

ENGINEER'S REPORT

**ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

**AS FILED FOR APPROVAL IN ACCORDANCE WITH THE
MUNICIPAL IMPROVEMENT ACT OF 1913**

**PREPARED FOR:
BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO
AND
DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR**

By:

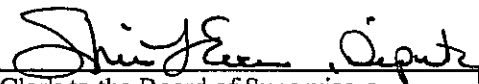
**Edward J. Wilson, C 23269
Assessment Engineering Consultant**

**Assessment Engineer:
Wilson & Associates
7600 N. Ingram Ave., Suite 202
Fresno, CA 93711
(559) 436-6644**

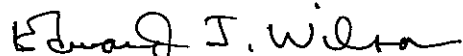
May 28, 2013

**CERTIFICATE OF FILING ENGINEER'S REPORT
AND CONFIRMATION OF ASSESSMENT
ASSESSMENT DISTRICT 284**


I, Bernice E. Siedel, Clerk to the Board of Supervisors, do hereby certify that the following "ENGINEER'S REPORT ASSESSMENT DISTRICT 284 (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)" ("Engineer's Report"), including the Assessment and the Assessment Roll in the amounts set forth therein as the "ESTIMATED TOTAL COST AND ASSESSMENT," with the Assessment Diagram attached thereto, was filed with me on the 14th day of June, 2013.


Clerk to the Board of Supervisors
County of Fresno, California

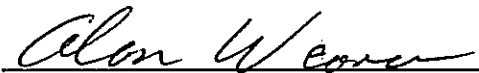
I have prepared this Engineer's Report and do hereby certify that the amount set forth herein as the "ESTIMATED TOTAL COST AND ASSESSMENT" and the individual assessments as shown under the column entitled "ESTIMATED TOTAL COST AND ASSESSMENT" on Exhibit A, attached hereto, have been computed by me in accordance with the order of the Board of Supervisors of the County of Fresno contained in a Resolution of Intention adopted as Resolution No. 13-201 on the 4th day of JUNE, 2013.


Edward J. Wilson, C. 23269 (Expires 12/31/13)
Assessment Engineering Consultant
Assessment District 284

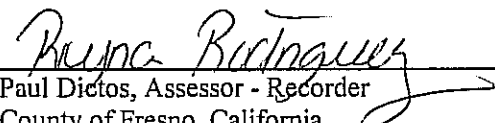
I, Bernice E. Seidel, Clerk to the Board of Supervisors, do hereby certify that the following Engineer's Report and the Assessment contained therein was approved by the Board of Supervisors of the County of Fresno on the 19th day of August, 2013, by the Board's adoption of Resolution No. 13-248.


Clerk to the Board of Supervisors
County of Fresno, California

I, Alan Weaver, Superintendent of Streets, and Director, Department of Public Works & Planning of the County of Fresno, do hereby certify that a certified copy of the following Engineer's Report, together with the Assessment Diagram attached thereto, was recorded in the office of the Director, Department of Public Works and Planning on the 19 day of AUGUST, 2013.


Director, Department of Public Works and Planning
County of Fresno, California

On the 14th day of August, 2013, the Assessment Diagram, Assessment District 284 was filed in Book 43 of Maps of Assessment and Community Facilities Districts at Pages 99 through 101, and a Notice of Assessment was recorded as Document No. 2013-0120910, of Official Records in the Office of the County Recorder of the County of Fresno, California.


Paula Bortone, Assessor - Recorder
County of Fresno, California

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284 COUNTY OF FRESNO, STATE OF CALIFORNIA (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

ERRATA SHEET

This Errata Sheet describes changes to data for two of the Community of Monte Verdi Out Lots, the correction of certain clerical errors, and modifications to the title of several line items in the table contained in Appendix F of this Engineer's Report, as follows:

1. On Engineer's Report page I-4 in the next to last sentence of the paragraph at the top of page I-4 that begins on page I-3, insert two commas between the words "that are" and between those commas insert the phrase "except for that portion of Out Lot C described as APN 580-130-21." The sentence is now "Two of those Assessor's Use Codes describe variations of SFR property uses and the third is applied to the TR 4351 Out Lots that, except for that portion of Out Lot C described as APN 580-130-12, are not connected to the existing WWTF, nor will they be connected to the upgraded WWTF to be constructed as the WWTF Capital Improvements."
2. On Engineer's Report page I-4 in item 1, change the total number of APNs from 118 to 119 pursuant to updated information provided to the Assessment Engineering Consultant by PW&P staff on the total number of Assessor's Use Code SS01000 lots.
3. On Engineer's Report page I-4 in item 2, change the total number of APNs from 7 to 6 pursuant to updated information provided to the Assessment Engineering Consultant by PW&P staff on the total number of Assessor's Use Code SS00000 lots.
4. On Engineer's Report page III-1 in item 3, change the term "State of Total Assessment" to Statement of Total Assessment."
5. On Engineer's Report page III-3 in the table item 4, change the amount from "\$41,178.00" to "\$31,178.00," without changing any of the following subtotals or totals stated in the table.
6. In Exhibit B, Table B-I delete the "P" from the intended to be blank line between table item "2. Facilities Planning" and item "A. Environmental."
7. In Exhibit D on page D-8, in the second line of the second paragraph of subsection D.5.2.6 change the date from "November 7, 2012" to "November 5, 2012."

8. The cost estimate table in Appendix F is modified as follows:

- i) Item “3) Treasurer Administration” is modified by adding “– Labor Cost to Administer Accounts” to the end of the item title;
- ii) Item “4) Annual Assessment Charge (125 parcels X .13/parcel)” is modified by adding “– Fresno County Assessor” to the end of the item title;
- iii) Item “5) PW & P Staff” is modified by adding “– Labor Cost Annual Assessment Preparation” to the end of the item;
- iv) The line entitled “**Total Annual Costs**” is modified by adding “– **Not to Exceed**” to the end of the line’s title; and,
- v) Item “6) Estimated Annual Cost per Parcel” is modified by adding “–Not to Exceed” to the end of the item title.

Pursuant to information provided to the Assessment Engineering Consultant by PW&P staff, that portion of Out Lot C described as APN 580-130-21 and the existing WWTF operations building located on Out Lot Y and described as APN 580-130-25, have restroom facilities that are connected to the existing WWTF. Each of those parcels is classified in the Engineer’s Report as an AD 284 Not Benefited-Not Assessment Parcel, based on the finding that because the parcels had no restroom facilities they do not receive special benefits from either the existing WWTF nor will they be connected to and receive special benefits from the upgraded WWTF. However, since these two parcels are now known to have existing restroom facilities the Assessment Engineering Consultant has reviewed the status of those parcels in relation to the 125 SFR lots in the Community of Monte Verdi to determine whether they will receive special benefits from the proposed upgrade of the existing WWTF, and if they are specially benefited at what rate should they be assessed in proportion to that special benefit. The results of the Assessment Engineering Consultant’s analysis of the special benefits and costs associated with these two parcels are presented below, as follows:

- 1. The Out Lot Y restroom facilities were installed as a part of the existing WWTF operations building to provide an on-site restroom for use by authorized WWTF staff and guests. Therefore, it is the finding of the Assessment Engineering Consultant that the Out Lot Y restroom facilities are a subsystem of the existing and to be upgraded WWTF. Accordingly, the Out Lot Y restroom facilities are actually a part of the Project and the parcel receives no special benefit from the availability of those restroom facilities that must be identified and separately assessed. Therefore, Out Lot Y continues to be a non-benefited parcel classified as an AD 284 Not Benefited-Not Assessed Parcel.
- 2. The Out Lot C restroom facilities are located at the site of the tennis courts and are an integral part of the out door recreational facilities owned, operated, and maintained by the Community of Monte Verdi Homeowners Association at the cost of and for the sole benefit of the owners of the 125 SFR lots in the Community of Monte Verdi. According to information provided to the

Assessment Engineering Consultant by the PW&P staff, for the calendar year 2013 the Community of Monte Verdi Homeowners Association levies a monthly assessment of \$230.00 on each one of the 125 SFR lots in the Community of Monte Verdi to pay all of the costs to operate, maintain, and administer the Out Lots and their ancillary facilities. According to the Assessment Spread Method attached as Exhibit D to this Engineer's Report, it is the finding of the Assessment Engineering Consultant that each one of the 125 SFR lots in the Community of Monte Verdi (the "AD 284 Benefited Parcels") will receive an equal level of Special Benefit from the WWTF Project capital improvements equal to the 1-EDU Base Unit of Special Benefit to be provided by the Project. The estimated total cost of the Project is allocated as an equal cost per Base Unit of Special Benefit to the 125 AD 284 Benefited Parcels, at the rate of 1-EDU/125-Total EDU, rounded to the nearest penny. Any Project costs allocated to Out Lot C as a cost proportional to the estimated level of special benefit that parcel will receive from the Project would be passed through to the lot owners as part of their equal per lot homeowners association monthly assessment. Therefore, because all of the Project cost, including any beneficial cost associated with the Out Lot C restroom facilities, is assessed at the 1-EDU/125-Total EDU rate to each one of the AD 284 Benefited Parcels the Out Lot C beneficial cost share is spread to the AD 284 Benefited Parcels in proportion to the special benefit each lot will receive from the availability of the Out Lot C restroom facilities. Accordingly, it is the finding of the Assessment Engineering Consultant that the Out Lot C beneficial share of the estimated total cost of the Project is included in the Project cost assessment rate of 1-EDU/125-Total EDU, and a separate beneficial cost allocation to Out Lot C does not need to be made and separately assessed to that parcel. Therefore, that portion of Out Lot C described in this Engineer's Report as APN 580-130-21 continues to be a non-benefited parcel classified as an AD 284 Not Benefited-Not Assessed Parcel.



Edward J. Wilson 7/09/2013
Edward J. Wilson, Wilson & Associates
California Engineering License No. C 23269 (Expires 12/31/2013)
Assessment Engineering Consultant, Assessment District 284

TABLE OF CONTENTS

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284 COUNTY OF FRESNO, STATE OF CALIFORNIA (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

<u>DESCRIPTION</u>	<u>PAGE</u>
Certificate of Filing Engineer's Report and Confirmation of Assessment	i
Table of Contents	ii
EXECUTIVE SUMMARY	S-1

SECTIONS

SECTION I	ASSESSMENT DISTRICT PURPOSE AND PROCEEDINGS, GENERAL DESCRIPTION OF BOUNDARIES, AND ENGINEER'S REPORT SUBMITTAL STATEMENT	
I.1	ASSESSMENT DISTRICT PURPOSE AND PROCEEDINGS	I-1
I.1.1	Assessment District Purpose	I-1
I.1.2	Assessment District Proceedings	I-2
I.1.2.1	Description of the Sources of Funds for Repayment of the SRF Loan	I-3
I.1.2.2	Assessment Engineering Consultant	I-3
I.2	GENERAL DESCRIPTION OF ASSESSMENT DISTRICT BOUNDARIES.....	I-3
I.2.1	General Description of Assessment District Boundaries	I-3
I.2.2	General Description of Assessment District Properties	I-3
I.3	ENGINEER'S REPORT SUBMITTAL STATEMENT	I-5
I.3.1	Description of Engineer's Report Data Exhibits	I-8
SECTION II	GENERAL DESCRIPTION OF THE PROPOSED WASTEWATER TREATMENT FACILITY IMPROVEMENTS AND THE PROJECT CLEANWATER STATE REVOLVING FUND LOAN	
II.1	WWTF Capital Improvements Planning and Design Background.....	II-1
II.2	General Description of the Existing WWTF Facilities Components	II-1
II.3	General Description of the WWTF Capital Improvements Design Criteria	II-2
II.3.1	Summary of WWTF Capital Improvements Design Criteria	II-2

DESCRIPTION**PAGE**

II.3.2	Equivalent Dwelling Unit Defined Based on WWTF Capital Improvements Design Criteria and Community of Monte Verdi Existing Land Use	II-3
II.4	General Description of the WWTF Alternatives and of the Alternative Approved as the Proposed Wastewater Treatment Facility Capital Improvements	II-3
II.5	General Description of the Proposed WWTF Capital Improvements Shown on the AD 284 Improvement Plans	II-4
II.5.1	Construction Incidental Work and Expense	II-5
II.5.2	WWTF Capital Improvements Planning, Design, and Administration Incidental Work and Expense	II-6
II.5.2.1	Item 2. Facilities Planning	II-6
II.5.2.2	Item 3. Facilities Design	II-6
II.5.2.3	Item 4. Administration and Legal	II-7
II.5.2.4	Item 5. Engineering Services During Construction	II-7
II.5.2.5	Project General Incidental Work and Expense	II-7
II.5.3	WWTF Capital Improvements Facilities Construction, Planning, Design, and Administration and Legal Total Estimated Cost	II-7
II.6	Project Costs Associated with SRF Loan	II-8
II.6.1	Item 7. Estimated Total Interest Accrued on SRF Loan [2] Draws for Planning Cost Reimbursement and Payments for Construction Work in Progress to Project Completion	II-8
II.6.2	Item 9. Estimated Total Cost of 10% Annual Debt Service Coverage on the Repayment of SRF Loan	II-9
II.7	Estimated Total Cost of the Project and Estimated Total Amount of the Proposed AD 284 Assessment	II-9
II.8	Payment of the AD 284 Assessment to be in Annual Installments	II-10

SECTION III PROPOSED ASSESSMENT OF ESTIMATED IMPROVEMENT AND ACQUISITION COSTS AND EXPENSES, AND STATEMENT OF MAXIMUM ANNUAL PARCEL ASSESSMENT FOR RECOVERY OF ASSESSMENT DISTRICT ADMINISTRATION

	COSTS AND EXPENSES	III-1
III.1	Report Requirements	III-1
III.2	PROPOSED ASSESSMENT OF PROJECT ESTIMATED IMPROVEMENT AND ACQUISITION COSTS AND EXPENSES TO PROVIDE SECURITY FOR REPAYMENT OF SRF LOAN	III-2
	Statement of Total Assessment	III-3
III.3	STATEMENT OF MAXIMUM ANNUAL PARCEL ASSESSMENT FOR RECOVERY OF ASSESSMENT DISTRICT ADMINISTRATION COSTS AND EXPENSES	III-5
III.4	SRF LOAN DECLARATION	III-5

REPORT EXHIBITS

EXHIBIT A

ASSESSMENT ROLL

EXHIBIT B

TABLE B-I TABULATION OF ENGINEER'S ESTIMATED TOTAL COST
AND ASSESSMENT

EXHIBIT C

CONSOLIDATED TABULATION OF PARCEL ASSESSMENT DATA

EXHIBIT D

DESCRIPTION OF ASSESSMENT SPREAD METHOD

D.1	Introduction	D-1
D.2	Description of the AD 284 General Benefits and Special Benefits, and of the Area of Special Benefit	D-2
D.2.1	Description of the AD 284 General Benefits	D-2
D.2.2	Description of AD 284 Special Benefits	D-2
D.2.3	Description of AD 284 Area of Special Benefit	D-2
D.3	Beneficial Cost of the Project	D-2
D.4	AD 284 Not Benefited–Not Assessed Parcels	D-3
D.5	ASSESSMENT SPREAD METHOD	D-3
D.5.1.	Listing of Article XIII.D.4 (a) Requirements	D-4
D.5.2	Application of the Article XIII.D.4 (a) Requirements to AD 284	D-4
D.5.2.1	Identify all parcels receiving special benefits from the Project	D-4
D.5.2.2	Identify any parcels within AD 284 that are owned or used by any agency, the State of California or the United States and classify them as either benefited and, therefore, assessed parcels, or present convincing evidence as to why any of those parcels receive no special benefit	D-4
D.5.2.3	Identify the General and Special Benefits that will be provided by the Project and allocate the Project total cost to the general and special benefit categories in proportion to the benefits each category will receive from the Project Capital Improvements	D-5
D.5.2.3.1	General Benefits	D-5
D.5.2.3.2	Special Benefits	D-5
D.5.2.3.3	No Parcels Classified as “Benefited-Not Assessed Parcels”	D-5

DESCRIPTION**PAGE**

D.5.2.4	Based on an analysis of the Project, the Assessment Engineering Consultant will recommend an Assessment Spread Method that provides a procedure for estimating the level of special benefit each AD 284 Parcel will receive from the Project in relationship to all other benefited parcels, and will define the base unit of Project special benefit	D-6
D.5.2.5	The Assessment Spread Method will describe: i) the nexus between the Project cost and the base units of special benefit; and, ii) how the Project costs associated with those base units of special benefit are spread to the AD 284 Benefited Parcels to calculate the total amount of assessment proposed to be levied on each parcel	D-6
D.5.2.5.1	Description of the nexus between the Project cost and the base units of special benefit	D-6
D.5.2.5.2	Description of how the Project costs associated with those base units of special benefit are spread to the AD 284 Benefited Parcels to calculate the total amount of assessment proposed to be levied on each parcel	D-7
D.5.2.6	Description of Assessment Spread Method for AD 284 Assessment – Annual Administration Assessment	D-8
D.6	Assessment Engineering Consultant’s Certification of the Assessment Spread Method	D-9

EXHIBIT E**INDIVIDUAL PARCEL VALUE TO ASSESSMENT AMOUNT RATIOS****REPORT APPENDICES****APPENDIX A****MAP OF PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284**

(On file with the Clerk to the Board of Supervisors; reduced, not to scale copy attached)

APPENDIX B**ASSESSMENT DIAGRAM OF ASSESSMENT DISTRICT 284**

(On file with the Clerk to the Board of Supervisors; reduced, not to scale copy attached)

DESCRIPTION**PAGE****APPENDIX C**

COPY OF PROJECT COST ESTIMATE TABLE ENTITLED “MONTE VERDI/COUNTY SERVICE AREA (CSA) 44-D WASTE WATER TREATMENT FACILITIES IMPROVEMENTS CWSRF PROJECT NUMBER: 5541-110 PRELIMINARY ENGINEER’S ESTIMATE”

(Prepared by Fresno County Department of Public Works and Planning)

APPENDIX D

LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS AS OF FEBRUARY 11, 2013

APPENDIX E

COPY OF THE NOTICE OF EXEMPTION OF THE PROPOSED WASTEWATER TREATMENT FACILITY IMPROVEMENTS PROJECT, COMMUNITY OF MONTE VERDI, FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FILED IN THE OFFICE OF THE FRESNO COUNTY CLERK ON JANUARY 5, 2011

APPENDIX F

COPY OF COST ESTIMATE PREPARED BY FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING PROVIDING ITEMIZED COST OF ANNUAL ASSESSMENT ADMINISTRATION WORK AND EXPENSES

APPENDIX G

COPY OF LOCATION MAP OF FRESNO COUNTY SERVICE AREA 44 D

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284 COUNTY OF FRESNO, STATE OF CALIFORNIA (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

EXECUTIVE SUMMARY

This Engineer's Report is presented to the Board of Supervisors ("Board") of the County of Fresno ("County") in connection with the proceeding to order certain proposed public improvements to upgrade an existing residential wastewater treatment facility ("WWTF Capital Improvements") serving Zone D of County Service Area No. 44 ("CSA 44D"), and to form proposed County Assessment District No. 284 ("AD 284").

CSA 44D provides residential wastewater treatment to the Community of Monte Verdi (also known as the Monte Verdi Estates Subdivision), which has extensive landscaping and open space areas that are owned and maintained by the Community of Monte Verdi Homeowners Association. Subdivision lot owners pay for that maintenance. The existing wastewater treatment facility was originally planned to produce a treated wastewater effluent that could be used instead of well water to irrigate the communal landscaping and open space areas. But the facility has never been able to produce a treated wastewater effluent that satisfied the Waste Discharge Requirements set by the State Water Resources Control Board ("SWRCB").

Since 2005, the Citizens Advisory Committee ("Advisory Committee") for CSA 44D has been working with Fresno County Department of Public Works and Planning ("PW&P") to plan and design improvements to upgrade the existing wastewater treatment facility that serves the 125 residential lots in the Monte Verdi Estates Subdivision. The efforts of the Advisory Committee and PW&P staff have resulted in a facilities plan for the WWTF Capital Improvements, as well as preapproval, at terms described below, for a loan from the SWRCB under the California Clean Water State Revolving Fund Program ("SRF") to finance the construction of the WWTF Capital Improvements.

The term "SRF Loan" used in this report refers to "Clean Water State Revolving Fund Project Number C-06-5541-110 Loan" that is the Clean Water State Revolving Fund Program project administration number assigned to the SRF loan to finance construction of the WWTF Capital Improvements.

The purpose of AD 284 is to levy an assessment ("AD 284 Assessment") to secure the repayment of the SRF Loan ("Project").

The estimated total capital cost of the Project that is proposed to be levied as an assessment on the 125 single-family residential lots in the Community of Monte Verdi is \$2,833,627.50, which

includes: (a) principal on the SRF Loan in an amount not to exceed \$2,506,018, to finance the WWTF Capital Improvements, to be repaid over 20 years; (b) accrued interest on the SRF Loan in an amount estimated at \$70,007.00; and (c) an incidental cost of \$257,602.50 to provide 10 percent debt service coverage on the annual installment payments on the SRF Loan, which is required as a condition of loan approval .

The conclusion of the analysis of the facts of the proposed Project by the Assessment Engineering Consultant that is presented in this Engineer's Report is that each of the 125 lots in the Community of Monte Verdi will receive an equal level of Special Benefit from the availability of the upgraded wastewater treatment facility. Accordingly, the recommendation of this Engineer's Report is that each lot be assessed an equal portion of the estimated total cost of the Project, resulting in a proposed parcel assessment total amount of \$22,669.02. The Engineer's Report also recommends that a separate annual administration assessment of \$76.00 per lot be presented to the Community of Monte Verdi property owners for approval, along with proposed \$22,669.02 per lot assessment for the cost of the Project. The purpose of the \$76.00 annual administration assessment will be to provide a means for the County to be reimbursed for all of the expenses that may be incurred, including the use of County staff, for administering the annual preparation of the billing data to be used to add the annual installment for repayment of the AD 284 Assessment to the property tax bill for each one of the AD 284 assessed lots.

This Engineer's Report includes a detailed estimate of the Project capital cost proposed to be levied as the AD 284 Assessment, and a description of the Assessment Spread Method developed by the Assessment Engineering Consultant to apportion the estimated total capital cost of the Project to each parcel in proportion to the estimated Special Benefits derived by each assessed parcel from the WWTF Capital Improvements. The level of relative Special Benefit to be derived by each assessed parcel has been ascertained pursuant to Article XIII.D of the California Constitution, to the Municipal Improvement Act of 1913 as contained in the California Streets and Highways Code and to Sections 10550 through 10555 contained therein, and pursuant to the Board's adoption of a Resolution of Intention to form AD 284. Only Special Benefit costs have been included in the portion of the Project capital cost proposed to be assessed, and none of the proposed parcel assessments exceeds the reasonable cost of the proportional Special Benefits conferred on those parcels. Before the proposed AD 284 Assessment can be presented to the Board for final approval, it must be approved by a majority of the property owners in AD 284 who return properly executed assessment ballots to the Clerk to the Board.

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284 COUNTY OF FRESNO, STATE OF CALIFORNIA (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

SECTION I

ASSESSMENT DISTRICT PURPOSE AND PROCEEDINGS, GENERAL DESCRIPTION OF BOUNDARIES, AND ENGINEER'S REPORT SUBMITTAL STATEMENT

I.1 ASSESSMENT DISTRICT PURPOSE AND PROCEEDINGS

I.1.1 Assessment District Purpose

The unincorporated gated residential Monte Verdi Estates Subdivision (also known as the Community of Monte Verdi), comprised of 125 single family residential ("SFR") use lots, was created by the recording of the subdivision map of Tract 4351 Monte Verdi Estates on April 23, 1999, in Volume 62 of Plats at pages 70 through 78 of Fresno County Records as Document No. 990062558 ("TR 4351"). CSA 44D was formed on February 23, 1999, to provide domestic water supply and wastewater treatment and disposal services to the Community of Monte Verdi, and is located east of Willow, south of the intersection of Willow Avenue with Friant Road, and approximately one mile north of the current northerly limits line of the City of Fresno at the intersection of Willow Avenue with Copper Avenue. A reduced and not to scale copy of a map showing the general location of CSA 44D is attached as Engineer's Report Appendix G.

The Narrative section of the report entitled "Report to the Board of Supervisors of the County of Fresno, County Service Area No. 44, Zone D, Fiscal Year 2011-2012," submitted in June of 2011 by the PW&P Resources Division, presents the following commentary on the existing Wastewater Treatment Facility ("WWTF") providing wastewater treatment and treated effluent disposal services to the Community of Monte Verdi:

"The existing wastewater treatment facility does not reliably produce treated water of suitable quality to comply with Wastewater Discharge Requirements (WDRs) imposed by the State Water Resources Control Board. Because the treated water does not meet these requirements, it cannot be recycled for irrigation purposes and must be discharged to the facility's leach field. Potable water is currently used for irrigation."

A consultant engineer has developed plans to correct the deficiencies [in the] wastewater plant and Department staff is engaged in securing [a] State Revolving Fund loan, and preparing for a Proposition 218 process to increase assessments that will be necessary to secure the loan.”

The purpose of the proceeding to form County Assessment District No. 284 (Wastewater Treatment Facility Improvements and Repayment of Clean Water State Revolving Fund Loan, Community of Monte Verdi) (“AD 284”) is to levy an assessment (“AD 284 Assessment”) that will secure repayment of the “Clean Water State Revolving Fund Project Number C-06-5541-110 Monte Verdi CSA 44-D Loan” (“SRF Loan” as further described herein) (“Project”). The term “Clean Water State Revolving Fund Project Number C-06-5541-110 Monte Verdi CSA 44-D” is the Clean Water State Revolving Fund project administration number assigned to the proposed Community of Monte Verdi Wastewater Facility improvements project (as further described herein, the “WWTF Capital Improvements”).

I.1.2 Assessment District Proceedings

AD 284 is being formed in response to a petition submitted to the County in March 2013. PW&P staff have verified that the owners of more than sixty percent (60%) of the property area in the Community of Monte Verdi have signed the petition and the petition is on file with the Clerk to the Board. The AD 284 proceedings described in this report, entitled “ENGINEER’S REPORT ASSESSMENT DISTRICT 284 COUNTY OF FRESNO, STATE OF CALIFORNIA (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)” (“Engineer’s Report”), are being undertaken pursuant to the provisions of Section 4 of Article XIII.D of the California State Constitution (the “Article XIII.D”), to the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 of the Streets and Highways Code (the “S&H Code”), as modified by S&H Code Sections 10550 and 10555, and pursuant to the Board’s adoption of a Resolution of Intention to form AD 284 (the “AD 284 ROI”).

The assessment proceedings described in this Engineer's Report are proceedings in which all of the costs of the Project, including but not limited to the costs to plan, design, and construct the WWTF Capital Improvements, are either estimated, or otherwise determined, prior to the construction of those capital improvements and payment of all incidental costs associated therewith. Proceeds from the annual levy and collection of the AD 284 Assessment will be used to pay the annual installments due on the SRF Loan, including the annual cost to provide “SRF Loan Debt Service Coverage” (as further described herein), which is required by the SWRCB as a condition of SRF Loan approval.

Reference is made to the following Engineer's Report “SECTION III PROPOSED ASSESSMENT OF ESTIMATED IMPROVEMENT AND ACQUISITION COSTS AND EXPENSES, AND STATEMENT OF MAXIMUM ANNUAL PARCEL ASSESSMENT FOR RECOVERY OF ASSESSMENT DISTRICT ADMINISTRATION COSTS AND EXPENSES”

(“Section III”) page III-5, under the heading “III.3 STATEMENT OF MAXIMUM ANNUAL PARCEL ASSESSMENT FOR RECOVERY OF ASSESSMENT DISTRICT ADMINISTRATION COSTS AND EXPENSES” for a general description of the “AD 284 Annual Administration Assessment” recommended for approval pursuant to the AD 284 proceedings.

I.1.2.1 Description of the Sources of Funds for Repayment of the SRF Loan

The estimated total cost of WWTF Capital Improvements will be financed by the SRF Loan. Repayment of the SRF Loan is to be secured by the AD 284 Assessment that will be levied and collected annually over the term of the SRF Loan. The proceeds from the annual levy of the AD 284 Assessment will be used to pay the current annual debt service installment due on the SRF Loan and to provide the required SRF Loan Debt Service Coverage, which is required as a condition of SRF Loan approval and is part of the Project Capital Cost. No improvement bonds will be issued by the County.

I.1.2.2 Assessment Engineering Consultant

On July 26, 2012, the PW&P issued Notice to Proceed No. 1 – CSA 44D Monte Verdi WWTF Project Agreement No. P-12-319-G to Edward J. Wilson, a Civil Engineer licensed by the State of California (License No. C 23269, expiring 12/31/13) doing business as Wilson & Associates of Fresno, California (“Assessment Engineering Consultant”), to do all assessment engineering consultant work necessary in and for the AD 284 proceedings, including preparation of this Engineer’s Report.

I.2 GENERAL DESCRIPTION OF ASSESSMENT DISTRICT BOUNDARIES

I.2.1 General Description of Assessment District Boundaries

The proposed AD 284 Boundary Map, consisting of two (2) sheets, is on file in the office of the Clerk to the Board. The AD 284 Boundary Map shows the general vicinity and location of AD 284, and the exterior boundaries of the composite and consolidated area included within AD 284. AD 284 is not divided into zones. The AD 284 Boundary Map is too voluminous to bind with this Engineer’s Report and, accordingly, a reduced and not to scale copy is attached hereto as Engineer’s Report Appendix A and incorporated herein by reference.

I.2.2 General Description of Assessment District Properties

The AD 284 Parcels are described in this Engineer’s Report by reference to the Assessor’s Parcel Number (“APN”) assigned to each parcel by the Fresno County Assessor (“Assessor”). The Assessor has assigned a seven-digit alpha/numeric Property Use Code (“Assessor’s Use Code”) to each one of the 125 SFR and 18 of the Out Lots (as those terms are further described herein) in TR 4351. The Assessor’s Use Code describes the general highest and best use of a property based on its

County land use designation (i.e., residential, commercial, agricultural, or open space), shows the most recently reported primary use of the overall property, and also indicates any secondary or unique use of the overall property, if any. A review of the Assessor's data for the 143 lots and Out Lots in the Community of Monte Verdi that have been assigned an APN by the Assessor (the "AD 284 Parcels") shows that 3 Assessor's Use Codes have been used by the Assessor to describe the current uses of the AD 284 Parcels. Two of those Assessor's Use Codes describe variations of SFR property uses and the third is applied to the TR 4351 Out Lots that are not connected to the existing WWTF, nor will they be connected to the upgraded WWTF to be constructed as the WWTF Capital Improvements. For the purpose of this Engineer's Report the current land uses for the AD 284 Parcels can be summarized as follows:

1. 118 APNs are assigned Assessor's Use Code SS01000 describing these lots as SFR use properties with 1-existing dwelling unit;
2. 7 APNs are assigned an S000000 Assessor's Use Code describing them as SFR use properties that are vacant lots on which no SFR dwelling has been constructed, but which have capacity available in the existing WWTF and can be connected to those facilities at the time the lots are developed;
3. Subtotal 125 APNs either already developed with 1-existing SFR dwelling unit, or that are vacant lots approved for development with 1-SFR and connection to the existing WWTF; and,
4. 18 APNs assigned an SXXXXXX Assessor's Use Code identifying them as TR 4351 Out Lots ("Out Lots") that are owned by the Community of Monte Verdi Homeowners Association and that are developed for the benefit of all of the 125 SFR lots in TR 4351 as landscaped open space areas, landscaped parcels along the Community of Monte Verdi streets, or as the site of the existing WWTF and of the existing domestic water well serving the community.
5. 143 = the total number of APNs that comprise the AD 284 Parcels.

In summary, AD 284 is comprised of 143 APN that include 118 APNs developed with one SRF dwelling for a total of 118 existing residential use dwelling units, 7 vacant APNs approved for development with one SFR for a total of 125 SFR use APNs, and 18 Out Lots that have been developed as community use landscape parcels, a water well site, and as a wastewater treatment facility site, all owned by the Community of Monte Verdi Homeowners Association and not available for private development use of any kind.

I.3 ENGINEER'S REPORT SUBMITTAL STATEMENT

I, Edward J. Wilson, being the Assessment Engineering Consultant, pursuant to the provisions of Article XIII.D, to the 1913 Act and to Sections 10204, 10550, and 10555 contained therein, and in accordance with the AD 284 ROI, herewith submit this Engineer's Report consisting of seven (7) parts as follows:

1. PLANS AND SPECIFICATIONS, MAPS AND DESCRIPTIONS OF WWTF CAPITAL IMPROVEMENTS TO BE CONSTRUCTED:

- A. Approved Plans and Specifications of the WWTF Capital Improvements to be constructed as an upgrade of the existing Community of Monte Verdi wastewater treatment facility and financed by the SRF Loan:

The construction plans and contract documents for the WWTF Capital Improvements proposed to be constructed pursuant to the Project and financed by the SRF Loan entitled "Plans for Construction Community of Monte Verdi – CSA 44D Wastewater Treatment Facility Improvements Fresno County Contract No. 10-14-C" (the "AD 284 Improvement Plans"), are on file in the office of the Design Engineer for PW&P ("Design Engineer"). The AD 284 Improvement Plans being too bulky to be bound with this Engineer's Report are incorporated herein by reference. The AD 284 Improvement Plans were prepared by Carollo Engineer's, P.C., Fresno, California (the "Design Consultant"). A detailed description of the general nature, location, and extent of the improvements to be constructed in accordance with the AD 284 Improvement Plans is provided in Engineer's Report Section II.

- B. A general description of the works or appliances already installed that are to be acquired as a part of the Water Project:

None of the capital improvements included in the scope of the Project are existing facilities that are proposed to be acquired. The WWTF Capital Improvements will make modifications to the existing WWTF serving the Community of Monte Verdi.

- C. Maps and Descriptions of Lands, Easements and Rights-of-Way to be Acquired:

No real property, including but not necessarily limited to, easements, or rights-of-way will be acquired pursuant to the proceedings for AD 284.

2. GENERAL DESCRIPTION OF THE NATURE, LOCATION, AND EXTENT OF THE PROPOSED WWTF CAPITAL IMPROVEMENTS:

A General Description of the nature, location, and extent of the proposed WWTF Capital Improvements to be constructed is provided in Section II of this Engineer's Report.

3. ESTIMATE OF TOTAL PROJECT COSTS:

An itemized breakdown of the estimated total cost of the Project, including the estimated total cost of the SRF Loan Debt Service Coverage, and the estimated total interest on the SRF Loan, and also including the incidental costs and expenses related to the WWTF Capital Improvements that are proposed to be financed by the SRF Loan, is presented in Exhibit B, attached hereto and incorporated herein by reference.

4. ASSESSMENT DIAGRAM:

The diagram entitled "ASSESSMENT DIAGRAM OF ASSESSMENT DISTRICT 284 (Wastewater Treatment Facility Improvements and Repayment of Clean Water State Revolving Fund Loan, Community of Monte Verdi) COUNTY OF FRESNO, STATE OF CALIFORNIA" ("AD 284 Assessment Diagram"), consisting of three (3) sheets, is filed herewith and incorporated herein by reference. The AD 284 Assessment Diagram is too bulky to be bound with this Engineer's Report and, accordingly, a reduced and not to scale copy is attached hereto as Engineer's Report Appendix B and incorporated herein by reference.

The AD 284 Assessment Diagram shows all of the following:

- A. The exterior boundaries of AD 284;
- B. The lines and dimensions of each separate lot, parcel, and subdivision of land within AD 284 as they existed at the time of the passage of the AD 284 ROI by the Board are shown or described by reference to the Maps of the Assessor, or by reference to the maps and deeds of record on file in the office of the Recorder, each lot, parcel, and subdivision of land, including each separate condominium interest, as defined in Section 783 of the Civil Code, having been assigned a separate assessment number upon the AD 284 Assessment Diagram; and
- C. The assessment number assigned to each separate lot, parcel, and subdivision of land as shown on the AD 284 Assessment Diagram corresponds with the assessment numbers shown on the Assessment Roll, as contained herein.
- D. There are no zones within AD 284.

5. COMPLIANCE WITH 1931 ACT:

Pursuant to the findings and determinations set forth in the AD 284 ROI, the petition described on page I-2 of this Engineer's Report Section I under the subheading "I.1.2 Assessment District Proceedings" is in compliance with the requirements of law set forth in the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the "1931 Act"), being Division 4 of the S&H Code, and to Section 2804(a)(3) contained therein, is sufficient, and no further proceedings are needed for AD 284 pursuant to the 1931 Act.

6. PROPOSED ASSESSMENT AND ASSESSMENT ROLL:

A. Assessment of the AD 284 Total Cost:

The proposed Assessment of the estimated total cost of the Project, including the estimated total cost of the SRF Loan Debt Service Coverage, and the estimated total accrued interest on the SRF Loan, and also including the incidental costs and expenses related to the WWTF Capital Improvements that are proposed to be financed by the SRF Loan, is presented in Section III of this Engineer's Report.

B. Assessment Roll:

An Assessment Roll for the AD 284 Assessment is attached hereto as Exhibit A. The Assessment Roll shows the exact amount of the estimated total cost of the Project, to be assessed as the AD 284 Assessment upon each of the lots and parcels within AD 284 as the Beneficial Cost of the Project, as further described herein. The parcel assessment numbers that appear on the Assessment Roll correspond to the parcel assessment numbers shown on the AD 284 Assessment Diagram.

C. Maximum Annual Assessment of AD 284 Annual Administration Costs:

Section III of this Engineer's Report also includes a statement of the maximum amount proposed to be levied as the AD 284 Annual Administration Assessment upon each of the several subdivisions of land in AD 284. The purpose of this annual assessment is to pay the costs incurred by the County and not otherwise reimbursed, which result from the administration and collection of the assessments, from the administration and payment of the SRF Loan annual debt service installments, and including the administration of any funds associated with the annual billing, collection, and disbursement related to the SRF Loan Debt Service Coverage. This maximum annual assessment is proposed to be levied pursuant to Subdivision (f) of Section 10204 of the S&H Code.

7. DESCRIPTION OF ASSESSMENT SPREAD METHOD:

A Description of the Assessment Spread Method used to apportion the total estimated cost of the Project, including all related incidental costs, to the several subdivisions of land in AD 284 in direct proportion to the special benefits received there from by each such subdivision, respectively, is attached hereto as Exhibit D and incorporated herein by reference.

I.3.1 Description of Engineer's Report Data Exhibits

Exhibits A through C, and Exhibit E, attached to this Engineer's Report, include a total of four (4) data tables that provide: i) parcel Assessment amounts and cost estimates for the Project (Exhibits A and B, respectively); ii) a tabulation of the parcel assessment spread calculation results (Exhibit C); and, iii) the ratio calculated as the most recently reported Assessor's land and improvements value for each parcel divided by the parcel's total proposed AD 284 Assessment amount shown on Exhibit A for each benefited and assessed parcel (Exhibit E). A brief description of the data tables in each of the referenced exhibits is presented below, along with a summary of how the data in each table is used either to calculate the level of estimated special benefit each parcel will receive from the Project or to provide a reference resource needed to complete the Beneficial Cost analysis described in the Assessment Spread Method.

Engineer's Report Exhibits A and B present data, respectively, on the amount proposed to be assessed to the benefited parcels in AD 284 and on the estimated total cost of the Project. See Engineer's Report Section II for a description of the Project.

The Engineer's Report data exhibits and their tables are described as follows:

1. Exhibit A, Assessment Roll provides a listing of the exact amount proposed to be levied as an AD 284 Assessment on every APN in AD 284;
2. The Exhibit B, Table B-I presents the estimated total cost of the Project, and includes the estimated total cost of SRF Loan Debt Service Coverage and related incidental costs. Table B-I summarizes the more detailed cost estimate data shown in the cost estimate table in Engineer's Report Appendix C. All of the WWTF Capital Improvements construction and incidental work item cost estimates that are detailed in Appendix C are consolidated into Table B-I in its items 1 through 6. The estimated total interest that may be accrued from the draws made on the SRF Loan to pay for work in progress during construction of the WWTF Capital Improvements is shown in item 7 of Table B-I. The item 7 amount is added to the item 6 subtotal of the costs to plan, design, and construct the WWTF Capital Improvements and the sum of those two item amounts is shown in item 8 of Table B-I as the estimated total cost of the proposed WWTF Capital Improvements. The estimated total cost of the SRF Loan Debt Service Coverage is shown in item 9 and that cost is added to the item 8 amount to compute the estimated total cost proposed to be assessed to the AD 284 Parcels.

3. Exhibit C presents a break down in tabular form of the calculations associated with the spread of the estimated total cost of the Project, to each of the 143 AD 284 Parcels in direct proportion to the estimated special benefit each such parcel will receive from the WWTF Capital Improvements. Exhibit C also shows the portion of the AD 284 Assessment total amount proposed to be levied on each AD 284 Parcel that is attributable to the cost of providing SRF Loan Debt Service Coverage.
4. Exhibit D is the written description of the Assessment Spread Method for the AD 284 Assessment.
5. Exhibit E lists the most recently reported Assessor's values of land and improvements for each assessed parcel in AD 284, as obtained by PW&P on February 11, 2013 from the Office of the Assessor and provided to the Assessment Engineering Consultant. Exhibit E also shows the total amount proposed to be levied as an assessment on every APN and the ratio calculated as the sum of each parcel's Assessor's land, improvements, and "other" values divided by such parcel's proposed AD 284 Assessment amount (the "Value To Parcel Assessment Ratio"). The Value To Parcel Assessment Ratio for the AD 284 Parcels is provided as a reference source for use in evaluating the costs of the Project. Actual Value To Parcel Assessment Ratios will vary depending on the prepayment (if any) remitted by the applicable property owner. The Value To Parcel Assessment Ratio does not affect the Assessment Engineering Consultant's assessment spread conclusions presented in this Engineer's Report.

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284 COUNTY OF FRESNO, STATE OF CALIFORNIA (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

SECTION II

GENERAL DESCRIPTION OF THE PROPOSED WASTEWATER TREATMENT FACILITY IMPROVEMENTS AND THE PROJECT CLEAN WATER STATE REVOLVING FUND LOAN

II.1 WWTF Capital Improvements Planning and Design Background

The WWTF Capital Improvements Design Consultant was first retained by the County in 2005 to prepare an initial evaluation of the existing WWTF serving the Community of Monte Verdi (the "2005 Initial Evaluation"). The recommendation of the 2005 Initial Evaluation was to either i) modify the existing facility components to improve their redundancy and performance, or ii) replace the existing wastewater process components with a new system of components that would utilize a different wastewater treatment process. The objective of the proposed modifications or complete process change would be to upgrade the Community of Monte Verdi WWTF so it will produce a treated wastewater effluent that consistently meets the WDRs, thereby permitting the treated effluent to be used for communal area landscape irrigation, in place of the community domestic water supply well water that is currently being used for irrigation of those landscape areas.

The Design Consultant was then retained to prepare a Pre-Design Analysis of the two treatment system alternatives identified in the 2005 Initial Evaluation. The Design Consultant submitted their report on the results of that analysis in November of 2009 entitled "Final Monte Verdi Wastewater Treatment Facility Pre-Design Report" ("2009 WWTF Pre-Design Report"). The WWTF upgrade design criteria and description of the recommended improvements presented in the 2009 WWTF Pre-Design Report that are to be constructed as the WWTF Capital Improvements are presented in the following subsections.

II.2 General Description of the Existing WWTF Facilities Components

According to section "4.0 Existing Wastewater Treatment Facilities" of the 2009 WWTF Pre-Design Report, the existing WWTF is comprised of "preliminary, secondary, tertiary, and solids treatment facilities." Each of those facilities components are further described in the 2009 WWTF Pre-Design Report section 4.0 as follows:

- A. Preliminary Treatment Facilities – "include influent pumps, an in-line grinder, and flow measurement. The preliminary facilities currently lack screening to remove trash and other debris from the wastewater system."

- B. Secondary Treatment Facilities – This component uses a sequencing batch reactor (“SBR”) process to provide secondary level wastewater treatment. The SBR facilities “include SBR basin and effluent storage. Ancillary components of the SBR include aeration blowers, coarse bubble diffusers, and floating decanters.”
- C. Tertiary Treatment Facilities – “include gravity sand filters and disinfection. Disinfection is accomplished by sodium hypochlorite addition.”
- D. Solids Treatment Facilities – “Solids generated in the SBR processes are treated in an aerobic digester and removed from the facility by a third party hauler.”

II.3 General Description of the WWTF Capital Improvements Design Criteria

The criteria used to design the facilities components that comprise the WWTF Capital Improvements are key factors in the analysis of the WWTF Capital Improvements to determine the estimated level of special benefit each one of the AD 284 Parcels will receive from the construction of those facilities components. The investigation and analysis of the existing WWTF by the Design Consultant produced a set of existing wastewater influent flow and strength characteristics that have been used by the Design Consultant to design the facilities components shown on the AD 284 Improvement Plans (the “WWTF Capital Improvements Design Criteria”). A detailed listing of all WWTF Capital Improvements Design Criteria is presented in Table 17 of the 2009 WWTF Pre-Design Report. A summary listing is presented below of the WWTF Capital Improvements Design Criteria pertinent to the analysis of the facts of the WWTF Capital Improvements by the Assessment Engineering Consultant:

II.3.1 Summary of WWTF Capital Improvements Design Criteria

- A. Average Daily Wastewater Flow Discharge Each Connection = 250 gallons/day (“gpd”);
- B. Design Number of Connections = 125 (the total number of SFR lots in TR 4351);
- C. Design Influent Flow Treatment Capacity ADMMF = 39,000 gpd, where “ADMMF” means Average Day Maximum Month Flow (calculated using 250 gpd/connection for 125 total connections = 32,000 gpd, multiplied by a peaking factor of 1.2, with the product rounded up to 39,000 gpd, as shown on Table 5 in section 2.2 Projected Influent Flows of the 2009 WWTF Pre-Design Report);
- D. 5-day Biochemical Oxygen Demand (the “BOD₅”) = 260 milligrams/liter (“mg/l”);
- E. Total Suspended Solids (the “TSS”) = 240 mg/l;
- F. Nitrogen Demand = 35 mg/l.

The Design Consultant ascertained the BOD₅ of 260 mg/l and the TSS 240 mg/l loadings from a review of the WWTF records on the measurements of those parameters for the years 2006 through 2008, when the total number of developed lots connected to the WWTF from July 2007 through December 2008 ranged between 112 and 115. Accordingly, it is the finding of the Assessment Engineering Consultant that these influent wastewater characteristics are representative of those to be

expected at full build-out of all 125 SFR lots in the Community of Monte Verdi. The Design Consultant further concluded that, based on the above values, the Community of Monte Verdi wastewater characteristics “are in the range for typical domestic wastewater.” In addition, their analysis led to the conclusion that the average rate of wastewater discharged from each sewer connection to the wastewater piping system for processing by the WWTF is 250 gpd for the purpose of designing the proposed WWTF Capital Improvements. Therefore, the proposed WWTF Capital Improvements facilities components have been designed to treat an equal volume of wastewater (250 gpd/lot) with the same characteristics that is projected to, on average, be discharged to the sewer collection piping system from each one of the 125 lots in the Community of Monte Verdi for treatment and disposal at the upgraded WWTF.

II.3.2 Equivalent Dwelling Unit Defined Based on WWTF Capital Improvements Design Criteria and Community of Monte Verdi Existing Land Use

Based on the existing uniform land use for all 125 of the Community of Monte Verdi lots described in Engineer's Report subsection I.2.2 and on the WWTF Capital Improvements Design Criteria described in the preceding subsection II.3.1, it is the finding of the Assessment Engineering Consultant that:

- i) each vacant, buildable lot and each developed lot in the Community of Monte Verdi is assigned an Assessor's Use Code of either SS01000 or SS00000 indicating that each one of the 125 lot's highest and best use is for development with one SFR dwelling; and,
- ii) the WWTF Capital Improvements facilities components have been designed to treat and dispose of an equal volume of wastewater, with the same physical characteristics, discharged from each one of the 125 lots in the Community of Monte Verdi.

Therefore, each lot in the Community of Monte Verdi is equivalent in its existing, or future in the case of the currently vacant lots, average daily volume of wastewater discharged to the WWTF. Based on that finding, it is the further finding of the Assessment Engineering Consultant that each one of the lots in the Community of Monte Verdi is defined as equal to 1 – Equivalent Dwelling Unit (“EDU”).

II.4 General Description of the WWTF Alternatives and of the Alternative Approved as the Proposed Wastewater Treatment Facility Capital Improvements

According to “Section 5.0 Treatment Process Evaluation” in the 2009 WWTF Pre-Design Report, two alternative plans for the upgrade of the secondary treatment facilities component of the existing WWTF were analyzed. Alternative No. 1 was based on the “upgrade and repair of the existing SBR treatment facilities and replacement of the existing sand filters with a new tertiary technology. Alternative No. 2 included “retirement of the existing SBR and sand filters” and “retrofit of the existing facility with new MBR” (membrane bioreactor) process equipment. Additional modifications to other existing facilities components that were common to both alternatives included “preliminary treatment (i.e. screening) and influent pumping, solids handling, and odor control.”

Alternative No. 2 to retrofit the existing WWTF with new MBR process equipment is the plan recommended by the Design Consultant. The MBR process is the design concept that has been used by the Design Consultant for the preparation of the AD 284 Improvement Plans that will be used to construct the improvements referred to in this Engineer's Report as the WWTF Capital Improvements. The 2009 WWTF Pre-Design Report subsection "7.3 Summary" describes the MBR process as "considered to be the "best available technology," consistently achieving effluent quality that meets and exceeds the unrestricted reuse requirements of the CDPH Title 22 standards," where "CDPH Title 22 standards" refers to the California Department of Public Health Title 22 Recycled Water Standards. Subsection 7.3 states further that the "MBR process will achieve nearly complete removal of BOD₅ and TSS in the effluent and provide a highly polished water quality to allow for unrestricted irrigation of communal landscaped areas in the development." Therefore, the MBR process upgrade to the existing WWTF will meet the objective of the proposed facilities upgrade of providing a Community of Monte Verdi wastewater treatment facility that can consistently produce a treated effluent that can be used to irrigate the community's communal landscape areas.

II.5 General Description of the Proposed WWTF Capital Improvements Shown on the AD 284 Improvement Plans

The scope of the proposed improvements shown on the AD 284 Improvement Plans for upgrade of the existing WWTF are generally described in the 2009 WWTF Pre-Design Report subsection "5.3 Alternative No. 2 – Membrane Bioreactor (MBR)" as modification of the existing SBR basins to house the new MBR process equipment. Those modifications will include the installation of a "baffle wall". . . "to bisect the SBR basin and create" two "separate zones" that will allow the MBR process to be "configured as a two-tank reactor with the first tank used to accommodate both anoxic and pre-aeration zones." "The second tank will house the membranes, which permits independent optimization of the aeration equipment and activated sludge process as well as isolated membrane cleaning." "Internal recycle of mixed liquor for the plate MBR process functions as a "feed forward" system." Accordingly, "the existing SBR pumps will be retired and new pumps will be installed and used for the feed forward process." The "existing SBR aeration blowers and coarse bubble diffusers will be reused" and incorporated into the MBR process system. Slight modifications will be made to the diffuser layout in the existing SBR basin." The full scope of planned improvements includes the construction of a 240 square-foot addition to the existing structure housing the SBR equipment to allow installation of the modifications to the plant headworks that will include the relocation of the magnetic flow meter and grinder to accommodate the new influent flow handling for the MBR process, new screening facilities with new influent screening pumps, new odor control equipment, and modifications to the existing piping and electrical systems as required to service those proposed equipment relocations and additions. Modifications will also be made to the existing aerobic digester that will include the installation of a manual decant system. New supervisory control and data acquisition system ("SCADA") equipment will also be installed in the WWTF process controls center and programmed to meet the facilities operational criteria as part of the WWTF Capital Improvements scope of work.

An itemized listing of the estimated cost for the above-described new facility components and existing component modifications is presented in the Appendix C project cost estimate table. The estimated total cost to construct and install the above-described facilities components is summarized in Table B-I, item “1.A Facilities Construction – Construction Contract.” The \$1,823,060.00 estimated cost shown for the Table B-I item I-A is the estimated cost to make all of the recommended physical and process changes to upgrade the existing WWTF. All of the other items shown on Table B-I are cost estimates for incidental work and expenses related to the planning, design, financing, project administration, and construction of the WWTF Capital Improvements. The planning and construction related incidental work and expense items are described in the following subsections II.5.1, II.5.2, II.5.3, and II.6.

II.5.1 Construction Incidental Work and Expense

Construction Incidental Work and Expense includes the scope of incidental Work and related expense to be performed by either PW&P staff or the Design Consultant, where the Design Consultant’s work will be performed pursuant to a consultant services agreement covering the authorized scope of work. The estimated total cost of the work to be performed is shown in the Table B-I item “1.B Facilities Construction – Contract Advertise and Award” and item “1.C Facilities Construction – Construction Management.” The scope of Contract Advertise and Award includes, but is not necessarily limited to, the PW&P staff time needed to prepare the WWTF Capital Improvements for bid solicitations from qualified general contractors, to respond to contractor questions on the AD 284 Improvement Plans and contract documents, and to administer the bid opening and contract award process. The scope of Construction Management work includes, but is not necessarily limited to the following: i) Construction Management in which the contractor work in progress is monitored and the materials delivered for use or installation as part of the WWTF Capital Improvements are checked by qualified professionals to ensure that the work and materials is in conformance with the AD 284 Improvement Plans; ii) constructing staking and controls that includes research and field survey work, as needed, to establish precision horizontal and vertical control needed for the installation of the WWTF system components in the locations and at the elevations shown on the AD 284 Improvement Plans; iii) Soils and Materials Testing work to be performed by testing laboratories and other professionals to test the existing and back-filled soils to confirm proper compaction, and to test the concrete, piping and other materials proposed for use on the WWTF Capital Improvements to ensure they are in conformance with the requirements set forth in the AD 284 Improvement Plans; iv) the cost of any fees paid on behalf of the WWTF Capital Improvements to any agency as part of the process to obtain a permit or approval from the agency for any portion of the work proposed to be performed. The estimated cost for item 1.B is \$18,180.00 and the estimated cost for item 1.C is \$248,600.00.

The estimated total cost associated with the physical construction of the WWTF Capital Improvements system components is \$2,089,840.00, as shown in item “1.D Total Facilities Construction.”

II.5.2 WWTF Capital Improvements Planning, Design, and Administration Incidental Work and Expense

The scope of activities included under this category of incidental work includes all work either already completed, or to be performed, shown in Table B-I item “2. Facilities Planning,” item “3. Facilities Design,” item “4. Administration and Legal,” and item “5. Engineering Services During Construction.”

II.5.2.1 Item 2. Facilities Planning includes four activities identified as items 2.A through 2.D, described as follows:

- i) “2.A Environmental” includes the estimated total cost (\$11,000.00) of County staff time to do all work associated with compliance of the proposed WWTF Capital Improvements with the California Environmental Quality Act (the “CEQA”), which culminated in the filing of a “Notice of Exemption” on January 5, 2011, in the office of the Fresno County Clerk, declaring that the WWTF Capital Improvements meets the criteria for Section 15301(b), (d), and (f) as specified in the CEQA Guidelines making the project categorically exempt from the provisions of CEQA (a copy of the filed CEQA Notice of Exemption is attached as Engineer's Report Appendix E for reference);
- ii) “2.B Preliminary Engineering” is the estimated total cost (\$27,000.00) to perform the 2005 Initial Evaluation work and to prepare the 2009 WWTF Pre-Design Report;
- iii) “2.C Engineer's Report Preparation: Proposed AD 284 Assessment” shows the estimated total cost (\$30,000.00) for preparation of this Engineer's Report and of all work and activities of the Assessment Engineering Consultant throughout the proceeding for AD 284;
- iv) “2.D Document Preparation” shows the estimated total cost (\$2,000.00) incurred by the County to prepare, print, and mail all documents associated with the proceeding for AD 284.
- v) The estimated total cost of Facilities Planning for the WWTF Capital Improvements (\$70,000.00) is shown in Table B-I item “2.E Estimated Total Cost of Facilities Planning” that is the sum of the estimated costs of the above items 2.A through 2.D”

II.5.2.2 Item 3. Facilities Design is the estimated total cost to prepare the AD 284 Improvement Plans, specifications, and contract documents (\$295,000.00), that includes a Design Consultant cost of (\$260,000.00) and a PW&P staff cost of (\$35,000.00).

II.5.2.3 Item 4. Administration and Legal is the estimated cost (\$31,178.00) of County staff time for providing administrative and legal services related to the planning, design, and construction of the WWTF Capital Improvements facilities components, for obtaining and administering the SRF Loan that will provide financing for the full scope of WWTF Capital Improvements work and expense, for the conduct of the proceeding for the formation of AD 284, and for payment of the estimated cost to prepare the master set of Auditor's Billing Records for placing the annual parcel assessment installments on the assessed AD 284 Parcels property tax bills.

II.5.2.4 Item 5. Engineering Services During Construction is the estimated total cost (\$20,000.00) of the Design Consultant work during construction of the physical improvements to review and approve shop drawings for the specific equipment and materials proposed to be installed by the contractor, and for the review and processing of design changes needed to adapt the project design to unknown conditions discovered during the construction process.

II.5.2.5 Project General Incidental Work and Expense consists of all work and expense incidental to the completion of the full scope of the WWTF Capital Improvements, which includes, but will not necessarily be limited to the following:

- i). The acquisition of all property, rights-of-way, easements, franchises, licenses and permits, and the construction of all auxiliary work, and the payment of all incidental expenses necessary and/or convenient to the accomplishment of the foregoing, including the cost of accrued interest on the SRF Loan (as further described herein), and for the conduct of the special assessment proceedings for the purpose of repayment of the SRF Loan that will finance the estimated total cost of all of the foregoing improvements and incidental costs;
- ii). The payment and/or reimbursement to the County, and to the Community of Monte Verdi Homeowners Association, of all eligible sums under Section 10112 of the Streets and Highways Code advanced for the planning and design of the WWTF Capital Improvements, and for the AD 284 proceeding; and,
- iii). The funding of the cost of providing SRF Loan Debt Service Coverage required as a condition of approval of the SRF Loan, where said SRF Loan Debt Service Coverage cost is to be levied pursuant to the provisions of S&H Code 10550.

II.5.3 WWTF Capital Improvements Facilities Construction, Planning, Design, and Administration and Legal Total Estimated Cost

The estimated total cost to plan, design, and construct the WWTF Capital Improvements system components (\$2,506,018.00) is shown in Table B-I item "6. Subtotal Facilities Construction, Planning, Design, Administration and Legal Cost (Sum of Table B-I items 1 through 5 Totals)." All

of the foregoing improvements, reimbursements, acquisitions, incidental work, and expense shall be made and done pursuant to the provisions of the 1913 Act.

II.6 Project Costs Associated with SRF Loan

Two items of Project capital costs are shown on Table B-I that will be incurred pursuant to the provisions of the SRF Loan that will finance the estimated total cost to construct the proposed WWTF Capital Improvements. Those Table B-I items are “7. Estimated Total Interest Accrued on SRF Loan [2] Draws for Planning Cost Reimbursement and Payments for Construction Work in Progress to Project Completion” and “9. Estimated Total Cost of 10% Annual Debt Service Coverage on the Repayment of SRF Loan, Including Accrued Interest (10% of Table B-I Item 8)” as described in the following subsections II.6.1 and II.6.2.

II.6.1 Item 7. Estimated Total Interest Accrued on SRF Loan [2] Draws for Planning Cost Reimbursement and Payments for Construction Work in Progress to Project Completion

If the AD 284 Assessment is approved by the AD 284 property owners as the security for repayment of the SRF Loan, the County on behalf of CSA 44D will have satisfied a condition required for approval for the SRF Loan. The WWTF Capital Improvements costs will be paid as a series of cash draws on the SRF Loan, as requested by the County, up to one year after the construction contract is complete. The first cash draw may occur as soon as the loan agreement is approved and the County receives notice from the SRF that the loan funds are available for release upon their receipt of properly executed payment requests.

The first payment request will be for the reimbursement of the \$365,000.00 in funds advanced by the Community of Monte Verdi Homeowners Association and the County to pay the costs of Table B-I item 2. Facilities Planning (\$70,000.00) and item 3. Facilities Design (\$295,000.00). PW&P staff will, at that point, proceed with the advertisement of AD 284 Improvement Plans to qualified contractors for submittal of bids to construct the WWTF Capital Improvements. Construction will start on the WWTF Capital Improvements after the Board has approved a construction contract with the lowest responsive, responsible bidder for construction of the WWTF Capital Improvements. The second loan draw, and all future SRF Loan draws, will be submitted by the County to pay monthly payment requests filed by the contractor for work in progress on construction of the WWTF Capital Improvements.

Beginning with the first SRF Loan draw, interest will begin to accrue on all funds drawn from the total SRF Loan commitment. The loan draws will continue to accrue interest until all claims against the WWTF Capital Improvements have been paid by the County and the SRF Loan is finalized to set its final total amount and to also set the final interest rate that will apply during the 20-year term for repayment of the loan. The final SRF Loan amount will include the sum of all loan draws paid to the County and the total amount of interest accrued on all of those loan draws to the date of final SRF Loan agreement approval. In addition, final SRF Loan approval documents will also include the SRF Loan repayment debt service schedule that will fix the amount of principal and interest

payments due annually over the 20-year term of the SRF Loan (“SRF Loan Debt Service Schedule”).

The Table B-I item 7 estimated total amount of accrued interest on all SRF Loan draws of \$70,007.00 has been estimated using an interest rate of 3.5%, provided to the Assessment Engineering Consultant by PW&P staff, and an estimated schedule of monthly loan draw amounts spread over twelve consecutive months. All loan draws are assumed to be made over nine consecutive months and to then continue to accrue interest over the next 3 months while the County waits for all financial claims against the project to be paid and the final loan agreement to be prepared, and approved by the Director of PW&P, acting under authority delegated by the Board, and the SWRCB. An accrued interest contingency of \$10,000.00 has been added to the total amount estimated using the above loan draw assumptions, to allow for potential delays in the time needed to receive, evaluate, approve, and pay all financial claims related to the WWTF Capital Improvements. The accrued interest total amount (\$70,007.00) is added to the incurred cost of the WWTF Capital Improvements shown in Table B-I item 6 (\$2,506,018) as capitalized interest and the sum of those two capital cost items (\$2,576,025.00), shown in Table B-I item “8. Estimated Total WWTF Capital Improvements Cost to SRF Loan (Sum of Table B-I Items 6 and 7 Totals) [3],” is the estimated final amount of the SRF Loan.

II.6.2 Item 9. Estimated Total Cost of 10% Annual Debt Service Coverage on the Repayment of SRF Loan

SRF Loan conditions require that the loan repayment be secured by “Net Revenues” of the recipient of the SRF Loan funds, which for AD 284 will be the County on behalf of CSA 44D. AD 284 is being formed to levy an assessment pursuant to S&H Code 10550 that will secure the SRF Loan. County staff has determined that the “Net Revenues” required by the SRF Loan will be the revenues received by the County on behalf of CSA 44D from the collection of the AD 284 parcel assessment annual installment payments that will be placed annually, over the term of the SRF Loan, on the regular property tax bills for each assessed AD 284 Parcel. SRF Loan agreement provisions also require that the annual loan repayment “Net Revenues” include an additional amount of 10% of each year’s SRF Loan repayment installment as coverage which is required as a condition of SRF Loan approval. According to County staff, this coverage is a cost of obtaining the SRF Loan to pay the WWTF Capital Improvements costs and is, accordingly, part of the capital cost of the improvement.

Therefore, the estimated total capital cost (\$257,602.50) of providing the required ten percent (10%) SRF Loan Debt Service Coverage is calculated as 10% of the Table B-I item 8 and that coverage amount is shown in Table B-I item “9. Estimated Total Cost of 10% Annual Debt Service Coverage on the Repayment of SRF Loan, Including Accrued Interest (10% of Table B-I Item 8).”

II.7 Estimated Total Cost of the Project and Estimated Total Amount of the Proposed AD 284 Assessment

Pursuant to the finding stated in the preceding subsection that the SRF Loan Debt Service Coverage cost is part of the project capital costs, the estimated total capital cost of the Project is the sum of the Table B-I item 8 estimated total cost to be financed by the SRF Loan and the item 9 estimated total

cost of providing SRF Loan Debt Service Coverage. That project capital cost total (\$2,833,627.50) is shown in Table B-I item "10. Estimated Total Cost to Assessment for Assessment District 284 (Sum of Table B-I, Items 8 and 9)." That item 10 estimated total capital cost of the Project is also the estimated total amount of the proposed AD 284 Assessment, which is comprised of: i) the estimated total cost to construct the WWTF Capital Improvements, including all related construction incidental work and expense; ii) the estimated total cost to develop a facilities plan for the upgrade of the existing WWTF and prepare the AD 284 Improvement Plans for construction of the recommended facilities planning alternative; iii) to provide project administration services by County staff during construction of the WWTF Capital Improvements and to pay all costs associated with the conduct of the proceeding for AD 284; iv) to pay the estimated total cost of capitalized interest accrued on SRF Loan draws during construction of the WWTF Capital Improvements, and, v) the estimated total capital cost to provide 10% SRF Loan Debt Service Coverage.

II.8 Payment of the AD 284 Assessment to be in Annual Installments

As permitted under S&H Code 10555, the AD 284 Resolution Of Intention will provide that the AD 284 Assessment be repaid in annual installments of principal and interest, calculated using the same rate of interest and repayment term as will be set forth in the SRF Loan Agreement and used to calculate the SRF Loan Debt Service Schedule. The total assessment amount includes the estimated total capital cost of providing SRF Loan Debt Service Coverage. Therefore, the sum of the annual parcel assessment installments calculated pursuant to the same loan repayment terms as used to calculate the SRF Loan Debt Service Schedule will include the principal and interest installment next due on the SRF Loan, as shown on the SRF Loan Debt Service Schedule, plus the required 10% SRF Loan Debt Service Coverage amount.

The SRF Loan Debt Service Coverage portion of the parcel annual assessment installments collected by the County Auditor-Controller/Treasure Tax-Collector will be available to cover any annual property owner assessment installment payment delinquencies. That portion of the SRF Loan Debt Service Coverage funds not used to pay parcel annual assessment installment delinquencies will be administered as provided in the AD 284 ROI.

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284 COUNTY OF FRESNO, STATE OF CALIFORNIA (Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

SECTION III

PROPOSED ASSESSMENT OF ESTIMATED IMPROVEMENT AND ACQUISITION COSTS AND EXPENSES, AND STATEMENT OF MAXIMUM ANNUAL PARCEL ASSESSMENT FOR RECOVERY OF ASSESSMENT DISTRICT ADMINISTRATION COSTS AND EXPENSES

III.1 Report Requirements

This Engineer's Report has been prepared by the Assessment Engineering Consultant pursuant to the requirements of Section 10204 and of Sections 10550 through 10555 of the S&H Code, to the requirements of Article XIII.D, the 1913 Act, and to the AD 284 Resolution of Intention, and contains all of the following:

1. Plans and Specifications of the proposed improvements to be constructed, on file with the Clerk to the Board;
2. A general description in Section II of the Project, including the WWTF Capital Improvements and the SRF Loan, and of the works, appliances, rights-of-way, and other property interests to be constructed and/or acquired;
3. An estimate of the cost and expenses of the proposed improvements and acquisitions shown in the following "State of Total Assessment" and in the attached Exhibit B, Table B-I;
4. An assessment diagram showing the boundaries of AD 284 and the subdivisions of land contained therein, on file with the Clerk to the Board and attached in reduced and not to scale form as Appendix B;
5. A proposed assessment of the estimated cost of the Project upon the several subdivisions of land in AD 284 in proportion to the estimated special benefits to be received by each, respectively, from the improvements and incidental costs included in the assessment proposed to be levied pursuant to the proceedings for AD 284; and,
6. A proposed maximum annual assessment for recovery of AD 284 assessment administration cost and expense, as further described in this Section III.

Reference is made to the AD 284 ROI for further particulars on the proceedings described herein to levy an assessment on the benefited parcels located within the boundaries of AD 284 to secure repayment of the SRF Loan that will finance the estimated total capital cost of the WWTF Capital Improvements.

NOW, THEREFORE, I, Edward J. Wilson, the duly appointed Assessment Engineering Consultant for the AD 284 proceeding, do hereby submit the following information and statements.

III.2 PROPOSED ASSESSMENT OF PROJECT ESTIMATED IMPROVEMENT AND ACQUISITION COSTS AND EXPENSES TO PROVIDE SECURITY FOR REPAYMENT OF SRF LOAN

Pursuant to the 1913 Act and the order of the Board of Supervisors, as set forth in the AD 284 ROI, I hereby make the following assessment to cover the portion of the estimated total cost of the Project on the AD 284 Parcels to provide security for repayment of the SRF Loan that will finance the cost of the WWTF Capital Improvements:

1. The estimated total capital cost of the WWTF Capital Improvements to be paid from proceeds of the SRF Loan and estimated total amount proposed to be levied for the estimated total capital cost of the Project pursuant to the proceeding for AD 284 as security for the SRF Loan are generally as shown in the Statement of Total Assessment beginning on the following page:

[Remainder of page left intentionally blank]

Statement of Total Assessment
Assessment District 284
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

	<u>Proposed</u> <u>Assessment Amount</u>
1. Facilities Construction (Exhibit B, Table B-I Items 1.A through 1.D)	\$2,089,840.00
2. Facilities Planning (Exhibit B, Table B-I Items 2.A through 2.E)	\$ 70,000.00
3. Facilities Design (Exhibit B, Table B-I Item3)	\$ 295,000.00
4. Administration and Legal (Exhibit B, Table B-I Item 4)	\$ 41,178.00
5. Engineering Services During Construction (Exhibit B, Table B-I Item 5)	\$ 20,000.00
6. Subtotal Facilities Construction, Planning, Design, Administration and Legal Cost (Sum of items 1 through 5 Totals) (Exhibit B, Table B-I Item 6)	\$2,506,018.00
7. Estimated Total Interest Accrued on SRF Loan Draws for Planning Cost Reimbursement and Payments for Construction Work in Progress to Project Completion (Exhibit B, Table B-I Item 7)	\$ 70,007.00
8. Estimated Total WWTF Capital Improvements Cost to SRF Loan (Exhibit B, Table B-I Item 8)	\$2,576,025.00

[Remainder of page left intentionally blank]

**Proposed
Assessment Amount**

9. Estimated Total Cost of 10% Annual Debt Service Coverage on the Repayment of SRF Loan, Including Accrued Interest (10% item 8) (Exhibit B, Table B-I Item 9)	\$257,602.50
10. Estimated Total Cost to Assessment for Assessment District 284 (Sum of above items 8 and 9 Totals)	\$2,833,627.50

A detailed breakdown of the itemized estimate of costs for the acquisition and/or construction of WWTF Capital Improvements, for obtaining the SRF Loan, and for the payment of the costs and expenses incidental thereto is presented in Exhibit B, attached hereto, and incorporated herein by reference.

2. Pursuant to the provisions of law and of the AD 284 ROI, the undersigned does hereby assess the amount shown in the above line “**10. Estimated Total Cost to Assessment for Assessment District 284**” as the total Beneficial Cost of the total estimated cost of the acquisitions, work and improvements referred to herein as the Project upon the several lots, pieces or parcels or portions of lots or subdivisions of land liable therefor and specially benefited thereby, and hereinafter numbered to correspond with the numbers upon the attached AD 284 Assessment Diagram, severally and respectively, in accordance with the special benefits to be received by such subdivisions, respectively, from the Project, and more particularly set forth in the Assessment Roll, attached hereto as Exhibit A and incorporated herein by reference. Each subdivision of land assessed is described in the within Assessment Roll by reference to its parcel number as shown on the Assessor's Maps for the fiscal year 2012/2013, or by reference to maps and deeds of record on file in the office of the County Recorder and includes all of such parcels excepting those portions thereof within existing public roads or rights-of-way to be acquired in these proceedings for public road or public easement purposes.

For a more particular description of the manner in which the estimated total improvement and acquisition cost and incidental expenses have been assessed upon the parcels of land in AD 284 reference is made to the Description of Assessment Spread Method, attached hereto as Exhibit D, and incorporated herein by reference. The assessment is made upon the several parcels of land within AD 284 specially benefited by the Project in direct proportion and relation to the estimated special benefits to be received by each one of said parcels, respectively, from the Project.

3. As required by the 1913 Act, the AD 284 Assessment Diagram, showing AD 284 and the boundaries and dimensions of the respective parcels and subdivisions of land within AD 284, is on file in the office of the Clerk to the Board and is attached hereto in reduced, not to scale form, as Appendix B and incorporated herein by reference. For a more particular description of the AD

284 exterior boundaries, reference is made to the AD 284 Boundary Map on file in the office of the Clerk to the Board, attached hereto in reduced and not to scale form as Appendix A and incorporated herein by reference.

III.3 STATEMENT OF MAXIMUM ANNUAL PARCEL ASSESSMENT FOR RECOVERY OF ASSESSMENT DISTRICT ADMINISTRATION COSTS AND EXPENSES

Pursuant to Subparagraph (f) of Section 10204 of the S&H Code, the undersigned presents a proposed maximum annual assessment proposed to be levied upon each parcel and subdivision of land in AD 284 as the AD 284 Assessment – Annual Administration Assessment, in the amount of \$76.00. This proposed administrative cost assessment shall be authorized for levy and collection annually during the term of the AD 284 Assessment. The administrative assessment shall be levied annually by the Board to pay various costs and expenses incurred from time to time by the County and not otherwise reimbursed, which result from the administration and collection of assessment installments, including annual installments of SRF Loan Debt Service Coverage, and from the administration of the various funds and accounts pertaining thereto. The Board of Supervisors shall determine, by resolution, the amount of the annual assessment for these purposes, which shall not exceed the maximum assessment stated above and shall not exceed a reasonable estimate of costs actually incurred. For a more particular description of the manner in which the maximum amount of the proposed administrative assessment has been determined, reference is made to the Description of Assessment Spread Method and to the itemized estimate of annual bond administration costs prepared by the PW&P, attached hereto as Appendix F and incorporated herein by reference.

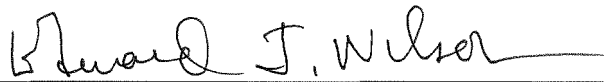
III.4 SRF LOAN DECLARATION

NOTICE IS HEREBY GIVEN that, pursuant to the AD 284 ROI, the County intends to enter into a loan agreement with the SWRCB (the “SWRCB Loan Agreement”) to finalize the terms and conditions for the SRF Loan, which shall have a term of not greater than 20 years, shall bear interest at a rate not to exceed twelve percent (12%) per annum or such lower rate of interest as may be authorized pursuant to the SWRCB Loan Agreement, and which shall be secured by the unpaid AD 284 Assessment liens approved pursuant to Article XIII.D, and to the 1913 Act and S&H Code Section 10550 contained therein.

This Engineer’s Report will be filed in the office of the Clerk to the Board for preliminary approval by the Board. Pursuant to the finding of the Assessment Engineering Consultant, as stated in Engineer’s Report Exhibit D, Description of Assessment Spread Method, the AD 284 Assessment has been apportioned to the parcels shown on the AD 284 Assessment Diagram in conformance with all applicable requirements of the 1913 Act and S&H Code Section 10550 through 10555 contained therein, to Article XIII.D, and to the AD 284 ROI in direct proportion and relation to the estimated Special Benefits, as defined herein, to be received by each identified parcel from the Project, and none of the proposed parcel assessments exceeds the reasonable cost of the proportional Special Benefits conferred thereon. Only Special Benefit costs are assessed, and General Benefit Costs, as

defined herein, have been separated from Special Benefit costs for purposes of this Engineer's Report. The General Benefits are described in Exhibit D. Pursuant to the findings stated in the Assessment Spread Method that "there are no General Benefits provided by the Project and, accordingly, there is no General Benefit Cost for the Project," there is no line item of estimated General Benefit cost shown in the above Statement of Total Assessment.

Therefore, the undersigned recommends that this Engineer's Report be preliminarily approved by the Board for the purpose of conducting a public hearing of protests and that this Engineer's Report stand as the report for the purpose of all subsequent AD 284 proceedings, except that it may be confirmed, modified, or corrected as provided in the 1913 Act.



Edward J. Wilson, Wilson & Associates
California Engineering License No. C 23269 (Expires 12/31/2013)
Assessment Engineering Consultant, Assessment District 284



ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

EXHIBIT A

ASSESSMENT ROLL

EXHIBIT A

ENGINEER'S REPORT

**ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

ASSESSMENT ROLL

PARCEL ASSESSMENT NUMBER	PARCEL APN	PARCEL OWNER NAME	ESTIMATED TOTAL COST AND ASSESSMENT
---	-----------------------	--------------------------	--

(NOTE: DATA IN EXHIBIT A SORTED BY ASCENDING PARCEL ASSESSMENT NUMBER)

1	580-090-01	TUCKER LEROY H JR	\$ 22,669.02
2	580-090-02	GALLI RANDI A	\$ 22,669.02
3	580-090-03	FORBES TIMOTHY C & CINDY A TRUSTEES	\$ 22,669.02
4	580-090-04	ELITE CUSTOM HOMES	\$ 22,669.02
5	580-090-05	KAZARIAN RANDALL P & CARIE J	\$ 22,669.02
6	580-090-06	POONIA MOHINDER S & BALBIR K TRUSTEES	\$ 22,669.02
7	580-090-07	SMITH GEORGE E & SHARLANE A	\$ 22,669.02
8	580-090-08	THORPE-GHAZAL YLVA G TRUSTEE	\$ 22,669.02
9	580-090-09	MATA ENRIQUE H & CONNIE M TRUSTEES	\$ 22,669.02
10	580-090-10	MITROO VARUN & PRADNYA TRUSTEES	\$ 22,669.02
11	580-090-11	HSU TE CHUNG & WEN YU YEH	\$ 22,669.02
12	580-090-12	FRIEDMAN ARNOLD & POORNIMA MUKERJI TRS	\$ 22,669.02
13	580-090-13	SWEENEY KEVIN J & KAREN L	\$ 22,669.02
14	580-090-14	CUMMINGS STEVEN P & REANN E	\$ 22,669.02
15	580-090-15	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
16	580-090-16	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
17	580-090-18	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
18	580-090-22	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
19	580-100-01	AOKI JEFFREY	\$ 22,669.02
20	580-100-02	DUNN RAYMOND W & BERNADETTE M TRUSTEES	\$ 22,669.02
21	580-100-03	PILOSI TODD J & VIRGINIA S	\$ 22,669.02
22	580-100-04	MA HUI PING	\$ 22,669.02
23	580-100-05	MONTEMAGNI MONTE L & SHERRY L TRS	\$ 22,669.02
24	580-100-06	ENGLERT DAVID EDWARD & CHERRY ELIZABETH	\$ 22,669.02
25	580-100-07	ROSVOLD MICHAEL L TRUSTEE	\$ 22,669.02
26	580-100-08	LUM CHRISTOPHER T & LINDA T	\$ 22,669.02
27	580-100-09	WIGH STEVEN C & MARY L	\$ 22,669.02
28	580-100-10	BANSAL VINOD K	\$ 22,669.02
29	580-100-11	HASEEB ABDUL MUSTAJEEB	\$ 22,669.02
30	580-100-12	GROEGER ALFRED B M & PETRA	\$ 22,669.02
31	580-100-13	VANAM RAJANI & GOPI KASTURI	\$ 22,669.02
32	580-100-14	JUN HO SUN & MI YOUNG	\$ 22,669.02
33	580-100-15	BIDDY DERRELL T & BARBARA E TRUSTEES	\$ 22,669.02
34	580-100-16	MATOIAN CHAD N & CINDY M	\$ 22,669.02
35	580-100-17	MULHERN LANCE E & KIMBERLY J	\$ 22,669.02
36	580-100-18	SHEBELUT LANCE E & SHANNON M	\$ 22,669.02
37	580-100-19	CHRISTOPHER ROBERT EUGENE JR & RHONDA C	\$ 22,669.02
38	580-100-20	VENUGOPAL CHANDRASEKAR & CHRIS-ANN TRS	\$ 22,669.02
39	580-100-21	MATHIAS TROY & BROOKE A	\$ 22,669.02
40	580-100-22	GIBSON JUDITH A TRUSTEE & ALSO: GIBSON JIM H TRUST	\$ 22,669.02
41	580-100-23	BOONE KEITH B & VASSI ANN GARDIKAS TRS	\$ 22,669.02
42	580-100-24	NAGRA SATVIR & SUKHDEEP	\$ 22,669.02
43	580-100-25	SMITH DEBBIE R & MICHAEL C	\$ 22,669.02
44	580-100-26	OH JAI JOON & SUNG MIN TRUSTEES	\$ 22,669.02
45	580-100-27	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -

EXHIBIT A

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

ASSESSMENT ROLL

PARCEL ASSESSMENT NUMBER	PARCEL APN	PARCEL OWNER NAME	ESTIMATED TOTAL COST AND ASSESSMENT
---	-----------------------	--------------------------	--

(NOTE: DATA IN EXHIBIT A SORTED BY ASCENDING PARCEL ASSESSMENT NUMBER)

46	580-100-28	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
47	580-100-30	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
48	580-100-31	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
49	580-110-01	CHAKOV MICHAEL D & MINDY L TRUSTEES	\$ 22,669.02
50	580-110-02	MOSESIAN RICHARD	\$ 22,669.02
51	580-110-03	SALINAS STEVEN M & ERIKA M	\$ 22,669.02
52	580-110-04	MULLEN PATRICK TRUSTEE & ALSO: MULLEN JEAN TRUST	\$ 22,669.02
53	580-110-05	TOWERS MATTHEW S & CATHERINE R	\$ 22,669.02
54	580-110-06	FELLOWS JASON & INGRID	\$ 22,669.02
55	580-110-07	BHATIA PERMINDER & MANDEEP	\$ 22,669.02
56	580-110-08	TOMLINSON IMAMU & TASHA SCOTT-TOMLINSON	\$ 22,669.02
57	580-110-09	EATON DOUGLAS R JR & HORTENCIA	\$ 22,669.02
58	580-110-10	PETRAKIS PETER TRUSTEE	\$ 22,669.02
59	580-110-11	AVAKIAN DOUG % AVAKIAN CUSTOM HOMES	\$ 22,669.02
60	580-110-12	MITCHELL JOHN R & NONA R TRUSTEES	\$ 22,669.02
61	580-110-13	RANKIN ROBERT & IRENE A TRUSTEES	\$ 22,669.02
62	580-110-14	OBRIEN JOHN M & DEBRA L TRUSTEES	\$ 22,669.02
63	580-110-15	BUKILICA M JASON & JANA	\$ 22,669.02
64	580-110-16	VISHWANATH VASANTH & POORNIMA V	\$ 22,669.02
65	580-110-17	NIETO RONALD P & NAIRIE	\$ 22,669.02
66	580-110-18	BRYANT WILLIAM J & KIMBERLY A TRUSTEES	\$ 22,669.02
67	580-110-19	SANDHU LAKHJIT S & DEVINDER K	\$ 22,669.02
68	580-110-20	MURRAY KEVIN PATRICK	\$ 22,669.02
69	580-110-21	MARABELLA PATRICK C & SUSAN C TELL	\$ 22,669.02
70	580-110-22	GUPTA, SACHIN AND KHANNA, PANCHALI**	\$ 22,669.02
71	580-110-23	GUNNER KEVIN D & VALERIE A TRUSTEES	\$ 22,669.02
72	580-110-24	ZINGARELLI JOE C & TERESA KAY	\$ 22,669.02
73	580-110-27	SANDHU DALPINDER SINGH & KIRANDEEP KAUR	\$ 22,669.02
74	580-110-28	ARAMBULA JOAQUIN	\$ 22,669.02
75	580-110-29	STYPULA DAVID PHILIP/KATHERINE ANN TRS	\$ 22,669.02
76	580-110-30	HUBBARD JEFFERY M & DIANNE C ZUPKE	\$ 22,669.02
77	580-110-31	WATHEN DELLA TRUSTEE & ALSO: COX SHELLEY TRUSTE	\$ 22,669.02
78	580-110-32	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
79	580-110-34	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
80	580-110-35	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
81	580-110-36	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
82	580-110-45	BRITZ DAVID & MARILYN TRUSTEES	\$ 22,669.02
83	580-110-46	DOWELL ROBERT C & SUSAN L TRUSTEES	\$ 22,669.02
84	580-120-01	DONAN GUILLERMO A	\$ 22,669.02
85	580-120-02	D INNOCENTI DOMINIC & IRIS E	\$ 22,669.02
86	580-120-03	ASKREN CARL C & KAREN A	\$ 22,669.02
87	580-120-04	CHAUDHARY UZAIR B & HUMAIRA B	\$ 22,669.02
88	580-120-05	LUM JEFF & KATHERINE W TRUSTEE	\$ 22,669.02
89	580-120-06	LAWRENCE LARRY R & LAUREL S	\$ 22,669.02
90	580-120-07	SINGH DALJIT & HARJIT KAUR	\$ 22,669.02

EXHIBIT A

ENGINEER'S REPORT

**ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

ASSESSMENT ROLL

PARCEL ASSESSMENT NUMBER	PARCEL APN	PARCEL OWNER NAME	ESTIMATED TOTAL COST AND ASSESSMENT
---	-----------------------	--------------------------	--

(NOTE: DATA IN EXHIBIT A SORTED BY ASCENDING PARCEL ASSESSMENT NUMBER)

91	580-120-08	VU THOMAS	\$ 22,669.02
92	580-120-09	THOMPSON LAURENCE DALE & MARGARET ANN	\$ 22,669.02
93	580-120-10	WILLS ROBERT A & JULIE ANN TRUSTEES	\$ 22,669.02
94	580-120-11	REIMER JERRY D & BRENDA	\$ 22,669.02
95	580-120-12	LIMA ANTHONY M & JULIE A	\$ 22,669.02
96	580-120-13	SIAN KENTY & GINA TRUSTEES	\$ 22,669.02
97	580-120-14	GULLEY BRUCE E & PATRICIA A	\$ 22,669.02
98	580-120-15	SHAH SHAILESH & SONIA	\$ 22,669.02
99	580-120-16	JOHNSON JAY S & LAURIE L	\$ 22,669.02
100	580-120-17	GORRA ADAM S & KELLY M TRUSTEES	\$ 22,669.02
101	580-120-18	FAILLA DUANE C & JANET M TRUSTEES	\$ 22,669.02
102	580-120-19	GRAHAM CHARLES CLARK & LYDIA NICOLAE	\$ 22,669.02
103	580-120-20	SHETTY SHAILESH & NIKITA	\$ 22,669.02
104	580-120-21	GANCI GARY K & MICHELLE L TRUSTEES	\$ 22,669.02
105	580-120-22	GILL NAVDEEP S	\$ 22,669.02
106	580-120-23	BOLTON J W RANDOLPH & VALERIE E	\$ 22,669.02
107	580-120-24	JOUROYAN TYRONE H & CAROLE R	\$ 22,669.02
108	580-120-25	BORJAS NICK & OPHELIA	\$ 22,669.02
109	580-120-26	SECOR WILLIAM M & SHARON H	\$ 22,669.02
110	580-120-27	MC CLARAN GLEN S & MELISSA D	\$ 22,669.02
111	580-120-28	HUTCHESON ALAN G & GABRIELL M	\$ 22,669.02
112	580-120-29	ESCOBAR DAVID & KAREN A	\$ 22,669.02
113	580-120-30	KIZIOR MARK J & MARNA M NII	\$ 22,669.02
114	580-120-31	HIGA KELVIN & GLORIA	\$ 22,669.02
115	580-120-32	VON KAENEL WILLIAM & LYNN	\$ 22,669.02
116	580-120-33	HELM MELVIN R JR & ANNA M TRUSTEES	\$ 22,669.02
117	580-120-34	GARAMAN FRANK & GLORIA	\$ 22,669.02
118	580-120-35	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
119	580-120-36	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
120	580-120-37	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
121	580-130-01	MALHOTRA RAJEEV & ROBINA TRUSTEES	\$ 22,669.02
122	580-130-02	DALENA PETER M & SUE M	\$ 22,669.02
123	580-130-03	BLUHM DAVID A & MARY ANN TRUSTEES	\$ 22,669.02
124	580-130-04	HOLLOWAY NATHANIEL L JR	\$ 22,669.02
125	580-130-05	SANDHU TEJINDER S & DEVINDER K	\$ 22,669.02
126	580-130-06	STURGILL LOIS V BALL	\$ 22,669.02
127	580-130-07	SINGH HIRDAY P & KASHMIR K	\$ 22,669.02
128	580-130-08	SAFARI HAMID REZA TRUSTEE	\$ 22,669.02
129	580-130-09	HUGHES JEREMY & ALLISON	\$ 22,669.02
130	580-130-10	ESTRADA ROBERT M & GINA LYNN % AXA ADVISORS	\$ 22,669.02
131	580-130-11	TOROSIAN JAMES & JANET TRUSTEES	\$ 22,669.02
132	580-130-12	MORITA GARY & LORI ABE-MORITA	\$ 22,669.02
133	580-130-13	POSS WILLIAM A & DIANE C	\$ 22,669.02
134	580-130-14	SCOTT MARSHALL P & WENDY ANN WILSON	\$ 22,669.02
135	580-130-15	BLUE LANE M & CINDY TRUSTEES	\$ 22,669.02

EXHIBIT A

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

ASSESSMENT ROLL

PARCEL ASSESSMENT NUMBER	PARCEL APN	PARCEL OWNER NAME	ESTIMATED TOTAL COST AND ASSESSMENT
--------------------------------	---------------	-------------------	---

(NOTE: DATA IN EXHIBIT A SORTED BY ASCENDING PARCEL ASSESSMENT NUMBER)

136	580-130-16	SARKISIAN LEON A & CHERYL H TRUSTEES	\$ 22,669.02
137	580-130-17	MOLINA GEORGE C & UTE	\$ 22,669.02
138	580-130-18	HARRIS F RUSSELL & ANNE M	\$ 22,669.02
139	580-130-19	STANFORD ALWYN A & BETTE	\$ 22,669.02
140	580-130-20	DECK DANIEL F JR & RENAE M	\$ 22,669.02
141	580-130-21	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
142	580-130-22	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -
143	580-130-25	FRESNO MONTE VERDI HOMEOWNERS ASSN	\$ -

PARCEL COUNT	143	TOTAL PROPOSED ASSESSMENT AMOUNT =	\$ 2,833,627.50
--------------	-----	------------------------------------	-----------------

PREPARED BY:
WILSON & ASSOCIATES
FRESNO, CALIFORNIA

APPROVED BY: Edward J. Wilson DATE: 05-28-13
EDWARD J. WILSON, C 23269 (EXPIRES 12-31-13)

NOTES:

1. PARCEL OWNER NAMES SHOWN ON THIS EXHIBIT A WERE EXTRACTED FROM THE FRESNO COUNTY SECURED ASSESSOR'S ROLL ON FEBRUARY 11, 2013, BY COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING STAFF.

ENGINEER'S REPORT

**ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

EXHIBIT B

**TABLE B-I TABULATION OF ENGINEER'S ESTIMATED TOTAL COST
AND ASSESSMENT**

**EXHIBIT B
TABLE B-I**

ENGINEER'S REPORT

**ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

TABULATION OF ENGINEER'S ESTIMATED TOTAL COST AND ASSESSMENT

ACTIVITY DESCRIPTION	ESTIMATED TOTAL COST AND ASSESSMENT
----------------------	---

(NOTE: SEE AD 284 COST ESTIMATE IN APPENDIX C, PREPARED BY PW&P [1],
FOR DETAILS OF TABLE B-I COST ITEMS)

1. FACILITIES CONSTRUCTION

A. CONSTRUCTION CONTRACT	\$ 1,823,060.00
B. CONTRACT ADVERTISE AND AWARD	\$ 18,180.00
C. CONSTRUCTION MANAGEMENT	\$ 248,600.00
D. TOTAL FACILITIES CONSTRUCTION	<u>\$ 2,089,840.00</u>

**2. FACILITIES PLANNING
P**

A. ENVIRONMENTAL	\$ 11,000.00
B. PRELIMINARY ENGINEERING	\$ 27,000.00
C. ENGINEER'S REPORT PREPARATION : PROPOSED AD 284 ASSESSMENT	\$ 30,000.00
D. DOCUMENT PREPARATION	<u>\$ 2,000.00</u>
E. ESTIMATED TOTAL COST FACILITIES PLANNING	<u>\$ 70,000.00</u>

3. FACILITIES DESIGN

4. ADMINISTRATION AND LEGAL

5. ENGINEERING SERVICES DURING CONSTRUCTION

**6. SUBTOTAL FACILITIES CONSTRUCTION, PLANNING, DESIGN, ADMINISTRATION
AND LEGAL COST (SUM OF TABLE B-I ITEMS 1 THROUGH 5 TOTALS)**

**7. ESTIMATED TOTAL INTEREST ACCRUED ON SRF LOAN [2] DRAWS
FOR PLANNING COST REIMBURSEMENT AND PAYMENTS FOR
CONSTRUCTION WORK IN PROGRESS TO PROJECT COMPLETION**

**8. ESTIMATED TOTAL WWTF CAPITAL IMPROVEMENTS COST TO SRF LOAN
(SUM OF TABLE B-I ITEMS 6 AND 7 TOTALS) [3]**

**9. ESTIMATED TOTAL COST OF 10% ANNUAL DEBT SERVICE COVERAGE ON THE REPAYMENT
OF SRF LOAN, INCLUDING ACCRUED INTEREST (10% OF TABLE B-I ITEM 8)**

**10. ESTIMATED TOTAL COST TO ASSESSMENT FOR ASSESSMENT DISTRICT 284
(SUM OF TABLE B-I ITEMS 8 AND 9)**

REFERENCE NOTES ARE ON THE FOLLOWING PAGE

EXHIBIT B
TABLE B-I

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

TABULATION OF ENGINEER'S ESTIMATED TOTAL COST AND ASSESSMENT

REFERENCE NOTES TABLE B-I

- [1] THE ABBREVIATION "PW&P" REFERS TO THE FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING
- [2] THE ABBREVIATION "SRF LOAN" REFERS TO THE CLEAN WATER STATE REVOLVING FUND PROJECT NO. C-06-5541-110 LOAN THAT IS THE CLEAN WATER STATE REVOLVING FUND PROGRAM PROJECT ADMINISTRATION NUMBER ASSIGNED TO THE SRF LOAN TO FINANCE THE WWTF CAPITAL IMPROVEMENTS.
- [3] THE ABBREVIATION "WWTF CAPITAL IMPROVEMENTS" REFERS TO THE PROPOSED COMMUNITY OF MONTE VERDI WASTEWATER TREATMENT FACILITY IMPROVEMENTS PROJECT TO UPGRADE THE EXISTING RESIDENTIAL WASTEWATER TREATMENT FACILITIES SERVING ZONE D OF COUNTY SERVICE AREA 44D.
- [4] ALL ITEM DESCRIPTIONS, QUANTITIES, UNITS, & UNIT PRICES ARE FROM THE COST ESTIMATE TABLE ENTITLED "MONTE VERDI/COUNTY SERVICE AREA (CSA) 44-D WASTE WATER TREATMENT FACILITIES IMPROVEMENTS CWSRF PROJECT NUMBER: 5541-110" PREPARED BY THE PW&P AND ATTACHED AS ENGINEER'S REPORT APPENDIX C

- [5] DESCRIPTION OF ABBREVIATIONS SHOWN ON THE APPENDIX C COST ESTIMATE TABLE

"Admin/OH" REFERS TO ADMINISTRATION AND OVERHEAD COSTS

"County Plan Prep/specs" REFERS TO COUNTY STAFF TIME INVOLVED WITH THE PREPARATION OF THE FINAL CONSTRUCTION PLANS AND SPECIFICATIONS FOR THE AD 284 PROJECT

"Consultant Plan Pre/Specs" REFERS TO THE COST OF THE PROFESSIONAL SERVICES FEE PAID TO THE DESIGN ENGINEERING CONSULTANT FOR THEIR INVOLVEMENT IN THE PREPARATION OF THE PROJECT CONSTRUCTION PLANS AND SPECIFICATIONS.

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

EXHIBIT C

CONSOLIDATED TABULATION OF PARCEL ASSESSMENT DATA

EXHIBIT C

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

CONSOLIDATED TABULATION OF PARCEL ASSESSMENT DATA

AD 284 Parcel Assessment Number	Parcel Assessor's Parcel Number APN	AD 284 Parcel EDU [A]	Est. Total WWTF Capital Improvements Cost to SRF Loan (Table B-I Item 8) [B]	Debt Service Coverage Total Cost SRF Loan (Table B-I Item 9) [C]	Total Parcel Assessment WWTF Project [D] = [B] + [C]
1	580-090-01	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
2	580-090-02	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
3	580-090-03	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
4	580-090-04	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
5	580-090-05	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
6	580-090-06	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
7	580-090-07	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
8	580-090-08	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
9	580-090-09	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
10	580-090-10	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
11	580-090-11	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
12	580-090-12	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
13	580-090-13	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
14	580-090-14	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
15	580-090-15	0.00	\$ -	\$ -	\$ -
16	580-090-16	0.00	\$ -	\$ -	\$ -
17	580-090-18	0.00	\$ -	\$ -	\$ -
18	580-090-22	0.00	\$ -	\$ -	\$ -
19	580-100-01	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
20	580-100-02	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
21	580-100-03	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
22	580-100-04	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
23	580-100-05	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
24	580-100-06	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
25	580-100-07	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
26	580-100-08	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
27	580-100-09	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
28	580-100-10	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
29	580-100-11	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
30	580-100-12	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
31	580-100-13	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
32	580-100-14	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
33	580-100-15	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
34	580-100-16	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
35	580-100-17	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
36	580-100-18	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
37	580-100-19	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
38	580-100-20	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
39	580-100-21	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
40	580-100-22	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
41	580-100-23	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
42	580-100-24	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
43	580-100-25	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
44	580-100-26	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
45	580-100-27	0.00	\$ -	\$ -	\$ -
46	580-100-28	0.00	\$ -	\$ -	\$ -
47	580-100-30	0.00	\$ -	\$ -	\$ -
48	580-100-31	0.00	\$ -	\$ -	\$ -
49	580-110-01	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
50	580-110-02	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02

AD 284 Parcel Assessment Number	Parcel Assessor's Parcel Number APN	AD 284 Parcel EDU [A]	Est. Total WWTF Capital Improvements Cost to SRF Loan (Table B-I Item 8) [B]	Debt Service Coverage Total Cost SRF Loan (Table B-I Item 9) [C]	Total Parcel Assessment WWTF Project [D] = [B] + [C]
51	580-110-03	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
52	580-110-04	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
53	580-110-05	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
54	580-110-06	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
55	580-110-07	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
56	580-110-08	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
57	580-110-09	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
58	580-110-10	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
59	580-110-11	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
60	580-110-12	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
61	580-110-13	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
62	580-110-14	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
63	580-110-15	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
64	580-110-16	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
65	580-110-17	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
66	580-110-18	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
67	580-110-19	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
68	580-110-20	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
69	580-110-21	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
70	580-110-22	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
71	580-110-23	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
72	580-110-24	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
73	580-110-27	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
74	580-110-28	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
75	580-110-29	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
76	580-110-30	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
77	580-110-31	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
78	580-110-32	0.00	\$ -	\$ -	\$ -
79	580-110-34	0.00	\$ -	\$ -	\$ -
80	580-110-35	0.00	\$ -	\$ -	\$ -
81	580-110-36	0.00	\$ -	\$ -	\$ -
82	580-110-45	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
83	580-110-46	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
84	580-120-01	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
85	580-120-02	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
86	580-120-03	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
87	580-120-04	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
88	580-120-05	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
89	580-120-06	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
90	580-120-07	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
91	580-120-08	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
92	580-120-09	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
93	580-120-10	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
94	580-120-11	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
95	580-120-12	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
96	580-120-13	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
97	580-120-14	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
98	580-120-15	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
99	580-120-16	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
100	580-120-17	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
101	580-120-18	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
102	580-120-19	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
103	580-120-20	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
104	580-120-21	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
105	580-120-22	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
106	580-120-23	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
107	580-120-24	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
108	580-120-25	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
109	580-120-26	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
110	580-120-27	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
111	580-120-28	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02

AD 284 Parcel Assessment Number	Parcel Assessor's Parcel Number APN	AD 284 Parcel EDU [A]	Est. Total WWTF Capital Improvements Cost to SRF Loan (Table B-I Item 8) [B]	Debt Service Coverage Total Cost SRF Loan (Table B-I Item 9) [C]	Total Parcel Assessment WWTF Project [D] = [B] + [C]
112	580-120-29	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
113	580-120-30	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
114	580-120-31	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
115	580-120-32	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
116	580-120-33	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
117	580-120-34	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
118	580-120-35	0.00	\$ -	\$ -	\$ -
119	580-120-36	0.00	\$ -	\$ -	\$ -
120	580-120-37	0.00	\$ -	\$ -	\$ -
121	580-130-01	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
122	580-130-02	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
123	580-130-03	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
124	580-130-04	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
125	580-130-05	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
126	580-130-06	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
127	580-130-07	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
128	580-130-08	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
129	580-130-09	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
130	580-130-10	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
131	580-130-11	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
132	580-130-12	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
133	580-130-13	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
134	580-130-14	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
135	580-130-15	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
136	580-130-16	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
137	580-130-17	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
138	580-130-18	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
139	580-130-19	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
140	580-130-20	1.00	\$ 20,608.20	\$ 2,060.82	\$ 22,669.02
141	580-130-21	0.00	\$ -	\$ -	\$ -
142	580-130-22	0.00	\$ -	\$ -	\$ -
143	580-130-25	0.00	\$ -	\$ -	\$ -
Totals	143	125.00	\$ 2,576,025.00	\$ 257,602.50	\$ 2,833,627.50

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

EXHIBIT D

DESCRIPTION OF ASSESSMENT SPREAD METHOD

EXHIBIT D

DESCRIPTION OF ASSESSMENT SPREAD METHOD

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

(Wastewater Treatment Facility Improvements and Repayment Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

D.1 Introduction

The County has retained the Assessment Engineering Consultant for AD 284 to prepare an Engineer's Report that is to include, in part, an analysis of the facts of the Project and of the proposed assessment of its Beneficial Cost. As stated in Engineer's Report Section I.1.1, the "purpose of the proceeding to form AD 284 is to levy an assessment ("AD 284 Assessment") that will secure repayment of the SRF Loan." The SRF Loan will finance the estimated total cost of the WWTF Capital Improvements that are described in Engineer's Report Section II. A description of the SRF Loan is presented in Engineer's Report Section II.6 including a description, in subsection II.6.2, of the SRF Loan condition requiring that a 10% SRF Loan Debt Service Coverage be included as part of the annual assessment installment amount placed on the AD 284 assessed parcel property tax bills.

County staff has informed the Assessment Engineering Consultant that the SRF Loan Debt Service Coverage is a portion of the estimated total capital cost of the WWTF Project.

The objective of the Assessment Engineering Consultant's analysis is to develop a method of apportioning the total amount of the costs and expenses of the Project to the properties in AD 284 in proportion to the estimated special benefits each property will receive from the Project, including the WWTF Capital Improvements, acquisitions, and incidental costs to be financed by the SRF Loan. This Engineer's Report Exhibit D, Description of Assessment Spread Method ("Exhibit D"), presents a description of the Assessment Engineering Consultant's basis of analysis used in determining the Beneficial Cost of the Project (as further described herein) and in developing the recommended method of apportioning that Beneficial Cost to the AD 284 Parcels in direct proportion to each such parcel's estimated level of special benefit to be received from the completed WWTF Capital Improvements (the "Assessment Spread Method"). In the proceedings being used by the County for AD 284, all costs are either estimated or otherwise determined prior to the construction or acquisition of the WWTF Capital Improvements, rights-of-way, or facilities being financed. Reference is made to Engineer's Report Section II, General Description of the Proposed Project ("Section II") for a more comprehensive description of the Project, including the WWTF Capital Improvements.

D.2 Description of the AD 284 General Benefits and Special Benefits, and of the Area of Special Benefit

D.2.1 Description of the AD 284 General Benefits

For the purpose of this Assessment Spread Method, *General Benefits* are defined as *benefits from the availability of the proposed upgraded WWTF to public at large parcels for treatment processing of their wastewater*. The term “public at large parcel” means a parcel located outside the boundaries of AD 284. The existing WWTF and the proposed to be upgraded WWTF are restricted in their availability for the treatment processing of wastewater to only the 125 SFR lots located in the Community of Monte Verdi that were created by recording the subdivision map for TR 4351. Since the boundaries of AD 284 are coterminous with the boundaries of TR 4351, the upgraded WWTF will not provide service to any public at large parcels. Therefore, it is the finding of the Assessment Engineering Consultant that *no General Benefits will be provided by the Project and, accordingly, there is no General Benefit Cost for the Project*.

D.2.2 Description of the AD 284 Special Benefits

Also for the purpose of this Assessment Spread Method, *Special Benefits* are defined as *the availability of the proposed upgraded WWTF to provide treatment processing of a parcel's wastewater*. The existing 125 SFR lots in AD 284 are the only properties eligible to receive wastewater treatment processing service from the existing and proposed to be upgraded WWTF. Therefore, the existing 125 SFR lots in AD 284 are the specific parcels that will receive Special Benefits from the improvements to be constructed as the WWTF Capital Improvements. Therefore, those 125 lots are defined for the purpose of this Assessment Spread Method as the “AD 284 Benefited Parcels.”

D.2.3 Description of AD 284 Area of Special Benefit

The upgraded WWTF will be available to provide wastewater treatment processing service for only the 125 AD 284 Benefited Parcels located within the boundaries of AD 284. Therefore, the “AD 284 Area of Special Benefit” is defined for the purpose of this Assessment Spread Method as the existing 125 SFR lots in AD 284.

D.3 Beneficial Cost of the Project

The *Beneficial Cost of the Project* is defined herein as *that portion of the estimated total cost of the Project, including such improvements that will provide special benefits to the parcels located within the AD 284 Area of Special Benefit*. As stated in the preceding subsection D.2.1 that “no General Benefits will be provided by the Project and, accordingly, there is no General Benefit Cost for the Project,” it is the finding of the Assessment Engineering Consultant that the “Beneficial Cost of the Project” is defined as being equal to 100% of the estimated total cost of the Project. As stated in Engineer's Report section II.7, the Table B-I “item 10 estimated total capital cost of the Project is also the estimated total amount of the proposed AD 284 Assessment.” Therefore, it is the finding of

the Assessment Engineering Consultant that the estimated total amount of the proposed AD 284 Assessment is equal to the Beneficial Cost to the Project. It is the further finding of the Assessment Engineering Consultant that the AD 284 Benefited Parcels are the parcels that will be assessed the Beneficial Cost of the Project.

D.4 AD 284 Not Benefited-Not Assessed Parcels

The parcels classified in this Assessment Spread Method as the “AD 284 Not Benefited-Not Assessed Parcels” include all of the 18 TR 4351 Out Lots that have been assigned an APN by the Assessor. As stated in item 4 of Engineer's Report subsection I.2.2, the 18 Out Lots are owned by the Community of Monte Verdi Homeowner's Association and are community landscape and open space parcels, the site of the community's domestic water supply well, and the site of the existing WWTF. These parcels provide community services of various types to all of the AD 284 Benefited Parcels and are not available for private development use of any kind. Therefore, it is the finding of the Assessment Engineering Consultant that the 18 Out Lots will receive no Special Benefits from the Project. Since each one of those 18 Out Lots will be assessed a \$0.00 proportional share of the Beneficial Cost of the Project, they are classified as the “AD 284 Not Benefited-Not Assessment Parcels.”

D.5 ASSESSMENT SPREAD METHOD

California Constitution Article XIII.D (the “Article XIII.D”) states the following in subsection (a) of its “Section 4. Procedures and Requirements for an Assessment” (the “Article XIII.D.4 (a)”):

An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

The findings and recommendations of the Assessment Engineering Consultant on how to allocate the costs of the Project in accordance with the requirements set forth in Article XIII.D.4 (a) are presented in this Exhibit D, section D.5. A listing of the Article XIII.D.4 (a) requirements is presented below for reference, and each of the requirements is then addressed in a separate subsection of this Assessment Spread Method.

D.5.1 Listing of Article XIII.D.4 (a) Requirements

- ☐ Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed;
- ☐ Identify any parcels within AD 284 that are owned or used by any agency, the State of California, or the United States and classify them as either benefited and, therefore, assessed parcels or present convincing evidence as to why any of those parcels receive no special benefit;
- ☐ Identify the general and special benefits that will be provided by the Project and allocate the Project cost to the general and special benefit categories in proportion to the benefits each category will receive from the Project capital improvements;
- ☐ Based on an analysis of the Project, the Assessment Engineer will recommend an Assessment Spread Method that provides a procedure for estimating the level of special benefit each AD 284 parcel will receive from the Project in relationship to all other benefited parcels, and will define the base units of Project special benefits; and,
- ☐ The Assessment Spread Method will describe: i) the nexus between the Project cost and the base units of special benefit; and, ii) how the Project costs associated with those base units of special benefit are spread to the AD 284 Benefited Parcels to calculate the total amount of assessment proposed to be levied on each parcel.

D.5.2 Application of the Article XIII.D.4 (a) Requirements to AD 284

D.5.2.1 Identify all parcels receiving special benefits from the Project.

As stated in the preceding subsection D.2.2, the 125 SRF lots in AD 284 referred to as the AD 284 Benefited Parcels are the only properties eligible to receive wastewater treatment processing service from the upgraded WWTF. The AD 284 Benefited Parcels are the specific parcels that will receive Special Benefits from the WWTF Capital Improvements to be constructed pursuant to the Project. Each one of the AD 284 Benefited Parcels will be assessed only that portion of the Beneficial Cost of the Project that is proportional to the estimated level of Special Benefit each parcel will receive from those WWTF Capital Improvements.

D.5.2.2 Identify any parcels within AD 284 that are owned or used by any agency, the State of California or the United States and classify them as either benefited and, therefore, assessed parcels, or present convincing evidence as to why any of those parcels receive no special benefit.

There are no parcels in AD 284 that are owned or used by the State of California or the United States. As stated in the preceding section D.4, the 18 TR 4351 Out Lots classified as the AD 284 Not Benefited-Not Assessment Parcels and owned by the Community of Monte Verdi Homeowner's Association provide community services of various types to all of the AD 284 Benefited Parcels.

The Out Lots are not available for private development use of any kind, they receive no Special Benefits from the Project, and they will be assessed a \$0.00 proportional share of the Beneficial Cost of the Project. Therefore, it is the finding of the Assessment Engineering Consultant that there are no benefited parcels in AD 284 that are owned or used by any agency, the State of California or the United States.

D.5.2.3 Identify the General and Special Benefits that will be provided by the Project and allocate the Project total cost to the general and special benefit categories in proportion to the benefits each category will receive from the Project Capital Improvements

D.5.2.3.1 General Benefits

As stated in the preceding subsection D.2.1, “it is the finding of the Assessment Engineering Consultant that no General Benefits will be provided by the Project and, accordingly, there is no General Benefit cost for the Project.”

D.5.2.3.2 Special Benefits

As stated in the preceding subsection D.2.2, “Special Benefits are defined as the availability of the proposed upgraded WWTF to provide treatment processing of a parcel’s wastewater.” The 125 AD 284 Benefited Parcels are the only properties eligible to receive wastewater treatment processing from the upgraded WWTF. According to the preceding section D.3, the “Beneficial Cost of the Project” is “that portion of the estimated total cost of the Project, including such improvements that will provide special benefits to the parcels located within the AD 284 Area of Special Benefit.” It is further stated in section D.3 that since “there is no General Benefit Cost for the Project” the “Beneficial Cost of the Project is defined as being equal to 100% of the estimated total cost of the Project.”

D.5.2.3.3 No Parcels Classified as “Benefited-Not Assessed Parcels”

Based on the above-stated finding that there is no Project General Benefit Cost, it is the finding of the Assessment Engineering Consultant that there will be no AD 284 Parcels that will receive Project benefits for which such parcels will not be assessed a Project cost proportional to the level of General or Special Benefits received. It is the further finding of the Assessment Engineering Consultant that there are no parcels that could be classified as Benefited-Not Assessed Parcels as a result of the completion of the Project, and all of the Project costs will be apportioned to the AD 284 Parcels as Special Benefit costs.

D.5.2.4 Based on an analysis of the Project, the Assessment Engineering Consultant will recommend an Assessment Spread Method that provides a procedure for estimating the level of special benefit each AD 284 Parcel will receive from the Project in relationship to all other benefited parcels, and will define the base unit of Project special benefit.

As stated in Engineer's Report subsection II.3.1 "the proposed WWTF Capital Improvements have been designed to treat an equal volume of wastewater (250 gpd/lot) with the same characteristics that is projected to, on average, be discharged to the sewer collection piping system from each one of the 125 lots in the Community of Monte Verdi for treatment and disposal at the upgraded WWTF." As stated in Engineer's Report subsection II.3.2, "each lot in the Community of Monte Verdi is equivalent in its existing, or future in the case of the currently vacant lots, average daily volume of wastewater discharged to the WWTF" (250 gpd/lot). Therefore, "each one of the lots in the Community of Monte Verdi is defined as equal to 1 – Equivalent Dwelling Unit ("EDU")." Therefore, it is the finding of the Assessment Engineering Consultant that each one of the 125 AD 284 Benefited Parcels will receive an equal level of Special Benefit from the WWTF Project capital improvements equal to 1-EDU. Accordingly, the Base Unit of Special Benefit to be provided by the Project is equal to 1-EDU.

D.5.2.5 The Assessment Spread Method will describe: i) the nexus between the Project cost and the base units of special benefit; and, ii) how the Project costs associated with those base units of special benefit are spread to the AD 284 Benefited Parcels to calculate the total amount of assessment proposed to be levied on each parcel.

D.5.2.5.1 Description of the nexus between the Project cost and the base units of special benefit.

As stated in Engineer's Report section II.7, the Table B-I "item 10 estimated total capital cost of the Project is also the estimated total amount of the proposed AD 284 Assessment." As stated in the last sentence of Engineer's Report section II.4, "the MBR process upgrade to the existing WWTF will meet the objective of the proposed facilities upgrade of providing a Community of Monte Verdi wastewater treatment facility that can consistently produce a treated effluent that can be used to irrigate the community's communal landscape areas." The proposed WWTF Capital Improvements have been designed to process a 1-EDU Base Unit of Special Benefit of wastewater discharged from each of the 125 AD 284 Benefited Parcels, which are the only properties eligible to receive wastewater treatment processing from the upgraded WWTF. Therefore, it is the finding of the Assessment Engineering Consultant that the estimated total cost of the Project is allocated as an equal cost per Base Unit of Special Benefit to the 125 AD 284 Benefited Parcels, at the rate of 1-EDU/125-Total EDU, rounded to the nearest penny, as further described in the following subsection D.5.2.5.2.

D.5.2.5.2 Description of how the Project costs associated with those base units of special benefit are spread to the AD 284 Benefited Parcels to calculate the total amount of assessment proposed to be levied on each parcel.

As stated in section D.1, the Assessment Spread Method is the “recommended method of apportioning the Beneficial Cost to the AD 284 Parcels in direct proportion to each such parcel’s estimated level of special benefit to be received from the completed WWTF Capital Improvements.”

The Beneficial Cost of the Project is defined in section D.3 as “being equal to 100% of the estimated total cost of the Project,” which is also equal to the estimated total cost shown in item 10 of Table B-I that is proposed to be assessed to the AD 284 Benefited Parcels. As stated in the preceding subsection D.5.2.5.1, “the estimated total cost of the Project is allocated” to each of the 125 AD 284 Benefited Parcels “at the rate of 1-EDU/125-Total EDU, rounded to the nearest penny”. The method of spreading the Beneficial Cost of the Project to each one of the AD 284 Benefited Parcels is described as follows:

- i. A detailed breakdown of the Assessment Spread Method calculations is presented in Engineer's Report “Exhibit C, Consolidated Tabulation of Parcel Assessment Data” (“Exhibit C”). Each AD 284 Parcel is identified on Exhibit C by its assigned AD 284 Parcel Assessment Number in the left hand column and by its APN, listed in the second column from the left. All parcel data is sorted by ascending parcel APN. Each parcel’s AD 284 EDU value is listed in the third column from the left entitled “AD 284 Parcel EDU [A].” An EDU value of 1.00 is listed for each of the 125 AD 284 Benefited Parcels and a value of 0.00 is listed for each of the 18 Out Lots, indicating they receive no Special Benefit from the Project. The last row of the Exhibit C table is entitled “Totals” and shows the sum of the values listed in each of the table’s columns. A total of 143 APN and 125 EDU are shown for those two columns.
- ii. The Project total cost has been split into the Table B-I item “8. Estimated Total WWTF Capital Improvements Cost to SRF Loan” that is listed in the fourth column from the left under the heading “Est. Total WWTF Capital Improvements Cost to SRF Loan (Table B-I Item 8) [B],” and the Table B-I item “9. Estimated Total Cost of 10% Annual Debt Service Coverage on the Repayment of SRF Loan” that is listed in the fifth column from the left under the heading “Debt Service Coverage Total Cost SRF Loan (Table B-I Item 9) [C].” The Project total cost is spread in two parts to separately disclose the portion of the loan amount and the debt service coverage capital cost amount proposed to be levied on each parcel as the parcel’s proposed AD 284 Assessment. The item 8 WWTF Capital Improvements Cost total amount of \$2,576,025.00 is spread to each parcel as the ratio of the parcel’s EDU value divided by 125 and multiplied by the WWTF Capital Improvements Cost total amount, which yields a \$0.00 amount for each of the 18 Out Lots and a \$20,608.20 amount for each of the 125 AD 284 Benefited Parcels. The item 9 Debt Service Coverage amount of \$257,602.50 is spread in the same manner as described above for the item 8 amount to calculate a \$0.00 amount for each Out Lot and a \$2,060.82 amount for each of the AD 284 Benefited Parcels.
- iii. The total amount proposed to be levied as the AD 284 Assessment is shown in the right most column of Exhibit C entitled “Total Parcel Assessment WWTF Project [D] = [B] + [C],” to show

that each parcel's total assessment is calculated as the sum of its item 8 WWRF Capital Improvements Cost assessment in the [B] column and the Debt Service Coverage assessment in the [C] column. Each AD 284 Benefited Parcel is proposed to be assessed \$22,669.02. This parcel assessment total has been spread to each of the AD 284 Benefited Parcels in direct proportion and relation to the estimated Special Benefits to be received by each of those parcels from the Project. Only Special Benefit costs have been included in the estimated total amount of the AD 284 Assessment and none of the proposed parcel assessments exceeds the reasonable cost of the proportional Special Benefits conferred thereon.

D.5.2.6 Description of Assessment Spread Method for AD 284 Assessment – Annual Administration Assessment

An itemized estimate, compiled by the PW&P, is attached as Engineer's Report Appendix F, presenting the costs and expense associated with the performance of all work to annually administer the billing and collection of parcel unpaid assessment installments on the property tax roll and to perform all such other work and pay such costs and expenses incurred from time to time by the County and not otherwise reimbursed, which result from the administration and collection of assessment installments, including annual installments of SRF Loan Debt Service Coverage, and from the administration of the various funds and accounts pertaining thereto (the "Annual Loan Administration Cost"). The estimated total amount of the Annual Loan Administration Cost is proposed to be collected by the levy of the AD 284 Assessment – Annual Administration Assessment in the annual amount of not to exceed \$76.00 per parcel, as described in Engineer's Report Section III. The Board shall determine, by resolution, the amount of the annual assessment for these purposes, which shall not exceed a reasonable estimate of costs actually incurred. The method of calculating that proposed maximum annual assessment is described in the following portion of this Exhibit D subsection.

The estimated Annual Loan Administration Cost shown on the Appendix F table of \$9,500.00 is effective as of the November 7, 2012 date shown at the bottom of that table. The actual cost of the necessary AD 284 administration work will be estimated annually by County staff and the amount of parcel assessment levy needed to recover that estimated cost will be calculated and compared to the maximum annual assessment described herein.

In estimating the amount of the maximum annual assessment to be authorized pursuant to the AD 284 proceeding, it has been assumed that the net estimated amount of Annual Bond Administration Cost of \$76.00 per parcel would be reimbursed to the County through the levy of the AD 284 Assessment – Annual Administration Assessment. The items of work and expense shown on the Appendix F table are either consultant service fees or County staff time expense associated with the annual administration of AD 284, and the administrative work to be performed is not directly proportional to the number of parcels with an AD 284 unpaid assessment lien.

The proposed maximum amount of the AD 284 Assessment – Annual Administration Assessment has been estimated by dividing the \$9,500 estimated Annual Loan Administration Cost by the assumed total of 125 APN to be annually billed an assessment repayment installment with their

property taxes. The resulting assessment total is the \$76 per parcel AD 284 Assessment – Annual Administration Assessment maximum amount proposed for approval by the AD 284 qualified voters.


D.6 Assessment Engineering Consultant's Certification of the Assessment Spread Method

The Assessment Engineering Consultant certifies that this Engineer's Report and Assessment Spread Method have been prepared to present the following:

1. An estimate of the total capital cost of the Project and of the incidental costs related thereto that are proposed to be funded pursuant to the proceedings for the AD 284 Assessment; and
2. A description of the method used to apportion the AD 284 Assessment Total Cost To Assessment to each parcel in proportion to the estimated Special Benefits derived by each assessed parcel from the financed improvements and incidental costs, where said Special Benefits and costs described herein have been ascertained pursuant to Article XIII.D of the California Constitution and to the 1913 Act. Only Special Benefit costs have been included in the Project cost proposed to be assessed, and none of the proposed parcel assessments exceeds the reasonable cost of the proportional Special Benefits conferred thereon. General Benefits (as defined herein) and Special Benefits, and their proportional cost allocations have been identified, including costs for parcels owned by any government agency, and only Special Benefit costs are proposed to be assessed. General Benefit costs have been separated from Special Benefit costs for purposes of this Engineer's Report. There are no General Benefits provided by the Project and, accordingly, there is no General Benefit Cost for the Project.

However, the Engineer's Report and this Assessment Spread Method make no recommendation as to the economic feasibility for the levy of the assessment, nor on the financial feasibility for the use of the AD 284 Assessment as security for the proposed SRF Loan that will finance the cost to install the WWTF Capital Improvements.




Edward J. Wilson, Wilson & Associates
California Engineering License No. C 23269 (Expires 12/31/2013)
Assessment Engineering Consultant, Assessment District 284

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

EXHIBIT E

INDIVIDUAL PARCEL VALUE TO ASSESSMENT AMOUNT RATIOS

EXHIBIT E

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

INDIVIDUAL PARCEL VALUE TO ASSESSMENT AMOUNT RATIOS

Parcel Assessment Number	Parcel APN	Assessor's Values				Estimated Total Cost And Assessment Amount Each APN From Exhibit A Assessment Roll	Parcel Assessor's Value To Parcel Assessment Amount Ratio
		Land Values	Improvement Values	Home Owner's Exemption	Parcel Net Value (Land+Imprv-H.O. Exmp)		
1	580-090-01	\$ 225,000	\$ 550,000	\$ -	\$ 775,000	\$ 22,669.02	34.2
2	580-090-02	\$ 250,000	\$ 575,000	\$ 7,000	\$ 818,000	\$ 22,669.02	36.1
3	580-090-03	\$ 225,000	\$ 550,000	\$ 7,000	\$ 768,000	\$ 22,669.02	33.9
4	580-090-04	\$ 229,344	\$ -	\$ -	\$ 229,344	\$ 22,669.02	10.1
5	580-090-05	\$ 250,000	\$ 600,000	\$ 7,000	\$ 843,000	\$ 22,669.02	37.2
6	580-090-06	\$ 225,000	\$ 550,000	\$ 7,000	\$ 768,000	\$ 22,669.02	33.9
7	580-090-07	\$ 250,000	\$ 730,000	\$ 7,000	\$ 973,000	\$ 22,669.02	42.9
8	580-090-08	\$ 250,000	\$ 600,000	\$ 7,000	\$ 843,000	\$ 22,669.02	37.2
9	580-090-09	\$ 418,298	\$ -	\$ -	\$ 418,298	\$ 22,669.02	18.5
10	580-090-10	\$ 250,000	\$ 800,000	\$ 7,000	\$ 1,043,000	\$ 22,669.02	46.0
11	580-090-11	\$ 83,600	\$ 416,600	\$ 7,000	\$ 493,200	\$ 22,669.02	21.8
12	580-090-12	\$ 137,958	\$ 502,092	\$ -	\$ 640,050	\$ 22,669.02	28.2
13	580-090-13	\$ 147,014	\$ 664,520	\$ -	\$ 811,534	\$ 22,669.02	35.8
14	580-090-14	\$ 225,000	\$ 650,000	\$ -	\$ 875,000	\$ 22,669.02	38.6
15	580-090-15	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
16	580-090-16	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
17	580-090-18	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
18	580-090-22	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
19	580-100-01	\$ 225,000	\$ 615,000	\$ -	\$ 840,000	\$ 22,669.02	37.1
20	580-100-02	\$ 141,558	\$ 465,750	\$ 7,000	\$ 600,308	\$ 22,669.02	26.5
21	580-100-03	\$ 179,947	\$ 671,812	\$ 7,000	\$ 844,759	\$ 22,669.02	37.3
22	580-100-04	\$ 141,134	\$ 548,669	\$ 7,000	\$ 682,803	\$ 22,669.02	30.1
23	580-100-05	\$ 164,944	\$ 314,900	\$ 7,000	\$ 472,844	\$ 22,669.02	20.9
24	580-100-06	\$ 225,000	\$ 475,000	\$ 7,000	\$ 693,000	\$ 22,669.02	30.6
25	580-100-07	\$ 481,076	\$ 1,334,545	\$ 7,000	\$ 1,808,621	\$ 22,669.02	79.8
26	580-100-08	\$ 225,000	\$ 475,000	\$ -	\$ 700,000	\$ 22,669.02	30.9
27	580-100-09	\$ 156,672	\$ 608,824	\$ 7,000	\$ 758,496	\$ 22,669.02	33.5
28	580-100-10	\$ 250,000	\$ 800,000	\$ 7,000	\$ 1,043,000	\$ 22,669.02	46.0
29	580-100-11	\$ 144,662	\$ 821,311	\$ -	\$ 965,973	\$ 22,669.02	42.6
30	580-100-12	\$ 175,147	\$ 673,694	\$ -	\$ 848,841	\$ 22,669.02	37.4
31	580-100-13	\$ 150,000	\$ 550,000	\$ 7,000	\$ 693,000	\$ 22,669.02	30.6
32	580-100-14	\$ 179,947	\$ 589,633	\$ 7,000	\$ 762,580	\$ 22,669.02	33.6
33	580-100-15	\$ 149,365	\$ 550,433	\$ 7,000	\$ 692,798	\$ 22,669.02	30.6
34	580-100-16	\$ 225,000	\$ 420,000	\$ 7,000	\$ 638,000	\$ 22,669.02	28.1
35	580-100-17	\$ 157,834	\$ 680,317	\$ -	\$ 838,151	\$ 22,669.02	37.0
36	580-100-18	\$ 133,600	\$ 623,700	\$ -	\$ 757,300	\$ 22,669.02	33.4
37	580-100-19	\$ 228,600	\$ 568,700	\$ -	\$ 797,300	\$ 22,669.02	35.2
38	580-100-20	\$ 153,931	\$ 501,459	\$ 7,000	\$ 648,390	\$ 22,669.02	28.6
39	580-100-21	\$ 225,000	\$ 495,000	\$ 7,000	\$ 713,000	\$ 22,669.02	31.5
40	580-100-22	\$ 153,300	\$ 668,000	\$ 7,000	\$ 814,300	\$ 22,669.02	35.9
41	580-100-23	\$ 163,481	\$ 787,422	\$ 7,000	\$ 943,903	\$ 22,669.02	41.6
42	580-100-24	\$ 202,500	\$ 337,500	\$ 7,000	\$ 533,000	\$ 22,669.02	23.5
43	580-100-25	\$ 225,000	\$ 500,000	\$ 7,000	\$ 718,000	\$ 22,669.02	31.7
44	580-100-26	\$ 176,181	\$ 553,477	\$ -	\$ 729,658	\$ 22,669.02	32.2
45	580-100-27	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
46	580-100-28	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
47	580-100-30	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
48	580-100-31	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
49	580-110-01	\$ 157,900	\$ 294,700	\$ 7,000	\$ 445,600	\$ 22,669.02	19.7
50	580-110-02	\$ 136,757	\$ -	\$ -	\$ 136,757	\$ 22,669.02	6.0
51	580-110-03	\$ 141,940	\$ 576,307	\$ -	\$ 718,247	\$ 22,669.02	31.7
52	580-110-04	\$ 138,783	\$ 599,184	\$ -	\$ 737,967	\$ 22,669.02	32.6
53	580-110-05	\$ 225,000	\$ 575,000	\$ 7,000	\$ 793,000	\$ 22,669.02	35.0
54	580-110-06	\$ 250,000	\$ 650,000	\$ -	\$ 900,000	\$ 22,669.02	39.7
55	580-110-07	\$ 250,000	\$ 700,000	\$ 7,000	\$ 943,000	\$ 22,669.02	41.6
56	580-110-08	\$ 219,081	\$ -	\$ -	\$ 219,081	\$ 22,669.02	9.7

EXHIBIT E

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

INDIVIDUAL PARCEL VALUE TO ASSESSMENT AMOUNT RATIOS

Parcel Assessment Number	Parcel APN	Assessor's Values				Estimated Total Cost And Assessment Amount Each APN From Exhibit A Assessment Roll	Parcel Assessor's Value To Parcel Assessment Amount Ratio
		Land Values	Improvement Values	Home Owner's Exemption	Parcel Net Value (Land+Imprv-H.O. Exmp)		
57	580-110-09	\$ 250,000	\$ 575,000	\$ 7,000	\$ 818,000	\$ 22,669.02	36.1
58	580-110-10	\$ 147,675	\$ 821,218	\$ -	\$ 968,893	\$ 22,669.02	42.7
59	580-110-11	\$ 139,756	\$ 616,912	\$ -	\$ 756,668	\$ 22,669.02	33.4
60	580-110-12	\$ 121,136	\$ 428,277	\$ 7,000	\$ 542,413	\$ 22,669.02	23.9
61	580-110-13	\$ 178,772	\$ 645,700	\$ 7,000	\$ 817,472	\$ 22,669.02	36.1
62	580-110-14	\$ 250,000	\$ 800,000	\$ -	\$ 1,050,000	\$ 22,669.02	46.3
63	580-110-15	\$ 125,361	\$ 488,097	\$ 7,000	\$ 606,458	\$ 22,669.02	26.8
64	580-110-16	\$ 250,000	\$ 800,000	\$ 7,000	\$ 1,043,000	\$ 22,669.02	46.0
65	580-110-17	\$ 149,235	\$ 1,040,087	\$ 7,000	\$ 1,182,322	\$ 22,669.02	52.2
66	580-110-18	\$ 235,226	\$ 1,304,620	\$ -	\$ 1,539,846	\$ 22,669.02	67.9
67	580-110-19	\$ 250,000	\$ 925,000	\$ 7,000	\$ 1,168,000	\$ 22,669.02	51.5
68	580-110-20	\$ 225,000	\$ 450,000	\$ 7,000	\$ 668,000	\$ 22,669.02	29.5
69	580-110-21	\$ 126,300	\$ 581,200	\$ 7,000	\$ 700,500	\$ 22,669.02	30.9
70	580-110-22	\$ 142,662	\$ 570,774	\$ -	\$ 713,436	\$ 22,669.02	31.5
71	580-110-23	\$ 125,000	\$ 610,900	\$ 7,000	\$ 728,900	\$ 22,669.02	32.2
72	580-110-24	\$ 225,000	\$ 550,000	\$ -	\$ 775,000	\$ 22,669.02	34.2
73	580-110-27	\$ 250,000	\$ 675,000	\$ -	\$ 925,000	\$ 22,669.02	40.8
74	580-110-28	\$ 250,000	\$ 720,000	\$ -	\$ 970,000	\$ 22,669.02	42.8
75	580-110-29	\$ 250,000	\$ 675,000	\$ -	\$ 925,000	\$ 22,669.02	40.8
76	580-110-30	\$ 158,946	\$ 493,978	\$ -	\$ 652,924	\$ 22,669.02	28.8
77	580-110-31	\$ 254,686	\$ 623,789	\$ -	\$ 878,475	\$ 22,669.02	38.8
78	580-110-32	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
79	580-110-34	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
80	580-110-35	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
81	580-110-36	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
82	580-110-45	\$ 225,000	\$ 550,000	\$ -	\$ 775,000	\$ 22,669.02	34.2
83	580-110-46	\$ 225,000	\$ 525,000	\$ 7,000	\$ 743,000	\$ 22,669.02	32.8
84	580-120-01	\$ 225,000	\$ 625,000	\$ 7,000	\$ 843,000	\$ 22,669.02	37.2
85	580-120-02	\$ 250,000	\$ 600,000	\$ 7,000	\$ 843,000	\$ 22,669.02	37.2
86	580-120-03	\$ 225,000	\$ 550,000	\$ 7,000	\$ 768,000	\$ 22,669.02	33.9
87	580-120-04	\$ 175,000	\$ 600,000	\$ -	\$ 775,000	\$ 22,669.02	34.2
88	580-120-05	\$ 191,498	\$ 848,963	\$ -	\$ 1,040,461	\$ 22,669.02	45.9
89	580-120-06	\$ 225,000	\$ 550,000	\$ -	\$ 775,000	\$ 22,669.02	34.2
90	580-120-07	\$ 129,842	\$ 937,255	\$ -	\$ 1,067,097	\$ 22,669.02	47.1
91	580-120-08	\$ 225,000	\$ 495,000	\$ -	\$ 720,000	\$ 22,669.02	31.8
92	580-120-09	\$ 444,442	\$ -	\$ -	\$ 444,442	\$ 22,669.02	19.6
93	580-120-10	\$ 171,714	\$ 754,114	\$ 7,000	\$ 918,828	\$ 22,669.02	40.5
94	580-120-11	\$ 225,000	\$ 475,000	\$ 7,000	\$ 693,000	\$ 22,669.02	30.6
95	580-120-12	\$ 139,015	\$ 504,667	\$ 7,000	\$ 636,682	\$ 22,669.02	28.1
96	580-120-13	\$ 202,500	\$ 495,000	\$ 7,000	\$ 690,500	\$ 22,669.02	30.5
97	580-120-14	\$ 225,000	\$ 455,000	\$ -	\$ 680,000	\$ 22,669.02	30.0
98	580-120-15	\$ 315,000	\$ 511,200	\$ -	\$ 826,200	\$ 22,669.02	36.4
99	580-120-16	\$ 149,954	\$ 631,885	\$ -	\$ 781,839	\$ 22,669.02	34.5
100	580-120-17	\$ 250,000	\$ 600,000	\$ 7,000	\$ 843,000	\$ 22,669.02	37.2
101	580-120-18	\$ 250,000	\$ 625,000	\$ -	\$ 875,000	\$ 22,669.02	38.6
102	580-120-19	\$ 150,542	\$ 518,885	\$ 7,000	\$ 662,427	\$ 22,669.02	29.2
103	580-120-20	\$ 142,310	\$ 754,633	\$ -	\$ 896,943	\$ 22,669.02	39.6
104	580-120-21	\$ 250,000	\$ 600,000	\$ -	\$ 850,000	\$ 22,669.02	37.5
105	580-120-22	\$ 250,000	\$ 700,000	\$ -	\$ 950,000	\$ 22,669.02	41.9
106	580-120-23	\$ 225,000	\$ 490,000	\$ 7,000	\$ 708,000	\$ 22,669.02	31.2
107	580-120-24	\$ 124,279	\$ 441,051	\$ 7,000	\$ 558,330	\$ 22,669.02	24.6
108	580-120-25	\$ 137,958	\$ 605,713	\$ 7,000	\$ 736,671	\$ 22,669.02	32.5
109	580-120-26	\$ 139,277	\$ 505,738	\$ -	\$ 645,015	\$ 22,669.02	28.5
110	580-120-27	\$ 188,103	\$ 910,335	\$ -	\$ 1,098,438	\$ 22,669.02	48.5
111	580-120-28	\$ 158,775	\$ 711,565	\$ 7,000	\$ 863,340	\$ 22,669.02	38.1
112	580-120-29	\$ 184,864	\$ 635,116	\$ 7,000	\$ 812,980	\$ 22,669.02	35.9

EXHIBIT E

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

INDIVIDUAL PARCEL VALUE TO ASSESSMENT AMOUNT RATIOS

Parcel Assessment Number	Parcel APN	Assessor's Values				Estimated Total Cost And Assessment Amount Each APN From Exhibit A Assessment Roll	Parcel Assessor's Value To Parcel Assessment Amount Ratio
		Land Values	Improvement Values	Home Owner's Exemption	Parcel Net Value (Land+Imprv-H.O. Exmp)		
113	580-120-30	\$ 380,000	\$ 494,000	\$ 7,000	\$ 867,000	\$ 22,669.02	38.2
114	580-120-31	\$ 250,000	\$ 675,000	\$ 7,000	\$ 918,000	\$ 22,669.02	40.5
115	580-120-32	\$ 117,612	\$ 405,768	\$ -	\$ 523,380	\$ 22,669.02	23.1
116	580-120-33	\$ 225,000	\$ 550,000	\$ 7,000	\$ 768,000	\$ 22,669.02	33.9
117	580-120-34	\$ 250,000	\$ 675,000	\$ -	\$ 925,000	\$ 22,669.02	40.8
118	580-120-35	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
119	580-120-36	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
120	580-120-37	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
121	580-130-01	\$ 250,000	\$ 675,000	\$ -	\$ 925,000	\$ 22,669.02	40.8
122	580-130-02	\$ 225,000	\$ 675,000	\$ 7,000	\$ 893,000	\$ 22,669.02	39.4
123	580-130-03	\$ 300,800	\$ 556,600	\$ 7,000	\$ 850,400	\$ 22,669.02	37.5
124	580-130-04	\$ 155,000	\$ 548,600	\$ -	\$ 703,600	\$ 22,669.02	31.0
125	580-130-05	\$ 225,000	\$ 500,000	\$ 7,000	\$ 718,000	\$ 22,669.02	31.7
126	580-130-06	\$ 225,000	\$ 550,000	\$ 7,000	\$ 768,000	\$ 22,669.02	33.9
127	580-130-07	\$ 225,000	\$ 475,000	\$ 7,000	\$ 693,000	\$ 22,669.02	30.6
128	580-130-08	\$ 399,809	\$ -	\$ -	\$ 399,809	\$ 22,669.02	17.6
129	580-130-09	\$ 250,000	\$ 750,000	\$ -	\$ 1,000,000	\$ 22,669.02	44.1
130	580-130-10	\$ 250,000	\$ 600,000	\$ 7,000	\$ 843,000	\$ 22,669.02	37.2
131	580-130-11	\$ 250,000	\$ 600,000	\$ 7,000	\$ 843,000	\$ 22,669.02	37.2
132	580-130-12	\$ 175,000	\$ 752,000	\$ -	\$ 927,000	\$ 22,669.02	40.9
133	580-130-13	\$ 250,000	\$ 800,000	\$ -	\$ 1,050,000	\$ 22,669.02	46.3
134	580-130-14	\$ 184,064	\$ 634,194	\$ 7,000	\$ 811,258	\$ 22,669.02	35.8
135	580-130-15	\$ 225,000	\$ 575,000	\$ 7,000	\$ 793,000	\$ 22,669.02	35.0
136	580-130-16	\$ 225,000	\$ 575,000	\$ 7,000	\$ 793,000	\$ 22,669.02	35.0
137	580-130-17	\$ 225,000	\$ 485,000	\$ 7,000	\$ 703,000	\$ 22,669.02	31.0
138	580-130-18	\$ 250,000	\$ 675,000	\$ -	\$ 925,000	\$ 22,669.02	40.8
139	580-130-19	\$ 157,271	\$ -	\$ -	\$ 157,271	\$ 22,669.02	6.9
140	580-130-20	\$ 146,406	\$ 539,640	\$ -	\$ 686,046	\$ 22,669.02	30.3
141	580-130-21	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
142	580-130-22	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
143	580-130-25	\$ 118	\$ -	\$ -	\$ 118	\$ -	N/A
TOTALS:	143	\$ 26,062,468	\$ 72,581,023	\$ 476,000	\$ 98,167,491	\$ 2,833,627.50	34.6

NOTE: PARCEL DATA SHOWN ON THIS EXHIBIT E WAS EXTRACTED FROM THE FRESNO COUNTY ASSESSOR'S ROLL ON FEBRUARY 11, 2013, BY FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING STAFF.

ENGINEER'S REPORT

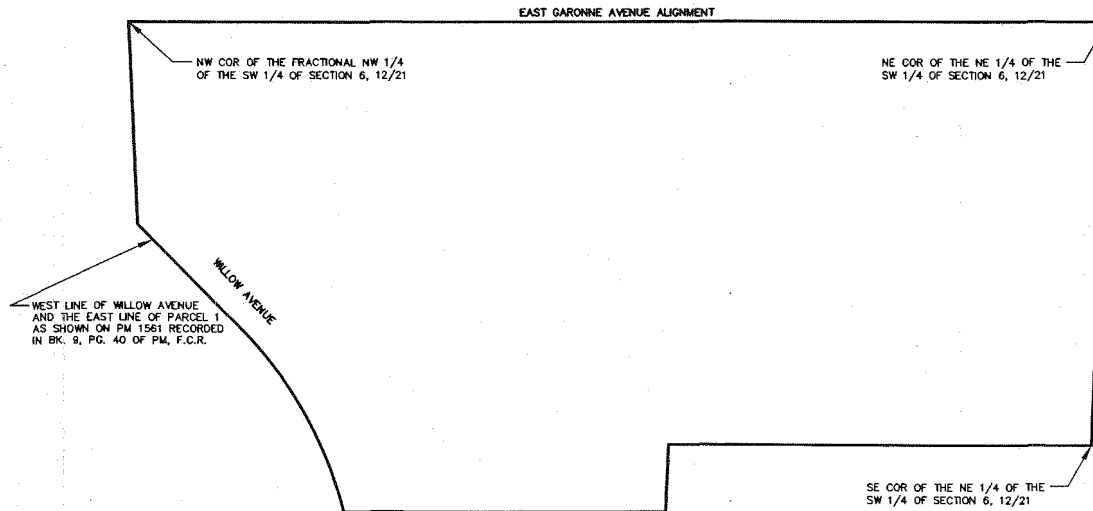
**ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

APPENDIX A

**MAP OF
PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284**

**(On file with the Clerk to the Board of Supervisors;
reduced, not to scale copy attached)**

LOCATION MAP OF ASSESSMENT DISTRICT 284



REFERENCE IS HEREBY MADE TO THE MAPS OF RECORD IN THE OFFICE OF THE ASSESSOR-RECORDER OF THE COUNTY OF FRESNO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN, WHICH MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS.

INDEX	
SHEET NO.	DESCRIPTION
1	ASSESSMENT DISTRICT LOCATION MAP AND MAP CERTIFICATES
2	MAP OF PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284 AND DESCRIPTION OF PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284

NOTE: SEE SHEET 2 FOR LEGEND AND MAP REFERENCE



JANET DAILEY, PE 57201

4-19-13

MAP OF PROPOSED BOUNDARIES OF
ASSESSMENT DISTRICT 284

(Wastewater Treatment Facility Improvements and Repayment of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)
COUNTY OF FRESNO, STATE OF CALIFORNIA

(1) FILED IN THE OFFICE OF THE CLERK TO THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 20____.

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO
STATE OF CALIFORNIA

(2) I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284, COUNTY OF FRESNO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 20____, BY ITS RESOLUTION NO. _____.

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO
STATE OF CALIFORNIA

(3) FILED THIS ____ DAY OF _____, 20____, AT ____ M. IN BOOK ____ OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) ____ DOCUMENT NO. ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA. RECORDING REQUESTED BY: FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING FEE: _____

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

BY:

DEPUTY COUNTY RECORDER

Drawn By: MWA
Date: 10/15/2012
Rev: _____
Scale: None
Sheet 1 of 2



DEPARTMENT OF PUBLIC WORKS AND PLANNING
MAP OF PROPOSED BOUNDARIES OF
ASSESSMENT DISTRICT 284
(Wastewater Treatment Facility Improvements and Repayment of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)
COUNTY OF FRESNO, STATE OF CALIFORNIA



4-19-13
JANET DAILEY, PE 57201

LEGEND

- ASSESSMENT DISTRICT 284 PROPOSED BOUNDARY
- 1 LOT NUMBER IN TRACT NO. 4351
- SE COR REFERENCE TO SECTION OR FRACTIONAL SECTION CORNER
- T. 12 S., R. 21 E. REFERENCE TO TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN
- M.D.B.&M. REFERENCES MOUNT DIABLO BASE AND MERIDIAN
- (1) MAP REFERENCE TO PROPOSED BOUNDARY DESCRIPTION FOR ASSESSMENT DISTRICT 284
- (POC) POINT OF COMMENCEMENT

DESCRIPTION OF PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PORTION OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, FRESNO COUNTY RECORDS, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE,

- (1) SOUTH 87° 57' 18" EAST, ALONG THE NORTH LINE OF THE SAID FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1,735.91 FEET TO THE NORTHEAST CORNER THEREOF; THENCE,
- (2) SOUTH 87° 53' 39" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1,319.01 FEET TO THE NORTHEAST CORNER THEREOF; THENCE,

- (3) SOUTH 4° 20' 17" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1,326.69 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE,
- (4) NORTH 87° 50' 37" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1,326.64 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE,
- (5) SOUTH 4° 40' 11" WEST, ALONG THE EAST LINE OF THE SAID FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 212.85 FEET; THENCE,
- (6) NORTH 87° 48' 43" WEST, A DISTANCE OF 1,147.40 FEET TO A POINT ON THE WEST LINE OF WILLOW AVENUE AND THE EAST LINE OF PARCEL ONE AS SHOWN ON PARCEL MAP NO. 1561 AND RECORDED IN BOOK 9, PAGE 40, OF PARCEL MAPS, FRESNO COUNTY RECORDS; THENCE,
- (7) NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID WILLOW AVENUE AND THE EASTERLY LINE OF SAID PARCEL MAP NO. 1561, ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 79° 28' 42" WEST, WITH A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 16° 35' 35", AN ARC LENGTH OF 266.44 FEET; THENCE,

- (8) NORTH, 27° 06' 53" WEST, A DISTANCE OF 2.73 FEET; THENCE,
- (9) NORTHWESTERLY, ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 2,120.00 FEET, THROUGH A CENTRAL ANGLE OF 14° 54' 14", AN ARC LENGTH OF 551.16 FEET; THENCE,
- (10) NORTH 42° 01' 07" WEST, A DISTANCE OF 240.57 FEET TO THE WEST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND THE NORTHERLY CORNER OF PARCEL ONE OF SAID MAP NO. 1561; THENCE,
- (11) NORTH 0° 15' 18" WEST, ALONG SAID WEST LINE A DISTANCE OF 670.24 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF COMMENCEMENT.

NOTE:

1. THE ASSESSMENT DISTRICT 284 IS LOCATED IN PORTION SEC. 6, T. 12 S., R. 21 E., M.D.B.&M., COUNTY OF FRESNO.

MAP AND DOCUMENT REFERENCES:

1. TRACT MAP NO. 4351 RECORDED APRIL 23, 1999, IN VOLUME 62 OF PLATS, AT PAGES 70-78, FRESNO COUNTY RECORDS.
2. COUNTY OF FRESNO ASSESSOR'S MAPS FILED IN THE ASSESSOR'S MAP BOOK 580 AT PAGES 09-13.

Drawn By: MWA
Date: 10/15/2012
Rev:
Scale: None
Sheet 2 of 2

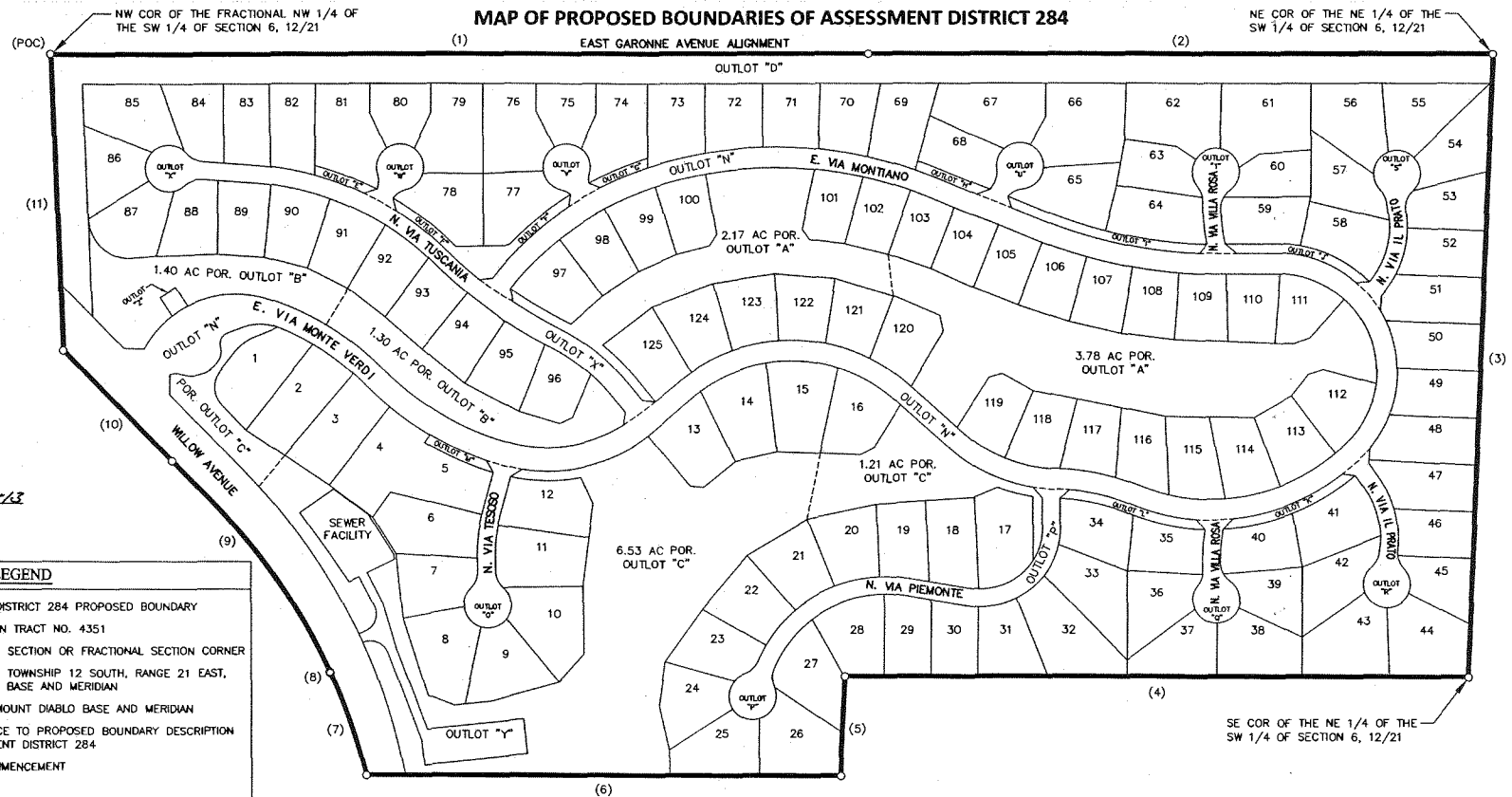


DEPARTMENT OF PUBLIC WORKS AND PLANNING

MAP OF PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284

(Wastewater Treatment Facility Improvements and Repayment of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)
COUNTY OF FRESNO, STATE OF CALIFORNIA

MAP OF PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284



ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

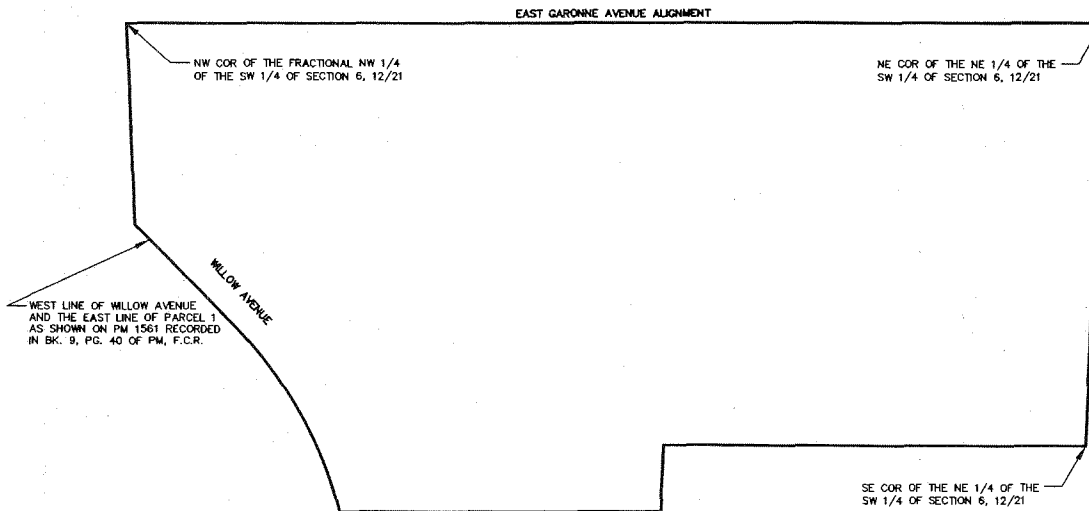
**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

APPENDIX B

**ASSESSMENT DIAGRAM OF
ASSESSMENT DISTRICT 284**

**(On file with the Clerk to the Board of Supervisors;
reduced, not to scale copy attached))**

LOCATION MAP OF ASSESSMENT DISTRICT 284



REFERENCE IS HEREBY MADE TO THE MAPS OF RECORD IN THE OFFICE OF THE ASSESSOR-RECORDER OF THE COUNTY OF FRESNO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN, WHICH MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS.

INDEX

SHEET NO.	DESCRIPTION
1	ASSESSMENT DISTRICT LOCATION MAP AND ASSESSMENT DIAGRAM CERTIFICATES
2	ASSESSMENT DIAGRAM OF ASSESSMENTS 1 THROUGH 143
3	LIST OF PARCELS INCLUDED IN ASSESSMENT DISTRICT 284

NOTE: SEE SHEET 2 FOR LEGEND AND MAP REFERENCE



JANET DAILEY, PE 57201

4-19-13

ASSESSMENT DIAGRAM OF
ASSESSMENT DISTRICT 284

(Wastewater Treatment Facility Improvements and Repayment of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)
COUNTY OF FRESNO, STATE OF CALIFORNIA

(1) FILED IN THE OFFICE OF THE CLERK TO THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, THIS ____ DAY OF ____, 20__.

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO
STATE OF CALIFORNIA

(2) RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, THIS ____ DAY OF ____, 20__.

ALAN WEAVER, SUPERINTENDENT OF STREETS
(DIRECTOR OF PUBLIC WORKS AND PLANNING)
COUNTY OF FRESNO
STATE OF CALIFORNIA

(3) AN ASSESSMENT WAS LEVIED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE ____ DAY OF ____, 20__, BY SAID BOARD'S ADOPTION OF ITS RESOLUTION NO. ____ THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT COUNTY ON THE ____ DAY OF ____, 20__. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO
STATE OF CALIFORNIA

(4) FILED THIS ____ DAY OF ____, 20__, AT ____ M. IN BOOK ____ OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE (S) ____, DOCUMENT NO. ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDING REQUESTED BY: FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING FEE: ____

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

BY:

DEPUTY COUNTY RECORDER

(5) CROSS INDEX TO BOUNDARY MAP:

ON THE ____ DAY OF ____, 20__, THE COUNTY OF FRESNO DID FILE ITS MAP OF PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT 284 IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES ____ THROUGH ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA.

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

BY:

DEPUTY COUNTY RECORDER

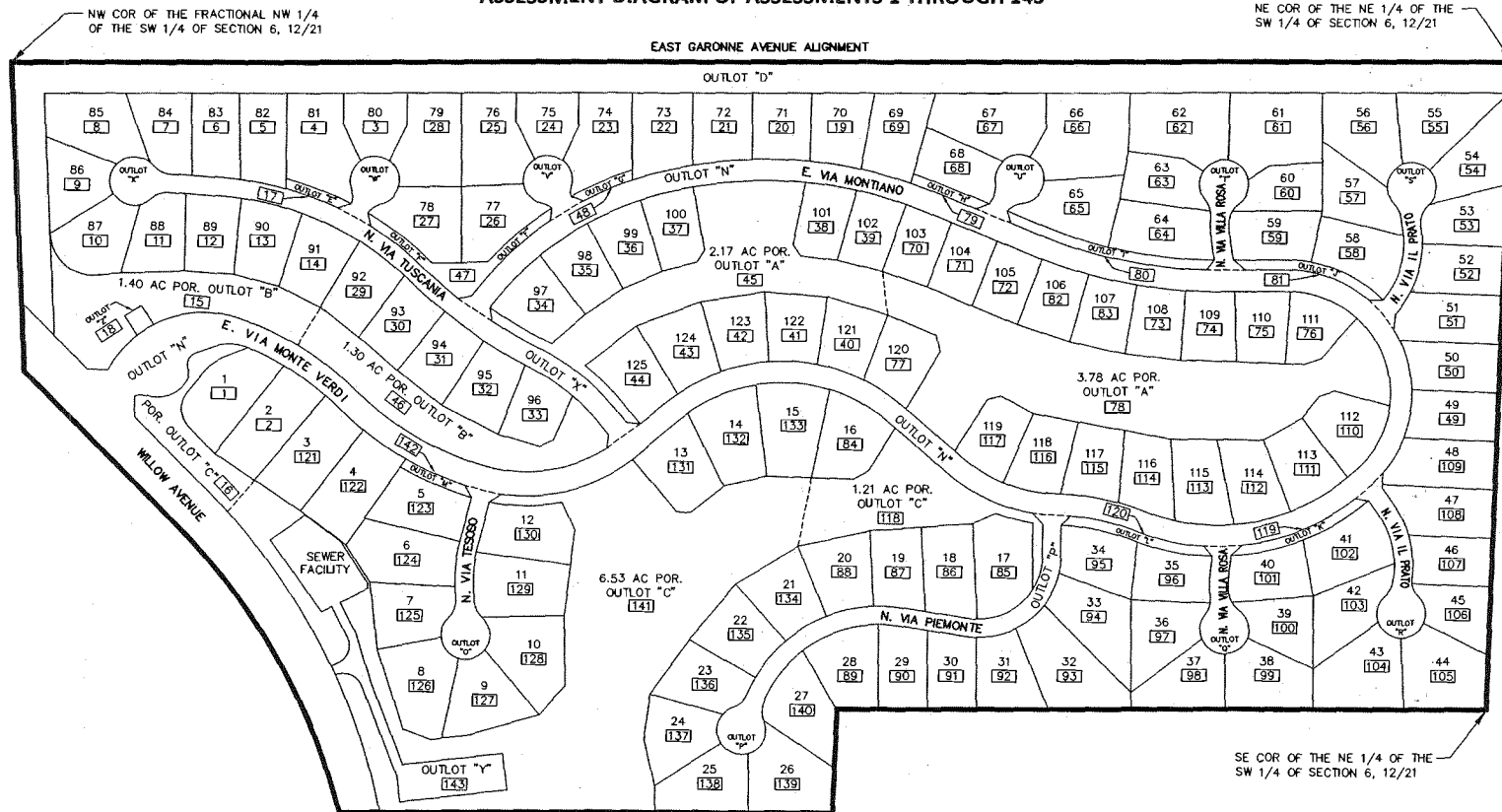
Drawn By: MWA
Date: 10/15/2012
Rev:
Scale: None
Sheet 1 of 3



DEPARTMENT OF PUBLIC WORKS AND PLANNING

ASSESSMENT DIAGRAM OF
ASSESSMENT DISTRICT 284
(Wastewater Treatment Facility Improvements and Repayment of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)
COUNTY OF FRESNO, STATE OF CALIFORNIA

ASSESSMENT DIAGRAM OF ASSESSMENTS 1 THROUGH 143



NOTE:

1. THE ASSESSMENT DISTRICT 284 IS LOCATED IN PORTION SEC. 6, T. 12 S., R. 21 E., M.D.B.&M., COUNTY OF FRESNO.

MAP AND DOCUMENT REFERENCES:

1. TRACT MAP NO. 4351 RECORDED APRIL 23, 1999, IN VOLUME 62 OF PLATS, AT PAGES 70-78, FRESNO COUNTY RECORDS.
2. COUNTY OF FRESNO ASSESSOR'S MAPS FILED IN THE ASSESSOR'S MAP BOOK 580 AT PAGES 09-13.



JANET DAILEY, PE 57201 4-19-13



LEGEND

- ASSESSMENT DISTRICT 284 EXISTING BOUNDARY
- 1 LOT NUMBER IN TRACT NO. 4351
- [] ASSESSMENT NUMBER PER THIS ASSESSMENT DIAGRAM OF ASSESSMENT DISTRICT 284
- SE COR REFERENCE TO SECTION OR FRACTIONAL SECTION CORNER
- T. 12 S., R. 21 E. REFERENCE TO TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN
- M.D.B.&M. REFERENCES MOUNT DIABLO BASE AND MERIDIAN

Drawn By: MWA
Date: 10/15/2012
Rev:
Scale: None
Sheet 2 of 3



DEPARTMENT OF PUBLIC WORKS AND PLANNING
ASSESSMENT DIAGRAM OF
ASSESSMENT DISTRICT 284
(Wastewater Treatment Facility Improvements and Repayment of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)
COUNTY OF FRESNO, STATE OF CALIFORNIA

LIST OF PARCELS INCLUDED IN ASSESSMENT DISTRICT 284

AD 284 ASSESSMENT NUMBER AS SHOWN ON SHEET 2 OF THIS ASSESSMENT DIAGRAM	FRESNO COUNTY ASSESSOR'S PARCEL NUMBER (APN)	LOT NUMBER IN TRACT 4351	AD 284 ASSESSMENT NUMBER AS SHOWN ON SHEET 2 OF THIS ASSESSMENT DIAGRAM	FRESNO COUNTY ASSESSOR'S PARCEL NUMBER (APN)	LOT NUMBER IN TRACT 4351	AD 284 ASSESSMENT NUMBER AS SHOWN ON SHEET 2 OF THIS ASSESSMENT DIAGRAM	FRESNO COUNTY ASSESSOR'S PARCEL NUMBER (APN)	LOT NUMBER IN TRACT 4351	AD 284 ASSESSMENT NUMBER AS SHOWN ON SHEET 2 OF THIS ASSESSMENT DIAGRAM	FRESNO COUNTY ASSESSOR'S PARCEL NUMBER (APN)	LOT NUMBER IN TRACT 4351
1	580-090-01	1	41	580-100-23	122	81	580-110-36	OUTLOT J	121	580-130-01	3
2	580-090-02	2	42	580-100-24	123	82	580-110-45	106	122	580-130-02	4
3	580-090-03	80	43	580-100-25	124	83	580-110-46	107	123	580-130-03	5
4	580-090-04	81	44	580-100-26	125	84	580-120-01	16	124	580-130-04	6
5	580-090-05	82	45	580-100-27	2.17 AC POR. OUTLOT "A"	85	580-120-02	17	125	580-130-05	7
6	580-090-06	83	46	580-100-28	1.30 AC POR. OUTLOT "B"	86	580-120-03	18	126	580-130-06	8
7	580-090-07	84	47	580-100-30	OUTLOT "F"	87	580-120-04	19	127	580-130-07	9
8	580-090-08	85	48	580-100-31	OUTLOT "G"	88	580-120-05	20	128	580-130-08	10
9	580-090-09	86	49	580-110-01	49	89	580-120-06	28	129	580-130-09	11
10	580-090-10	87	50	580-110-02	50	90	580-120-07	29	130	580-130-10	12
11	580-090-11	88	51	580-110-03	51	91	580-120-08	30	131	580-130-11	13
12	580-090-12	89	52	580-110-04	52	92	580-120-09	31	132	580-130-12	14
13	580-090-13	90	53	580-110-05	53	93	580-120-10	32	133	580-130-13	15
14	580-090-14	91	54	580-110-06	54	94	580-120-11	33	134	580-130-14	21
15	580-090-15	1.40 AC POR. OUTLOT "B"	55	580-110-07	55	95	580-120-12	34	135	580-130-15	22
16	580-090-16	POR. OUTLOT "C"	56	580-110-08	56	96	580-120-13	35	136	580-130-16	23
17	580-090-18	OUTLOT "E"	57	580-110-09	57	97	580-120-14	36	137	580-130-17	24
18	580-090-22	OUTLOT "Z"	58	580-110-10	58	98	580-120-15	37	138	580-130-18	25
19	580-100-01	70	59	580-110-11	59	99	580-120-16	38	139	580-130-19	26
20	580-100-02	71	60	580-110-12	60	100	580-120-17	39	140	580-130-20	27
21	580-100-03	72	61	580-110-13	61	101	580-120-18	40	141	580-130-21	6.53 AC POR. OUTLOT "C"
22	580-100-04	73	62	580-110-14	62	102	580-120-19	41	142	580-130-22	OUTLOT "M"
23	580-100-05	74	63	580-110-15	63	103	580-120-20	42	143	580-130-25	OUTLOT "N"
24	580-100-06	75	64	580-110-16	64	104	580-120-21	43			
25	580-100-07	76	65	580-110-17	65	105	580-120-22	44			
26	580-100-08	77	66	580-110-18	66	106	580-120-23	45			
27	580-100-09	78	67	580-110-19	67	107	580-120-24	46			
28	580-100-10	79	68	580-110-20	68	108	580-120-25	47			
29	580-100-11	92	69	580-110-21	69	109	580-120-26	48			
30	580-100-12	93	70	580-110-22	103	110	580-120-27	112			
31	580-100-13	94	71	580-110-23	104	111	580-120-28	113			
32	580-100-14	95	72	580-110-24	105	112	580-120-29	114			
33	580-100-15	96	73	580-110-27	108	113	580-120-30	115			
34	580-100-16	97	74	580-110-28	109	114	580-120-31	116			
35	580-100-17	98	75	580-110-29	110	115	580-120-32	117			
36	580-100-18	99	76	580-110-30	111	116	580-120-33	118			
37	580-100-19	100	77	580-110-31	120	117	580-120-34	119			
38	580-100-20	101	78	580-110-32	3.78 AC POR. OUTLOT "A"	118	580-120-35	1.21 AC POR. OUTLOT "C"			
39	580-100-21	102	79	580-110-34	OUTLOT "H"	119	580-120-36	OUTLOT "K"			
40	580-100-22	121	80	580-110-35	OUTLOT "I"	120	580-120-37	OUTLOT "L"			



4-19-13
JANET BAILEY, PE 57201

NOTE: OUTLOTS "D", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W" AND "X"
HAVE NO APN'S ASSIGNED BY THE FRESNO COUNTY ASSESSOR'S OFFICE.
THEREFORE, NO ASSESSMENT NUMBERS WERE ASSIGNED TO THOSE OUTLOTS
ON THIS ASSESSMENT DIAGRAM FOR ASSESSMENT DISTRICT 284.

Drawn By: MWA
Date: 10/15/2012
Rev:
Scale: None
Sheet 3 of 3



DEPARTMENT OF PUBLIC WORKS AND PLANNING
ASSESSMENT DIAGRAM OF
ASSESSMENT DISTRICT 284
(Wastewater Treatment Facility Improvements and Repayment of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)
COUNTY OF FRESNO, STATE OF CALIFORNIA

ENGINEER'S REPORT

**ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

APPENDIX C

**COPY OF PROJECT COST ESTIMATE TABLE ENTITLED
"MONTE VERDI/COUNTY SERVICE AREA (CSA) 44-D WASTE WATER
TREATMENT FACILITIES IMPROVEMENTS CWSRF PROJECT NUMBER:
5541-110"**

(Prepared by Fresno County Department of Public Works and Planning)

Preliminary Engineers Estimate
Fresno County Department of Public Works and Planning
Monte Verdi CSA 44-D Wastewater Treatment Facility Improvements

A. Facilities Construction			
Construction Contract			
General Conditions	\$250,443		
Sitework	\$22,434		
Yard Piping	\$9,595		
Bldg Modifications	\$28,934		
MBR Equipment	\$793,430		
Prelim Blower Bldg	\$267,417		
Process Piping	\$157,420		
Biofilter-HVAC	\$111,081		
Site Electrical	\$182,306		
Total Construction Contract	\$1,823,060		
Contract Advertise & Award	\$18,180		
Construction Management	\$248,600		
Total Facilities Construction	\$2,089,840	\$2,089,840	
B. Facilities Planning			
Environmental	\$11,000		
Preliminary Engineering	\$27,000		
Engineer's Report	\$20,000		
Document Preparation	\$2,000		
Total Facilities Planning	\$60,000	\$60,000	
C. Facilities Design			
Project Design(Consultant Plan Pre/Specs)	\$260,000		
Project Design (County Plan Prep/Specs)	\$35,000		
Total Facilities Design	\$295,000	\$295,000	
D. Administration and Legal			
Construction Management Admin/OH	\$24,860		
Contract Advertise Admin/OH	\$1,818		
Facilities Planning Admin/OH	\$6,000		
Facilities Design Admin/OH	\$3,500		
County Counsel	\$5,000		
	\$41,178.0	\$41,178	
E. Land and Right-of Way			----
F. Contingencies (Construction Contract)			----
G. Relocation of Utilities			----
H. Engineering Services During Construction		\$20,000	
I. Other Costs			----
J. Total Capital Costs			----
K. Additional Cash Flow Needs			----
L. Total Funding Requirement			\$2,506,018

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

APPENDIX D

**LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS
AS OF FEBRUARY 11, 2013**

APPENDIX D

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS AS OF AUGUST 16, 2012

PARCEL ASSESSMENT NUMBER	PARCEL APN	PARCEL OWNER NAME	STREET / P.O. BOX	CITY, STATE, ZIP
(NOTE: DATA IN APPENDIX D SORTED BY ASCENDING PARCEL ASSESSMENT NUMBER)				
1	580-090-01	TUCKER LEROY H JR	3087 E VIA MONTE VERDI	CLOVIS CA 93611
2	580-090-02	GALLI RANDI A	3103 E VIA MONTE VERDI	CLOVIS CA 93611
3	580-090-03	FORBES TIMOTHY C & CINDY A TRUSTEES	12384 N VIA TUSCANIA	CLOVIS CA 93619
4	580-090-04	ELITE CUSTOM HOMES	P O BOX 25908	FRESNO CA 93729
5	580-090-05	KAZARIAN RANDALL P & CARIE J	12400 N VIA TUSCANIA	CLOVIS CA 93619
6	580-090-06	POONIA MOHINDER S & BALBIR K TRUSTEES	12418 N VIA TUSCANIA	CLOVIS CA 93619
7	580-090-07	SMITH GEORGE E & SHARLANE A	12436 N VIA TUSCANIA	CLOVIS CA 93619
8	580-090-08	THORPE-GHAZAL YLVA G TRUSTEE	12454 N VIA TUSCANIA	CLOVIS CA 93619
9	580-090-09	MATA ENRIQUE H & CONNIE M TRUSTEES	998 N TEMPERANCE	CLOVIS CA 93611
10	580-090-10	MITROO VARUN & PRADNYA TRUSTEES	12455 N VIA TUSCANIA	CLOVIS CA 93619
11	580-090-11	HSU TE CHUNG & WEN YU YEH	12437 N VIA TUSCANIA	CLOVIS CA 93619
12	580-090-12	FRIEDMAN ARNOLD & POORNIMA MUKERJI TRS	12419 N VIA TUSCANIA	CLOVIS CA 93619
13	580-090-13	SWEENEY KEVIN J & KAREN L	12401 N VIA TUSCANIA	CLOVIS CA 93611
14	580-090-14	CUMMINGS STEVEN P & REANN E	12383 N VIA TUSCANIA	CLOVIS CA 93619
15	580-090-15	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
16	580-090-16	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
17	580-090-18	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
18	580-090-22	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
19	580-100-01	AOKI JEFFREY	3278 E VIA MONTIANO	CLOVIS CA 93619
20	580-100-02	DUNN RAYMOND W & BERNADETTE M TRUSTEES	3266 E VIA MONTIANO	CLOVIS CA 93619
21	580-100-03	PILOSI TODD J & VIRGINIA S	3254 E VIA MONTIANO	CLOVIS CA 93619
22	580-100-04	MA HUI PING	1187 N WILLOW #103 PMB313	CLOVIS CA 93611
23	580-100-05	MONTMAGNI MONTE L & SHERRY L TRS	3218 E VIA MONTIANO	CLOVIS CA 93619
24	580-100-06	ENGLERT DAVID EDWARD & CHERRY ELIZABETH	3214 E VIA MONTIANO	CLOVIS CA 93619
25	580-100-07	ROSVOLD MICHAEL L TRUSTEE	P O BOX 5419	FRESNO CA 93755
26	580-100-08	LUM CHRISTOPHER T & LINDA T	3202 E VIA MONTIANO	CLOVIS CA 93619
27	580-100-09	WIGH STEVEN C & MARY L	12368 N VIA TUSCANIA	CLOVIS CA 93611
28	580-100-10	BANSAL VINOD K	12376 N VIA TUSCANIA	CLOVIS CA 93619
29	580-100-11	HASEEB ABDUL MUSTAJEEB	12365 N VIA TUSCANIA	CLOVIS CA 93619
30	580-100-12	GROEGER ALFRED B M & PETRA	12357 N VIA TUSCANIA	CLOVIS CA 93619
31	580-100-13	VANAM RAJANI & GOPI KASTURI	12339 N VIA TUSCANIA	CLOVIS CA 93619
32	580-100-14	JUN HO SUN & MI YOUNG	12321 N VIA TUSCANIA	CLOVIS CA 93611
33	580-100-15	BIDDY DERRELL T & BARBARA E TRUSTEES	12303 N VIA TUSCANIA	CLOVIS CA 93619
34	580-100-16	MATOIAN CHAD N & CINDY M	3183 E VIA MONTIANO	CLOVIS CA 93619
35	580-100-17	MULHERN LANCE E & KIMBERLY J	3197 E VIA MONTIANO	CLOVIS CA 93619
36	580-100-18	SHEBELUT LANCE E & SHANNON M	3225 E VIA MONTIANO	CLOVIS CA 93619
37	580-100-19	CHRISTOPHER ROBERT EUGENE JR & RHONDA C	3239 E VIA MONTIANO	CLOVIS CA 93619
38	580-100-20	VENUGOPAL CHANDRASEKAR & CHRIS-ANN TRS	3271 E VIA MONTIANO	CLOVIS CA 93619
39	580-100-21	MATHIAS TROY & BROOKE A	3299 E VIA MONTIANO	CLOVIS CA 93611
40	580-100-22	GIBSON JUDITH A TRUSTEE & ALSO: GIBSON JIM H TRUS	3304 E VIA MONTE VERDI	CLOVIS CA 93619
41	580-100-23	BOONE KEITH B & VASSI ANN GARDIKAS TRS	3292 E VIA MONTE VERDI	CLOVIS CA 93619
42	580-100-24	NAGRA SATVIR & SUKHDEEP	3268 E VIA MONTE VERDI	CLOVIS CA 93619
43	580-100-25	SMITH DEBBIE R & MICHAEL C	3250 E VIA MONTE VERDI	CLOVIS CA 93611
44	580-100-26	OH JAI JOON & SUNG MIN TRUSTEES	3236 E VIA MONTE VERDI	CLOVIS CA 93619
45	580-100-27	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
46	580-100-28	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
47	580-100-30	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
48	580-100-31	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
49	580-110-01	CHAKOV MICHAEL D & MINDY L TRUSTEES	3515 E VIA MONTE VERDI	CLOVIS CA 93619
50	580-110-02	MOSESIAN RICHARD	27421 AVE 12	MADERA CA 93637
51	580-110-03	SALINAS STEVEN M & ERIKA M	12334 N VIA IL PRATO	CLOVIS CA 93611
52	580-110-04	MULLEN PATRICK TRUSTEE & ALSO: MULLEN JEAN TRUS	12346 N VIA IL PRATO	CLOVIS CA 93611
53	580-110-05	TOWERS MATTHEW S & CATHERINE R	12358 N VIA IL PRATO	CLOVIS CA 93619
54	580-110-06	FELLOWS JASON & INGRID	12370 N VIA IL PRATO	CLOVIS CA 93619
55	580-110-07	BHATIA PERMINDER & MANDEEP	12382 N VIA IL PRATO	CLOVIS CA 93619
56	580-110-08	TOMLINSON IMAMU & TASHA SCOTT-TOMLINSON	4667 N ISLAND	CLOVIS CA 93619

APPENDIX D

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS AS OF AUGUST 16, 2012

PARCEL ASSESSMENT NUMBER	PARCEL APN	PARCEL OWNER NAME	STREET / P.O. BOX	CITY, STATE, ZIP
(NOTE: DATA IN APPENDIX D SORTED BY ASCENDING PARCEL ASSESSMENT NUMBER)				
57	580-110-09	EATON DOUGLAS R JR & HORTENCIA	12359 N VILLA IL PRATO	CLOVIS CA 93619
58	580-110-10	PETRAKIS PETER TRUSTEE	12347 N VIA IL PRATO	CLOVIS CA 93619
59	580-110-11	AVAKIAN DOUG % AVAKIAN CUSTOM HOMES	12350 N VIA VILLA ROSA	CLOVIS CA 93611
60	580-110-12	MITCHELL JOHN R & NONA R TRUSTEES	12362 N VIA VILLA ROSA	CLOVIS CA 93619
61	580-110-13	RANKIN ROBERT & IRENE A TRUSTEES	12374 N VIA VILLA ROSA	CLOVIS CA 93619
62	580-110-14	O BRIEN JOHN M & DEBRA L TRUSTEES	12373 N VIA VILLA ROSA	CLOVIS CA 93619
63	580-110-15	BUKILICA M JASON & JANA	12361 N VIA VILLA ROSA	CLOVIS CA 93611
64	580-110-16	VISHWANATH VASANTH & POORNIMA V	12349 N VIA VILLA ROSA	CLOVIS CA 93619
65	580-110-17	NIETO RONALD P & NAIRIE	3372 E VIA MONTIANO	CLOVIS CA 93611
66	580-110-18	BRYANT WILLIAM J & KIMBERLY A TRUSTEES	3364 E VIA MONTIANO	CLOVIS CA 93611
67	580-110-19	SANDHU LAKHJIT S & DEVINDER K	3358 E VIA MONTIANO	CLOVIS CA 93611
68	580-110-20	MURRAY KEVIN PATRICK	3350 E VIA MONTIANO	CLOVIS CA 93619
69	580-110-21	MARABELLA PATRICK C & SUSAN C TELL	3304 E VIA MONTIANO	CLOVIS CA 93611
70	580-110-22	GUPTA, SACHIN AND KHANNA, PANCHALI**	3327 E VIA MONTIANO	CLOVIS CA 93619
71	580-110-23	GUNNER KEVIN D & VALERIE A TRUSTEES	3345 E VIA MONTIANO	CLOVIS CA 93619
72	580-110-24	ZINGARELLI JOE C & TERESA KAY	3373 E VIA MONTIANO	CLOVIS CA 93619
73	580-110-27	SANDHU DALPINDER SINGH & KIRANDEEP KAUR	3429 E VIA MONTIANO	CLOVIS CA 93611
74	580-110-28	ARAMBULA JOAQUIN	3445 E VIA MONTIANO	CLOVIS CA 93619
75	580-110-29	STYPULA DAVID PHILIP/KATHERINE ANN TRS	3471 E VIA MONTIANO	CLOVIS CA 93619
76	580-110-30	HUBBARD JEFFERY M & DIANNE C ZUPKE	3483 E VIA MONTIONO	CLOVIS CA 93611
77	580-110-31	WATHEN DELLA TRUSTEE & ALSO: COX SHELLEY TRUSTE	575 E LOCUST #201	FRESNO CA 93720
78	580-110-32	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
79	580-110-34	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
80	580-110-35	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
81	580-110-36	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
82	580-110-45	BRITZ DAVID & MARILYN TRUSTEES	7302 N DEWEY	FRESNO CA 93711
83	580-110-46	DOWELL ROBERT C & SUSAN L TRUSTEES	3417 E VIA MONTIANO	CLOVIS CA 93611
84	580-120-01	DONAN GUILLERMO A	3319 E VIA MONTE VERDI	CLOVIS CA 93619
85	580-120-02	D INNOCENTI DOMINIC & IRIS E	12221 N VIA PIEMONTE	CLOVIS CA 93619
86	580-120-03	ASKREN CARL C & KAREN A	12203 N VIA PIEMONTE	CLOVIS CA 93619
87	580-120-04	CHAUDHARY UZAIR B & HUMAIRA B	12187 N VIA PIEMONTE	CLOVIS CA 93619
88	580-120-05	LUM JEFF & KATHERINE W TRUSTEE	12181 N VIA PIEMONTE	CLOVIS CA 93619
89	580-120-06	LAWRENCE LARRY R & LAUREL S	1823 N GRAYBARK	CLOVIS CA 93619
90	580-120-07	SINGH DALJIT & HARJIT KAUR	12186 N VIA PIEMONTE	CLOVIS CA 93619
91	580-120-08	VU THOMAS	12198 N VIA PIEMONTE	CLOVIS CA 93619
92	580-120-09	THOMPSON LAURENCE DALE & MARGARET ANN	12212 N VIA PIEMONTE	CLOVIS CA 93619
93	580-120-10	WILLS ROBERT A & JULIE ANN TRUSTEES	12220 N VIA PIEMONTE	CLOVIS CA 93611
94	580-120-11	REIMER JERRY D & BRENDA	12234 N VIA PIEMONTE	CLOVIS CA 93619
95	580-120-12	LIMA ANTHONY M & JULIE A	P O BOX 9391	FRESNO CA 93792
96	580-120-13	SIAN KENTY & GINA TRUSTEES	12245 N VIA VILLA ROSA	CLOVIS CA 93619
97	580-120-14	GULLEY BRUCE E & PATRICIA A	12229 N VIA VILLA ROSA	CLOVIS CA 93619
98	580-120-15	SHAH SHAILESH & SONIA	12217 N VIA VILLA ROSA	CLOVIS CA 93619
99	580-120-16	JOHNSON JAY S & LAURIE L	12218 N VIA VILLA ROSA	CLOVIS CA 93611
100	580-120-17	GORRA ADAM S & KELLY M TRUSTEES	12230 N VIA VILLA ROSA	CLOVIS CA 93619
101	580-120-18	FAILLA DUANE C & JANET M TRUSTEES	12242 N VIA VILLA ROSA	CLOVIS CA 93619
102	580-120-19	GRAHAM CHARLES CLARK & LYDIA NICOLAE	12241 N VIA IL PRATO	CLOVIS CA 93611
103	580-120-20	SHETTY SHAILESH & NIKITA	12223 N VIA IL PRATO	CLOVIS CA 93619
104	580-120-21	GANCI GARY K & MICHELLE L TRUSTEES	12215 N VIA IL PRATO	CLOVIS CA 93619
105	580-120-22	GILL NAVDEEP S	12214 N VIA IL PRATO	CLOVIS CA 93619
106	580-120-23	BOLTON J W RANDOLPH & VALERIE E	12224 N VIA IL PRADO	CLOVIS CA 93619
107	580-120-24	JOUROYAN TYRONE H & CAROLE R	12246 N VIA IL PRATO	CLOVIS CA 93611
108	580-120-25	BORJAS NICK & OPHELIA	12268 N VIA IL PRATO	CLOVIS CA 93611
109	580-120-26	SECOR WILLIAM M & SHARON H	3481 E VIA MONTE VERDI	CLOVIS CA 93611
110	580-120-27	MC CLARAN GLEN S & MELISSA D	3490 E VIA MONTE VERDI	CLOVIS CA 93611
111	580-120-28	HUTCHESON ALAN G & GABRIELL M	3474 E VIA MONTE VERDI	CLOVIS CA 93611
112	580-120-29	ESCOBAR DAVID & KAREN A	3456 E VIA MONTE VERDI	CLOVIS CA 93619

APPENDIX D

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284
COUNTY OF FRESNO, STATE OF CALIFORNIA
(Wastewater Treatment Facility Improvements and Repayment
Of Clean Water State Revolving Fund Loan, Community of Monte Verdi)

LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS AS OF AUGUST 16, 2012

PARCEL ASSESSMENT NUMBER	PARCEL APN	PARCEL OWNER NAME	STREET / P.O. BOX	CITY, STATE, ZIP
(NOTE: DATA IN APPENDIX D SORTED BY ASCENDING PARCEL ASSESSMENT NUMBER)				
113	580-120-30	KIZIOR MARK J & MARNA M NII	3438 E VIA MONTE VERDI	CLOVIS CA 93619
114	580-120-31	HIGA KELVIN & GLORIA	3410 E VIA MONTE VERDI	CLOVIS CA 93619
115	580-120-32	VON KAENEL WILLIAM & LYNN	3386 E VIA MONTE VERDI	CLOVIS CA 93611
116	580-120-33	HELM MELVIN R JR & ANNA M TRUSTEES	3364 E VIA MONTE VERDI	CLOVIS CA 93619
117	580-120-34	GARAMAN FRANK & GLORIA	3342 E VIA MONTE VERDI	CLOVIS CA 93619
118	580-120-35	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
119	580-120-36	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
120	580-120-37	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
121	580-130-01	MALHOTRA RAJEEV & ROBINA TRUSTEES	3119 E VIA MONTE VERDI	CLOVIS CA 93619
122	580-130-02	DALENA PETER M & SUE M	3131 E VIA MONTE VERDI	CLOVIS CA 93619
123	580-130-03	BLUHM DAVID A & MARY ANN TRUSTEES	12249 N VIA TESORO	CLOVIS CA 93619
124	580-130-04	HOLLOWAY NATHANIEL L JR	12237 N VIA TESORO	CLOVIS CA 93611
125	580-130-05	SANDHU TEJINDER S & DEVINDER K	2570 JENSEN #103	SANGER CA 93657
126	580-130-06	STURGILL LOIS V BALL	12205 N VIA TESORO	CLOVIS CA 93619
127	580-130-07	SINGH HIRDAY P & KASHMIR K	12200 N VIA TESORO	CLOVIS CA 93619
128	580-130-08	SAFARI HAMID REZA TRUSTEE	9747 N WILLEY	FRESNO CA 93720
129	580-130-09	HUGHES JEREMY & ALLISON	12226 N VIA TESORO	CLOVIS CA 93619
130	580-130-10	ESTRADA ROBERT M & GINA LYNN % AXA ADVISORS	12244 N VIA TESORO	CLOVIS CA 93619
131	580-130-11	TOROSIAN JAMES & JANET TRUSTEES	3233 E VIA MONTE VERDI	CLOVIS CA 93619
132	580-130-12	MORITA GARY & LORI ABE-MORITA	3257 E VIA MONTE VERDI	CLOVIS CA 93619
133	580-130-13	POSS WILLIAM A & DIANE C	3285 E VIA MONTE VERDI	CLOVIS CA 93611
134	580-130-14	SCOTT MARSHALL P & WENDY ANN WILSON	12173 N VIA PIEMONTE	CLOVIS CA 93611
135	580-130-15	BLUE LANE M & CINDY TRUSTEES	12165 N VIA PIEMONTE	CLOVIS CA 93619
136	580-130-16	SARKISIAN LEON A & CHERYL H TRUSTEES	P O BOX 26933	FRESNO CA 93729
137	580-130-17	MOLINA GEORGE C & UTE	12149 N VIA PIEMONTE	CLOVIS CA 93619
138	580-130-18	HARRIS F RUSSELL & ANNE M	12145 N VIA PIEMONTE	CLOVIS CA 93619
139	580-130-19	STANFORD ALWYN A & BETTE	1074 E COLE	FRESNO CA 93720
140	580-130-20	DECK DANIEL F JR & RENAE M	12162 N VIA PIEMONTE	CLOVIS CA 93611
141	580-130-21	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
142	580-130-22	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626
143	580-130-25	FRESNO MONTE VERDI HOMEOWNERS ASSN	P O BOX 277	FRIANT CA 93626

PARCEL COUNT 143

NOTES:

1. PARCEL OWNER NAMES AND ADDRESSES SHOWN ON THIS APPENDIX C WERE EXTRACTED FROM THE FRESNO COUNTY SECURED ASSESSOR'S ROLL ON FEBRUARY 11, 2013, BY COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING STAFF.

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

APPENDIX E

**COPY OF THE NOTICE OF EXEMPTION OF THE PROPOSED
WASTEWATER TREATMENT FACILITY IMPROVEMENTS PROJECT,
COMMUNITY OF MONTE VERDI, FROM THE PROVISIONS OF THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT, FILED IN THE OFFICE
OF THE FRESNO COUNTY CLERK ON JANUARY 5, 2011**



F I L E D

JAN 05 2011

County of Fresno

FRESNO COUNTY CLERK

By

Flanca H. Huellos

E2011100 304

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER
DIRECTOR

NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

FROM: Fresno County Department of Public Works and Planning, Development Services Division
2220 Tulare Street (corner of Tulare and "M" Streets) Suite "A", Fresno, CA 93721

PROJECT TITLE: Environmental Review (ER) No. 6129 of County Service Area (CSA) No. 44D Waste Water Treatment Plant (WWTP) Improvements

PROJECT LOCATION - COUNTY: The WWTP is located on a 1.05-acre parcel located on the east side of Willow Avenue between Via Monte Verdi Avenue and Silaxo Lane, in Fresno County.

DESCRIPTION OF PROJECT: The project proposes to upgrade the existing WWTP of CSA No. 44D that serves Monte Verdi Estate subdivision. Two alternatives have been identified for the proposed project. The first alternative consists of modification of the existing Sequencing Batch Reactor (SBR) basins and decant tank, and removal of the existing floating decanters, to be replaced with new ones. Under this alternative, the project will also remove the existing sand filters and replace them with cloth media disk filters, and install a new walkway and mixing pumps in the SBR basins. The existing roof of the structure housing the WWTP will also be modified to accommodate the new walkway. The project will also install a Supervisory Control and Data Acquisition (SCADA) system.

The second alternative consists of modification of the existing SBR basins, through installation of a new baffle wall, to house a new Membrane Bioreactor (MBR).

Each alternative involves installation of biofilters, and construction of a new 240 square-foot addition to the existing structure, to house the grinder, magnetic flow meter, and influent screening pumps. The project will not increase the system's capacity and will not require the removal or alteration of trees or rock outcroppings. The WWTP improvements will be within the existing infrastructure's footprints, and the project will not expand the Plant's capacity.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Fresno County Board of Supervisors, Department of Public Works and Planning, Resources Division.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Fresno County Department of Public Works and Planning, Resources Division, Contact: Joe Prado, Principal Staff Analyst (559) 600-4323.

EXEMPT STATUS: Section 15301(b), (d), and (f) Class 1 of CEQA Guidelines - Existing Facilities. Under Section 15301 of the CEQA Guidelines.

REASONS WHY THE PROJECT IS EXEMPT: The proposed project meets the criteria for Section 15301(b), (d), and (f) as specified in the CEQA Guidelines.

LEAD AGENCY

CONTACT PERSON: M. Theresa Acosta-Mena, Senior Planner **AREA CODE/TELEPHONE:** (559) 600-4228

If filed by the applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
☒ Yes ☐ No

Signature: M. Theresa Acosta-Mena
M. Theresa Acosta-Mena, Senior Planner

Date: Nov. 30, 2010

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

DEVELOPMENT SERVICES DIVISION

E201110000004

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

APPENDIX F

**COPY OF COST ESTIMATE PREPARED BY FRESNO COUNTY
DEPARTMENT OF PUBLIC WORKS AND PLANNING PROVIDING
ITEMIZED COST OF ANNUAL ASSESSMENT ADMINISTRATION WORK
AND EXPENSE**

Estimated Costs for AD 284
Bond Issuance Annual Administration
Charges for Assessments to be
Placed on Tax Rolls

<u>Ongoing Annual Costs:</u>	<u>Amount</u>
1) Trustee Fees	\$ -
2) Bond Counsel	\$ -
3) Treasurer Administration	\$ 4,000
4) Annual Assessment Charge (125 parcels X .13/parcel) 125 X .13	\$ 16
5) PW & P Staff	<u>\$ 5,484</u>
Total Annual Costs	<u>\$ 9,500</u>
6) Estimated Annual Cost per Parcel	\$ 76

ENGINEER'S REPORT

ASSESSMENT DISTRICT 284

COUNTY OF FRESNO, STATE OF CALIFORNIA

**(Wastewater Treatment Facility Improvements and Repayment Of
Clean Water State Revolving Fund Loan, Community of Monte Verdi)**

APPENDIX G

COPY OF LOCATION MAP OF FRESNO COUNTY SERVICE AREA 44 D

(Prepared by Fresno County Department of Public Works and Planning)



County of Fresno

County Service Area 44 D

CSA 44 D

