

ENGINEER'S REPORT

RENAISSANCE AT BELLA VISTA ASSESSMENT DISTRICT

FRESNO COUNTY SERVICE AREA NO. 34D

**ANNUAL BENEFIT ASSESSMENT FOR
STREET LIGHTING, OPEN SPACE MAINTENANCE, AND PUBLIC
RIGHT-OF-WAY LANDSCAPE MAINTENANCE**



Prepared By:

County of Fresno Department of Public Works and Planning

Steven E. White, P.E., Director

June 2020

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EXHIBITS

- A: TRACT 4868 LEGAL BOUNDARY DESCRIPTION AND MAP
- B: HISTORICAL COSTS / CURRENT AND PROPOSED BUDGET / ASSESSMENT
- C: PROPOSED BENEFIT ASSESSMENT ROLL

The undersigned submits this written Engineer's Report to the Board of Supervisors as follows:

1. **Engineer's Report:** This Engineer's Report supports the 2020 annual levy of an assessment for street lighting, open space maintenance, and public right-of-way landscape maintenance in the Renaissance at Bella Vista Lighting, Open Space and Landscape Maintenance District (Assessment District) by the Board of Supervisors on behalf of County Service Area No. 34D (CSA 34D). The Assessment District is coterminous with CSA 34D, which was formed solely for the purpose of operating and maintaining CSA 34D.
2. **Authorization:** This Engineer's Report is submitted under the County Service Area law found in Title 3, Division 2, Part 2, Chapter 2.5 of the Government Code (beginning with section 25210), particularly Government Code section 25215.3; the Landscaping and Lighting Act of 1972 (Streets and Highways Code, Division 15, Part 2, beginning with section 22520); and Article XIII D, Section 4, of the California Constitution (Proposition 218).
3. **Purpose of the Benefit Assessment:** The purpose of this annual assessment is to provide street lighting, open space maintenance, and public right-of-way landscape maintenance services within CSA 34D through the Assessment District. The Services specially benefit the 106 parcels in CSA 34D and the Assessment District. Those parcels were created by Tract Map 4968. The Assessment District includes all of the parcels in CSA 34D, which are identified by Assessor's Parcel Number in the Assessment Roll attached to this Report as Exhibit "C." The developer of CSA 34D, in 2017, requested that the Board form a county service area to provide municipal services to all of the 106 parcels in TT 4968. That proceeding resulted in the formation of CSA 34D and the Assessment District, the first levy of such an assessment for those costs, and approval under Proposition 218 by the owners of specially benefitted property for the Board of Supervisors on behalf of CSA 34D to levy annual assessments according to the methodology set forth in the December 2017 Engineer's Report in the Assessment District (2017 Proposition 218 Proceeding).¹ Included in the costs assessed are the following "improvements" as that term is defined in Streets and Highways Code section 22525:

Street Lighting Services

Street lighting, including the payment of PG&E usage charges and payment of all administrative costs associated therewith, to provide year-round street safety lighting along all of the CSA 34D streets and to maintain the visual presentation of those streets in a ready-to-serve status for the benefit of all CSA 34D parcels, including operating reserves;

Open Space Maintenance

All work and expenses associated with the monitoring of the restored riparian habitat and maintenance of the recreational trails and open space along the White Fox Creek Parkway corridor, which includes Outlots A and B of Tract 4968, as required by the open space impact mitigation requirements set forth in the conditions of development approval for Tract 4968;

Public Right-of-Way Landscape Maintenance

All work and expenses associated with the maintenance of the 0.76 acres of public-right-of-way and common area landscaping, required by the Millerton Specific Plan and the Conditions of Approval for the development of Tract 4968, to enhance the visual presentation of the community for the benefit of all of the CSA 34D parcels, including twice-monthly service that includes weed and trash removal, plant care and irrigation system

¹ Board of Supervisors Resolution 17-544 (December 5, 2017).

maintenance, and weed and trash removal on two outlots designated for the protection of cultural resources, and including operating reserves;

Administration

County administration costs (including labor, legal, and annual audits).

The assessments approved in the 2017 Proposition 218 Proceeding allow for operating reserves to build over a seven-year period for the landscape maintenance, to fund the replacement of equipment and infrastructure as it ages, which includes sprinklers and electrical controls for the sprinklers and any other maintenance needs that may arise.

4. **Current Funding:** The assessment projected in this report is considered to be contributed in equal shares by each assessed parcel for the purposes of the assessment. Thus, the maximum assessment listed in Exhibit B for FY 2020-21 spread in equal shares to each assessed parcel. CSA 34D also receives interest on the cash reserve balance. The interest rate on cash reserves is equal to the current treasury pool rate for the County of Fresno (as of March 31, 2020 the rate is 2.188%).²
5. **Determination of Necessity:** The total amount assessed is estimated to be sufficient for operations and maintenance of the street lighting, open space maintenance, and public right-of-way landscape maintenance services within the Assessment District.
6. **Limitation on Expending Assessment Proceeds:** Any funds collected from the assessment will be expended only for the operation and maintenance of the street lighting, open space maintenance, and public right-of-way landscape maintenance services, which specially benefit all of the parcels within the Assessment District. Any unexpended funds raised by the assessment remaining at the end of the fiscal year will be carried over for the same purpose in the next fiscal year.
7. **Basis for Assessment:**
 - A. The historical costs and current fiscal year budget for the operation and maintenance of CSA 34D is detailed in Exhibit B of this report. Exhibit B also details the Projected Budget for Fiscal Year 2020-21, the cash reserve balance for fiscal year 2019-20, and the Annual Assessment Per Parcel. The amounts for the projected budgets are derived from the historical costs and an annual inflation factor of 5% over the prior year.
 - B. Each parcel in the Assessment District receives an equal special benefit from the operation and maintenance of the open space, landscape and street lighting services. No parcel owned by any public agency, the State of California or the United States but not identified, and described on the attached Exhibit A, will receive any special benefit from the operation and maintenance of the open space, landscape and street lighting services to be funded by the assessment. The amount of the assessment for each parcel is proportional to the special benefit derived by that parcel in relationship to the entirety of the cost of the open space, landscape and street lighting services to be provided. No assessment proposed for any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

² The Fresno County Auditor-Controller/Treasurer-Tax Collector "invests public funds in a manner which will provide a market average rate of return consistent with the objectives of the Investment Policy while meeting the daily cash flow demands of the County Treasury, and conform to all state laws governing the investment of public funds." Interest rates on cash reserves are reported each quarter for the prior quarter. (Source: <https://www.co.fresno.ca.us/departments/auditor-controller-treasurer-tax-collector/publications/interest-rates>.)

C. The assessment for all services in FY 2020-21 may not exceed the amount for FY 2020-21 as shown in Exhibit B to Board Resolution 17-544.

D. The proposed assessment is comprised of the following:

The estimated costs for street lighting, open space maintenance, and public right-of-way landscape maintenance, administration, and contributions to an operations reserve for street lighting and public right-of-way landscape maintenance. To lessen the impact of the creation of the reserves, the amount of the assessment contributed to the reserve is spread over a period of years, beginning in fiscal year 2017-18, and ending in fiscal year 2023-24. The assessments are derived by taking the sum of the total forecasted expenses, minus the estimated interest, plus an amount to build reserves, all not to exceed the maximum assessment approved by the property owners in the 2017 Proposition 218 Proceeding, and dividing that by the 106 parcels.

As stated previously in this report, no assessment may be imposed on any parcel that exceeds the reasonable cost of the services provided to that parcel. In the event that there are no reductions in the reserve balance caused by unforeseen repairs or other events that cause the cost of service to exceed revenues the projected assessments may reflect the projected adjustments and the projected assessments may, for the fiscal year in which the assessment has exceeded the revenues, be fixed in an amount necessary to provide service at a rate sufficient to pay the cost of service with no or reduced contribution to reserves, in any event no greater than the maximum projected assessments provided in this report.

E. For the fiscal year 2020-21, the assessment for each of the 106 developed single family residence parcels in CSA 34D is \$120.41. That amount is based on each parcel receiving an equal special benefit from the street lighting, open space maintenance, and public right-of-way landscape maintenanceservices. The projected assessment for each of the 106 developed single family residence parcels in CSA 34D may be increased by no more than 5% over the previous year to build the reserves required by policy of the Board of Supervisors. The maximum assessment per parcel as approved by the property owners in a Proposition 218 proceeding in 2017 is shown below:

FY	Open Space	Landscape	Street Lighting	Annual Total Per Parcel	# of Parcels	Total Assessments Collected
2017-18	\$ 16.08	\$ 15.57	\$ 31.13	\$ 62.78	106	\$ 6,654.68
2018-19	\$ 16.42	\$ 30.46	\$ 68.49	\$ 115.37	106	\$ 12,229.22
2019-20	\$ 16.78	\$ 31.10	\$ 69.97	\$ 117.85	106	\$ 12,492.10
2020-21	\$ 17.14	\$ 31.78	\$ 71.49	\$ 120.41	106	\$ 12,763.46
2021-22	\$ 17.51	\$ 96.96	\$ 73.04	\$ 187.51	106	\$ 19,876.06
2022-23	\$ 17.90	\$ 181.94	\$ 74.61	\$ 274.45	106	\$ 29,091.70
2023-24	\$ 18.29	\$ 169.29	\$ 69.30	\$ 256.88	106	\$ 27,229.28

F. The lien date will be that prescribed by law.

8. **Collection:** The assessment will be collected by the County of Fresno on behalf of the Assessment District in the same manner, and subject to the same penalties, as other fees, charges, and taxes fixed and collected by the County. The County's reasonable cost to collect the assessment each year is included in proposed assessment.

9. **Contents:** As required by the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution, this written Engineer's Report contains the following:
- A. Exhibit "A" identifies all parcels that have a special benefit conferred on them and on which the annual Assessment will be imposed.
 - B. Exhibit "B" identifies the entirety of the cost of street lighting, open space maintenance, and public right-of-way landscape maintenanceservices and assessment revenue for CSA 34D.
 - C. A determination that the proportionate special benefit derived by each identified parcel in relationship to the entirety of the cost of street lighting, open space maintenance, and public right-of-way landscape maintenanceservices to be provided is as set forth in Exhibit C.
 - D. A determination that no assessment on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
 - E. A determination that the only benefits assessed are special benefits, that general benefits have been separated from the special benefits conferred on each parcel, and that there is no general benefit derived from the street lighting, open space maintenance, and public right-of-way landscape maintenanceservices to be provided.
 - F. A determination that no parcel owned by any public agency, the State of California or the United States but not identified and described on the attached Exhibit C receives any special benefit from the proposed Assessment.

10. **Procedure for Annual Assessments Levied After The Formation of an Assessment District**

- A. Under current law, a procedure must be followed by the County to levy annual assessments under California Streets and Highways Code, Division 15, Part 2, Chapter 3 of the Landscaping and Lighting Act of 1972.
- B. As required by Government Code section 6061, and California Streets and Highways Code, Division 15, Part 2, Chapter 3, Sections 22552 and 22553, the Board of Supervisors shall direct the Clerk of the Board to give notice by causing the resolution of intention to be published one time, no later than 10 days prior to the public hearing.

Any interested person may, prior to the conclusion of the hearing, file a written protest with the clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by him or her.³ Because the assessment described in this report is not "increased" as the term is used in Streets and Highways Code section 22630.5, Government Code section 54954.6, subdivision (a)(1), or Government Code section 53750, subdivision (h)(1), the procedural requirements of Proposition 218, including the provision of printed protest ballots, are not applicable here.

At the public hearing, the Board of Supervisors must consider all oral statements and all written protests made or filed by any interested person. The Board of Supervisors may approve or disapprove the annual assessment based on their independent discretion. The

³ Streets and Highways Code section 22628.

Board of Supervisors may continue the hearing from time to time, provided that no continuance shall be made to a date after August 10, 2020, without the prior consent of the County Auditor.⁴

During the course or upon the conclusion of the hearing, the Board of Supervisors may order changes in any of the matters provided in the report, provided that none of those changes increases any applicable rate used to calculate the assessment or revises the methodology by which the assessment is calculated, if that revision results in an amount being levied on any person or parcel that exceeds what was approved in the 2017 Proposition 218 proceeding.⁵

The Board of Supervisors may adopt a resolution confirming the assessment, either as originally proposed or as changed by the Board. The adoption of the resolution shall constitute the levy of an assessment for FY 2020-21.⁶

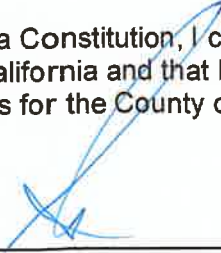
Any person may obtain additional information concerning the proposed Assessment in Renaissance at Bella Vista Assessment District through CSA 34D by contacting Special Districts Administration, Resources Division, County of Fresno Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, (559) 600-4259.

11. General Rules Regarding Protests:

- A. All written protests must be filed with the Clerk to the Board of Supervisors on or before the close of the public portion of the public hearing. Written protests from registered voters, property owners, taxpayers or other interested parties may be withdrawn in writing at any time prior to conclusion to the hearing.
- B. Property owners wishing to preserve the opportunity to file a lawsuit challenging the assessment, if levied, must file a written protest and state therein the specific grounds of protest. Any grounds of protest not stated in a written protest filed prior to the close of the public portion of the hearing are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.
- C. The validity of the assessment announced by the Board of Supervisors shall not be contested in any action or proceeding unless the action or proceeding is commenced within thirty days after the assessment is announced and adopted (Fresno County Ordinance Code Section 4.28.040).

Under subdivision (b) of Section 4 of Article XIII D of the California Constitution, I certify that I am a registered professional engineer certified by the State of California and that I prepared this report. I hereby submit this report to the Board of Supervisors for the County of Fresno.

Dated: 5/19, 2020


_____, RCE

⁴ Streets and Highways Code section 22629.

⁵ Streets and Highways Code section 22630.

⁶ Streets and Highways Code section 22631.



EXHIBIT A
TRACT NO. 4968

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN AUGUST 2014

FOR
BONADELLE NEIGHBORHOODS

BY



LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 21 OF PARCEL MAP NO. 5349, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 34 PAGES 19 AND 20 OF PARCEL MAPS, FRESNO COUNTY RECORDS;

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBONS AND KINDRED SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS GRANTED TO CARLSBERG RESOURCES CORPORATION, A CALIFORNIA CORPORATION, BY DEED RECORDED OCTOBER 30, 1970, IN BOOK 5832 PAGE 371 OF OFFICIAL RECORDS, INSTRUMENT NO. 76311.

PARCEL 2:

THOSE PORTIONS OF PARCELS 13, 18, 19 AND 20 OF PARCEL MAP NO. 5349 RECORDED IN BOOK 34 AT PAGES 19 AND 20 OF PARCEL MAPS, FRESNO COUNTY RECORD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 18; THENCE ALONG THE EAST LINE OF PARCEL 18 THE FOLLOWING COURSES: SOUTH 8° 13' 07" EAST, 236.84 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 9° 12' 15" AND AN ARC LENGTH OF 80.32 FEET TO POINT "A"; THENCE CONTINUING SOUTHERLY ALONG SAID 500.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 5° 11' 42" AND AN ARC LENGTH OF 45.33 FEET; THENCE SOUTH 6° 10' 50" WEST, 353.95 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19° 49' 37" AND AN ARC LENGTH OF 173.02 FEET, AND LEAVING SAID EAST LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 70° 00' 00" WEST, 51.06 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 37° 03' 58" AND AN ARC LENGTH OF 452.85 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 24° 00' 54" AND AN ARC LENGTH OF 272.44 FEET; THENCE NORTH 0° 00' 00" EAST, 420.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF SOUTH 89° 39' 59" EAST; THENCE NORTHERLY ALONG SAID 400.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 27° 00' 02" AND AN ARC LENGTH OF 188.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 300.00 FEET AND A RADIAL BEARING OF SOUTH 63° 39' 59" WEST; THENCE NORTHERLY ALONG SAID 300.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 54° 10' 02" AND AN ARC LENGTH OF 283.62 FEET; THENCE NORTH 27° 50' 00" EAST, 70.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 19, BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 946.96 FEET AND A RADIAL BEARING OF SOUTH 26° 47' 55" WEST; THENCE ALONG THE NORTH LINE OF PARCELS 19 AND 20 THE FOLLOWING COURSES: WESTERLY ALONG SAID 946.96 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 1° 12' 57" AND AN ARC LENGTH OF 20.10 FEET; THENCE NORTH 61° 58' 08" WEST, 253.24 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 14° 17' 00" AND AN ARC LENGTH OF 241.81 FEET TO THE NORTHWEST CORNER OF PARCEL 19; THENCE CONTINUING WESTERLY ALONG SAID 970.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 12° 15' 59" AND AN ARC LENGTH OF 207.67 FEET; THENCE NORTH 68° 32' 07" WEST, 278.54 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1730.00 FEET, A CENTRAL ANGLE OF 4° 30' 38" AND AN ARC LENGTH OF 136.19 FEET TO THE NORTHWEST CORNER OF PARCEL 20; THENCE SOUTH 2° 04' 15" WEST, 1436.75 FEET TO THE SOUTHWEST CORNER OF PARCEL 20; THENCE SOUTH 88° 45' 40" EAST, 621.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 19; THENCE SOUTH 88° 45' 40" EAST, 700.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 19; THENCE SOUTH 58° 04' 30" EAST, 774.22 FEET TO THE SOUTHEAST CORNER OF PARCEL 18; THENCE ALONG THE EAST LINE OF PARCEL 18 THE FOLLOWING COURSES: NORTH 15° 12' 03" EAST, 79.90 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 2° 46' 06" AND AN ARC LENGTH OF 96.63 FEET; THENCE NORTH 17° 58' 09" EAST, 234.31 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 63° 54' 36" AND AN ARC LENGTH OF 167.32 FEET; THENCE NORTH 45° 56' 27" WEST, 76.48 FEET; THENCE NORTH 44° 03' 33" EAST, 71.72 FEET ALONG THE SOUTHERLY LINE OF PARCEL 13; THENCE NORTH 65° 29' 29" WEST, 118.40 FEET LEAVING SAID SOUTH LINE; THENCE SOUTH 69° 26' 55" WEST, 45.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF SOUTH 63° 55' 10" EAST; THENCE NORTHERLY ALONG SAID 500.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 0° 04' 23" AND AN ARC LENGTH OF 0.64 FEET TO THE TRUE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 99-13(A) RECORDED DECEMBER 07, 2000, AS INSTRUMENT NO. 00-150061 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN TRACT 4870, GRANITE CREST, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 51 OF MAPS, PAGES 47 THROUGH 56, INCLUSIVE, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBONS AND KINDRED SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS GRANTED TO CARLSBERG RESOURCES CORPORATION, A CALIFORNIA CORPORATION, BY DEED RECORDED OCTOBER 30, 1970, IN BOOK 5832 PAGE 371 OF OFFICIAL RECORDS, INSTRUMENT NO. 76311.

COUNTY SERVICE AREA No. 34 Zone D

SUBDIVISION MAP OF TRACT NO. 4968 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

OUTLOT DESIGNATIONS

NAME	DESCRIPTION	AREA (AC)
OUTLOT "A"	NET LANDS, CREEK AND BUSH	0.04
OUTLOT "B"	OPEN SPACE	0.18
OUTLOT "C"	CULTURAL PRESERVE	0.18
OUTLOT "D"	CULTURAL PRESERVE	0.14
OUTLOT "E"	LANDSCAPE	0.11
OUTLOT "F"	LANDSCAPE	0.11

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

- RIGHTS OF WAY, RESERVATIONS AND EASEMENTS IN THE PATENT RECORDED SEPTEMBER 18, 1932 IN BOOK 0, PAGE 3 AND NOVEMBER 16, 1932 IN BOOK 2, PAGE 371, BOOK OF PATENTS.
- EASEMENTS FOR POLLS, LINES AND/OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1937 IN BOOK 2, PAGE 371, BOOK OF PATENTS, AND EASEMENTS FOR POLLS, LINES AND/OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, INSTRUMENT NO. 94-195298 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PUBLIC UTILITIES WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1943 AS INSTRUMENT NO. 32818 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR POLLS, LINES AND/OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 11, 1943 AS INSTRUMENT NO. 32819 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED SEPTEMBER 11, 1943 AS INSTRUMENT NO. 32818 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED BY AND BETWEEN BENJAMIN A. BEN ELL, JR. AND SIV ENTERPRISES, INC. AS INSTRUMENT NO. 94-195298 OF OFFICIAL RECORDS, A CALIFORNIA CORPORATION, AND SIV ENTERPRISES, INC. AS INSTRUMENT NO. 94-195299 OF OFFICIAL RECORDS, A CALIFORNIA CORPORATION. THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, ASSIGNMENT OF AGREEMENT, EXECUTED BY AND BETWEEN A. BEN ELL, JR. AND SIV ENTERPRISES, INC., A CALIFORNIA CORPORATION AND BOC DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, RECORDED NOVEMBER 22, 1998 AS INSTRUMENT NO. 94-195298 OF OFFICIAL RECORDS. THE INTEREST OF SIV AND BOC WAS ASSIGNED TO WESTCAL, INC., A CALIFORNIA CORPORATION.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, CORRECTING AGREEMENT, EXECUTED BY AND BETWEEN SIV AND BOC AND A. BEN ELL, JR., RECORDED NOVEMBER 22, 1998 AS INSTRUMENT NO. 94-195299 OF OFFICIAL RECORDS. THE INTEREST OF SIV AND BOC WAS ASSIGNED TO WESTCAL, INC., A CALIFORNIA CORPORATION.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, MEMORANDUM OF AGREEMENT, EXECUTED BY AND BETWEEN SIV, BOC AND A. BEN ELL, JR., RECORDED NOVEMBER 22, 1998 AS INSTRUMENT NO. 94-195299 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, MEMORANDUM OF AGREEMENT, EXECUTED BY AND BETWEEN SIV, BOC AND WESTCAL, INC., RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 2012-008927 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, SETTLEMENT AGREEMENT (INCLUDING COVENANTS AFFECTING REAL PROPERTY), EXECUTED BY AND BETWEEN SURGE CREST, INC., A CALIFORNIA CORPORATION, GRANVILLE HOMES, INC., A CALIFORNIA CORPORATION, NORMAN CHRISTENSEN, NORA CHRISTENSEN, PA, INC., A CALIFORNIA CORPORATION AND BEN ELL, JR., RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 07-16607 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-008913 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA. AN EASEMENT AFFECTS PARCEL 2.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-008914 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA. AN EASEMENT AFFECTS PARCEL 2.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING IMPROVEMENT COLLECTOR ROAD FEES FOR MILLERTON SPECIFIC PLAN DEVELOPMENT" RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-008926 OF OFFICIAL RECORDS.

LEGEND
 BLUE BORDER INDICATES
 LIMITS OF THIS SUBDIVISION

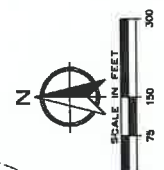


EXHIBIT B

CSA 34D - Renaissance at Bella Vista Projected Operation, Maintenance, and Administrative Budget for Street Lighting, Open Space and Landscape Services			
Service	Base Assessment Plus Contingency	Portion for Operating Reserves	Total Assessment
Street Lighting	\$6,888	\$689	\$7,577
Open Space Maintenance	\$1,817	\$0	\$1,817
Landscape Maintenance	\$1,722	\$1,647	\$3,369
Total	\$10,427	\$2,336	\$12,763
Total Amount to be Assessed			\$12,763
Number of Parcels			106
Annual Assessment			\$120.41

EXHIBIT C
PROPOSED BENEFIT ASSESSMENT
FOR STREET LIGHT SERVICES, OPEN SPACE AND PUBLIC RIGHT-OF-WAY LANDSCAPE
MAINTENANCE COUNTY SERVICE AREA NO. 34D ASSESSMENT ROLL

Number	APN	Owner Name	FY 2020-21
1	30067101S	CRABTREE JACK RAY JR & SARAH ASHEL	\$120.41
2	30067102S	SRENASKI SHANE & JENNIFER	\$120.41
3	30067103S	HUNSDORFER ARTHUR H	\$120.41
4	30067104S	MARTINEZ GUY J	\$120.41
5	30067105S	MAGNA ERICK	\$120.41
6	30067106S	SENG VANG & MAI YANG	\$120.41
7	30067107S	BURTON CRAIG R & MELANIE MACK	\$120.41
8	30067108S	BLOOM BRUCE & WHITNEY	\$120.41
9	30067201S	YANG LEE & MAI CHAO	\$120.41
10	30067202S	JENNINGS TIFFANY	\$120.41
11	30067203S	JOHNSON NICHOLE	\$120.41
12	30067204S	FLECK TRENTON D & SARAH ANNE	\$120.41
13	30067205S	WINSLOW DOUGLAS E & CHRISTINE A TRS	\$120.41
14	30067206S	STEWART CLAYTON DAVID & EMILY ROSE	\$120.41
15	30067207S	TUCKER RYAN & MARIA IZABEL	\$120.41
16	30067208S	JPJ INCORPORATED	\$120.41
17	30067209S	YBARRA ANTHONY A & JOSEPHINE	\$120.41
18	30067210S	DENNIS BRIAN S & ELIZABETH	\$120.41
19	30067301S	ARBUCKLE GARRETT & JULIE	\$120.41
20	30067302S	JACOBSON-MESSNER KRISTIN	\$120.41
21	30067303S	TRANG DUNG A & HANH TUYET THI NGUYEN	\$120.41
22	30067304S	DOUGLAS CALVIN B	\$120.41
23	30067305S	HOLDBROOKS CHRISTOPHER & JOANNE YAMBAAO	\$120.41
24	30067306S	KEVORKIAN ANDRE G	\$120.41
25	30067307S	JPA INVESTMENTS	\$120.41
26	30067308S	JPA INVESTMENTS	\$120.41
27	30067309S	JPA INVESTMENTS	\$120.41
28	30067310S	JPA INVESTMENTS	\$120.41
29	30067401S	JPA INVESTMENTS	\$120.41
30	30067402S	GONZALEZ MARCOS	\$120.41
31	30067403S	CHUKWU UZOMA	\$120.41
32	30067404S	JPA INVESTMENTS	\$120.41
33	30067405S	JPA INVESTMENTS	\$120.41
34	30068101S	JACKSON NATHANIEL	\$120.41
35	30068102S	LEWIS TOM & MARYANN	\$120.41
36	30068103S	BURT CHARLES	\$120.41
37	30068104S	BURT RACHEL	\$120.41
38	30068105S	LAMBERT TONI	\$120.41
39	30068106S	BAUNE KARL	\$120.41
40	30068107S	CAPUCHINO DAWN	\$120.41
41	30068108S	JPA INVESTMENTS	\$120.41
42	30068109S	JPA INVESTMENTS	\$120.41
43	30068201S	JPA INVESTMENTS	\$120.41

EXHIBIT C
PROPOSED BENEFIT ASSESSMENT
FOR STREET LIGHT SERVICES, OPEN SPACE AND PUBLIC RIGHT-OF-WAY LANDSCAPE
MAINTENANCE COUNTY SERVICE AREA NO. 34D ASSESSMENT ROLL

Number	APN	Owner Name	FY 2020-21
44	30068202S	JPA INVESTMENTS	\$120.41
45	30068203S	JPA INVESTMENTS	\$120.41
46	30068204S	JPA INVESTMENTS	\$120.41
47	30068205S	JPA INVESTMENTS	\$120.41
48	30068206S	JPA INVESTMENTS	\$120.41
49	30068207S	JPA INVESTMENTS	\$120.41
50	30068208S	KLIKNA JASON & KARIS	\$120.41
51	30068209S	104 INVESTMENTS, LLC	\$120.41
52	30068210S	104 INVESTMENTS, LLC	\$120.41
53	30068211S	104 INVESTMENTS, LLC	\$120.41
54	30068212S	104 INVESTMENTS, LLC	\$120.41
55	30068213S	104 INVESTMENTS, LLC	\$120.41
56	30068214S	104 INVESTMENTS, LLC	\$120.41
57	30068215S	104 INVESTMENTS, LLC	\$120.41
58	30068216S	104 INVESTMENTS, LLC	\$120.41
59	30068217S	104 INVESTMENTS, LLC	\$120.41
60	30068218S	104 INVESTMENTS, LLC	\$120.41
61	30068219S	104 INVESTMENTS, LLC	\$120.41
62	30068220S	104 INVESTMENTS, LLC	\$120.41
63	30068221S	104 INVESTMENTS, LLC	\$120.41
64	30068222S	104 INVESTMENTS, LLC	\$120.41
65	30068223S	104 INVESTMENTS, LLC	\$120.41
66	30068224S	104 INVESTMENTS, LLC	\$120.41
67	30068225S	104 INVESTMENTS, LLC	\$120.41
68	30068226S	104 INVESTMENTS, LLC	\$120.41
69	30068301S	JPA INVESTMENTS	\$120.41
70	30068302S	JPA INVESTMENTS	\$120.41
71	30068303S	JPA INVESTMENTS	\$120.41
72	30068304S	JPA INVESTMENTS	\$120.41
73	30068305S	JPA INVESTMENTS	\$120.41
74	30068306S	JPA INVESTMENTS	\$120.41
75	30068307S	JPA INVESTMENTS	\$120.41
76	30068401S	JPA INVESTMENTS	\$120.41
77	30068402S	JPA INVESTMENTS	\$120.41
78	30068403S	JPA INVESTMENTS	\$120.41
79	30068404S	JPA INVESTMENTS	\$120.41
80	30068405S	JPA INVESTMENTS	\$120.41
81	30068406S	JPA INVESTMENTS	\$120.41
82	30068407S	JPA INVESTMENTS	\$120.41
83	30068408S	GEBHART MICHAEL & COURTNEY	\$120.41
84	30068409S	JPJ INCORPORATED	\$120.41
85	30068410S	OCHOA RYAN	\$120.41
86	30068411S	LEGORRETA IVAN & SAMANTHA	\$120.41

**EXHIBIT C
PROPOSED BENEFIT ASSESSMENT
FOR STREET LIGHT SERVICES, OPEN SPACE AND PUBLIC RIGHT-OF-WAY LANDSCAPE
MAINTENANCE AND COUNTY SERVICE AREANO. 34D ASSESSMENT ROLL**

Number	APN	Owner Name	FY 2020-21
87	30068412S	CASS BRIAN DAVID & SHANNON SHALENE	\$120.41
88	30068413S	GRAHLMAN MARGRET	\$120.41
89	30068414S	WILLOW SPENCER	\$120.41
90	30068415S	ACLE RALPH	\$120.41
91	30068416S	KNUDSEN DEVIN	\$120.41
92	30068417S	MITCHUM RYAN	\$120.41
93	30068418S	DENETTE ASHLEY	\$120.41
94	30068419S	MONTOYA FLOR YAZMIN	\$120.41
95	30068420S	CANALES-SHRUM GUADALUPE TRS	\$120.41
96	30068421S	MADARANG DARWIN & PATRICK ESCALANTE	\$120.41
97	30068422S	JPJ INCORPORATED	\$120.41
98	30068423S	CANALES BRIAN & NADINE	\$120.41
99	30068424S	GONZALEZ JOHN H & MAGALENA	\$120.41
100	30068425S	APSAY JORGE & AMELIA	\$120.41
101	30068501S	JPA INVESTMENTS	\$120.41
102	30068502S	JPA INVESTMENTS	\$120.41
103	30068503S	JPA INVESTMENTS	\$120.41
104	30068504S	JPA INVESTMENTS	\$120.41
105	30068505S	JPA INVESTMENTS	\$120.41
106	30068506S	JPA INVESTMENTS	\$120.41
TOTAL			\$12,763.46