

ENGINEER'S REPORT

**RENAISSANCE AT BELLA VISTA LIGHTING, OPEN SPACE, AND
LANDSCAPE MAINTENANCE DISTRICT**

FRESNO COUNTY SERVICE AREA NO. 34, ZONE D

**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

May 2023

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EXHIBITS

- A: TRACT 4968 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 FY 2023-24 annual levy of an assessment for street lighting, open space maintenance, and public right-of-way landscape maintenance (Services) 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. 34, Zone D (CSA 34D). The Assessment District is coterminous with CSA 34D, which was formed to provide a variety of government services in CSA 34D, including the Services funded by the Assessment District.
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 fund the provision of the Services within CSA 34D. 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." There are no parcels other than CSA 34D parcels that are in the Assessment District. 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 Tract 4968. The County conducted a proceeding resulting in the following: the formation of CSA 34D and the Assessment District; the first levy of an assessment for the cost of the Services; and approval under Proposition 218 by the owners of specially benefitted properties for the Board of Supervisors on behalf of CSA 34D to levy annual assessments in the Assessment District according to the methodology set forth in the December 2017 Engineer's Report (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

PG&E owned and operated street lighting, including the Lighting System Operations and Maintenance Services such as the payment of PG&E usage charges, the payment of all administrative costs associated therewith, and the contribution to and maintenance of operating reserves, to provide year-round street safety lighting along all of the CSA 34D streets and to maintain the visual presentation of those streets for the benefit of all CSA 34D parcels.

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, as required by the Millerton Specific Plan and the Conditions of Development Approval for 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

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

and trash removal, plant care and irrigation system maintenance, and weed and trash removal on two outlots designated for the protection of cultural resources, and including a portion for operating reserves.

Administration

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

4. **Determination of Necessity:** The total amount assessed is estimated to be sufficient for operations and maintenance of the Services within the Assessment District.
5. **Limitation on Expending Assessment Proceeds:** Any funds collected from the assessment will be expended only for the 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 any Service in the next fiscal year.
6. **Basis for Assessment:**
 - A. The historical and current fiscal year estimated budgets for the operation and maintenance of CSA 34D is detailed in Exhibit B-1 for street lighting utility services; Exhibit B-2 for open space maintenance; Exhibit B-3 for public right-of-way landscape maintenance of this report. Exhibit B-1 through B-3 also details the Projected Budget for Fiscal Year 2023-24, and the Annual Assessment Per Parcel. The amounts for the projected budgets are derived from the historical costs and inflation, which may not exceed a factor of 2.16% over the prior fiscal year. These assessments were approved by the County of Fresno County Board of Supervisors Resolution 17-544.
 - B. Each parcel in the Assessment District receives an equal special benefit from the Services. That is because all of the lots have equal access to the open space areas, the public right-of-way landscape maintenance enhances the visual presentation of the community for the equal benefit of each lot, and all properties share equally in the benefit provided by the street lighting. 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 Services. 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 Services. No assessment proposed for any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
 - C. The total amount assessed may be adjusted in FY 2023-24 for inflation not to exceed 2.16% over the total amount assessed in FY 2022-23. The assessments as presented in Exhibit B and further shown in the Exhibit C are the maximum assessments that may be imposed to each of the 106 parcels in CSA 34D in FY 2023-24. The annual Consumer Price Index for All Urban Consumers (CPI-U) for January 2023, as compared to July 2022, is 6.4%, but the maximum inflation increase allowed under the 2017 Proposition 218 Proceedings for CSA 34D is 2.16%, which is applied under this report. The assessment amounts per parcel for FY 2023-24, as shown in Exhibit B to Board Resolution 17-544, which is \$18.29 for open space maintenance, \$169.29 for public right-of-way landscape maintenance, and \$69.30 for street lighting. That is the rate approved by the property owners in the 2017 Proposition 218 Proceeding. The total amount assessed for FY 2023-24 is \$1,939.00 for open space maintenance, \$17,944.00 for public right-of-way landscape maintenance, and \$7,346.00 for street lighting.
 - D. The proposed assessment is composed 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, open space maintenance, 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 revenue, the projected assessments may reflect the projected adjustments. The projected assessments may, for the fiscal year in which the assessment has exceeded the revenues, be fixed in an amount necessary to provide services. The rate shall be sufficient to pay the cost of services, which can result in not contributing to the reserves or a reduced contribution to reserves that fiscal year, in any event, the rate shall be no greater than the maximum projected assessments provided in this report.

- E. For the fiscal year 2023-24, the assessment for each of the 106 developed single family residence parcels in CSA 34D is \$256.88. 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 maintenance services. The projected assessment for each of the 106 developed single family residence parcels in CSA 34D may be increased by no more than 2.16% over the previous fiscal 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 the 2017 Proposition 218 Proceeding is shown in the table 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.

7. **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 fiscal year is included in proposed assessment.
8. **Contents:** As required by the Landscaping and Lighting Act of 1972 and Article XIIID 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 assessment revenue collected for street lighting, open space maintenance, and public right-of-way landscape maintenance services for CSA 34D and the projected annual budgets for each of these Services.
- 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 maintenance services 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 maintenance services 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.

9. 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.² 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 Board of Supervisors may continue the hearing from time to time, provided that no continuance shall be made to a date after July 18, 2023, without the prior consent of the County Auditor-Controller/Treasurer-Tax Collector so there is time to put the assessment onto the tax roll for the 2023-24 tax year.

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

² Streets and Highways Code section 22628.

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.³

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 2023-24.⁴

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, Ninth 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 comment 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 format 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 XIID 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: 5/2, 2023

37402, RCE

(SEAL)



³ Streets and Highways Code section 22630.

⁴ 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 RECORDS, 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, 51.08 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 28° 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° 59' 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 88° 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, 821.00 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° 48' 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 85° 29' 29" WEST, 118.40 FEET LEAVING SAID SOUTH LINE; THENCE SOUTH 68° 26' 55" WEST, 43.46 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 0.84 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 81 OF MAPS, PAGES 47 THROUGH 58, 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"	OPEN SPACE	8.04
OUTLOT "B"	WET LANDS, CREEK AND BASIN	8.04
OUTLOT "C"	CULTURAL PRESERVE	0.18
OUTLOT "D"	CULTURAL PRESERVE	0.14
OUTLOT "E"	LANDSCAPE	0.24
OUTLOT "F"	LANDSCAPE	0.11

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

- RIGHTS, OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED SEPTEMBER 16, 1892 IN BOOK Q, PAGE 5 AND NOVEMBER 16, 1892 IN BOOK S, PAGE 317, BOTH OF PATENTS.
- AN EASEMENT FOR POLES AND WIRES FOR A TELEPHONE LINE AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1907 IN BOOK 382 OF DEEDS, PAGE 82, IN FAVOR OF SAN JOAQUIN LIGHT & POWER CORPORATION, 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, 1945 AS INSTRUMENT NO. 92819 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR POLE LINES AND/OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 11, 1991 AS INSTRUMENT NO. 81-151908 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED DECEMBER 11, 1991 AS INSTRUMENT NO. 81-151908 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSULING AGREEMENT, EXECUTED BY AND BETWEEN A. BEN ELLER, JR. AND S.V. VENTURES, INC., A CALIFORNIA CORPORATION, AND BDC DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185596 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, ASSIGNMENT OF AGREEMENT, EXECUTED BY AND BETWEEN A. BEN ELLER, JR. AND S.V. VENTURES, INC., A CALIFORNIA CORPORATION AND BDC DEVELOPMENT CORPORATION, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185596. THE INTEREST OF A. BEN ELLER, JR., WAS ASSIGNED TO THE CALIFORNIA DEVELOPMENT COMPANY, INC., A CALIFORNIA CORPORATION.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, CONSULTING AGREEMENT, EXECUTED BY AND BETWEEN A. BEN ELLER, JR. AND S.V. VENTURES, INC., A CALIFORNIA CORPORATION, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185596 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, MEMORANDUM OF AGREEMENT, EXECUTED BY AND BETWEEN S.V. BDC AND A. BEN ELLER, JR., RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185599 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, MEMORANDUM OF AGREEMENT, EXECUTED BY AND BETWEEN S.V. VENTURES AND WESTCAL, INC., RECORDED MARCH 22, 2012 AS INSTRUMENT NO. 2012-0040927 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED SETTLEMENT AGREEMENT (INCLUDING COVENANTS RESTRICTING REAL PROPERTY) BETWEEN S.V. VENTURES AND WESTCAL, INC., RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 07-146467 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-0060914 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. 2010-0060915 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 MINOR SUBDIVISIONS" RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-0060928 OF OFFICIAL RECORDS.

LEGEND

BLUE BORDER INDICATES
LIMITS OF THIS SUBDIVISION

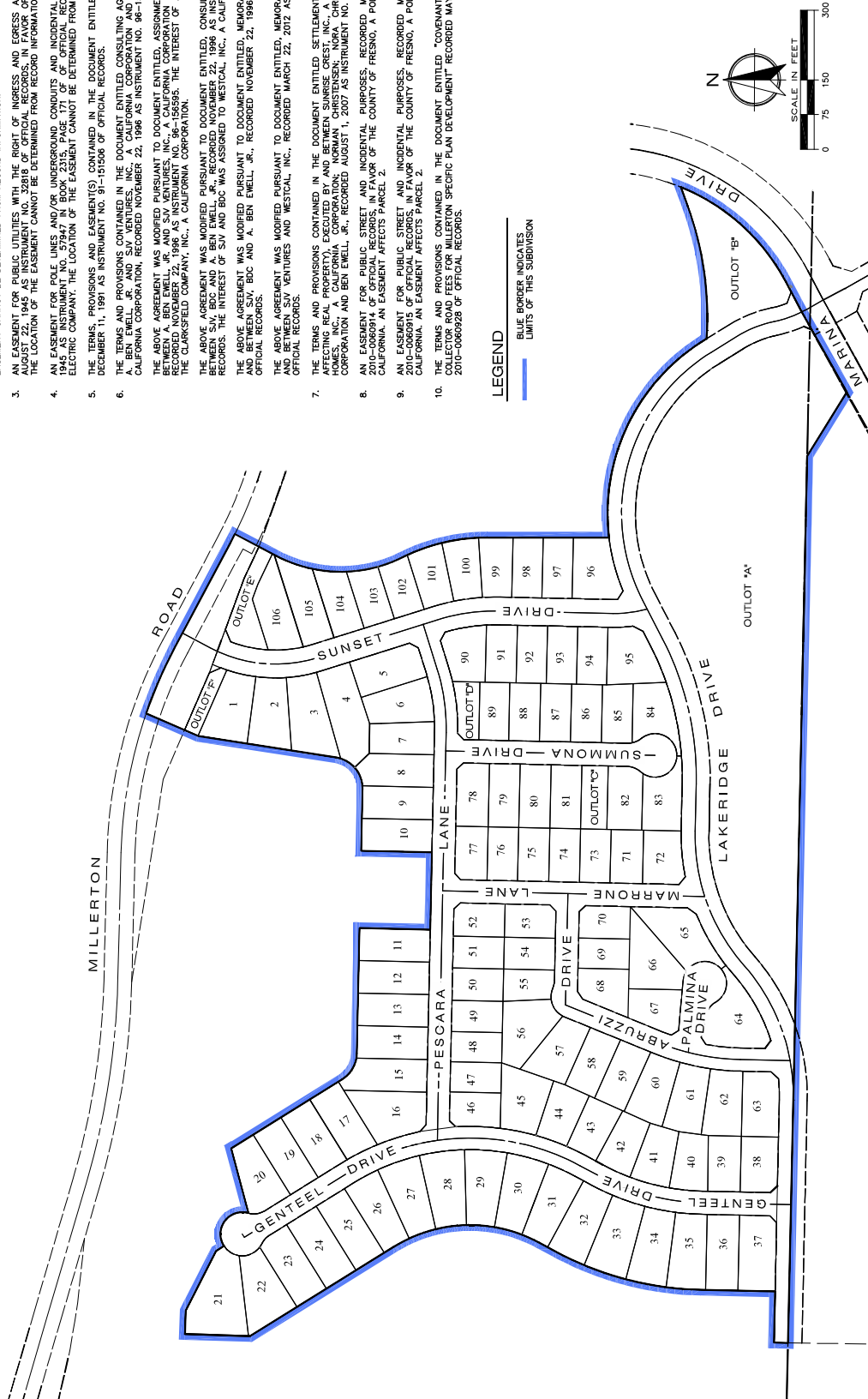


EXHIBIT B

**CSA 34D - RENAISSANCE AT BELLA VISTA
FY 2023-24 PROJECTED OPERATION, MAINTENANCE, AND ADMINISTRATIVE BUDGET
FOR OPEN SPACE, LANDSCAPE AND STREET LIGHTING SERVICES**

Service	# of Connections	Assessment Amount	Total Assessment
Street Lighting	106	\$69.30	\$7,345.80
Open Space Maintenance	106	\$18.29	\$1,938.74
Landscape Maintenance	106	\$169.29	\$17,944.74
Total			\$27,229.28
Total Amount to be Assessed			\$27,229.28
Number of Parcels			106
Annual Assessment			\$256.88

Exhibit B-1 Street Lighting

	Actual	Actual	Actual	Actual	Actual	Current & Projected Budget	Projected Budget (Based on Engineer's Report)
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
PG&E Monthly Charges	\$ -	\$ 1,905.63	\$ 1,565.60	\$ 1,622.07	\$ 1,748.88	\$ 1,887.48	\$ 5,564.00
County Administration	\$ 28.31	\$ 2,076.32	\$ 2,583.68	\$ 2,583.68	\$ 4,521.93	\$ 3,899.61	\$ 1,114.00
Subtotal	\$ 28.31	\$ 3,981.95	\$ 4,149.28	\$ 4,205.75	\$ 6,270.81	\$ 5,787.09	\$ 6,678.00
10% Contingency	\$ 2.83	\$ 398.20	\$ 414.93	\$ 420.58	\$ 627.08	\$ 578.71	\$ 668.00
Total Annual Operation & Maintenance Costs	\$ 31.14	\$ 4,380.15	\$ 4,564.21	\$ 4,626.33	\$ 6,897.89	\$ 6,365.80	\$ 7,346.00
Operating Reserve Contribution	\$ 3,268.64	\$ 2,879.80	\$ 2,852.61	\$ 2,951.62	\$ 844.35	\$ 1,542.86	\$ -
Total Annual Street Lighting Cost	\$ 3,299.78	\$ 7,259.94	\$ 7,416.82	\$ 7,577.94	\$ 7,742.24	\$ 7,908.66	\$ 7,346.00
Annual Assessment	\$ 31.13	\$ 68.49	\$ 69.97	\$ 71.49	\$ 73.04	\$ 74.61	\$ 69.30

EXHIBIT B-1

Exhibit B-2 Open Space Maintenance

	Actual	Actual	Actual	Actual	Actual	Current & Projected Budget	Projected Budget (Based on Engineer's Report)
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Field Monitoring and Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,074.00
Mowing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00	\$ 129.00
Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171.00
Noxious Weed Control	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 600.00	\$ 88.00
Erosion Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44.00
Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257.00
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 1,350.00	\$ 1,763.00
10% Contingency	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ 135.00	\$ 176.00
Total Annual Cost	\$ -	\$ -	\$ -	\$ -	\$ 550.00	\$ 1,485.00	\$ 1,939.00
Annual Assessment	\$ 16.08	\$ 16.42	\$ 16.78	\$ 17.14	\$ 17.51	\$ 17.90	\$ 18.29

EXHIBIT B-2

Exhibit B-3 Landscape Maintenance

	Actual	Actual	Actual	Actual	Actual	Current & Projected Budget	Projected Budget (Based on Engineer's Report)
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Twice Monthly Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,821.00
Weed Control, Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682.00
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455.00
Repairs, Parts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682.00
Reclaimed Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250.00
Outlots E and F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,137.00
Insurance	\$ -	\$ 187.53	\$ 460.82	\$ 1,188.92	\$ 1,430.31	\$ 1,757.68	\$ 739.00
County Administration	\$ 14.15	\$ 922.39	\$ 1,199.80	\$ 1,245.21	\$ 2,515.58	\$ 2,169.38	\$ 4,547.00
Subtotal	\$ 14.15	\$ 1,109.92	\$ 1,660.62	\$ 2,434.13	\$ 3,945.89	\$ 3,927.06	\$ 16,313.00
10%Contingency	\$ -	\$ 110.99	\$ 166.06	\$ 243.41	\$ 394.59	\$ 392.71	\$ 1,631.00
Subtotal	\$ 14.15	\$ 1,220.91	\$ 1,826.68	\$ 2,677.54	\$ 4,340.48	\$ 4,319.77	\$ 17,944.00
Operating Reserve Contribution	\$ 1,650.42	\$ 2,007.85	\$ 1,469.92	\$ 691.14	\$ 5,937.28	\$ 14,965.87	\$ -
Total Annual Landscape Maintenance	\$ 1,664.57	\$ 3,228.76	\$ 3,296.60	\$ 3,368.68	\$ 10,277.76	\$ 19,285.64	\$ 17,944.00
Annual Assessment	\$ 15.57	\$ 30.46	\$ 31.10	\$ 31.78	\$ 96.96	\$ 181.94	\$ 169.29

EXHIBIT B-3

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

Number	APN	Owner Name	FY 2023-24
1	30067101S	CRABTREE JACK RAY JR & SARAH ASHEL	\$256.88
2	30067102S	SRENASKI SHANE & JENNIFER	\$256.88
3	30067103S	HUNSDORFER ARTHUR H	\$256.88
4	30067104S	ORTEGA HENRY JR & JENNIFER LEE	\$256.88
5	30067105S	DENNING KYLE	\$256.88
6	30067106S	MENDENHALL JEFF	\$256.88
7	30067107S	BURTON CRAIG R & MELANIE MACK	\$256.88
8	30067108S	BLOOM BRUCE & WHITNEY	\$256.88
9	30067201S	YANG LEE & MAI CHAO	\$256.88
10	30067202S	JENNINGS JOHN & TIFFANY	\$256.88
11	30067203S	JOHNSON VINCENT & NICHOLE	\$256.88
12	30067204S	FLECK TRENTON D & SARAH ANNE	\$256.88
13	30067205S	WINSLOW DOUGLAS E & CHRISTINE A TRS	\$256.88
14	30067206S	STEWART CLAYTON DAVID & EMILY ROSE	\$256.88
15	30067207S	TUCKER RYAN & MARIA IZABEL	\$256.88
16	30067208S	RENNA JOSEPH B III	\$256.88
17	30067209S	YBARRA ANTHONY A & JOSEPHINE	\$256.88
18	30067210S	DENNIS BRIAN S & ELIZABETH	\$256.88
19	30067301S	MITCHELL DANA MICHELLE & JAN STEVEN	\$256.88
20	30067302S	JACOBSON-MESSNER KRISTIN	\$256.88
21	30067303S	TRANG DUNG A & HANH TUYET THI NGUYEN	\$256.88
22	30067304S	DOUGLAS CALVIN B	\$256.88
23	30067305S	HOLDBROOKS CHRISTOPHER & JOANNE YAMBAO	\$256.88
24	30067306S	KEVORKIAN ANDRE G	\$256.88
25	30067307S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
26	30067308S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
27	30067309S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
28	30067310S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
29	30067401S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
30	30067402S	GONZALEZ MARCOS & LINDA TRS	\$256.88
31	30067403S	CHUKWU UZOMA & IROSHIMHE ORBIH-CHUKWU	\$256.88
32	30067404S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
33	30067405S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
34	30068101S	JACKSON NATHANIEL	\$256.88
35	30068102S	LEWIS THOMAS & MARYANN	\$256.88
36	30068103S	BURT CHARLES E SR & SANDRA	\$256.88
37	30068104S	BURT JOHN & RACHEL	\$256.88
38	30068105S	LAMBERT DOUGLAS & TONI	\$256.88
39	30068106S	BAUNE KARL & LISA	\$256.88
40	30068107S	FREEMAN-TORRES JESSICA	\$256.88
41	30068108S	SINGH RAI KALVINDER	\$256.88
42	30068109S	TOVER RODERICK & ORALIA CORRALES	\$256.88
43	30068201S	NORIEGA JAMES & DEBBIE LEE	\$256.88

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

44	30068202S	CABLE RENEE	\$256.88
45	30068203S	KETCHAM FRANK	\$256.88
46	30068204S	CABLE DONALD & JACQUELINE	\$256.88
47	30068205S	BETTIN STEPHANIE & MICHAEL ALCALA	\$256.88
48	30068206S	HERNANDEZ CAROLINE & ESTEBAN	\$256.88
49	30068207S	CAPUCHINO JEFFRIE & DAWNEIKA	\$256.88
50	30068208S	KLIKNA JASON & KARIS	\$256.88
51	30068209S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
52	30068210S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
53	30068211S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
54	30068212S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
55	30068213S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
56	30068214S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
57	30068215S	LENNAR HOMES OF CALIFORNIA INC	\$256.885
58	30068216S	HERZOG SETH & CYNTHIA	\$256.88
59	30068217S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
60	30068218S	MANGUS DANIEL & MELISSA ROSE	\$256.88
61	30068219S	STRUCK TYLER & STEVIE NICOLE	\$256.88
62	30068220S	MEJIA RICHARD & COLEMAN KRISTEN	\$256.88
63	30068221S	GREEN-BAKER AMAREE & GREEN LATRICE	\$256.88
64	30068222S	IBARRA HUMBERTO & LUZ	\$256.88
65	30068223S	GARCIA AMANDA	\$256.88
66	30068224S	WELSH CHRISTOPHER & TINA	\$256.88
67	30068225S	JONES THOMAS & REBECCA	\$256.88
68	30068226S	YADA CLINTON & STACY	\$256.88
69	30068301S	DIETZ SHAWN & RINA	\$256.88
70	30068302S	SHARP BRUCE & DANA	\$256.88
71	30068303S	MITCHELL ROGER & LORIS	\$256.88
72	30068304S	ORRINY ALAN & KYLIE	\$256.88
73	30068305S	AGUILAR ROSE NICHOLE & JACOBO ANDY	\$256.88
74	30068306S	MARKS DONALD & LIZBETH	\$256.88
75	30068307S	MILLER JOSHUA & KRISHNA	\$256.88
76	30068401S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
77	30068402S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
78	30068403S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
79	30068404S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
80	30068405S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
81	30068406S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
82	30068407S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
83	30068408S	GEBHART MICHAEL & COURTNEY	\$256.88
84	30068409S	JIMENEZ SOLIN	\$256.88
85	30068410S	OCHOA MARIO & RYAN	\$256.88
86	30068411S	LEGORRETA IAN & SAMANTHA	\$256.88

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

87	30068412S	CASS BRIAN DAVID & SHANNON SHALENE	\$256.88
88	30068413S	GRAHLMAN MARGRET ANN TRS	\$256.88
89	30068414S	MCFERRIN TANNER & BRITTANY PASSMORE	\$256.88
90	30068415S	ACLE RALPH & MARIA GUTIERREZ	\$256.88
91	30068416S	KNUDSEN DEVIN D JR	\$256.88
92	30068417S	MITCHUM RYAN & TANIA	\$256.88
93	30068418S	DENETTE MICHAEL & ASHLEY	\$256.88
94	30068419S	ALCAZAR LUIS ROBERTO MONTOYA	\$256.88
95	30068420S	CANALES-SHRUM GUADALUPE TRS	\$256.88
96	30068421S	MADARANG DARWIN & PATRICK ESCALANTE	\$256.88
97	30068422S	JOHN ADRIANA	\$256.88
98	30068423S	CANALES BRIAN & NADINE	\$256.88
99	30068424S	GONZALEZ JOHN H & MAGALENA	\$256.88
100	30068425S	APSAY JORGE & AMELIA	\$256.88
101	30068501S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
102	30068502S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
103	30068503S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
104	30068504S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
105	30068505S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
106	30068506S	LENNAR HOMES OF CALIFORNIA INC	\$256.88
TOTAL			\$27,229.28