Street/Highway 12 interchange.

D. Zone D (**Project 7527**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

E. Zone E (**Project 7529**) includes all publicly owned landscaped including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

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Description

Project 7526 Unpaid Garbage - Suisun

Pursuant to the Suisun City Code, Chapter 8.08, Section 8.08.015 subscription to garbage collection service for all premises is required in the City of Suisun City. When owners of the premises fail to make payments for waste collection services as required, a lien may be placed on the property to collect for the service, administrative cost of the collection and penalties.

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Project 7531 – Victorian Harbor Zone F Maintenance;
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F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

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F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

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The District provides periodic maintenance dredging of the Main Suisun Channel. Also included is the maintenance of riparian vegetation (wetlands), which was or may be required as mitigation for dredging the Channel. There are six Zones:

A. Zone A (**Project 7520**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

B. Zone B (**Project 7522**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

C. Zone C (**Project 7524**) includes all publicly owned landscaped including one half of the median island and roadside landscaping and street lighting on Civic Center Boulevard and all publicly owned roadside, parking lot and plaza landscaping and street lighting within the Zone, the Park and Ride lot, and the Main Street/Highway 12 interchange.

D. Zone D (**Project 7527**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and all publicly owned roadside and alley landscaping and street lighting on the interior streets within the Zone.

E. Zone E (**Project 7529**) includes all publicly owned landscaped including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

F. Zone F (**Project 7531**) includes all publicly owned landscaped areas including a prorated share of Mike Day Park and of the median island and roadside landscaping and street lighting on Civic Center Boulevard, and a prorated share of all publicly owned roadside and parking lot landscaping and street lighting on the interior streets, including the landscaping on Driftwood Drive between Whispering Bay and Marina, within the Zone.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Description

Project 7533 - Peterson Ranch Maintenance Assessment (Landscape/Lighting) District

Peterson Ranch Maintenance Assessment District provides for and ensures the continued maintenance and servicing of landscape and irrigation improvements and associated appurtenances located within the public right-of-way within the boundaries of Peterson Ranch Maintenance Assessment District ("MAD"). This assessment has no termination.

Method of Apportionment

Improved single-family residential properties are given a Benefit Factor of 1 Equivalent Dwelling Units ("EDU"). Improved commercial and/or multi-family properties are given a Benefit Factor based upon 5 EDUs per net acre or portion thereof.

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

Description of Improvements and Services for the Peterson Ranch MAD

The projected Peterson Ranch MAD will consist of seven (7) phases, for a total projected 563 single-family homes and an 8.94-acre multi-family/commercial parcel.

The improvements include parks, greenbelt, detention/mitigation area and storm sewer filtration units (storm ceptors), street lights, including lights on the east side of Walters Road between Bella Vista Drive and East Tabor Avenue. Peterson MAD provides for and ensures the continued maintenance and servicing of landscape, irrigation and sound wall improvements along Walters Road and Bella Vista Drive immediately adjacent to the Peterson Ranch subdivision boundary. The table below lists improvements within Peterson Ranch MAD:

- Street Landscaping of plants, trees, and shrubs along Future Charleston Street, McClellan Drive and Bella Vista Drive (9.3 Acres total Area)
- Maintenance and Irrigation Systems
- Maintenance of Parks: 3.98, 2.63 and 4.67 Acres (11.28 total Acres)
- Utilities and Maintenance for Street Lights (estimated at 195 lights)
- Maintenance of the Greenbelts (approximately 4 Acres total area)
- Maintenance of the Open Space (approximately 5.52 Acres total area)
- East Strip Street Landscaping and half of the median along Walters Road (approximately 1.46 Acres total area)
- Entry landscaping at Bella Vista Drive and Charleston Street
- Maintenance of Storm Sewer Filtration Units (approx. 16 units)
- Detention Basin Maintenance (approximately 19.69 Acres total area)
- The developer is responsible for the maintenance of the Detention Basin for 5 years, commencing Fiscal Year 2002/03.

Description

Project 7533 - Peterson Ranch Maintenance Assessment (Landscape/Lighting) District

Peterson Ranch Maintenance Assessment District provides for and ensures the continued maintenance and servicing of landscape and irrigation improvements and associated appurtenances located within the public right-of-way within the boundaries of Peterson Ranch Maintenance Assessment District ("MAD"). This assessment has no termination.

Method of Apportionment

Improved single-family residential properties are given a Benefit Factor of 1 Equivalent Dwelling Units ("EDU"). Improved commercial and/or multi-family properties are given a Benefit Factor based upon 5 EDUs per net acre or portion thereof.

The assessment per parcel has been authorized by property owner approval, to automatically increase with inflation in future years based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. Any other increase would require a vote of the effected property owners.

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- Maintenance and Irrigation Systems
- Maintenance of Parks: 3.98, 2.63 and 4.67 Acres (11.28 total Acres)
- Utilities and Maintenance for Street Lights (estimated at 195 lights)
- Maintenance of the Greenbelts (approximately 4 Acres total area)
- Maintenance of the Open Space (approximately 5.52 Acres total area)
- East Strip Street Landscaping and half of the median along Walters Road (approximately 1.46 Acres total area)
- Entry landscaping at Bella Vista Drive and Charleston Street
- Maintenance of Storm Sewer Filtration Units (approx. 16 units)
- Detention Basin Maintenance (approximately 19.69 Acres total area)
- The developer is responsible for the maintenance of the Detention Basin for 5 years, commencing Fiscal Year 2002/03.

Description

7535 - Unpaid Admin Citation

Pursuant to the Suisun City Code, Chapter 1.20, Section 1.20.030, enforcement officers may issue Administrative Citations to anyone responsible for violations of City Code Title 5, 6, 8, 9, 10 12, 13, 15, 16, 17, 18, 21 or of any regulations adopted under the authority of this code.

Such violation includes but not limited to:

* abandoned, discarded materials stored in a place visible from public or private property such as old furniture, appliances and other hardware

* public nuisance in public view, such as dead weeds, overgrown lawn, trees that obstruct clear passage, overgrown vegetation which is likely to harbor rats, vermin or other pests

* abandoned, wrecked, dismantled or inoperative vehicle visible from public or private property

Description

Fund No. 7536

Suisun City CFD #2 – CFD–Wide Municipal Services will finance, in whole or in part, the following public services ('Services'), including all related administrative costs, related reserves for replacement of vehicles and equipment, and expenses:

- Police services
- Paramedical services
- Services for the maintenance of parks, parkways, and open spaces (landscaping)
- Services for the maintenance of storm drains

The rate has been authorized, by property owner approval, to automatically increase with inflation in future years by applying the Average Increase, if any, in the Consumer Price Indexes for the San Francisco-Oakland-San Jose Urban Wage Earners and Clerical Workers Category and the U.S. City Average Urban Wage Earners and Clerical Workers Category. Any other increase would require a vote of the effected property owners. This assessment has no termination.

Description

7537 - Suisun City CFD#2 - Tax Zone 1, Maintenance, Amberwood

Suisun City CFD #2 - Tax Zone 1, Amberwood Maintenance (Amberwood - Tax Zone #1) provides and ensures the continued maintenance, servicing, administration and operation of landscaping and storm drain improvements within the boundaries of Amberwood- Tax Zone 1. This assessment has no termination.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the assessable residential properties within the District.

The rate has been authorized, by property owner approval, to automatically increase with inflation in future years by applying the Average Increase, if any, in the Consumer Price Indexes for the San Francisco-Oakland-San Jose Urban Wage Earners and Clerical Workers Category and the U.S. City Average Urban Wage Earners and Clerical Workers Category. Any other increase would require a vote of the effected property owners.

Description

7538 - Suisun City CFD#2 - Tax Zone 2, Maintenance, McCoy Creek

Suisun City CFD #2 - Tax Zone 2, McCoy Creek Maintenance (McCoy Creek - Tax Zone #2) provides and ensures the continued maintenance, servicing, administration and operation of storm drain improvements within the boundaries of McCoy Creek- Tax Zone 2. This assessment has no termination.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the assessable residential properties within the District.

The rate has been authorized, by property owner approval, to automatically increase with inflation in future years by applying the Average Increase, if any, in the Consumer Price Indexes for the San Francisco-Oakland-San Jose Urban Wage Earners and Clerical Workers Category and the U.S. City Average Urban Wage Earners and Clerical Workers Category. Any other increase would require a vote of the effected property owners.

Description

7539 - Suisun City CFD#2 - Tax Zone 3, Maintenance, Peterson Ranch

Suisun City CFD #2 - Tax Zone 3, Peterson Ranch Maintenance (Peterson Ranch - Tax Zone #3) provides and ensures the continued maintenance, servicing, administration and operation of storm drain improvements within the boundaries of Peterson Ranch - Tax Zone 3. This assessment has no termination.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the assessable residential properties within the District.

The rate has been authorized, by property owner approval, to automatically increase with inflation in future years by applying the Average Increase, if any, in the Consumer Price Indexes for the San Francisco-Oakland-San Jose Urban Wage Earners and Clerical Workers Category and the U.S. City Average Urban Wage Earners and Clerical Workers Category. Any other increase would require a vote of the effected property owners.

Description

District Account Number: 7540 - McCoy Creek Parking Benefit Assessment District

The McCoy Creek Paring Benefit Assessment District is located within the City of Suisun City; the boundaries of the District are described as the area bounded by McCoy Creek Way to the North, Gray Hawk Lane to the South, Crescent Elementary School to the East and Grizzly Island Road to the West. The District consists of mixed-use parcel types and is proposed to include 75 assessable EDU (on-street parking spaces).

The Improvements in the District are the construction, operation, maintenance and servicing of parking facilities including, but not limited to, maintenance, replacement, repair, materials, personnel, contracting services, and other items necessary for the satisfactory operation of these services.

Resolution 2006-96 Declaring the Results of the Assessment Ballot Tabulation, to Form the McCoy Creek Parking Benefit Assessment District, Ordering Maintenance Work therein and Confirming the Diagram and Assessment and Providing for the Levy of the Annual Assessment was passed July 18, 2006.

The method of assessment is as follow: The District consists of three (3) development types: Single-Family Attached parcels - (Retail Space) (SFA) Residential/Commercial parcels - (Carriage Unit over Retail)-(Live-Work 'L-W') and Commercial parcels (COM), subject to this assessment. For any fiscal year, the Estimated Costs are apportioned as follows: each SFA parcel is deemed to receive 3.30 Equivalent Dwelling Units (EDU) of benefit, per parcel/unit type; each Live-Work parcel is deemed to receive 4.30 EDU of benefit for each parcel/unit type; and each COM parcel is deemed to receive 1 EDU, per 250 square feet of building area. Given the current configuration of the District at build-out, this equates out to 14 EDU from SFA parcels, 19 EDU from Live-Work parcels, and 37 EDU from COM parcels (9,052 square feet / 250 square feet = 37.00). There are an additional 5 EDU required for guest parking for the SFA parcels, bringing the total EDU count for the District to 75.00 EDU.

Taxpayer contact is as follows:

NBS
(800) 676-7516
info@nbsgov.com

Description

Project 7541 - Suisun City CFD#2-Tax Zone 5, Maintenance Summerwood

Suisun City CFD #2 - Tax Zone 5, Summerwood Maintenance (Summerwood - Tax Zone #5) provides and ensures the continued maintenance, servicing, administration and operation of median landscaping improvements along Railroad Avenue within the boundaries of Summerwood - Tax Zone 5. This assessment has no termination.

Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services

Method of Apportionment

The assessments have been apportioned proportionate to the special benefit received. The costs for performing the maintenance, repair, replacement, and construction of all of the improvements within the District have been apportioned uniformly to all of the assessable residential properties within the District.

The rate has been authorized, by property owner approval, to automatically increase with inflation in future years by applying the Average Increase, if any, in the Consumer Price Indexes for the San Francisco-Oakland-San Jose Urban Wage Earners and Clerical Workers Category and the U.S. City Average Urban Wage Earners and Clerical Workers Category. Any other increase would require a vote of the effected property owners.

Description

7542 - Victorian Harbor Maintenance Assessment District Zone C-D Dredging

The District provides for the periodic maintenance dredging of the Main Suisun Channel. Also included is the maintenance of riparian vegetation (wetlands) which were or may be required as mitigation for dredging the Channel.

Contact for Taxpayers: NBS, (800) 676-7516, email: info@nbsgov.com

Description

7543 - Victorian Harbor Maintenance Assessment District Zone C-D Maintenance :

The improvements are the construction, operation, maintenance and servicing of lighting, landscaping and appurtenant facilities, including but not limited to, personnel, electrical energy for irrigation controllers and security lighting, materials, contracting services and other items necessary for the satisfactory operation of these improvements. The specific improvements include: median island, roadside landscaping on Civic Center Boulevard, roadside parking lot and plaza landscaping and street lighting, the Park and Ride lot and the Main Street/Highway 12 Interchange, prorated share of the landscaping at Mike Day Park, alley landscaping and street lighting on interior streets, and riparian vegetation (wetlands).

Contact for Taxpayers: NBS, (800) 676-7516, email: info@nbsgov.com

Description

7544 – Community Facilities District No.3

The CFD No. 3 will finance, in whole or in part, the following public services ("services" shall have the meaning given that term in Section 53317 of the Mello-Roos Community Facilities Act of 1982, as amended), including all related administrative costs, related reserves for replacement of vehicles and equipment, and expenses:

- Police services
- Fire Services
- Paramedical services
- Services for the maintenance of parks, parkways and open space (landscaping)
- Services for the maintenance of storm drains

Description

7545 – Tax Zone #6 – Walmart

The Tax Zone #6 will finance, in whole, the maintenance of improved areas around the new Walmart development, these improvement include:

- Landscaping maintenance
- Sound wall maintenance
- Irrigation maintenance
- Sign maintenance
- Staff time to accomplish tasks not contracted out

Description

7601 - Weed Abatement

This charge is levied pursuant to the provisions of Ordinance No. 776, of the City of Vacaville for the cost of work performed in clearing weeds from vacant lots and parcels of land, and clearing litter from open private property in the City of Vacaville.

Description

7605 - Unpaid Garbage

This assessment is levied per Section 8.08.200 of the Vacaville Municipal Code, as authorized under Government Code Sections 38790.1 and 2583, to create a lien for delinquent refuse collection service on the real property to which the waste collection has been rendered. The assessments are reviewed annually and approved by the Vacaville City Council.

Description

7611 - Ridgeview SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7612 - Ridgeview NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7613 - Browns Valley SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7614 - Boulder Valley Open Space

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds landscaping of open space within the District boundaries.

Description

7615 - Gentry Meadowlands SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7616 - Gentry Meadowlands NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7617 - Prairie Rose SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7618 - Arlington Park CP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7620 - Regency SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7621 - Regency NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7622 - Regency-Stonegate DB

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of a detention basin within the District boundaries.

Description

7623 - Patwin NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7624 - Nelson NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7625 - Willows NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7626 - Alamo Creek NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7627 - Fairmont Beelard NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7628 - Fairmont Beelard SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7629 - Padan NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7630 - Cambridge NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7631 - Trower NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7632 - North Orchard NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7633 - Andrews NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7634 - Stonegate SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7635 - Stonegate NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7637 - Hawkins NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7639 - Country Village SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7641 - Prairie Rose DB

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of a detention basin within the District boundaries.

Description

7642 - Pheasant Country NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7643 - Southwood SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7644 - Southwood NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7645 - Auto Mall SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7646 - Interchange SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7647 - Interchange DR

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of drainage improvements within the District boundaries.

Description

7648 - Royal Cathy SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7649 - Vaca Valley Ind. SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7650 - Vaca Valley Ind. DR

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of drainage improvements within the District boundaries.

Description

7651 - Vaca Valley Bus. Pk. SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7652 - Vaca Valley Bus. Pk. DR

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of drainage improvements within the District boundaries.

Description

7653 - Orange Drive SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7655 - Browns Valley NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7658 - Community Center SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7660 - Burton Estates SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7661 - Vacaville Bus. Prk. SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7662 - Vacaville Bus. Prk.DR

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of drainage improvements within the District boundaries.

Description

7663 - Downtown SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

Fund No. 7664 - Community Facilities District No. 2

The City of Vacaville formed the Community Facilities District No. 2 for the purposes of funding certain infrastructure items in the Nut Tree Parkway area. The proceeds of the Bonds were used by the City to acquire public improvements to be constructed by certain developers, including acquisition of necessary rights-of-way. These facilities are streets, curbs, gutters, sidewalks, median islands, street lighting, underground utilities and traffic signalization. In addition, three bridges were to be constructed in conjunction with the Allison/Ulatis Assessment District. All rights-of-way, easements, permits, development fees and construction or acquisition of all auxiliary work are included in this project. These include area-specific improvements as well as City-Wide Capital Improvements.

Assignment to Land Use Class

Within ten days of the beginning of each Fiscal Year, all parcels must first be designated as either Taxable or Tax-Exempt. Then, as provided in the Attachments a parcel must be designated as either a Fee parcel, an Infrastructure parcel or an Infrastructure/Fee parcel.

Maximum Annual Special Tax Rate

The Maximum Special Tax for each Taxable Parcel included in the CFD shall be equal to the appropriate amounts calculated below for each Fee or Infrastructure Parcel, or the sum of these amounts for an Infrastructure/Fee parcel.

Infrastructure or Infrastructure/Fee parcel – Assign the Maximum Special Tax as shown in Attachment 3, making adjustments for any subdivisions as described in the Section entitled “Reapportionment of Maximum Special Tax and Cost Allocation”.

Fee Parcel or Infrastructure/Fee parcel – If a building permit had been issued for the Parcel prior to the sale of bonds, assign a Maximum Special Tax for such Fiscal Year for such Parcel by multiplying the chargeable square feet of building area subject to the City’s development impact fee by the Maximum Special Tax per chargeable square foot as shown on Attachment 4 for the appropriate land use. The Maximum Special Tax per chargeable square foot shown on Attachment 4 shall increase at a compounded escalation rate of 5% per year. The Maximum Special Tax is set in the Fiscal Year following the issuance of a building permit and is frozen at that rate unless an additional building permit is issued.

Reduce the Maximum Special Tax assigned above if the development impact fee that could be charged by the City for such parcel is less than the Cost of City-wide Infrastructure Improvements that could be financed by the Special Tax. Set the Maximum Special Tax equal to 15% of the cost of City-wide Infrastructure Improvements charged by the City for such Parcel.

If the cost of City-wide Infrastructure Improvements charged to such Parcel by the City is greater than the maximum amount of City-wide Infrastructure Improvements that could be financed by the Maximum Special Tax, then set the Maximum Special Tax equal to the amount indicated on Attachment 4 per chargeable square foot. The developer of the project will be required to make a cash payment of the City-wide Infrastructure Improvements costs that could not be financed by the CFD. The cash payment will be due during the processing of the building permit as specified by the City. The maximum amount of City-wide Infrastructure Improvements that can be financed by the CFD is equal to the Maximum Annual Special Tax shown in Attachment 4 (adjusted by the escalation rate) divided by 15% and the result multiplied by the chargeable square footage.

If a building permit had not been issued for the Parcel prior to the sale of bonds, the Maximum Special Tax is set equal to 15% of the amount of the fees funded (by) the bond issue subject to the maximum tax for such land use in Attachment 4. The levy of the Special Tax shall begin in the Fiscal Year following the bond issue.

Method of Apportionment

Immediately following the assignment of the Maximum Special Tax for each Taxable Parcel as provided above, the City Finance Director shall cause the Special Taxes to be apportioned and levied in Each Fiscal Year as follows:

1. Compute the Annual Costs for such Fiscal Year.
2. Allocate the Annual Costs from A) to the Annual Cost Groups based on the percentage of total bond proceeds for all outstanding bonds issued by the CFD to fund the items defined for each annual Cost Group as determined from the Official Statement for each bond issue. If Debt Service for a bond issue is not included in the Annual Costs for the Fiscal Year, then the bond proceeds should not be included in the calculation.
3. For Infrastructure Parcels and Infrastructure/Fee Parcels, calculate the Maximum Special Tax revenue for each Annual Cost Group identified in Attachment 3, by multiplying the Maximum Special Tax for each Parcel by the percentage distribution for each Annual Cost Group shown in Attachment 3.
4. For Fee Parcels and Infrastructure/Fee Parcels, sum the amount of Maximum Special Tax revenue calculated above for all such parcels for each City-wide Infrastructure Improvement Annual Cost Group.
5. For each Annual Cost Group determined in B), divide the Annual Costs assigned by the Maximum Special Tax revenue calculated in C) and D) above to determine the ration of Annual Costs to the Maximum Special Tax revenue.
6. For each Parcel, calculate the Special Tax for each Annual Cost Group by multiplying the ratio determined E) for such group by the Maximum Special Tax assigned to the Parcel calculated in the previous Section.

Levy on each Taxable Parcel the sum of the Special Taxes calculated for each Annual Cost Group in F).

Collection of the Special Taxes shall be by the County of Solano in the same manner as ordinary ad valorem property taxes are collected. They shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes.

Term

The Special Taxes shall be collected only as long as required to pay the Annual Costs and shall be levied as long as necessary to make payments on bond obligations. The last Bond payment is scheduled for September 1, 2015.

Description

7665 - Allison Ulatis SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7667 - Auto Mall LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

7668 - Cambridge SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7669 - Interchange LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

7670 - Royal Cathay LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

7671 - Spring Lane SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7672 - Vacaville Bus. Prk. LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

7673 - Cannon Station SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7674 - Cannon Station NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7675 - Nelson SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7679 - Basic Property SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7680 - Allison Ulatis LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

7681 - Vaca Valley Bus. Park SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7682 - Vaca Valley Bus. Park DB

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of a detention basin within the District boundaries.

Description

7683 - Vaca Valley Bus. Park LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

7684 - Petco/I80 SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7685 - Crestgate Cove SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7686 - Cooper Station Buffer SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7687 - Orange Drive MN

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of median landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7688 - Normandy Meadows NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7689 - Granada Lane SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

Fund No. 7690 - Community Facilities District No. 1

The special tax herein provided shall be used to help defray the annual costs of operating and maintaining a City of Vacaville fire station to be located within the Community Facilities District No. 1 (Gonsalves-Lockie) of the City of Vacaville.

Application of Special Tax

The special tax shall be collected upon the general tax roll of the County of Solano and remitted to the City of Vacaville.

The tax shall be collected initially at the rate of \$66.00 per single residential unit and collection shall commence in the fiscal year in which such unit first receives an occupancy permit from the City of Vacaville. For the purposes hereof, single residential unit includes single family homes, apartment units, townhouses and condominiums, located within the Community Facilities District No. 1 (Gonsalves-Lockie), a map of the boundaries of which is of record in the office of County Recorder of the County of Solano, to which map reference is hereby made.

The tax shall be subject to annual adjustment based upon the San Francisco/Oakland Consumer Price Index (all urban) for the twelve-month period ending in April of each year. Such adjustment shall occur each year to allow for timely transmittal of any revision in the special tax to the Auditor of the County of Solano.

The maximum special tax on any single residential unit shall not exceed in any fiscal year the sum of \$66.00 as adjusted under the Consumer Price Index.

The maximum special tax shall be collected annually as specified above until both of the following events occur:

1. The fire station located in the Community Facilities District No. 1 is fully completed, equipped and staffed with fire-fighting personnel: and
2. A minimum of 1,163 residential units within the Community Facilities District No. 1 have received occupancy permits from the City of Vacaville.

In the fiscal year first occurring after both of the above events, the special tax shall be levied and collected upon residential units existing and as they receive occupancy permits and shall commence to be collected upon the remaining lands within the Community Facilities District No. 1 at the same rate, as adjusted for Consumer Price Index variations, upon the remaining authorized, but unbuilt residential units. Authorized, but unbuilt residential units shall be computed on the basis of the total number of residential units authorized under the Gonsalves-Lockie Development Agreement executed by the City of Vacaville as of November 27, 1986, which total is 2,325 units. Accordingly, after the occurrence of the two events specified above, the remaining undeveloped lands within the Community Facilities District No. 1 shall pay the special tax herein provided upon the remaining authorized, but unbuilt residential units.

The special tax shall continue to be collected so long as the City of Vacaville provides fire protection services for the Community Facilities District No. 1 or such earlier time as may decreed by action of the City Council of the City of Vacaville.

Description

7691 - Orange Drive LT

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of street lights within the District boundaries.

Description

7692 - Countrywood SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7693 - SW Leisure Town NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7694 - Skyview SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7695 - Laurel Woods SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7696 - Laurel Woods NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7697 - Laurel Woods DB

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of a detention basin within the District boundaries.

Description

7698 - Community Center NP

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of neighborhood and/or community parks within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7699 - North Village SBL

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase a maximum of 3% annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vacaville City Council as long as the services still need to be provided and the improvements still need to be maintained. This assessment funds maintenance and servicing of setback landscaping within the District boundaries including but not limited to maintenance of groundcover, turf grass, shrubs, trees and irrigations systems.

Description

7701 - Weed Control Vallejo

Special assessments from the Vallejo Fire Department may include: weed and/or litter removal; structural board-ups; administrative fees; administrative citations; and all penalties associated with non-payment of said charges.

Description

7705 - Unpaid Garbage

Vallejo property owners who fail to pay delinquent garbage fees will have them attached by the City, to their property taxes as special assessment liens. This also applies when their tenants fail to pay the delinquent garbage fees.

Description

7708 - Vallejo Sanitation and Flood Control District

Vallejo Sanitation and Flood Control District wastewater and storm drainage user fees. These fees are collected via Solano County Property Tax as provided by District Ordinance 2009-64A and 2009-64B.

Description

7709 - Vallejo Code Enforcement

Vallejo property owners who fail to pay the accrued fines or abatement costs to the City for code violations will have those fines and costs attached to their property taxes as special assessment liens.

Description

7710 - S VJO Bus PK Maint

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain the landscaped area bordering the outside edge of the District, generally located within the area bounded by Solano Avenue, Fifth Street Avenue, Sonoma Boulevard, and a railroad track.

Description

7711 - Northeast Quadrant LMD

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas, weed control zones, and trail systems within District boundaries, generally located within the area bounded by Highway 80, Hunter Ranch II and Hunter Ranch III subdivisions, Sulphur Springs Mountain, Blue Rock Springs Golf Course, Summit Landscaping District and Woodridge Landscape Maintenance District.

Description

7712 - Town & Country II-V LMD

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas and weed control zones within District boundaries, generally located within the area bounded by State Highway 37, Whitney Avenue, Serpentine Drive and Opal Drive.

Description

7713 - Sandpiper Point

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas and weed control zones within District boundaries, generally located within the area bounded by Meadows Drive, Catalina Way and the Napa County line.

Description

7714 - Hunter Ranch Unit 3 Maint Dist

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas and weed control zones within District boundaries, generally located within the area bounded by Turner, Ascot and Redwood Parkways and the Hunter Ranch I subdivision.

Description

7715 - Marin View Maint Dist

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas and weed control zones within District boundaries, generally located at the northern end of Pecan Court and bounded by Hickory and Pecan Streets.

Description

7716 - Garthe Ranch Land Maint Dist

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas, weed control zones and trail systems within District boundaries, generally located within the areas bounded by Columbus Parkway, Lake Herman Road, the Vallejo-Benicia city limits line, the Springtree/Fleming Hill Landscape Maintenance District, Tennessee Street, St. Catherine's Church and the Summit I and Somerset Highlands III Landscape Districts.

Description

7717 - Glen Cove III Maint Dist

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas, weed control zones, and trail systems within District boundaries, generally located within the area bounded by Interstate 80, Interstate 780, Robles Way and the Benicia State Recreation Area.

Description

Fund No. 7718 - Vallejo City USD Community Facilities District No. 2

The authorized facilities that are being paid for by the special taxes, and by the money received from the sale of bonds that are being repaid by the special taxes, are as follows:

- * Joseph H. Wardlaw Elementary School
- * Jesse Bethel High School
- * Facilities to serve intermediate school students
- * A second elementary school
- * Support facilities

These facilities may not yet have all been constructed or acquired.

Method of Spread

The special tax assessed on a residential unit within Community Facilities District No. 2 is based on the square footage of building area of the unit as determined by the building permit. The maximum special tax rate for a residential unit may increase by 3% every year. The special tax assessed on commercial property is based on the square footage of the building. Finally, the special tax assessed on undeveloped taxable land is based on the acreage of the parcel.

Description

7720 - Carriage Oaks Landscape Maint

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain landscaped areas and weed control zones within District boundaries, generally located within the area bounded by Interstate 80, State Route 37, the Country Club Crest Ranch and Cimarron Hills Subdivisions.

Description

Fund No. 7721

On December 18, 1990, the Governing Board of the Vallejo City Unified School District (VCUSD) adopted Resolution No. 1391, establishing Community Facilities District No. 3 (CFD No. 3). CFD No. 3 encompasses approximately 1,475 acres on scattered parcels throughout the City of Vallejo. CFD No. 3 was formed pursuant to the Mello-Roos Community Facilities Act of 1982 to provide the financing for specific school facilities with an estimated useful life of five years or more. The authorized facilities that are being paid for by the special taxes are as follows:

- School facilities for one elementary school.
- School facilities for one addition to a middle school sufficient to house approximately 326 students from seventh and eighth grades.
- School facilities for one addition to a high school which is sufficient to house approximately 434 students from ninth to twelfth grades.
- Seven relocatable facilities either leased or purchased by the School District, each of which is sufficient to house approximately 30 students.
- School construction will include all buildings, appurtenances, utility hookups, street frontage improvements, landscaping, land acquisition, and fixtures and equipment with a useful life of at least five years to begin operation.

These facilities may not yet have all been constructed or acquired.

Method of Spread

The special tax assessed on a residential unit within Community Facilities District No. 3 is \$0.38 per square foot of building space, as determined by the building permit.

Description

7722 - Marine World Landscape Maint

Assessments are prepared in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code and are in compliance with the provisions of the California Constitution Article XIII D (Proposition 218) to maintain the landscaped frontages and median plantings within District boundaries, generally located within the area bounded by Interstate 80, Fairgrounds Drive, and the western boundary of Marine World and the southern boundary of Solano County.

Description

7723 - Hiddenbrooke Maint Asmt District

Assessments are annually levied in accordance with the City's Municipal Code and in compliance with the provisions of the California Constitution Article XIID (Proposition 218) to pay for certain public improvements, including but not limited to, storm water management, street system maintenance, open space maintenance, and geotechnical monitoring and maintenance within District boundaries which includes all of the land within the boundaries of the Sky Valley Unit I and Sky Valley Unit II subdivisions and the property known as the Orchards development at the south end of the original District.

Description

7739 - Downtown VJO Mgmt Dist

Assessments are levied pursuant to Proposition 218. The Management District was formed as a property based improvement district to provide essential services, such as public safety, maintenance, and economic development in addition to those provided by local government. The District delivers services in an approximately 20-block area of downtown Vallejo.

Description

7740 - Hiddenbrooke Imp Dist#1998-1

Assessments are annually levied pursuant to a resolution adopted on October 6, 1998 that authorized the CFD to levy and collect a special tax for the purpose of servicing bonded indebtedness. The District was formed to refund the previously issued 1988-1 CFD Special Tax Bonds. The proceeds of which were used to pay for various public facilities.

Description

7741 - Mare Island Services CFD 2002-1

Assessments are annually levied in accordance with the Mello-Roos Community Facilities District Act of 1982 to provide funding for a broad range of eligible services. The CFD is located in the City of Vallejo and its boundaries encompass a 553-acre area on Mare Island.

Description

7742 - Mare Island CFD 2005-1A Services

Assessments are annually levied in accordance with the Mello-Roos Community Facilities District Act of 1982 to fund both Facilities and Services within the District boundaries. CFD 2005-1A and 2005-1B overlap each other and their boundaries are coterminous. A successful landowner election authorized the levy of a Mello-Roos special tax on property within the CFDs. A special tax is levied on all taxable properties within the CFDs beginning in fiscal year 2005-06. The CFD is located in the City of Vallejo on the west side of Mare Island and its boundaries encompass a 78.82-acre site that is proposed for three residential communities.

Description

7743 - Mare Island CFD 2005-1A Facilities

Assessments are annually levied in accordance with the Mello-Roos Community Facilities District Act of 1982 to fund both Facilities and Services within the District boundaries. CFD 2005-1A and 2005-1B overlap each other and their boundaries are coterminous. A successful landowner election authorized the levy of a Mello-Roos special tax on property within the CFDs. A special tax is levied on all taxable properties within the CFDs beginning in fiscal year 2005-06. The CFD is located in the City of Vallejo on the west side of Mare Island and its boundaries encompass a 78.82-acre site that is proposed for three residential communities.

Description

7744 - Mare Island CFD 2005-1B Services

Assessments are annually levied in accordance with the Mello-Roos Community Facilities District Act of 1982 to fund Services within the District boundaries. CFD 2005-1A and 2005-1B overlap each other and their boundaries are coterminous. A successful landowner election authorized the levy of a Mello-Roos special tax on property within the CFDs. A special tax is levied on all taxable properties within the CFDs beginning in fiscal year 2005-06. The CFD is located in the City of Vallejo on the west side of Mare Island and its boundaries encompass a 78.82-acre site that is proposed for three residential communities.

Description

7745 - Northeast Quadrant Landscape Maintenance District Zone A

Zone A improvements are extra landscape maintenance related to annual color, tree care, additional litter pickup, and related utilities; and maintenance of entry monument and kiosk signs.

Description

7746 - Highlands at Garthe Ranch Landscape Maintenance District Zone B

Zone B Improvements: The proposed improvements include the operation, maintenance and servicing of local parkland, open space areas, landscape improvements and appurtenant facilities to be provided by the City of Vallejo that have been installed in connection with and for the special benefit of the properties within the Highlands at Garthe Ranch residential development. These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and incidental expenses necessary for the ongoing maintenance and operation of the landscaped parkways, slopes, park facilities, open space areas and other designated easements or right-of-ways constructed and installed within or adjacent to the properties within the Highlands at Garthe Ranch.

Description

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase annually based on the greater of, three percent (3%) or the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment is renewed annually by the City of Vallejo City Council as long as the services still need to be provided and the improvements still need to be maintained. The purpose of this District is to ensure the ongoing annual maintenance, operation and servicing of local landscape improvements, open space areas and park facilities maintained by the City.

Description

7748 – City of Vallejo, Glen Cove III 2015 Landscape Maintenance District

This assessment is levied pursuant to the Landscaping and Lighting Act of 1972. This assessment is calculated based on property use type. The assessment can increase annually based on the annual increase in the San Francisco Bay Area Consumer Price Index. This assessment was approved by property owner ballot July 2015 and can be renewed annually by the City of Vallejo City Council as long as the services still need to be provided and the improvements still need to be maintained. The assessment funds maintenance, servicing and operation of landscape areas, irrigation systems, weed control zones, firebreaks, trail systems, retaining and decorative walls and signs and litter and graffiti removal for property in or adjacent to the Assessment District that is owned by the City of Vallejo.

Description

Fund No. 7801 – Solano Irrigation District Assessment:

Amounts collected through the SID Assessment used to satisfy voter-approved obligations, including payments to federal construction loans, federal EDA loans, federal USBR contracts, CalPERS, and the rehabilitation, replacement, and continuing preventative maintenance and reconstruction of the District's water distribution facilities. The assessment is based on the assessed value of the land, as determined by the County of Solano. The 2022 – 2023 SID Assessment rate is \$0.1586 per \$100 of assessed value for all parcels within the District, whether they receive water or not.

Please reference SID Resolution No. 22–20, Establishing 2022–2023 Assessment Rates.

Description

Fund No. 7802 – Solano Irrigation District Standby Charge:

Amounts collected through the SID Standby Charge are used to fund the maintenance of the District's water distribution facilities. This charge is applied to all parcels 5.01 acres or larger and the per-acre charge is based on land classification.

Please reference SID Resolution No. 22–21, Establishing 2022–2023 Standby Charges.

Description

7803 – Solano Irrigation District Other:

Pursuant to Water Code Section 25806(b), this assessment is used to collect one or more of the following charges: voter approved loan payments used to fund improvement district water projects, collect delinquent accounts, unpaid charges, levies, fines, and in rare instances, collect in-lieu assessments on parcels that are partially within the boundary of Solano Irrigation District.

Description

7804 - MEASURE I, CORDELIA FIRE PROTECTION DISTRICT

On November 5, 2002 the residents of the Cordelia Fire Protection District passed Measure I, which authorized a Special Tax to help offset a loss of tax funds for fire related services. This measure was adopted pursuant to Article XIII A, section 4, and Article XIII C, section 2 of the California Constitution.

The amount of tax collected each year is limited by the Consumer Price Index or a maximum of 2% of the prior years tax whichever is lower.

An appeal process for the rate or status of property is available related to a current year's tax by contacting the Fire District.

Any questions concerning this tax should be directed to the Fire Chief at 707-864-0468.

Description

Fund No. 7805 - Greater Vallejo Recreation District Parcel Tax

Measure K was approved by property owners within the Greater Vallejo Recreation District in May 2012. Measure K authorized the collection of a parcel tax based on land use category (most commonly, \$48 per Single Family Residential property), as specified in the voter pamphlet, annually for 6 years, with independent audits and exemptions for seniors, to keep local parks, recreation facilities open, clean, safe with locally controlled funding.

Description

Fund No. 7806 – Annual Storm Drainage Fee

Storm water rates were approved by property owners within the Vallejo Flood and Wastewater District on May 5, 2015. Annual storm water rates are an annual area-based parcel fee that takes into account pollutant and runoff loading to the system. Storm water rates provide funding for critical flood control measures, replacement of aging pipes, channels and equipment, and ongoing repair and maintenance of storm water infrastructure.

Summary of Assessment

Vallejo Flood and Wastewater District's annual billing for storm drainage service charges for residential and commercial customers by way of the secured property tax roll. Service charges for residential and commercial customers are for services provided July 1, 2022 through June 30, 2023.

Description

Fund No. 7809 – California Home Finance Authority CFD 2014 – 1

The Resolution of the Board of Directors established California Home Finance Authority (CHFA) Community Facilities District No 2014–1 providing for the levy of special taxes for the acquisition, installation, and improvement of energy efficiency, water conservation, renewable energy and electric vehicle charging infrastructure permanently affixed to or on real property or buildings.

The Board orders that a parcel within the territory may be annexed to the Community Facilities District and subject to the special tax if the county adopts the resolution and with written unanimous written approval from the owner or owners of the parcels when it is annexed.

Description

7810 – Measure AA Parcel Tax :

The San Francisco Bay Restoration Authority (the "Authority") is a regional government agency charged with raising and allocating resources for the restoration, enhancement, protection, and enjoyment of wetlands and wildlife habitat in the San Francisco Bay and along its shoreline. The Authority was created by the California legislature in 2008 with the enactment of Assembly Bill 2954. On January 13, 2016, the Authority's Board unanimously voted to place a funding measure on the June 7, 2016 ballot in the nine-county Bay Area to generate funds to protect and restore San Francisco Bay. The Measure was approved by the voters with a 70% affirmative vote. The tax will be levied annually at $\frac{1}{\text{parcel}}$ for a total of twenty (20) years (the "Parcel Tax"), commencing July 1, 2017 and ending June 30, 2037. The Parcel Tax is typically collected via the general property tax billing system for each participating county. The Parcel Tax will be calculated and administered by NBS, as the Parcel Tax Administrator.

Description

Fund No. 7811 – Annual Sewer and Storm Drain User Fees

The District evaluated the option of billing by way of the property tax roll which includes cost savings for billing and payment processing systems, as well as the ability to better utilize resources. The District has determined that the most efficient method of billing is by way of the property tax roll as allowed by the language contained in Section 18 of Ordinance 64A (District code, Section 4.08.180), as well as Section 14 of Ordinance 64B.

Summary of Assessment

Vallejo Flood and Wastewater District's annual billing for sanitary sewer, upper lateral and storm drainage service charges for residential and commercial customers by way of the secured property tax roll. Service charges for residential and commercial customers are for services provided July 1, 2022 through June 30, 2023.

Description

Reclamation District 1607- Van Sickle Island

Reclamation District No. 1607-Van Sickle Island, hereinafter referred to as RD1607, is located in Solano County. RD 1607 contains approximately 38 land parcels occupying 2469.70 assessable acres and is bounded by Montezuma Slough on the east, the Sacramento River on the south, Spoonbill Slough and Honker Bay on the west and Grizzly Island on the north. Currently most of the land within the District is devoted to waterfowl management. Flood protection for Van Sickle Island is provided by RD 1607, an entity organized in November 1914 under the California Water Code to maintain levees and provide drainage services to the landowners within the boundaries of the District. The District assesses the parcels quarterly and the purpose of this Special Assessment is to collect unpaid assessments and late fees from landowners that have a delinquency of one year or more based on their outstanding balance on July 1 of each year.

Description

Vacaville-Elmira Cemetery District Community Facilities District No.1

(Cemetery Maintenance Services)

On April 14, 2015, the Vacaville-Elmira Cemetery District (the "Cemetery District") Board of Trustees (the Board") adopted a "Resolution of Intention to Establish Community Facilities District" (the "Resolution of Intention"), stating its intention to form the Vacaville-Elmira Cemetery District Community Facilities District No. 1 (Cemetery Maintenance Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, Sections 53311 et seq. , California Government Code (the "Act") to finance certain services (the "Services") by levying special taxes (the "Special Taxes") in the area of the CFD.

DESCRIPTION OF SERVICES

The captioned Community Facilities District will finance, in whole or in part, the following services ("services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982), including the costs of providing funding for the following services and all related administrative costs, expenses and reserves for replacement of equipment and facilities:

1. Grounds Maintenance - Regular mowing, tree trimming, edging around markers and curbs, operation and repair of sprinkler systems and irrigation, care of shrubs and flowers and weed abatement. Grounds maintenance includes purchasing and maintenance of equipment and purchasing materials to perform the maintenance tasks, as well as salaries and benefits of the employees who perform the grounds maintenance.
2. Interment Services - Opening and closing gravesites, including administration and permanent record keeping (determining ownership, obtaining permission and the completion of other documentation that may be required, entering the interment particulars in the interment register, maintaining all legal files); opening and closing the grave (locating the grave and laying out the boundaries, excavating and filling the interment space); placement of the burial vault; installation and removal of the lowering device; placement and removal of artificial grass dressing at the grave site, leveling, tamping, re-grading and sodding the grave site and leveling and re-sodding the grave if the earth settles.

Description

7816 – Northern Delta Groundwater Sustainability Agency

The SGMA Fee will support the activities of the Northern Delta Groundwater Sustainability Agency (NDGSA). The NDGSA is a joint powers agency formed pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA). The mission of the NDGSA is to sustainably manage groundwater resources within the northern Delta in order to achieve compliance with SGMA, thereby keeping management of local groundwater resources under local control.

Description

Fund No. 7817 – Solano Subbasin GS Agcy Fee

What

The Solano Subbasin Groundwater Sustainability Agency (SGSA) was formed in 2017 to assist the Solano Subbasin to comply with the 2014 Sustainable Groundwater Management Act (SGMA) requirements. The SGSA service area comprises about 60% of the total Solano Subbasin area and uses about 85% of the total groundwater pumped in the Solano Subbasin. The SGSA needed a long-term funding source in place by FY22-23 to cover the costs of SGMA compliance which is required through at least 2042. The SGSA decided to meet its long term SGMA compliance costs by levying a \$2.79 per acre charge for landowners subject to the charge.

How

The SGSA decided that the best method available for meeting its long-term SGMA compliance costs would through a Proposition 218 Charge process which many other GSAs in California have used to fund their long-term SGMA compliance costs. The SGSA Board approved a Charge Report, provided landowners subject to the Charge with a Proposition 218 Notice at least 45-days prior to the public hearing, conducted a public hearing regarding the proposed Charges, and approved the proposed Charges included in the Charge Report based on best available information and data about the parcels in its service area subject to the charge.

Where

The Proposition 218 Charge was applicable to the parcel owners in the SGSA service area within the Solano Subbasin. The SGSA Board approved the Charges at its July 14, 2022 Board meeting which included substantial outreach activities including website updates, newsletter communications, media coverage, and two community meetings to answer questions about long term funding options and solutions for the SGSA.

Why

The SGSA decided to implement the Proposition 218 Charge process in 2022 which many other GSAs in California have used to fund their long-term SGMA compliance costs. The SGSA needed to have a new Charge in place by FY22-23 to fund its share of the 2022 Groundwater Sustainability Plan implementation process.

The SGSA, and other GSAs in the Solano Subbasin responsible for SGMA compliance in the Subbasin, needed to fund the necessary long term SGMA compliance actions required for medium and high priority basins in California. Primary SGMA requirements include: annual monitoring and reporting to DWR regarding groundwater conditions, preparation of five-year GSP updates, on-going SGSA coordination both within the SGSA service area and between all other GSAs in the Subbasin, implementation of key projects and management actions to meet groundwater sustainability goals and objectives, and maintaining a functioning GSA for governance and SGMA compliance purposes.

By approving the new SGSA Charge at its July 14, 2022 Board meeting the SGSA was able to get the new Charge placed on the August 2022 County Tax Roll so that the new SGMA compliance costs would be covered by the new Charge as incurred.

Description

7901 - North Delta Water

In November 1965, the Department of Water Resources and the U.S. Bureau of Reclamation reached agreement with some Delta interests on the quality of agricultural water to be maintained by the State Water Project and the Central Valley Project at various locations in the Delta. There was, however, no legal entity to sign the related contracts. As a result, the California Legislature created the Delta Water Agency. This agency was replaced with three separate agencies in 1973 - the North Delta Water Agency, the Central Delta Water Agency, and the South Delta Water Agency.

1973:283:682; D.A. 9099c-1; West 115. 'North Delta Water Agency Act.'

The purpose is to enter into and perform one or more contracts with the U.S. and the State, or either, by majority vote, to protect the water supply of the lands within the agency against intrusion of ocean salinity and to assure the lands within the agency a dependable supply of water of suitable quality sufficient to meet present and future needs of certain described lands in the Counties of Sacramento, San Joaquin, Solano, and Yolo.

Description

7903 - Davis JUSD CFD No.1/Mello-Roos

The Davis Joint Unified School District formed Davis Joint Unified School District Community Facilities District Number 1 (CFD #1) on June 1, 1990 for the purpose of financing new and improved school facilities within the District. CFD #1 was formed after receiving over two-thirds support from registered voters in a special election held on November 7, 1989.

Description

Fund No. 7908 – Green Valley Open Space Maintenance District

The following is a brief description of the public facilities and services to be financed by the District.

- The acquisition of real property and interests therein having an estimated useful life of five years or longer for open space purposes in the Green Valley area.

Method of Spread

Annual assessment to be levied upon residential property within the District at 100% of the special tax rate per unit.

Description

Project Number: 7918

Project Name: CSCDA Statewide Community Infrastructure Program AD 10-01 (Solano)

Project Description: AD 10-01 financed Water Connection Fees, Sewer Fees, County Facility Fees, AB1600 Fees (Traffic Impact Fees, Urban Design Fees, Public Facilities Fees), Peabody Roadway Impact Fees, Railway Improvements, and incidental costs.

Beginning Fiscal year: 2010/11

Contact Person: Dave Onate-Willdan Financial Services

Phone Number: (866) 807-6864

Email Address: donate@willdan.com

Description

Reclamation District No. 501 - Ryer Island Narrative Description for the Special Assessment

Reclamation District No. 501 - Ryer Island, hereinafter referred to as RD 501, is located in Solano County, California, at the northwestern tip of the Sacramento-San Joaquin Delta. RD 501 contains approximately 11,880 acres and is bounded by the Miner Slough on the North and Steamboat Slough on the east and south and Cache Slough on the West. Currently most of the land within the District is devoted to agricultural uses. Flood protection for Ryer Island is provided by RD 501, an entity organized on June 16, 1887 under the California Water Code to maintain levees and provide drainage services to the landowners within the boundaries of the District. There are approximately 81 land parcels occupying 11,895 assessable acres and roadways occupying approximately 129.4 assessable acres in RD 501. RD 501 is responsible for maintaining the District works that include 20.6 miles of flood protection project levees along the perimeter of Ryer Island, 34.4 miles of interior drainage canals and 2 drainage pump stations located along Cache Slough and 1 drainage pump station located along Steamboat Slough.

Description

Fund No. 7921 - Rural North VV Delinquent Water Charges

Description:

In 2001, voters approved the formation of the Rural North Vacaville Water District to provide specified services to properties within its jurisdiction. Pursuant to Government Code Section 61115, the Rural North Vacaville Water District established rates and charges for services that the district provides. The Rural North Vacaville Water District has determined that it is appropriate to collect the delinquent charges, and any related penalties for the affected properties on the tax roll in the same manner as property taxes in accordance with Government Code Section 61115(b).

Description

Fund No. 7922 - Davis JUSD Education Programs Parcel Tax

Description:

In March 2012, registered voters in the Davis Joint Unified School District supported a proposed parcel tax (Measure C) to help fund programs and services. Measure C was approved for a five year term through June 30, 2017. The purpose of the parcel tax is to preserve existing classroom programs including math, science, English and music; key school-based personnel including librarians, nurses, counselors, school technology and reading specialists; and other programs such as athletics, drama, student nutrition and class size reduction.

Description

7923 - Davis JUSD Education Programs Parcel Tax

In November, 2012, registered voters in the Davis Joint Unified School District supported a proposed parcel tax (Measure E) to help fund programs and services. Measure E was approved for a four year term through June 30, 2017. The purpose of the parcel tax is to continue programs and services previously funded by Measure A, including reduced class sizes; availability of classes in core subjects, multiple foreign language programs, fine art and Career Technical Education; retaining counseling staffing; targeted achievement support in Reading and Math; and availability of school site safety and support staff.

Description

7925 – Davis JUSD Education Programs Parcel Tax (Measure H):

In November, 2016, registered voters in the Davis Joint Unified School District supported a proposed parcel tax (Measure H) to help fund programs and services. Measure H was approved for an eight-year term through June 30, 2025. The purpose of the parcel tax is to continue programs and services previously funded by Measures C and E, which expired June 30, 2017. The funding generated by Measure H will be used to provide outstanding academics in math, science, reading, writing, instructional technology and programs in athletics, arts and music; provide high quality teachers; limit class sizes; and support student health and safety.

Description

Davis JUSD

Davis Public Schools Teaching Excellence Act of 2020 (Measure G)

Project No. 7926

In March, 2020, registered voters in the Davis Joint Unified School District supported a proposed parcel tax (Measure G) to help fund programs and services. Measure G was approved beginning with Fiscal Year 2020-21 and may continue to be levied in perpetuity, unless earlier terminated or repealed. The purpose of the parcel tax is to attract and retain quality teachers and staff by keeping compensation competitive and provide ongoing training to maintain high-quality education in the District's schools. The funding generated by Measure G will be used to preserve outstanding instruction in math, science, reading, writing, history, social studies and technology; support arts and music; limit class sizes; and support student health and safety.

Description

8114 - EAST SECOND STREET/ROSE DRIVE ASSESSMENT DISTRICT

The Project:

- Widening, landscaping and traffic controls for East Second Street
- Construction of Rose Drive to meet East Second Street
- Water and sewer construction and upgrades
- Streets, curbs, gutters, sidewalks, streetlights, striping, traffic controls in the Rose Drive construction area

The Bonds:

- \$10,000,000 issued February, 1990
- Final payment due September 2, 2015

Description

8115 - FLEETSIDE INDUSTRIAL PARK ASSESSMENT DISTRICT

The original bond issue and a 1994 refunding were refunded take advantage of lower interest rates resulting in a savings to payers.

The Projects:

- Construction of streets, a bridge, and other improvements in the Lake Herman Road vicinity adjacent to Interstate 680

The Bonds:

- \$3,810,000 issued May, 2002
- Final payment due September 2, 2014

Description

8116 - CONSOLIDATED DRAKE/GATEWAY ASSESSMENT DISTRICT

Two separate projects and bond issues were refunded and combined into one assessment district to take advantage of lower interest rates resulting in a savings to payers.

The Projects:

- Construction of streets and other improvements in the Lake Herman Road vicinity adjacent to Interstate 680

The Bonds:

- \$1,182,000 issued January, 2000
- Final payment due September 2, 2014

Description

8117 - Benicia McAllister Area Assessment District

The District. The District is made up of a portion of the Prior East Second Street/Rose Drive Assessment District consisting of 336 parcels, which constitute the parcels subject to the Assessments securing the Bonds. All of the land in the District was owned by one property owner, Benicia CS Developers, LLC, a Delaware limited liability company ('Benicia CS Developers' or the 'Property Owner') at the time the A.D. was formed. The members of the Property Owner are Centex Homes, a Nevada general partnership ('Centex Homes') and Shea Homes Limited Partnership, a California limited partnership ('Shea Homes' and, together with Centex Homes, the 'Merchant Builders').

The Property Owner was carrying out site development and planned to sell finished lots to the Merchant Builders, which intended to construct single family homes for sale to end users. The District was formed in order to provide a means to finance the Improvements and to refinance a portion of the Prior Bonds at a lower interest rate.

Purpose of the Bonds. The City of Benicia Limited Obligation Bonds, Series 2004-B, were being issued in the principal amount of \$11,700,000 (1) to finance the acquisition and construction by the City of street, utilities, parks and open space improvements (the 'Improvements'), (2) to refund on an advance basis that portion of an existing improvement bond issue of the City designated 'Limited Obligation Improvement Bonds, East Second Street/Rose Drive Assessment District, Series A,' issued on February 20, 1990, in the original principal amount of \$10,000,000 (the 'Prior Bonds'), corresponding to the property currently within the District, (3) to make a deposit into a debt service reserve fund for the Bonds, and (4) to pay certain costs of issuing the Bonds. The original allocation to residences in the District was \$34,821.43 and the annual levy is approximately \$2,600 per year.

The City issued the Prior Bonds with respect to its East Second Street/Rose Drive Assessment District (the 'Prior District'), which contains the District and certain property not included in the District. Upon the issuance of the Bonds the lien of the Prior Bonds against the property in the District will be released.

Sources of Payment for the Bonds. The Bonds are limited obligation refunding improvement bonds of the City. The Bonds are issued upon and are secured by the unpaid Assessments against certain parcels of land within the District (the 'Assessment Parcels') together with interest thereon. The unpaid Assessments together with interest thereon constitute a trust fund for the redemption and payment of the principal of the Bonds and the interest thereon. The Bonds are also secured by the monies in the Redemption Fund and the Reserve Fund created under the Resolution of Issuance.

The City's obligation to advance funds to pay debt service on the Bonds if collections of Assessment installments are insufficient is limited to amounts on deposit from time to time in the Reserve Fund, and if so advanced will reduce the Reserve Fund by the amount of the funds advanced.

Description

8202 West A Assessment District

This assessment pays bond principal and interest for infrastructure constructed in the mid 1980's. The Assessment District has boundaries which generally run along Interstate 80, Pitt School Road (with some additional parcels east of that street and into the new development area south of West A Street. The bonds will be fully retired in 2014. NBS Government Finance Group performs the administrative tasks for the Assessment District. If there are any questions, please call them at 1-800-676-7516.

Description

8203 North First Street Assessment District

This assessment pays bond principal and interest for infrastructure constructed in the early 1990's. The Assessment District has boundaries which generally run along Interstate 80, Pedrick Road, the railroad tracks, North First Street, and north of Fountain Way and Sommer Drive. The bonds will be fully retired in 2020. NBS Government Finance Group performs the administrative tasks for the Assessment District. If there are any questions, please call them at 1-800-676-7516.

Description

8204 – City of Dixon CFD No. 2015-1 (Valley Glen No. 2):

The authorized facilities that are being paid for by the special taxes are as follows:

- Streetscape and Pedestrian Improvements
- On Site and Off-Site Sanitary Sewer System Improvements
- Stormwater Drainage System Improvements
- On Site and Off-Site Water System Improvements
- Street Light Improvements
- Street Signage Improvements
- Dry Utilities

Method of Spread

The special tax assessed on a developed single family detached residential unit within CFD No. 2015-1 is based on the size of the lot as determined by the County Assessor's Office. Other Property, Taxable Public Property and Undeveloped Property, as defined in the tax formula, is taxed on a per acre basis. The maximum special tax rates for developed and undeveloped property increase by 2% each fiscal year.

Description

8205 - Dixon CFD No. 2019-1 (Homestead):

Dixon CFD No. 2019-1 (Homestead) is a Mello-Roos Community Facilities District which was formed prior to new home construction in order to provide upfront financing for infrastructure improvements as well as ongoing services costs for the new Homestead development area.

Description

Fund No. 8206 – IA No. 2 of the Dixon CFD No. 2019–1 (Homestead) – Facilities

Dixon CFD No. 2019–1 (Homestead) – Facilities is a Mello–Roos Community Facilities District which was formed in order to provide financing of infrastructure costs for the Homestead development area and to pay debt service on outstanding bonds.

Description

8367- Sunset Avenue Assessment District

The improvements projects within the District generally include the construction and installation of streets, storm drains, sewer and water facilities, utility under-grounding, and irrigation and landscape improvements. It also includes the acquisition of certain rights of way and easements as necessary for construction and installation of the improvements.

The assessment for the District is apportioned in direct proportion with the special and direct benefits that each parcel will receive from the improvements. In general, assessments were spread using a combination of factors such as street frontage and net parcel area.

Description

8368- Reassessment and Refunding District 1993 GR

The improvements projects within the District are generally described as : the widening and realignment of Green Valley Road, installation of Mangels Boulevard, reconstruction and widening of a portion of Suisun Valley Road, improvements to Green Valley Creek, extension of public water and sewer mains as well as storm drains, and landscaping and irrigation along Green Valley Road and median, and in the Mangels Boulevard median.

The estimated total of the Bonds was apportioned among the parcels in the District with unpaid reassessments. The amounts of the reassessments were computed by increasing each of the original and segregated reassessments by the same percentage that the aggregate lien is increasing pursuant to the reassessment proceedings.

There is no description of this fund available. Contact the Agency listed above if you need further details.

There is no description of this fund available. Contact the Agency listed above if you need further details.

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Description

8372 – Community Facilities District 2007-1 (Fairfield Commons):

This Special Tax is a Mello-Roos Community Facilities Act of 1982. The facilities financed by the district include, the North Connector-Business Center Drive (Garaventa Properties) improvement, which consists of roadway improvements and utilities (sewer, storm drains, and other pipeline, as well as natural gas, electric, telephone, fiber optic and cable TV and traffic signals). Other improvements include Off Site traffic mitigation improvements (Garaventa Properties), Detention Basin / Wetland facilities, Suisan Valley Road widening, and Detention Basin Relocation.

Community Facilities District 2007-1 (Fairfield Commons)

This special Tax is a Mello-Roos Community Facilities Act of 1982. The facilities financed by the district include:

1. The North Connector-Business Center Drive (Garaventa Properties) improvement consisting of roadway improvements and utilities including: Dan Wilson Creek Bridge, Business Center Drive Utility improvement (Sewers, storm drains, and other pipelines) and Dry Utility Improvement (natural gas, electric, telephone, fiber optic and cable TV and traffic signals).
2. Off Site traffic mitigation improvements (Garaventa Properties) Suisun Valley Road and Interstate 80 Westbound - install traffic signal, Green valley road and Interstate 80 westbound - roadway improvements and traffic signal, Green Valley road widening.
3. Detention Basin / Wetland Facilities - including construction of a 7 acre storm drain detention basin, inlet/outlet structures, water quality forebay, access road, and 2.2 acre wetland mitigation site.
4. Suisan Valley Road widening - approximately 620 linear feet of roadway, including curb, gutter, sidewalk, landscape parkway utilities and related improvements.
5. Detention Basin Relocation - from Kaiser Drive west of Dan Wilson Creek to the North Side of Kaiser Drive, as well as access road, fencing, and modification of water amenity features.
6. Street Signage Improvements

Description

8373 – CFD 2016-1 Improvement Area A:

The special tax for this new fund is being levied to finance roadway, bridge, sewer, water, dry utility lines, storm drains, street and parkway landscaping, curb and gutter, medians, traffic signals, police and fire facilities, and a community center for the Villages at Fairfield development (Property owned by Villages at Fairfield, LLC). The special tax may be levied through Fiscal Year 2056/2057.

Description

8374 – CFD 2016–1 Improvement Area B:

The special tax for this new fund is being levied to finance roadway, bridge, sewer, water, dry utility lines, storm drains, street and parkway landscaping, curb and gutter, medians, traffic signals, police and fire facilities, and a community center for the Villages at Fairfield development

Description

8375 – CFD 2016–1 Villages at Fairfield, Improvement Area C:

Special assessments will pay the principal and interest on bonds that will finance all or a portion of the cost of facilities that include roadway, bridge, sewer, water, reclaimed water, dry utilities, storm drain, street and parkway landscaping, curb and gutter, medians, median landscaping, traffic signals, entry signage, parks, trails, police facilities, fire facilities and community center, appurtenances and appurtenant work and development impact fees.

Description

8376 – CFD 2016–1 Improvement Area D:

The special tax for this new fund is being levied to finance roadway, bridge, sewer, water, dry utility lines, storm drains, street and parkway landscaping, curb and gutter, medians, traffic signals, police and fire facilities, and a community center for the Villages at Fairfield development (Property owned by NCCM Holding Company, LLC). The special tax may be levied through Fiscal Year 2056/2057.

Description

Fund 8377

One Lake – Improvement Area 1 Bonds were issued to finance all or a portion of the costs of acquisition, construction, and improvement of roadways, wastewater treatment facilities, water facilities, and public safety improvements needed for the One Lake development.

Description

8402 - Somerset Assessment District

The fund collects assessments from homeowners within the assessment district to repay bonds issued to fund certain improvements within the district.

Description

8403 - Riverview Point Assessment District

The fund collects assessments from homeowners within the assessment district to repay bonds issued to fund certain improvements within the district.

Description

8404 – Community Facilities District 2004-1 Northwest Wastewater Facility:

This fund and district was created by vote of the current property owners in fiscal year 2004/2005 to issue and repay special tax bonds to help fund the construction of a new wastewater treatment facility.

Description

8405 – City of Rio Vista, CFD 2006-1 Facilities:

The District is located within the western portion of the City, north of State Highway 12, west of Church Road and east and west of Liberty Island Road. The District comprises portions of two non-contiguous developments identified as Trilogy at Rio Vista and Gibbs Ranch. The portion of Trilogy situated within the boundaries of the District comprises Phases 6, 7, and 9 through 13. The portion of Gibbs Ranch situated within the boundaries of the district comprises a portion of Phase 2. The CFD was formed to provide new facilities to properties within the CFD; reimbursement to City for expenses incurred in relation to the design and construction of the wastewater treatment facility and general public facilities of benefit to the District.

Description

8406 – City of Rio Vista CFD 2018–1 Facilities

CFD 2018–1 Facilities – to repay debt service related to wastewater treatment facility improvements.

Description

Project 8505 - Victorian Harbor Bonds

Purpose. The Bonds were issued September 2, 1994 to fund the acquisition of public improvements which were constructed including: reconstruction of all streets and alleyways, rebuilding of 30% of the existing sewer main and all of the water valves, undergrounding existing overhead electric and telephone lines, importing land fill to raise the lots above street grade and the flood plain; and including the required attendant public fees and design and construction engineering fees; together with the acquisition of all necessary interest in real property. The improvements are within the public roads and public parks of the Victorian Harbor development. In addition, the proceeds of the Bonds funded various costs of issuance, the Reserve Fund and capitalized interest.

Description of the Bonds. Issued at \$730,000 principal, the bonds carry a graduated interest rate ranging from 4.5% to 7.25% with an average interest rate of approximately 7.17%. The bonds mature September 2, 2019. The Bonds are issued upon and secured by the unpaid assessments together with interest thereon and constitute a trust fund for the redemption and payment of the principal of the Bonds and the interest thereon. Although the unpaid assessments constitute fixed liens on the lots and parcels of land in the District, they do not constitute a personal indebtedness of the respective owners of said lots and parcels. The unpaid assessments, together with interest on the declining balances thereof, will be collected in semi-annual installments on the tax roll on which general taxes on real property are collected and are payable and become delinquent at the same time and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do said general taxes, and the property upon which the assessments were levied are subject to the same provisions for sale and redemption as are properties for nonpayment of general taxes.

Legal. On February 16, 1994, the Suisun City Council passed and adopted Resolution of Intention No. 93-09 relating to the acquisition and/or construction of public improvements under the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code of California, for the City's Victorian Harbor Assessment District. By the Resolution of Intention, the Council provided that improvement bonds would be issued thereunder pursuant to the provisions of the Improvement Bond Act of 1915, Division 10 of the Streets and Highways Code of California (the "Bond Law").

Notice of recordation of the assessment and the opportunity to pay all or a portion thereof was waived in writing by all the owners of the lands in the Assessment District and there remained unpaid a list of assessments for which Council provided the issuance of improvement bonds.

Location. The District is bordered on the area of Suisun City east of Main Street, south of State Highway 12, west of Marina Boulevard, and north of the Suisun Channel. Overall the District is located in the old Crescent neighborhood of Suisun City and was the former location of numerous high-density multi-family dwellings. The District is developed as the 94-lot Victorian Harbor residential subdivision.

Description

Fund No. 8619 - 87-2R Water Rights Assessment District Refunding

The City formed the District to finance the construction of its share of a water plant and the related distribution system. The City levied special assessments based upon the benefits received by each parcel of land in the District from the construction of the plant and distribution system, and authorized the issuance of special assessment bonds. The proceeds of which were used for the construction and to pay the incidental costs of the assessment and bond proceedings.

Method of Spread

In general, the amount of the assessment against each parcel represents the total amount of the water rights benefiting that parcel, plus a proportionate amount of incidental expenses and financing costs.

Description

Fund No. 8620 - 1987-3 Orange Drive Assessment District

The proposed works of improvement are generally described as follows:

1. The improvement of Orange Tree Circle and Orange Drive, the reconstruction of an on-ramp to Interstate 80, all as shown on that certain tentative map entitled "Tentative Map Orange Tree Plaza" on file in the office of the Planning Department, City of Vacaville, by clearing and grubbing, excavation and grading, and the construction thereon of aggregate base and sub base, asphaltic pavement, pavement overlay, median islands where required, pavement markings, curbs, gutters, sidewalks, driveway openings, street signs, street monuments, street lighting facilities including standards, conduits, conductors, transformers, service pedestals and pull boxes, surface and subsurface storm drainage facilities including storm drainage pipes, manholes with manhole frames and covers, cleanouts and laterals where required, water mains, water valves, tees, fire hydrants and water services where required, adjustment to grade of existing water valve boxes and manholes where required, together with appurtenances required to all of the above.
2. Construction of drain A, an off-site storm drainage channel of approximately 3,500 feet to Horse Creek including approximately 3,500 of earthen bank channel, an outlet structure, and the inlet structure to Horse Creek, a rock rip rap, an erosion control structure at the entrance to Horse Creek, a dirt maintenance road along said drain A, together with appurtenances required to all of the above.
3. Construction of drain B along the easterly boundary of the Orange Tree Plaza property which is the westerly boundary of the Leisure Town Subdivision, consisting of approximately 1,600 linear feet of storm drainage pipes, manholes with manhole frames and covers and pipe stubs, erosion control, concrete inlet structure, a water main which connects to the existing main in Leisure Town Subdivision No. 6, water valves, tees, and an aggregate base maintenance road over said drain B, together with appurtenances required to all of the above.
4. Construction of drain C, west of Orange Tree Circle to Lawrence Drive, approximately 1,170 feet, consisting of storm drainage pipes, manholes with manhole frames and covers, catch basins, drop inlets, drain pipe leads and pipe stubs.
5. Construction of sewer lateral A from Orange Tree Circle southeasterly to Leisure Town Subdivision No. 7, consisting of a sanitary sewer trunk line with manholes, manhole frames and covers and laterals; a storm drainage pipe with manholes, manholes frames and covers and drain leads; and a water main with water valves and required fittings.
6. Construction of water main in Orange Drive to connect with an existing water main in the existing portion of Orange Drive, and construction of a water main in Lawrence Drive to connect to an existing water main in Lawrence Drive.
7. Construction of a landscape irrigation system within the centerline median of Orange Drive and within the landscape easements along the rights-of-way of Orange Drive and Orange Tree Circle including irrigation pipes, valves, tees, risers, sprinkler heads, and the planting of ground cover, grass, trees and shrubs and the construction of a sound wall 8 feet in height within dedicated right-of-way and/or public easements along the entire northwestern boundary of Assessment Parcel No. 28, a distance of approximately 2,600 feet.
8. Construction and installation of utilities within public utility easements along Orange Drive and Orange Tree Circle, consisting of electrical facilities including transformers, pull boxes, conduit and wire; and telephone facilities including pull boxes, conduit and wiring, together with appurtenances required to all of the above.

The foregoing to include the acquisition of all rights-of-way, easements, licenses, permits and franchises and the construction of all auxiliary work necessary and/or convenient to the accomplishment of the above.

Method of Spread

Not available at this writing.

Description

Fund No. 8622 - 1988B Alamo/Butcher Assessment District (Alamo Butcher Zone)

Within the City of Vacaville, County of Solano, this construction of the following improvements (Assessor's Parcel Numbers designated "APN"; all distances are approximate):

1. The improvement of Alamo Drive from its intersection with Butcher Road, southerly to the southern boundary of APN 127-09-2 (which is 100 feet north of Alderwood Way). The improvements consisted of clearing, grubbing, excavation, removing existing pavement (as required), and the installation of curbs, gutters, sidewalks, sub base, base, asphalt concrete, striping, and street lighting, together with all required drainage features and driveway conforms. From Butcher Road to Marshall Road, Alamo Drive will have six traveled lanes, two bike lanes, and landscaped medians. From Marshall Road to the south end of the project, Alamo Drive will have four traveled lanes and two bike lanes with no median.
2. The improvement of Marshall Road on both sides of its intersection with Alamo Drive. The eastern boundary of the work will be the east boundary of APN 127-08-16. The western boundary is the western boundary of APN 127-08-22. The improvements consisted of clearing, grubbing, excavation and the installation of curbs, gutters, sidewalks, sub base, base, asphalt concrete, striping, and street lighting, together with all required drainage features and driveway conforms. Marshall Road will have two traveled lanes and two bike lanes.
3. The construction of a new street (street "A") on the west side of Alamo Drive, intersecting Alamo Drive approximately 700 feet north of Marshall Road. Said new street extends 300 feet westerly from Alamo Drive and then turns north, parallel to Alamo Drive for 500 feet. The improvements consisted of clearing, grubbing, removing existing pavement (as required), and the installation of curbs, gutters, sidewalks, sub base, base asphalt concrete, striping, and street lighting, together with all required drainage features and driveway conform. This new street has two traveled lanes and two bike lanes.
4. Installation of water and sewer service to each property.
5. Installation of a water main on Marshall Road, from its intersection with Alamo Drive, to the east boundary of APN 127-08-16.
6. Eight hundred feet of water and sewer mains in street "A".
7. Within the right-of-way of all the streets mentioned in "A", "B", and "C" above, the removal of existing overhead electrical and communication lines and the replacement thereof with underground electrical and communication facilities, together with natural gas distribution lines with appropriate fittings, valves, regulators, and street lights with required electrical switches, substructures, transformers wires.
8. Installation of traffic signals on Alamo Drive, at the intersection of Marshall Road, and at the intersection of street "A".
9. The acquisition of all rights-of-way, licenses, easements, permits and franchises and the performance of all auxiliary work necessary and/or convenient for the accomplishment of any or all of the foregoing improvements.

Method of Spread

In general, the assessments were apportioned based on street frontage and area.

Description

Fund No. 8623 - 1988C Orange Drive Assessment District Phase II

The Bonds were authorized for the purpose of providing funds for public improvements to benefit 18 assessed parcels consisting of approximately 101 net acres, in the City of Vacaville, County of Solano, State of California. The improvements included the acquisition and construction of storm drains, sanitary sewer, street improvements, traffic signals, water mains, landscape medians and irrigation, roadside ditches, street signs, and right-of-way and easements together with appurtenances.

Method of Spread

In general, the assessments were apportioned based on street frontage and area.

Description

Fund No. 8625 - 1989B East Monte Vista Assessment District (East Monte Vista Zone)

The Bonds were issued in order to finance the following: (1) the improvement of East Monte Vista Avenue on the north from Vaca Valley Parkway southerly 5,850 feet, fronting the property in the District on the east - including clearing, grubbing, grading, excavation, the construction of sub base, base, pavement, curbs, gutters, driveways, street lighting facilities, sanitary sewer facilities, storm drain facilities, and underground electric and telephone distribution facilities, (2) the acquisition of an easement and the construction of a storm drainage channel outside of the District between East Monte Vista Avenue and Interstate 505, (3) the construction of grading and a storm drainage system for the nine parcels owned by Southern Pacific and the parcels held by Arnold and Alonso, (4) a construction contingency in the amount of 5% of construction costs, (5) funds for the elimination of prior fixed unpaid special assessment liens within the District and (6) all incidental costs, including city fees, inspection, engineering, legal, bond discount, and Reserve Fund.

Street Work

The construction of new curb and gutters and sidewalk at the ultimate alignment width of East El Monte Vista Avenue as required for:

1. Parcels without curb and gutter.
2. Parcels with curb and gutter at improper alignment dimensions.
3. The construction of dividing island curbs together with proper ingress turn pockets as required by the latest traffic safety standards.

The construction of five-inch asphalt pavement on nine-inch aggregate base over eleven-inch aggregate sub base, together with an asphalt concrete resurface over the existing asphaltic concrete pavement of variable thickness which will average approximately one and one-half (1-1/2) inch in thickness.

The necessary grading and earthwork to accomplish the above together with the necessary traffic lane striping operations in accordance with the latest traffic safety standards of the City of Vacaville.

Storm Drain Facilities

The construction of reinforced concrete combination transition junction structure on the north side of the existing 8'x2' reinforced concrete box culvert located approximately 400 feet west of the centerline of Browns Valley Parkway.

The construction of a double 27-inch reinforced concrete pipe storm drain easterly from the new transition-junction structure to the existing double 27-inch reinforced concrete pipe storm drain located approximately 190 feet west of Browns Valley Parkway.

The construction of an 18-inch reinforced concrete pipe storm drain from the new transition-junction structure westerly to an existing 18-inch storm drain located approximately 240 feet west of the proposed new transition-junction structure.

The construction of a new storm drain, appurtenances, and work in conjunction with the new main line storm drain facilities.

Underground Utilities

This work consists of under-grounding of the existing overhead electrical distribution systems and telephone system.

The work will be designed by the Pacific Gas and Electric Company, the Pacific Telephone Company, and the Cablevision Company, and will be included in the plans, specifications and the bid documents.

The electrical, telephone, and Cable TV facilities will be installed in a joint trench in compliance with standard joint trench construction techniques in use in the area at this time.

In addition, the existing combination street lighting system will be revamped and the overhead feed system will be converted to an underground feed together with certain new facilities as required by the City of Vacaville, and the new system will be owned and operated by the City of Vacaville.

Also, appurtenant other public works facilities of the City of Vacaville, or under contract by the City of Vacaville, will be converted to feed from the new underground facilities.

The Improvement Project consisted of:

1. Street widening, including new pavement concrete curbs, gutters and sidewalks;
2. Raised center medians with concrete curbs, turn pockets, irrigation services and landscaping;
3. New traffic signal at Brown Street and modification of existing signals at Depot Street and Markham Avenue;
4. New storm drain on the north side of East Monte Vista, between Markham Avenue and Cullen Street;
5. New street lights, street signs and pavement markings;
6. Relocation of existing fire hydrants, water and sanitary sewer services;
7. Under-grounding existing private utility services;
8. Acquisition of right-of-way necessary for street widening.

Method of Spread

Assessments for construction and under-grounding were based on an equal split between front footage and area with exceptions on the area spread for parcels with excessive depth. Adjustments were also made to parcels, which had constructed the ultimate width and improvements and to parcels where the ultimate width was to not be constructed at the time due to conflicts with existing structures.

Assessments against property in the District were spread as follows:

1. For the extension of East Monte Vista Avenue and all related improvements, costs were spread on the basis of net area to benefiting parcels, with consideration given to property frontage on East Monte Vista Avenue and to the modified property area.
2. For site improvements, which benefit only nine Southern Pacific parcels, all costs have been spread against only such parcels on a net area basis.
3. For the costs of removing prior liens on any parcel, the costs have been assessed against that parcel.

Description

Fund No. 8626 - 1991B Vine Street Assessment District (Vine Street Zone)

The project consisted of a domestic water supply system commencing at the northern end of the City of Vacaville's Zone 1 System and extending northerly along Vine Street approximately 7,500 feet to a 750,000 gallon water storage reservoir to be constructed at the north end of Vine Street including a booster pump, a pressure reducing station and all required mains, valves, controls, and appurtenances to meet the emergency storage and approved fore flow of the City of Vacaville.

Method of Spread

The assessments were apportioned in the following manner:

The individual assessments were based on the number of estimated services. The total number of estimated services for the District is 177. This means that for each service, a parcel was assessed \$10,700. The number of services per parcel was based on the estimated number of lots for each parcel. There is no guarantee that the estimated number of lots will be achieved and no refunds or credits will be made if the actual number of services is less than the number, which is being assessed.

Following is a list of the number of services per parcel:

Parcel Number	Number of Services
1	4
2	50
3	3
4	3
5	8
6	3
7	1
8	2
9	2
10	6
11	1
12	12
13	3
14	8
15	15
16	25
17	31

A Benefit District was formed by the City of Vacaville to collect assessments from properties excluded from the Vine Street Water Assessment District, but may connect to the water system at a later date. Monies collected by the City will be paid to the Assessment District to reduce bond debt, and no rebate will be made to individual property owners. The assessment is in addition to the water connection fees collected by the City at the time of building permit issuance.

Description

Fund No. 8627 - 1990A Eubanks / Midway Assessment District

The Improvement Project consisted of the extension of Eubanks Drive from its existing terminus at the south boundary of the District to Midway Road, the reconstruction of a portion of Midway Road to Interstate 505, the construction of a new street, Chancellor Court, within the District and the relocation and under-grounding of an open channel viaduct. The Improvement Project included street construction, including new pavement, concrete curbs, gutters and sidewalks; new street lights, street signs and pavement markings; relocation of existing water mains and sanitary sewer services; and under-grounding existing private utility services.

Method of Spread

All parcels within the District were determined to benefit equally from the improvements to be constructed based on proportionate acreage's.

Description

Fund No. 8628 - 1992-AR Nut Tree Assessment District Refunding (Nut Tree Zone)

The purpose of the Bonds was to provide funds which, along with other monies, were deposited into an escrow fund which was used to call and redeem the outstanding \$4,225,000 principal amount of "Limited Obligation Improvement Bonds, City of Vacaville, Nut Tree Road Assessment District, Series No. 1988-A" (the "Refunded Bonds") maturing after September 2, 1992. The Refunded Bonds are dated April 26, 1988, and were originally issued in the principal amount of \$4,470,597.

Method of Spread

The assessments were apportioned based on the ratio a parcel's assessment represented of the 1992-AR Nut Tree Reassessment District

Description

Fund No. 8631 - Lower Lagoon Valley Assessment District

The project consisted of:

1. Roadway Grading
 - A. Cut and/or fill within roadway rights-of-way to street subgrade elevation and construction of cut/fill slope outside the public right-of-way (if any) on the inside lanes of Lagoon Valley Boulevard from a point 1,500' easterly of Saddleback Parkway to the residential zoned property, Lakeside Drive, Parkview Drive, and Saddleback Parkway south of Lagoon Valley Boulevard. All per approved plan lines.
 - B. Excess material to be stockpiled on private property included in the Assessment District Boundary.
2. Domestic Water
 - A. 12,920' of 12" waterline in Lakeside Drive
 - B. 1,100' of 12" waterline in Saddleback Pkwy, south of Lagoon Valley Pkwy
 - C. Valves, fire hydrants and appurtenances on waterlines
3. Sanitary Sewer
 - A. 1,910' of onsite 15" gravity sewer line in Lakeside Drive
 - B. 1,210' of onsite 12" gravity sewer line in Parkview Drive
 - C. 1,850' of onsite 10" gravity sewer line in Parkview Drive
 - D. 960' of 10" gravity sewer line in Lagoon Valley Blvd.
 - E. 1,400' of 8" gravity sewer line in Lagoon Valley Blvd.
 - F. Approximately 20 manholes
 - G. Approximately 495' of 8" lateral to serve adjacent properties within District
4. Non-Potable Water
 - A. 3,430' of 18" pipe offsite from Lagoon Valley Blvd. to Lateral 37
 - B. 3,875' of 18" pipe in Lagoon Valley Blvd.
 - C. 1,360' of 18" pipe in Saddleback Parkway, south of Lagoon Valley Blvd.
 - D. 20' of 18" pipe in Lagoon Valley Blvd.
 - E. 1,930' of 8" pipe in Parkview Drive
 - G. 3,120' of 8" pipe in Parkview Drive
 - H. Re-plumbing of previous connections to the potable system
5. Drainage
 - A. 1,320' of 60" C.I.P.P.
 - B. 240' of 54" C.I.P.P.
 - C. 1,610' of 48" C.I.P.P.
 - D. 290' of 36" C.I.P.P.
 - E. 380' of 30" C.I.P.P.
 - F. 125' of 24" R.C.P.
 - G. 2,240' of 15" R.C.P.
 - H. Approximately 26 standard catch basins
 - I. 4 junction boxes
 - J. 9 cast-in-place, special catch basins
 - K. 8 rock riprap outlets for 15" and 18" pipe
 - L. 1 storm drain manhole

- M. Drainage channel along the easterly side of the McDuen O.B.P. parcel
 - N. 140' triple 7' x 9' reinforced box culvert
 - O. 160' twin 42" culvert
 - P. 100' twin 60" culvert
 - Q. Drainage channel at the easterly end of Lagoon Valley Blvd.
6. Street and Traffic Signals
- A. Subgrade preparation, curb and gutter, geotextile fabric, aggregate base course and asphaltic concrete on the following streets:
 1. Full improvement of Lagoon Valley Blvd. from a point approximately 1,500' easterly of Saddleback Parkway to the residential zoned property.
 2. Lakeside Dr., from a point 500' easterly of Saddleback Parkway to Parkview Drive.
 3. Parkview Drive
 4. Saddleback parkway south of Lagoon Valley Blvd.
 5. Four signal systems
 6. Pavement markings and signs for Phase 1B improvements
7. Landscape and Irrigation
- A. Sidewalks and bike paths including fine grading, forming, and aggregate base along the following streets:
 1. Bike path along the easterly side of Parkview Drive from Lagoon Valley Blvd. to Lakeside Drive
 2. Bike path along the southerly side of Lagoon Valley Blvd. from a point approximately 1,500' easterly of Saddleback Parkway to Parkview Drive
 3. Bike path along the easterly side of Saddleback Parkway, south of Lagoon Valley Blvd.
 4. Sidewalk along the easterly side of Saddleback Parkway from Pena Adobe Road to the Pena Adobe over-crossing.
 - B. Landscaping and irrigation including soil preparation and finish grading at the following locations:
 1. Between the curb and street right-of-way line along the easterly side of Parkview Drive from Lagoon Valley Blvd. to Lakeside Drive
 2. Between the curb and limit of slope easement along the northerly side of Lakeside Drive from Parkview Drive to a point approximately 450' easterly of Saddleback Parkway
 3. Between the curb and street right-of-way line along each side of Saddleback Parkway south of Lagoon Valley Blvd.
 4. Median island of Lagoon Valley Parkway from a point approximately 1,500' easterly of Saddleback to Parkview Drive
 5. Between the curb and street right-of-way line along the easterly side of Saddleback Parkway from Pena Adobe Road to Pena Adobe over-crossing

Method of Spread

The total cost of each type of public facility was allocated to the various land uses defined in the Lower Lagoon Valley Policy Plan on the basis of benefit. Benefit was determined by applying facility use factors stated in engineering reports. For facilities with specific use factors, the Share of Directly Allocated Costs (SDAC) was used. SDAC is calculated by summing the costs that have been directly allocated by use factor stated in the engineering reports for each land use, and then dividing the allocated cost for each land use by the total of allocated costs to arrive at a percent distribution.

The cost allocations for each facility type were summed for each land use in order to determine the total cost allocation to each land use. These total cost allocations for each land use were then divided by the total costs to determine the percent distribution of costs by land use.

The Policy Plan has a 175 acre golf course plus a 10 acre clubhouse. This golf course will eventually be subdivided from the residential land. At this time, it is not known which residential parcels will contain the golf course. For this reason, the cost allocation for the golf course was reallocated to the residential land. An adjusted percentage distribution of costs was then made. (When the golf course is subdivided from the residential, this reallocation will be reversed at that time).

Allowances for inflation were also allocated to each land use based on the adjusted percentage distribution calculated in step 3.

Public Facility Rights were allocated to each land use based on the adjusted percentage distribution of total costs. A total of 100,000 Public Facility Rights were allocated.

Public facility rights per net acre and per residential unit were determined for each land use based on the number of net acres or units within each land use at build out and the costs allocated to each land use in Step 2. Build out is defined as a full development of each parcel prescribed by the Policy Plan. Net acres were derived from the Assessment Diagram prepared by MacKay & Soms. Residential unit counts were taken from the Policy Plan.

Public facility rights were then allocated to each parcel designated on the Assessment Diagram based on the approved land use for that parcel. For non-residential parcels, PFRs were assigned by multiplying net acres by the appropriate PFR per net acre factor. For residential parcels, PFRs were assigned by multiplying residential units by the appropriate PFR per unit factor.

The Lower Lagoon Valley area will be developed in two broad phases. The amount of development allowed during Phase 1 is limited by the need to upgrade the Lagoon Valley Road Interchange. Once the interchange work is completed, development within Phase 2 may commence. According to a development agreement, 186 acres of non-residential land and 730 residential units may be developed in Phase 1.

To allocate PFRs to parcels at Phase 1, the PFRs per net acre or unit at build out established in Step 6 were multiplied by Phase 1 net acres or units. To allocate PFRs at build out (Phase 2), PFRs per acre or unit at build out were multiplied by net acres or units at build out.

The percentage distribution of PFRs at Phase 1 and at Build out were then calculated. These percentage distributions were then used to calculate the assessments for each parcel at Phase 1 and at build out.

For assessment parcels, the cost of bond issuance are then allocated to each assessment parcel based on each assessment parcel's percent share of costs allocated to all assessment parcels. Assessments are then calculated by adding the allocated bond costs to the allocated costs.

95% of Phase 1 costs are allocated to parcels according to the Phase 1 PFR distribution and 5% are allocated based on the Build out PFR percent distribution. Even parcels with no Phase 1 development rights receive value from the Phase 1 improvements and are therefore allocated a portion of the costs and assessments. For assessment parcels, bond costs are allocated according to the percent distribution of hard costs allocated to assessment parcels. In no event shall the Phase 1 assessment exceed the build out assessment. If assigning 95% of Phase 1 Costs causes Phase 1 assessments to exceed the build out assessment, the percentage of cost assigned based

on Phase 1 PFRs shall be reduced until no parcel is allocated an assessment greater than its build out assessment.

When Phase 2 bonds are issued, all costs and bonds, including Phase 1 costs and bonds, are allocated based on the build out distribution of PFRs. Following the reallocation when Phase 2 bonds are issued, a parcel will receive credit for any principal amount of bonds that it has retired.

Description

Fund No. 8632 - Refunded Allison/Ulatis Assessment District (Allison/Ulatis Zone)

Phase One of the Improvement Project was funded from the proceeds of the Series 1991-A Bonds and certain other sources and consists of (i) the extension of Nut Tree Parkway from Putah South Canal adjacent to Interstate 80 ending prior to the location of the Phase Two construction of Allison Drive, adjacent to the Vacaville Commons Shopping Center; (ii) the construction of interim improvements to the existing over-crossing from East Monte Vista Avenue as well as interim eastbound on and off ramps from Interstate 80; (iii) the extension of Ulatis Drive from its existing terminus to the end of the initial phase of construction of Allison Drive; (iv) the construction of the initial phase of Allison Drive to the terminus of Ulatis Drive; (v) the extension of Burton Drive to Ulatis Drive; (vi) the construction of Harbison Drive from Nut Tree Parkway to Ulatis Drive; (vii) the construction of bridges over Putah South Canal and Ulatis Creek; and (viii) the acquisition of the necessary right-of-way to complete the foregoing.

Method of Spread

In general, the assessments were apportioned based on street frontage and area.

Description

Fund No. 8634 - 1993-2 Browns Valley Assessment District

In general the Improvement Project improved Browns Valley Road, a two-lane county road, into two lanes of a four-lane expressway to serve substantial residential and commercial development proposed to be build in the Browns Valley area over the next ten to fifteen years. Also included in the Improvement Project were the under-grounding of utilities and the construction of natural gas lines to serve the area.

Method of Spread

All private land within the District boundaries was addressed 50% on an area basis and 50% on a front foot basis (Browns Valley Road frontage only), with the following exceptions:

1. The properties designated as Diagram and Assessment Parcel Nos. 2, 3, and 4 each has a residence thereon. Because of these houses, the parcels cannot be developed as economically as vacant parcels. For that reason the assessments on Parcel Nos. 2, 3, and 4 were reduced by one-half.
2. 42.24 acres of Diagram and Assessment Parcel No. 9 was within the boundaries of the District, but did not benefit by the Browns Valley Utility, drainage or road system. Therefore the actual area of Parcel No. 9 was reduced by 42.24 acres for assessment purposes.
3. Diagram and Assessment Parcel No. 18 had an unusual shape. A triangular cusp extended along Browns Valley Road toward the north. A portion of this frontage did not benefit the parcel. For that reason the 480 foot frontage of Parcel No. 18 was reduced to 352 feet for assessment purposes.
4. Diagram and Assessment Parcel No. 19 was an unusually long frontage for its area. For that reason the assessment on Parcel No. 19 was reduced by one-half.
5. Diagram and Assessment Parcel Nos. 10, 11, and 12 comprised recorded subdivisions Boulder Park Ranch, Units 1, 2, and 3. The frontage and area assessments for these three subdivisions were added together and divided by the total number of residential lots in the three subdivisions. The resulting unit price was assessed to each of the lots. The larger lots were assigned a 50% higher assessment than the smaller lots. Diagram and Assessment Parcel No. 12-18 was assigned a weight of 70 small residential units. The area of Boulder Park Ranch, Units No. 1, 2, and 3 was 46.24 acres. The combined frontage was 841 feet.
6. The existing barbed wire fencing along Browns Valley Road was not on the right-of-way line in most areas. The cost of constructing a new barbed wire fence on the right-of-way line, where requested by the landowner was assessed to the individual parcel so fenced.
7. The owners of Diagram and Assessment Parcel Nos. 5 and 7 requested that a sanitary sewer be extended in Browns Valley Road for the purpose of serving those parcels. The cost of this sanitary sewer was assessed to the parcels on a unit residential basis. For purposes of this assessment Parcel No. 5 was assigned 58 residential units and Parcel No. 7 was assigned 100 residential units.
8. A sanitary sewer was extended to serve a portion of Diagram and Assessment Parcel No. 1. The cost of this sewer extension was assessed to Parcel No. 1.

Description

Fund No. 8635 - 1993-3 Alamo Corridor Assessment District

Within the City of Vacaville, County of Solano, the construction and acquisition of the following improvements generally located along Alamo Drive to alleviate existing restrictions in traffic flow (all distances shown are approximated and descriptions are general in nature):

1. The widening of the north side of Alamo Drive from Tulare Drive to Peabody Road, a distance of 1,070 feet including an additional 36 feet of pavement allowing for two lanes of traffic in each direction, raised median islands, curb, gutter, and sidewalk.
2. The widening of the east side of Peabody Road from Alamo Drive to the Gregory Park Subdivision, a distance of 910 feet, including an additional 15.5 feet of pavement, raised median islands, and under-grounding of existing overhead utilities, as required.
3. The widening of the south side of Alamo Drive from Gateway Realty to Irene Larsen School, a distance of 910 feet, including 20 feet of additional pavement.
4. The widening of Alamo Drive from I-80 to Marshal Road, including two lanes of traffic in each direction, raised median islands, and under-grounding the overhead utilities as required.
5. The acquisition of rights of service and use in the fire protection facilities of the City of Vacaville and the acquisition of all rights-of-way, licenses, franchises, permits and easements and the performing of all auxiliary construction work necessary and/or convenient to the accomplishment of the foregoing and the payment of all costs incidental to the conduct of the special assessment proceedings and the issuance of special assessment bonds upon the security thereof.

Method of Spread

The Assessment was spread on a per acre basis. The total acreage within the District was 557.98 acres.

Description

Fund No. 8636 - I- 505 Assessment District (I-505 Zone)

Proceeds of the Bonds were used to finance certain infrastructure improvements in the District and to prepay certain existing assessments on parcels in the District arising from three prior assessment proceedings. The improvements to be acquired consist of sewers, curbs, gutters, sidewalks and related water, sewer and storm drainage improvements serving a portion of the Vacaville Business Park. These improvements have been completed by the landowners.

Method of Spread

For purposes of spreading the total assessment among the Assessment Parcels, the District was divided into four overlapping zones, based on the benefits to be derived from the improvements being acquired and the three assessment liens being partially prepaid. Each of Zones 1,2, and 3 consist of those parcels in the District which are currently subject to one of the prior assessment proceedings. These Zones relate to the prepayment of such assessment liens in such prior proceedings.

Description

Fund No. 8637 - 1989AR Green Tree Assessment District Refunding

The original Improvement Project consisted primarily of the extension of Orange Drive along Interstate 80 to Leisure Town Road and the construction of Auto Center Drive and Syar Way from Orange Drive, including street, storm drain, sanitary sewer, water system and utility improvements, together with landscaping, irrigation and upgraded street improvements to and along streets serving Assessment Parcel No. 3. More specifically, the Improvement Project consists of the following:

1. Demolition of existing structures as required for construction of the public improvements;
2. Demolition as required of existing portions of Orange Drive, Syar Way and cul-de-sac streets, and any required abandonment or relocation of associated utilities; and
3. The acquisition of any required easements, right-of-way, licenses, franchises and permits, and the construction of all auxiliary work necessary and/or convenient to the accomplishment of the above public improvements.

Method of Spread

In general, the assessments were apportioned based on street frontage and area.

Description

Fund No. 8638 - 1996-B Allison/Ulatis Assessment District Phase II

Phase Two of the Improvement Project, which is to be funded from the proceeds of the Bonds consists of the construction of the remaining portion of Allison Drive from Ulatis Drive to Nut Tree Parkway. Construction of Phase Two is to correspond with the construction of a full interchange on Interstate 80 connecting to Nut Tree Parkway and Allison Drive. The interchange is being funded from other City funds.

Method of Spread

In general, the assessments were apportioned based on street frontage and area.

Description

Fund No. 8639 - 1997-A Northeast Sector Assessment District

The City has identified 13 district improvement projects to be completed within the District.

- Vaca Valley Parkway (3rd Lane Phase I)
- Vaca Valley Parkway (3rd Lane Phase II)
- Non-Potable Water System
- Golden West Pump Station
- Force Main under I-80
- Gravity Line in Walnut Road
- Gravity Line in Leisure Town Road
- Leisure Town Road/I-80 Over-crossing
- Vaca Valley Parkway/I-505 Off-Ramp
- Vaca Valley Traffic Signals
- Vaca Valley Parkway 4th Lane
- Vaca Valley Parkway Median Landscaping
- Leisure Town Road Pump Station

Method of Spread

Not available at this writing.

Description

8640 - Nut Tree Assessment District S2005A

The Bonds are being issued to finance the acquisition and construction by the City of certain street improvements and utility improvements to East Monte Vista Avenue and the Nut Tree Road Extension within the District, to make a deposit into a debt service reserve fund for the Bonds, to fund capitalized interest on the Bonds for 12 months after the Bonds are issued, and to pay certain costs of issuing the Bonds.

Each parcel pays their pro-rata share (based on the original assessment) of the debt service and administrative fees required for the fiscal year for which the parcel is being levied.

Description

Fund No. 8641 - Improvement Area No. 1 of the City of Vacaville CFD No. 13 (Lower Lagoon Valley)

The CFD is authorized to finance all or any part of the costs of acquisition, construction, and improvement of any facilities permitted to be financed under the Mello-Roos Community Facilities Act of 1982 and that are required to develop property within the CFD, including, but not limited to, the following:

- Water storage reservoirs and water booster stations
- Sewer lift stations
- Sewer and water transmission mains
- Public mass grading
- Roads
- Fire stations, fire protection facilities, and equipment related to the foregoing
- Parks, recreation facilities, and open space

The CFD authorized services include:

- Fire protection services
- Police protection services
- Lagoon Valley Park maintenance services
- Lighting and landscape maintenance services

The boundaries of the CFD are identified in the map entitled "Proposed Boundaries and Future Annexation Area of City of Vacaville Community Facilities District No. 13 (Lower Lagoon Valley), County of Solano, State of California" which has been recorded in the office of the Solano County Recorder.

The facilities special tax shall be levied and collected, through and including Fiscal Year 2070-71. The fire protection special tax, police protection special tax, Lagoon Valley Park maintenance special tax, and lighting and landscape maintenance special tax may be levied and collected in perpetuity.

Description

Fund No. 8642 - Improvement Area No. 2 of the City of Vacaville CFD No. 13 (Lower Lagoon Valley)

The CFD is authorized to finance all or any part of the costs of acquisition, construction, and improvement of any facilities permitted to be financed under the Mello-Roos Community Facilities Act of 1982 and that are required to develop property within the CFD, including, but not limited to, the following:

- Water storage reservoirs and water booster stations
- Sewer lift stations
- Sewer and water transmission mains
- Public mass grading
- Roads
- Fire stations, fire protection facilities, and equipment related to the foregoing
- Parks, recreation facilities, and open space

The CFD authorized services include:

- Fire protection services
- Police protection services
- Lagoon Valley Park maintenance services
- Lighting and landscape maintenance services

The boundaries of the CFD are identified in the map entitled "Proposed Boundaries and Future Annexation Area of City of Vacaville Community Facilities District No. 13 (Lower Lagoon Valley), County of Solano, State of California" which has been recorded in the office of the Solano County Recorder.

The facilities special tax shall be levied and collected, through and including Fiscal Year 2070-71. The fire protection special tax, Lagoon Valley Park maintenance special tax, and lighting and landscape maintenance special tax may be levied and collected in perpetuity.

Description

8724 - Fairgrounds Drive #65 PHASE I

District is part of the 1915 Act Reassessment District. The District was formed to refund the outstanding bonds previously issued as Fairgrounds Drive Assessment No. 64. The proceeds of the original issue were used to finance street and land improvements and the acquisition of land, facilities and rights-of-way within the District boundaries.

Description

8729 - N. E. Quad Asmt #58 Reasmt - REF'86

District is part of the 1915 Act Reassessment District. The District was formed to refund the previous bond issue of the Northeast Quadrant District No. 58, dated November 16, 1982, and to include the costs thereof. The original district was formed to finance the construction and/or acquisition of street improvements, water distribution system extension and acquisition of all lands, easements, facilities and rights-of-way within the District boundaries.

Description

8732 - NE Quadrant Assmt Dist #64

District is part of the 1915 Act Reassessment District. The District was formed to refund the outstanding bonds previously issued as Northeast Quadrant No. 64. The proceeds of the original issue were used to finance street improvements, construction of bridges and the acquisition of street improvements, lands, easements, facilities and rights-of-way within the District boundaries.

Description

8733 - Glen Cove Reasmt Refunding 93

District is part of the 1915 Act Reassessment District. The District was formed to refund the previous Glen Cove 61A, 61B, 61IVA and 61IVB bond issues in the Glen Cove Community Assessment District, and to pay the costs thereof. The original districts were formed to finance the construction and/or acquisition of street improvements, easements, water and storm drainage system within the District boundaries.

Description

8734 - Asmt Dist #68 NEQ Neighborhood

District is part of the 1915 Act Reassessments District. The improvements to be made with the District included the grading of a 12-acre parcel of the West Course of Blue Rock Springs Golf Course, including clearing and grubbing, rough grading, placing top soil, construction of keyways, over excavating slide areas, placing sub drains in keyways and fills, and erosion control within District boundaries.

Description

8735 - NE Quadrant Impvmt Dist 2003-I

The Facilities are to be financed by the District. The Facilities shall include the costs attributable of engineering, design, planning, and coordination, together with the expenses related to the issuance and sale of any bonds to finance the construction of street improvements.

Description

8811 – River Delta USD CFD #1

Special Tax for the purpose of financing the construction, expansion, improvement and rehabilitation of school facilities.

Description

8816 – California Enterprise Development Authority (CEDA) Residential PACE program

This levy is a 1915 Improvement Bond Act Property Assessed Clean Energy (PACE) assessment established by California Enterprise Development Authority (CEDA) to allow the financing of certain distributed generation renewable energy sources, energy efficiency and water efficiency improvements that are affixed to real property through the levy of contractual assessments.

Description

Fund No. 8981 – CMFA CFD No 2021-16 (Monte Verde)

The special tax for this Mello-Roos district (also known as a community facilities district or CFD) is generally authorized to pay for the following facilities: (i) transportation improvements, (ii) wastewater system improvements, (iii) potable and non-potable water system improvements, (iv) drainage system improvements, (v) landscaping and open space improvements, (vi) park, parkways, and trails, and (vii) other public facilities. The special tax assessed on a developed single-family unit within CFD No. 2021-16 is based on a per unit flat rate. The maximum special tax rates increase by 2% each fiscal year. The special tax may be levied through fiscal year 2061-62.

Description

Fund No. 8982 – CSCDA SCIP Asmt Dist No. 21-03

The SCIP is a program of CSCDA that allows local agencies, counties and special districts to finance certain development impact fees and public capital improvements thru the issuance of tax-exempt bonds.

Description

Fund No. 8983 – CSCDA SCIP Asmt Dist No. 21-04

The SCIP is a program of CSCDA that allows local agencies, counties and special districts to finance certain development impact fees and public capital improvements thru the issuance of tax-exempt bonds.

Description

Fund No. 8984 – CSCDA SCIP Asmt Dist No. 21-02

The SCIP is a program of CSCDA that allows local agencies, counties and special districts to finance certain development impact fees and public capital improvements thru the issuance of tax-exempt bonds.

Description

8985 - CSCDA AD No. 20-01 (Farmstead):

Pursuant to the provision of the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915, the District is authorized by CSCDA to issue the Local Obligation Bonds to finance development impact fees of qualifying property owners and certain applicable public capital improvements, and the Local Obligation Bonds are secured by the future levies of assessments from the qualified property owners within the Assessment District.

Description

8986 - CSCDA AD No. 21-01 (The Enclave at Red Top (Unit 1)):

Pursuant to the provision of the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915, the District is authorized by CSCDA to issue the Local Obligation Bonds to finance development impact fees of qualifying property owners and certain applicable public capital improvements, and the Local Obligation Bonds are secured by the future levies of assessments from the qualified property owners within the Assessment District.

Description

What

California Statewide Communities Development Authority (CSCDA) Energy Efficient Equity ("E3") (also known as FortiFi Financial) Program, a program that allows property owners to finance energy efficiency, renewable energy and water efficiency improvements to their property.

How, Where and Why

Property owners participating in the E3 Program voluntarily agree to the imposition of an assessment on their property that is collected in installments on the County property tax bill, pursuant to Chapter 29, Division 7 of the Streets and Highways Code.

Description

The CleanFund PACE assessment is authorized pursuant to the California Statewide Communities Development Authority (CSCDA) Open Property Assessed Clean Energy (PACE) Program to promote the installation of renewable energy sources, energy efficient improvements, water efficiency improvements, seismic strengthening improvements, and electric vehicle charging infrastructure.

Description

8989 – CSCDA SCIP AD No. 18–01 (Gold Ridge)

Pursuant to the provision of the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915, the District is authorized by CSCDA to issue the Local Obligation Bonds to finance development impact fees of qualifying property owners and certain applicable public capital improvements, and the Local Obligation Bonds are secured by the future levies of assessments from the qualified property owners within the Assessment District.

Description

8990 – CSCDA PACEFund Solano

The California Statewide Communities Development Authority (CSCDA) is implementing Property Assessed Clean Energy ("PACE") programs, which it has designated CSCDA Open PACE, consisting of several CSCDA Open PACE programs each administered by a separate program administrator that allow property owners to finance distributed generation renewable energy sources; energy efficiency, renewable energy, water efficiency, and seismic strengthening improvements; and electric vehicle charging infrastructure and has appointed the PACEfunding Program as one of several program administrators. Property owners participating in the PACEfunding Program voluntarily agree to the imposition of an assessment on their property that is collected in installments on the County property tax bill, pursuant to Chapter 29, Division 7 of the Streets and Highways Code.

Description

8991 – CSCDA Ca First ANRG Prog Solano

The California Statewide Communities Development Authority (CSCDA) is implementing Property Assessed Clean Energy (PACE) programs, which it has designated CSCDA Open PACE, that allow property owners to finance the installation of distributed generation renewable energy sources; energy efficiency improvements, water efficiency improvements, seismic strengthening improvements, electric vehicle charging infrastructure and other work or improvements (Per Resolution No. 14R-66)

Description

8992 – CSCDA SCIP AD No. 16-01 (The Green Valley Village Project):

The SCIP is a program of CSCDA that allows local agencies, counties and special districts to finance certain development impact fees and public capital improvements thru the issuance of tax-exempt bonds. In 2016, the CSCDA authorized the formation and bond issuance of the SCIP AD No.16-01, and the bonds are secured by assessments levied against properties within the CSCDA SCIP AD No. 16-01.

Description

8993 – CMFA-Pace Program:

The special assessment is for the Property Assessed Clean Energy (PACE) improvements made to your residential property. The energy improvements were identified in the signed Assessment Contract with the terms regarding the special assessment amount to be placed on your property taxes.

Description

Fund No. 8994 – CA HERO Program Commercial

The CA HERO Program is a Property Assessed Clean Energy ("PACE") program authorized by California Assembly Bill 811 ("AB 811") , which allows willing and qualified property owners in jurisdictions which have opted into the program to enter into contractual assessments to finance certain energy efficiency, renewable energy, and/or water conservation improvements on their properties

Description

Fund No. 8995 – CA HERO Program Commercial

The CA HERO Program is a Property Assessed Clean Energy ("PACE") program authorized by California Assembly Bill 811 ("AB 811") , which allows willing and qualified property owners in jurisdictions which have opted into the program to enter into contractual assessments to finance certain energy efficiency, renewable energy, and/or water conservation improvements on their properties

Description

8996 – CMFA–OnPACE

The California Municipal Finance Authority (CMFA) is implementing Property Assessed Clean Energy (PACE) programs, which it has designated CMFA Open PACE, to allow the financing or refinancing of renewable energy, energy efficiency, water efficiency and seismic strengthening improvements, electric vehicle charging infrastructure and such other improvements (Per resolution No. 2017-016).

Description

8997 - The Rural North Vacaville Water District Assessment District No. 1

The Rural North Vacaville Water District Assessment District No. 1 was formed by a vote of the property owners as a 1915 Act Assessment District through the apportionment process of spreading the two construction debt service loans, from Department of Health Services for \$8.9 million and Department of Water Resources for \$5 million, over the total number of water service connections that are owned by the property owners in the District for 20 years at 2.8% interest. Individual water service connection annual levy assessments will range from \$1,800-\$1,900 per year. NBS Local Government Solutions, contract Assessment Administrator for the District, calculates the annual levy assessments and works with the Solano County Treasurer/Tax Collector and the Solano County Auditor-Controller's offices to ensure that the levy assessments are sent out with the semi-annual property tax bills and collected with the semi-annual payment of the property taxes. The Auditor-Controller manages the two construction debt service loans and remits the annual payments of the principal and interest payments to the Department of Health Services and the Department of Water Resources as required under the terms and conditions of the two loans.

Description

8998 – California HERO Program

The CA HERO Program is a Property Assessed Clean Energy ("PACE") program authorized by California Assembly Bill 811 ("AB 811"), which allows willing and qualified property owners in jurisdictions which have opted into the program to enter into contractual assessments to finance certain energy efficiency, renewable energy, and/or water conservation improvements on their properties.

Description

8999 – CALIFORNIAFIRST PROGRAM

California Statewide Communities Development Authority (CSCDA) CaliforniaFIRST Program, a program that allows property owners to finance energy efficiency, renewable energy and water efficiency improvements to their property.

Property owners participating in the CaliforniaFIRST Program voluntarily agree to the imposition of an assessment on their property that is collected in installments on the County property tax bill, pursuant to Chapter 29, Division 7 of the Streets and Highways Code.