



AGENDA
NEWMAN CITY COUNCIL
SPECIAL MEETING MAY 27, 2014
CITY HALL CONFERENCE ROOM, 6:30 P.M., 938 FRESNO STREET

1. **Call To Order.**
2. **Roll Call.**
3. **Items From The Public.**
4. **Adjourn To Closed Session**
 - a. Public Employee Personnel Evaluation – City Manager – G.C. 54957.6.
 - b. Return To Open Session.
5. **Adjournment.**



AGENDA
NEWMAN CITY COUNCIL
REGULAR MEETING MAY 27, 2014
CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET

1. **Call To Order.**
2. **Pledge Of Allegiance.**
3. **Invocation.**
4. **Roll Call.**
5. **Declaration Of Conflicts Of Interest.**
6. **Ceremonial Matters.**
7. **Items from the Public - Non-Agenda Items.**
8. **Consent Calendar**
 - a. Waive All Readings Of Ordinances And Resolutions Except By Title.
 - b. Approval Of Warrants. ([View Warrant Register](#))
 - c. Approval Of Minutes Of The May 13, 2014 Meetings. ([View Minutes](#))
 - d. Adopt Resolution No. 2014- , A Resolution Rejecting The Claim Of Arturo Moreno. ([View Report](#))
9. **Public Hearings**
 - a. Adopt Resolution No. 2014- , A Resolution Authorizing The Change In Garbage Collection Rates Per Prior Contractual Agreement. ([View Report](#))
 - b. First Reading And Introduction Of Ordinance No. 2014- , An Ordinance Of The City Council Of The City Of Newman Approving A Second Amendment To The Sherman Ranch Development Agreement. ([View Report](#))
10. **Regular Business**
 - a. First Reading And Introduction Of Ordinance No. 2014- , Amending Title 5 Zoning, Adding Chapter 29 Urban Growth Boundary, Of The Newman City Code. ([View Report](#))
 - b. Report On The Lighting And Landscape Maintenance District For Fiscal Year 2014-2015
 - I. Adopt Resolution No. 2014- , Approving The Annual Report For The Lighting And Landscape Maintenance District For Fiscal Year 2014-2015.
 - II. Adopt Resolution No. 2014- , Declaring Its Intention To Levy And Collect Assessments For The Lighting And Landscape Maintenance District For Fiscal Year 2014-2015 And Declaring The Intention Of The Council To Conduct A Public Hearing Concerning The Levy Of Assessments. ([View Report](#))

- c. First Reading And Introduction Of Ordinance No. 2014- , Amending Title 4 Building Regulations, Chapter 4.11 Floodplain Management, Of The Newman City Code. ([View Report](#))
- d. Authorize The Mayor To Sign An Application For FEMA National Flood Insurance Program Community Rating System. ([View Report](#))
- e. Adopt Resolution No. 2014- , A Resolution Approving An Application To Receive A PG&E On-Bill Financing 0% Loan For Street Lighting Conversion Project And Authorize The City Manager To Execute Associated Documents. ([View Report](#))
- f. Adopt Resolution No. 2014- , A Resolution Approving Amendment No. 1 To The Purchase And Sale Agreement Between The City And George And Marlene Souza. ([View Report](#))

11. Items From District Five Stanislaus County Supervisor.

12. Items From The City Manager And Staff.

13. Items From City Council Members.

14. Adjournment.

Calendar of Events

May 26 – Memorial Day Holiday – City Offices Closed.

May 27 – City Council - 7:00 P.M.

June 7 – Outdoor Movie Night – *Toy Story* – Sherman Park - 8:00 P.M.

June 10 – City Council - 7:00 P.M.

June 12 – Recreation Commission – 7:00 P.M.

June 15 – Father’s Day.

June 19 – Planning Commission – Cancelled.

June 24 – City Council - 7:00 P.M.



Check Register

May 23, 2014

Vendor	Fund-Dept-Acc'	Amount	Date	Check #	Description
Alvarez Juan	10-00-2840	\$ 75.00	5/23/2014	105487	Refund Memorial Bldg deposit/Spanish Congregation Jehovahs
		\$ 75.00		105487 Total	
Animal Damage Management, Inc	69-47-6200	\$ 530.00	5/23/2014	105488	Gopher control @ Sherman, Rose, Barrington & Memorial Parks
Animal Damage Management, Inc	10-44-6200	\$ 225.00	5/23/2014	105488	Gopher control @ Sherman, Rose, Barrington & Memorial Parks
Animal Damage Management, Inc	10-44-6660	\$ 175.00	5/23/2014	105488	Gopher control @ Sherman, Rose, Barrington & Memorial Parks
		\$ 930.00		105488 Total	
ARROWHEAD MOUNTAIN SPRING	10-14-6300	\$ 14.35	5/23/2014	105489	Bottled water delivered @ city hall
ARROWHEAD MOUNTAIN SPRING	60-50-6300	\$ 14.35	5/23/2014	105489	Bottled water delivered @ city hall
ARROWHEAD MOUNTAIN SPRING	63-56-6300	\$ 14.36	5/23/2014	105489	Bottled water delivered @ city hall
ARROWHEAD MOUNTAIN SPRING	10-45-6300	\$ 26.72	5/23/2014	105489	Bottled water delivered @ teen center
ARROWHEAD MOUNTAIN SPRING	10-21-6300	\$ 9.98	5/23/2014	105489	Bottled water delivered @ PD
ARROWHEAD MOUNTAIN SPRING	60-50-6300	\$ 64.67	5/23/2014	105489	Bottled water delivered @ WWTP
		\$ 144.43		105489 Total	
AT&T MOBILITY	10-21-6420	\$ 405.14	5/23/2014	105490	Mobile access in patrol units 4/3/14 to 5/2/14
AT&T MOBILITY	10-21-6420	\$ 435.76	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	63-56-6420	\$ 163.93	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-44-6420	\$ 26.15	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	69-47-6420	\$ 9.76	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	60-50-6420	\$ 259.02	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-07-6420	\$ 8.28	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-22-6420	\$ 24.55	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-33-6420	\$ 29.19	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-02-6420	\$ 33.01	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-45-6420	\$ 80.58	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-03-6420	\$ 30.81	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-14-6420	\$ 41.26	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	73-70-6420	\$ 30.95	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	22-20-6420	\$ 3.31	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
AT&T MOBILITY	10-06-6420	\$ 90.47	5/23/2014	105490	Cell phone usage 4/6/14 to 5/5/14
		\$ 1,672.17		105490 Total	
Bernabe Maria Eliia	10-00-2840	\$ 143.98	5/23/2014	105491	Refund partial Memorial Bldg deposit/Bernabe
		\$ 143.98		105491 Total	
BERTOLOTTI DISPOSAL	10-33-6220	\$ 906.97	5/23/2014	105492	Dumping fees/April 2014
BERTOLOTTI DISPOSAL	10-33-6270	\$ 445.19	5/23/2014	105492	Trash bin and dumping fees @ 907 Fig Lane
		\$ 1,352.16		105492 Total	
BUSINESS CARD	71-46-7505	\$ 1,484.55	5/23/2014	105494	629 square fees flooring/City Hall
BUSINESS CARD	10-00-5830	\$ 77.70	5/23/2014	105494	Polo shirst with logo/employee reimbursed



Check Register May 23, 2014

Vendor	Fund-Dept-Acc#	Amount	Date	Check #	Description
BUSINESS CARD	10-45-6724	\$ 324.00	5/23/2014	105494	Rental of "Toy Story" movie for Movie Night @ Sherman Park 6/7
BUSINESS CARD	10-22-6690	\$ 24.75	5/23/2014	105494	Meals training/Fire Dept
BUSINESS CARD	10-45-6739	\$ 211.56	5/23/2014	105494	Supplies for teen center snack bar
BUSINESS CARD	10-33-6690	\$ 3.00	5/23/2014	105494	Parking fee
BUSINESS CARD	10-21-6300	\$ 278.67	5/23/2014	105494	Evidence boxes/knife boxes/rifle boxes/Methaphetamin test kits
BUSINESS CARD	71-46-7505	\$ 1,167.83	5/23/2014	105494	Supplies for corp yard floor tiling project
BUSINESS CARD	10-21-6300	\$ 10.00	5/23/2014	105494	Service for 4/19/14 to 5/19/14 (19 people)
BUSINESS CARD	60-50-6300	\$ 112.68	5/23/2014	105494	Ken Kerri study course & test/P. Garcia
BUSINESS CARD	64-56-7505	\$ 183.50	5/23/2014	105494	Coaster futon sofa/crop yard
BUSINESS CARD	61-55-7505	\$ 183.50	5/23/2014	105494	Coaster futon sofa/crop yard
BUSINESS CARD	10-33-6690	\$ 2.00	5/23/2014	105494	Parking fee/STANCOG
BUSINESS CARD	64-56-7505	\$ 79.11	5/23/2014	105494	3 furniture chairs/corp yard
BUSINESS CARD	61-55-7505	\$ 79.11	5/23/2014	105494	3 furniture chairs/corp yard
		\$ 4,221.96		105494 Total	
Canon Solutions America, Inc.	63-56-6200	\$ 23.61	5/23/2014	105496	Copier maintenance 4/1/14 to 4/30/14 plus copies @ city hall
Canon Solutions America, Inc.	60-50-6200	\$ 23.61	5/23/2014	105496	Copier maintenance 4/1/14 to 4/30/14 plus copies @ city hall
Canon Solutions America, Inc.	10-14-6200	\$ 67.44	5/23/2014	105496	Copier maintenance 4/1/14 to 4/30/14 plus copies @ city hall
Canon Solutions America, Inc.	60-50-6200	\$ 67.44	5/23/2014	105496	Copier maintenance 4/1/14 to 4/30/14 plus copies @ city hall
Canon Solutions America, Inc.	63-56-6200	\$ 67.45	5/23/2014	105496	Copier maintenance 4/1/14 to 4/30/14 plus copies @ city hall
Canon Solutions America, Inc.	10-21-6200	\$ 45.57	5/23/2014	105496	Copier mainternance 4/1/14 to 4/30/14 plus copies @ Police dept
		\$ 295.12		105496 Total	
Canon Financial Services, Inc.	10-14-6200	\$ 106.06	5/23/2014	105495	Lease payment for copier @ city hall-finance
Canon Financial Services, Inc.	60-50-6200	\$ 106.06	5/23/2014	105495	Lease payment for copier @ city hall-finance
Canon Financial Services, Inc.	63-56-6200	\$ 106.06	5/23/2014	105495	Lease payment for copier @ city hall-finance
Canon Financial Services, Inc.	10-21-6200	\$ 196.96	5/23/2014	105495	Lease payment for copier @ PD
Canon Financial Services, Inc.	60-50-6200	\$ 86.70	5/23/2014	105495	Lease payment for copier @ PW
Canon Financial Services, Inc.	63-56-6200	\$ 86.70	5/23/2014	105495	Lease payment for copier @ PW
		\$ 688.54		105495 Total	
CBA (CALIFORNIA BENEFITS)	10-00-1110	\$ 8,500.00	5/23/2014	105497	Pre-paid dental-vision deposit
		\$ 8,500.00		105497 Total	
Chevron & Texaco Business Card Services	10-33-6500	\$ 99.66	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14
Chevron & Texaco Business Card Services	10-44-6500	\$ 177.18	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14
Chevron & Texaco Business Card Services	63-56-6500	\$ 935.61	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14
Chevron & Texaco Business Card Services	60-50-6500	\$ 350.30	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14
Chevron & Texaco Business Card Services	10-21-6500	\$ 3,944.18	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14
Chevron & Texaco Business Card Services	10-22-6500	\$ 411.03	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14
Chevron & Texaco Business Card Services	69-47-6500	\$ 118.60	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14
Chevron & Texaco Business Card Services	10-07-6500	\$ 40.66	5/23/2014	105498	Gas and diesel purchases 4/15/14 to 5/14/14



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May 23, 2014

Vendor	Fund-Dept-Acc#	Amount	Date	Check #	Description
		\$ 6,077.22		105498 Total	
Churchwell White, LLP	10-15-6200	\$ 510.52	5/23/2014	105499	Monthly retainer for legal ser
Churchwell White, LLP	60-50-6200	\$ 510.37	5/23/2014	105499	Monthly retainer for legal ser
Churchwell White, LLP	63-56-6200	\$ 510.37	5/23/2014	105499	Monthly retainer for legal ser
		\$ 1,531.26		105499 Total	
CODE PUBLISHING COMPANY	10-03-6265	\$ 1,857.00	5/23/2014	105501	Supplement update #4 to City Code
		\$ 1,857.00		105501 Total	
Correa Maria	10-00-2840	\$ 200.00	5/23/2014	105502	Refund Memorial Bldg deposit/Correa
		\$ 200.00		105502 Total	
CROP PRODUCTION SERVICES	60-50-6230	\$ 1,985.14	5/23/2014	105503	1550 Lbs Treflan/WWTP front 66 & back 12 acres
		\$ 1,985.14		105503 Total	
Department of Motor Vehicles	10-44-6530	\$ 52.00	5/23/2014	105504	Additional fee due on 2012 Polaris Ranger/PW
Department of Motor Vehicles	60-50-6530	\$ 52.00	5/23/2014	105504	Additional fee due on 2012 Polaris Ranger/WWTP
		\$ 104.00		105504 Total	
Direct Security and Sound, Inc.	60-50-6200	\$ 124.96	5/23/2014	105505	40 feet HDMI wire/labor @ WWTP
		\$ 124.96		105505 Total	
DISH NETWORK	10-22-6200	\$ 875.00	5/23/2014	105506	DISH network @ Fire Dept 5/11/14 to 5/1/15
		\$ 875.00		105506 Total	
Dominguez Odilia	10-00-2840	\$ 200.00	5/23/2014	105507	Refund Memorial Bldg deposit/cancelled use/Dominguez
		\$ 200.00		105507 Total	
ENVIRONMENTAL TECHNIQUES	60-50-6300	\$ 3,540.00	5/23/2014	105508	60 ProOxidizer/aeratoin basin #1/WWTP
		\$ 3,540.00		105508 Total	
FRANKLIN PET CEMETERY & C	10-21-6208	\$ 4.00	5/23/2014	105509	Animal disposal clinic
FRANKLIN PET CEMETERY & C	10-21-6208	\$ 4.40	5/23/2014	105509	Animal disposal clinic
FRANKLIN PET CEMETERY & C	10-21-6208	\$ 3.20	5/23/2014	105509	Animal disposal clinic
		\$ 11.60		105509 Total	
GARTON TRACTOR	60-50-6530	\$ 234.60	5/23/2014	105510	Pickup and return of New Holland Tractor for repairs @ WWTP
		\$ 234.60		105510 Total	
GEOANALYTICAL LAB, INC.	60-50-6200	\$ 355.00	5/23/2014	105511	BOD/TSS/Nitrates/WWTP/April 2014
GEOANALYTICAL LAB, INC.	63-56-6200	\$ 807.00	5/23/2014	105511	Bacti testingf/Nitrates/EDT reporting/April 2014
		\$ 1,162.00		105511 Total	
Gouveia Engineering, Inc	18-32-7739	\$ 2,514.75	5/23/2014	105512	Plan review for Hwy 33/Inyo intersection
Gouveia Engineering, Inc	18-32-7739	\$ 942.38	5/23/2014	105512	Meeting with City & North Star engineering/Hwy 33/Inyo intersect
Gouveia Engineering, Inc	20-32-7780	\$ 5,953.50	5/23/2014	105512	Project 2014 Tulare Street improvements
Gouveia Engineering, Inc	71-07-7505	\$ 3,080.00	5/23/2014	105512	Engineering services/Memorial Bldg renovation
Gouveia Engineering, Inc	10-31-6200	\$ 168.00	5/23/2014	105512	Address & process request for flood certificate sign-off/Dollar
Gouveia Engineering, Inc	10-00-2545	\$ 189.00	5/23/2014	105512	Review Walnut Cr subdivision for existing drain lines/Mattos Ran



Check Register May 23, 2014

Vendor	Fund-Dept-Acc'	Amount	Date	Check #	Description
Gouveia Engineering, Inc	10-31-6200	\$ 70.88	5/23/2014	105512	Review engineer's blow-offs @ The Villas tentative map review
Gouveia Engineering, Inc	24-32-7766	\$ 4,386.38	5/23/2014	105512	Project coordination with electrical engineer/CMAQ natural gas f
Gouveia Engineering, Inc	10-31-6200	\$ 588.00	5/23/2014	105512	Compile & update project info/Rule 20 A/Alleys
		\$ 17,892.89		105512 Total	
Grand Lodge of California	40-07-8130	\$ 583.42	5/23/2014	105513	Principal payment for new city hall/June 2014
Grand Lodge of California	60-50-8130	\$ 583.43	5/23/2014	105513	Principal payment for new city hall/June 2014
Grand Lodge of California	63-56-8130	\$ 583.43	5/23/2014	105513	Principal payment for new city hall/June 2014
Grand Lodge of California	40-07-8120	\$ 1,054.81	5/23/2014	105513	Interest payment for new city hall/June 2014
Grand Lodge of California	60-50-8125	\$ 1,054.81	5/23/2014	105513	Interest payment for new city hall/June 2014
Grand Lodge of California	63-56-8125	\$ 1,054.80	5/23/2014	105513	Interest payment for new city hall/June 2014
		\$ 4,914.70		105513 Total	
GRAPHIC PRINT SHOP	42-36-7751	\$ 360.32	5/23/2014	105514	2 Vinyl Banners
GRAPHIC PRINT SHOP	10-33-6300	\$ 60.38	5/23/2014	105514	2 Full color poster prints/laminated
		\$ 420.70		105514 Total	
Independent Stationers	60-50-6300	\$ 5.74	5/23/2014	105516	Ball point pens/PW
Independent Stationers	63-56-6300	\$ 5.75	5/23/2014	105516	Ball point pens/PW
Independent Stationers	10-14-6300	\$ 7.30	5/23/2014	105516	Perforated paper/colored paper
Independent Stationers	60-50-6300	\$ 7.30	5/23/2014	105516	Perforated paper/colored paper
Independent Stationers	63-56-6300	\$ 7.31	5/23/2014	105516	Perforated paper/colored paper
		\$ 33.40		105516 Total	
INFOSEND, INC	60-50-6200	\$ 940.06	5/23/2014	105517	Utility bill and late notice/April 2014
INFOSEND, INC	63-56-6200	\$ 940.06	5/23/2014	105517	Utility bill and late notice /April 2014
INFOSEND, INC	10-41-6200	\$ 371.93	5/23/2014	105517	Utility bill inserts for new garbage rates
		\$ 2,252.05		105517 Total	
IN-SYNCH SYSTEMS	10-21-6200	\$ 1,020.00	5/23/2014	105515	Monthly RMS subscription 6/1/14 to 6/30/14/PD
		\$ 1,020.00		105515 Total	
IRRIGATION DESIGN & CONST	60-50-6300	\$ 158.40	5/23/2014	105518	8 coveralls/nitrile gloves/WWTP
IRRIGATION DESIGN & CONST	60-50-6300	\$ 8.27	5/23/2014	105518	Cowhide gloves/Garcia
		\$ 166.67		105518 Total	
Lamphier-Gregory, Inc	40-06-6245	\$ 895.00	5/23/2014	105519	Master Plan environmental review thru 4/25/14
		\$ 895.00		105519 Total	
McWaters Denton	10-00-5793	\$ 15.00	5/23/2014	105521	Reimbursement for police report copy/McWaters
		\$ 15.00		105521 Total	
MID VALLEY IT, INC	10-21-6200	\$ 1,273.20	5/23/2014	105522	IT CONTRACT/PD/June 2014
MID VALLEY IT, INC	10-14-6200	\$ 636.60	5/23/2014	105522	IT CONTRACT/FIN/June 2014
MID VALLEY IT, INC	63-56-6200	\$ 636.60	5/23/2014	105522	IT CONTRACT/WATR/June 2014
MID VALLEY IT, INC	60-50-6200	\$ 636.60	5/23/2014	105522	IT CONTRACT/SEWR/June 2014



Check Register

May 23, 2014

Vendor	Fund-Dept-Acc#	Amount	Date	Check #	Description
		\$ 3,183.00		105522 Total	
MODESTO BEE	10-06-6600	\$ 144.67	5/23/2014	105523	Notice of public hearing/Site plan review 14-01/Saputo
		\$ 144.67		105523 Total	
Muniz Ruben	10-00-2840	\$ 200.00	5/23/2014	105524	Refund Memorial Bldg deposit/cancelled use/Muniz
		\$ 200.00		105524 Total	
NEWMAN SMOG AND LUBE	10-21-6530	\$ 398.67	5/23/2014	105525	Water pump removed and replaced/07 Buick LaCrosse/PD
NEWMAN SMOG AND LUBE	10-21-6530	\$ 41.73	5/23/2014	105525	Lube, oil and oil filter change/2013 Dodge Charger
		\$ 440.40		105525 Total	
NORMAC, INC.	69-47-6300	\$ 135.72	5/23/2014	105526	Hunter node controller
NORMAC, INC.	10-44-6300	\$ 19.78	5/23/2014	105526	Rainbird 33DK valve key
NORMAC, INC.	10-44-6300	\$ (7.80)	5/23/2014	105526	Credit on 1" check valve returned
		\$ 147.70		105526 Total	
OTTMAN FARMS, INC	60-50-6230	\$ 936.00	5/23/2014	105527	Alfalfa spraying @ WWTP with Treflan
		\$ 936.00		105527 Total	
CITY OF PATTERSON	10-03-6200	\$ 660.00	5/23/2014	105500	Video reimbursement for April 2014 council meetings
		\$ 660.00		105500 Total	
P G & E	10-07-6410	\$ 337.48	5/23/2014	105528	Gas and electric use @ 938 Fresno St 4/7/14 to 5/7/14
P G & E	60-50-6410	\$ 337.48	5/23/2014	105528	Gas and electric use @ 938 Fresno St 4/7/14 to 5/7/14
P G & E	63-56-6410	\$ 337.47	5/23/2014	105528	Gas and electric use @ 938 Fresno St 4/7/14 to 5/7/14
P G & E	10-21-6510	\$ 30.45	5/23/2014	105528	Natural gas pumped @ CNG fueling 4/7/14 to 5/7/14
P G & E	10-33-6510	\$ 60.90	5/23/2014	105528	Natural gas pumped @ CNG fueling 4/7/14 to 5/7/14
P G & E	10-44-6510	\$ 91.34	5/23/2014	105528	Natural gas pumped @ CNG fueling 4/7/14 to 5/7/14
P G & E	60-50-6510	\$ 30.45	5/23/2014	105528	Natural gas pumped @ CNG fueling 4/7/14 to 5/7/14
P G & E	63-56-6510	\$ 30.45	5/23/2014	105528	Natural gas pumped @ CNG fueling 4/7/14 to 5/7/14
		\$ 1,256.02		105528 Total	
R-SAFE SPECIALTY	10-46-6300	\$ 19.26	5/23/2014	105529	Eyewash bottle
		\$ 19.26		105529 Total	
SPRINGBROOK SOFTWARE	10-14-6310	\$ 4,865.91	5/23/2014	105530	Annual maintenance 7/1/14 to 6/30/15/Springbrook software
SPRINGBROOK SOFTWARE	60-50-6310	\$ 4,865.91	5/23/2014	105530	Annual maintenance 7/1/14 to 6/30/15/Springbrook software
SPRINGBROOK SOFTWARE	63-56-6310	\$ 4,865.92	5/23/2014	105530	Annual maintenance 7/1/14 to 6/30/15/Springbrook software
SPRINGBROOK SOFTWARE	10-14-6310	\$ 250.33	5/23/2014	105530	Monthly web payments/April 2014
SPRINGBROOK SOFTWARE	60-50-6310	\$ 250.33	5/23/2014	105530	Monthly web payments/April 2014
SPRINGBROOK SOFTWARE	63-56-6310	\$ 250.34	5/23/2014	105530	Monthly web payments/April 2014
		\$ 15,348.74		105530 Total	
State of Calif Dept of Justice	60-50-6200	\$ 32.00	5/23/2014	105533	Fingerprints for P. Garcia
State of Calif Dept of Justice	10-03-6200	\$ 32.00	5/23/2014	105533	Fingerprints for City Hall intern
State of Calif Dept of Justice	10-00-2014	\$ 511.00	5/23/2014	105533	Fingerprints/CCW/Fingerprints FBI/Fed LVL volunteer



Check Register May 23, 2014

Vendor	Fund-Dept-Acc#	Amount	Date	Check #	Description
		\$ 575.00		105533 Total	
Stanislaus County Auditor-Controller	10-21-6510	\$ 5.94	5/23/2014	105531	Natural gas pumped @ Morgan Road fuel station
		\$ 5.94		105531 Total	
STANTEC CONSULTING SERVICE, Inc	64-56-6201	\$ 663.00	5/23/2014	105532	Predisign of well & transmission thru 3/21/14
		\$ 663.00		105532 Total	
Telcion Communications Group	10-07-6200	\$ 750.00	5/23/2014	105534	Shoretel upgrade (phone system).
Telcion Communications Group	60-50-6200	\$ 750.00	5/23/2014	105534	Shoretel upgrade (phone system).
Telcion Communications Group	63-56-6200	\$ 750.00	5/23/2014	105534	Shoretel upgrade (phone system).
		\$ 2,250.00		105534 Total	
The Pin Center	10-01-6620	\$ 1,208.50	5/23/2014	105535	1000 Lapel pins with city logo
		\$ 1,208.50		105535 Total	
BRYANT HEATHER	63-00-2010	\$ 24.39	5/19/2014	105493	Refund Check
		\$ 24.39		105493 Total	
USA BLUEBOOK	60-50-6300	\$ 598.24	5/23/2014	105536	Leather gloves/manholde inspection mirror/element paper/ear plug
		\$ 598.24		105536 Total	
MATTOS NEWSPAPERS, INC.	17-41-6200	\$ 42.53	5/23/2014	105520	Display ad for tire amnesty
MATTOS NEWSPAPERS, INC.	17-41-6200	\$ 94.50	5/23/2014	105520	Display ad for tire amnesty
MATTOS NEWSPAPERS, INC.	17-41-6200	\$ 44.10	5/23/2014	105520	Display ad for tire amnesty
MATTOS NEWSPAPERS, INC.	17-41-6200	\$ 85.06	5/23/2014	105520	Display ad for tire amnesty
MATTOS NEWSPAPERS, INC.	60-50-6300	\$ 91.48	5/23/2014	105520	250 Business cards for Lance Perry
MATTOS NEWSPAPERS, INC.	63-56-6300	\$ 91.48	5/23/2014	105520	250 Business cards for Perfecto Millan
MATTOS NEWSPAPERS, INC.	42-36-7751	\$ 36.56	5/23/2014	105520	Shipped 1TB box to FEMA
		\$ 485.71		105520 Total	
Womack Striping, Inc	10-33-6200	\$ 1,399.50	5/23/2014	105537	Street paint striping Hills Ferry & Merced Streets
		\$ 1,399.50		105537 Total	
YANCEY LUMBER COMPANY	63-56-6300	\$ 256.35	5/23/2014	105538	extractor set/spray paint/concrete/handle/wire brush/tubing
YANCEY LUMBER COMPANY	62-60-6225	\$ 34.95	5/23/2014	105538	keys/screwdriver/glue/hex nuts/
YANCEY LUMBER COMPANY	10-46-6300	\$ 13.35	5/23/2014	105538	Grill brush/duct tape/spray paint
YANCEY LUMBER COMPANY	10-44-6300	\$ 53.92	5/23/2014	105538	White striping/chain link/misc pvc/primer/tape/thread seal
YANCEY LUMBER COMPANY	10-21-6270	\$ 17.59	5/23/2014	105538	2 bags Rice and lamb dog food/K-9
YANCEY LUMBER COMPANY	71-46-7505	\$ 54.20	5/23/2014	105538	4 pieces tile backer board/corp yard
YANCEY LUMBER COMPANY	10-33-6300	\$ 9.95	5/23/2014	105538	Primer spray paint/python glue
YANCEY LUMBER COMPANY	10-07-6300	\$ 1.34	5/23/2014	105538	Hillman fastners
YANCEY LUMBER COMPANY	10-21-6530	\$ 28.30	5/23/2014	105538	Black spray paint/razor scraper/masking tape
YANCEY LUMBER COMPANY	10-21-6307	\$ 101.16	5/23/2014	105538	2 bags Rice and lamb dog food/K-9
YANCEY LUMBER COMPANY	62-60-6225	\$ 30.51	5/23/2014	105538	1/2" Drive ratchett
		\$ 601.62		105538 Total	



Check Register

May 23, 2014

Vendor	Fund-Dept-Acc:	Amount	Date	Check #	Description
		\$ 93,684.24		Grand Total	

Accounts Payable Void Check Register



CITY OF NEWMAN
938 Fresno St. - 2nd Floor
P.O. Box 787
Newman, CA 95360
209-862-3725

User: efaria

Printed: 05/20/2014 - 12:46 PM

Vendor No	Name	Account	Invoice No	Description	Amount	Check Date	Selected for Void
HAL04	HALLINAN TOM	10-15-6200	April 2014		525.00	04/03/2014	yes
HAL04	HALLINAN TOM	60-50-6200	April 2014		525.00	04/03/2014	yes
HAL04	HALLINAN TOM	63-56-6200	April 2014		525.00	04/03/2014	yes
					1,575.00		

Accounts Payable

Manual check register for Council



CITY OF NEWMAN
938 Fresno St. - 2nd Floor
P.O. Box 787
Newman, CA 95360
209-862-3725

User: efaria

Printed: 05/20/2014 - 1:02 PM

<u>Name</u>	<u>Account</u>	<u>Amount</u>	<u>Check Number</u>	<u>Check Date</u>	<u>Description</u>
CITY OF NEWMAN-PD	10-21-6208	500.00	105486	05/20/2014	Start-up cash for May 2014 animal clinic
		=====			
		500.00			
		=====			



MINUTES
NEWMAN CITY COUNCIL
SPECIAL MEETING MAY 13, 2014
CITY HALL CONFERENCE ROOM, 6:00 P.M., 938 FRESNO STREET

1. **Call To Order** - Mayor Katen 6:00 P.M.
2. **Roll Call - PRESENT:** Davis, Candea, Martina And Mayor Katen.
ABSENT: Hutchins (Excused).
3. **Items From The Public** - None.
4. **Adjourn To Closed Session** - 6:01 P.M.
 - a. Conference With Labor Negotiator - All Bargaining Groups - G.C. 54957.6.
 - b. Public Employee Personnel Evaluation - City Manager - G.C. 54957.6.
 - c. Return To Open Session - 7:01 P.M.

No Reportable Action Was Taken.

5. **Adjournment.**

ACTION: On Motion By Candea Seconded By Martina, The Meeting Was Adjourned At 7:02 P.M. By The Following Vote: **AYES:** Davis, Candea, Martina, And Mayor Katen; **NOES:** None; **ABSENT:** Hutchins; **NOT PARTICIPATING:** None.



MINUTES
NEWMAN CITY COUNCIL
REGULAR MEETING MAY 13, 2014
CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET

1. **Call To Order.**
2. **Pledge Of Allegiance.**
3. **Invocation** – Council Member Martina.
4. **Roll Call - PRESENT:** Davis, Candea, Martina And Mayor Katen.
ABSENT: Hutchins (Excused).
5. **Declaration Of Conflicts Of Interest** – None.
6. **Ceremonial Matters**
 - a. Proclamation – Bike To Work Week.

Mayor Katen Presented A Proclamation Declaring Wednesday May 14, 2014 As Bike To Work Day In The City Of Newman.

Mike Costa, Associate Planner With The Stanislaus Council Of Governments, Accepted The Proclamation And Encouraged Everyone To Attend The Bike To Work Event On May 14th.

- b. Proclamation – Older Americans Month.

Mayor Katen Presented A Proclamation Declaring The Month Of May As Older Americans Month In The City Of Newman.

Adriana Breugem, Accepted The Proclamation On Behalf Of Stanislaus County Area Agency On Aging.

- c. Proclamation – Asthma Awareness Month.

Mayor Katen Presented A Proclamation Declaring The Month Of May Asthma Awareness Month In The City Of Newman.

7. **Items from the Public - Non-Agenda Items** –None.

8. **Consent Calendar**

- a. Waive All Readings Of Ordinances And Resolutions Except By Title.
 - b. Approval Of Warrants.
 - c. Approval Of Minutes Of The April 22, 2014 Meetings.

ACTION: On A Motion By Candea Seconded By Martina, The Consent Calendar Was Approved By The Following Vote: AYES: Davis, Candea, Martina, And Mayor Katen; NOES: None; ABSENT: Hutchins; NOT PARTICIPATING: None.

9. Public Hearings

- a. Adopt Resolution No. 2014- , A Resolution Declaring The Existence Of A Public Nuisance Under Ordinance No. 95-4.

Mayor Katen Opened The Public Hearing At 7:18 P.M.

There Being No Public Comment, Katen Closed The Public Hearing At 7:19 P.M.

ACTION: On Motion By Martina Seconded By Candea, Resolution No. 2014- , Declaring The Existence Of A Public Nuisance Under Ordinance No. 95-4, Was Adopted By The Following Vote: AYES: Davis, Candea, Martina, And Mayor Katen; NOES: None; ABSENT: Hutchins; NOT PARTICIPATING: None.

10. Regular Business - None.

11. Items From District Five Stanislaus County Supervisor.

Supervisor DeMartini Reported That He Along With County Staff Would Soon Be Out Promoting The West Side Healthcare Taskforce Locally. DeMartini Noted That The Westside Walks Campaign Will Begin In June And Conclude In August.

12. Items From The City Manager And Staff.

City Manager Holland Noted That There Would Be A Planning Commission Meeting On May 15th. Holland Reminded The Community About The Low Cost Animal Clinic on May 17th. He Mentioned That Fit Kids And Soccer Sign-Ups Had Begun And That They Would Continue Through May. Holland Confirmed That The First Outdoor Movie Night Of 2014 Would Be Held On June 7th. He Reported That City Hall Would Be Closed On Friday May 23rd And Monday May 26th. He Concluded By Confirming That The Annual City Softball Tournament Would Be Held On Friday June 13th.

Public Works Director Kim Reported That Striping Improvements Were Being Made To The Intersection Of Hills Ferry And Canal School Roads. Kim Noted That Well Number Five Is Almost Ready To Be Put Back Into Production. He Mentioned The City's CRS Program Was Initially Approved By FEMA And Pointed Out That Newman Will Be The First CRS Community In Stanislaus County.

Finance Director Humphries Noted That The Treasurer's Reports Were Completed And Reminded That Council That The Budget Workshop Would Be On June 10th.

City Planner Ocasio Reported That The State Department Of Parks Recommended Approval Of The LWCF Grant For The Skate Plaza And That The City's Application Is Now Being Reviewed By NPS Who Funds The Grant Program. Ocasio Mentioned That The Planning Commission Would Be Reviewing The Sherman Ranch Development Agreement Amendment And Saputo Cheese's Use Permit And Variance Applications.

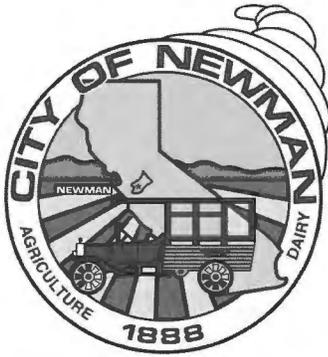
13. Items From City Council Members.

Mayor Katen Inquired As To Whether Complaints Regarding Canal School Road Had Diminished. Mayor Katen Encouraged Everyone To Attend The Memorial Day Services At The National Cemetery In Santa Nella.

Lieutenant Short Stated That He Was Unaware Of Any Recent Complaints Regarding Canal School Road Conditions.

14. Adjournment.

ACTION: On Motion By Candea Seconded By Martina, The Meeting Was Adjourned At 7:28 P.M. By The Following Vote: AYES: Davis, Candea, Martina, And Mayor Katen; NOES: None; ABSENT: Hutchins; NOT PARTICIPATING: None.



**City of Newman
City Clerk's Office
Memorandum**

Date: May 19, 2014

To: City Council

From: Mike Maier

MCM

Subject: Rejection Of Claim

On April 2, 2014, a claim against the City of Newman was filed by Arturo Moreno. Based upon the recommendation of the City's liability claims adjuster, staff recommends the Council reject said claim. Copies of the claim submitted by Mr. Moreno, the report from our liability claims adjuster and the proposed resolution rejecting the claim are all attached.

It is important that this resolution be adopted soon in order to meet time limit requirements; a claim must be allowed or rejected within forty-five (45) days of its presentation. Adherence to this forty-five (45) day rule is important because it triggers the time within which the claimant must legally file any lawsuit arising from the incident. If the City fails to reject the claim within the forty-five (45) day period, the claimant has two (2) years to file suit, essentially extending the period of vulnerability for the City from six (6) months to (2) two years.

Any discussions of the claim must be done in closed session as potential litigation/liability claims.



CITY OF NEWMAN
CLAIM FORM
FORM B

(Please Type Or Print)



CLAIM AGAINST City of Newman
(Name of Entity)

Claimant's name: Arturo Moreno

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

Claimant's address: 523 Rodeo Grounds Way Newman CA 95300

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

Date of incident/accident: Thursday March 20, 2013

Date injuries, damages, or losses were discovered: Thursday March 20, 2013

Location of incident/accident: Inyo Rd (my between Hwy 33 & Canal School Rd)

What did entity or employee do to cause this loss, damage, or injury? There are potholes on road which cause my tire to deflate because rim bent.
(Use back of this form or separate sheet if necessary to answer this question in detail.)

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

What specific injuries, damages, or losses did claimant receive? total cost to repair rim and replace tire \$225.00
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What amount of money is claimant seeking or, if the amount is in excess of \$10,000, which is the appropriate court of jurisdiction. Note: If Superior and Municipal Courts are consolidated, you must represent whether it is a "limited civil case" [see Government Code 910(f)]
\$225.00

How was this amount calculated (please itemize)? New tire \$135 Repair of bent rim \$90 = \$225 Total
(Use back of this form or separate sheet if necessary to answer this question in detail.)

Date Signed: 4/1/14 Signature: [Signature]

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

A+ AUTO SERVICE CENTER



TIRE & WHEEL

209 West Hatch Road, Modesto, CA 95351
 Ph: (209) 238-0807 Fax: (209) 238-0407
 (209) 524-3410

10 380

NAME <i>Arturo Morino</i>		DATE <i>3-21-11</i>
ADDRESS <i>523 Rubeo Grande Way</i>		
		PHONE <i>(209) 456-6364</i>

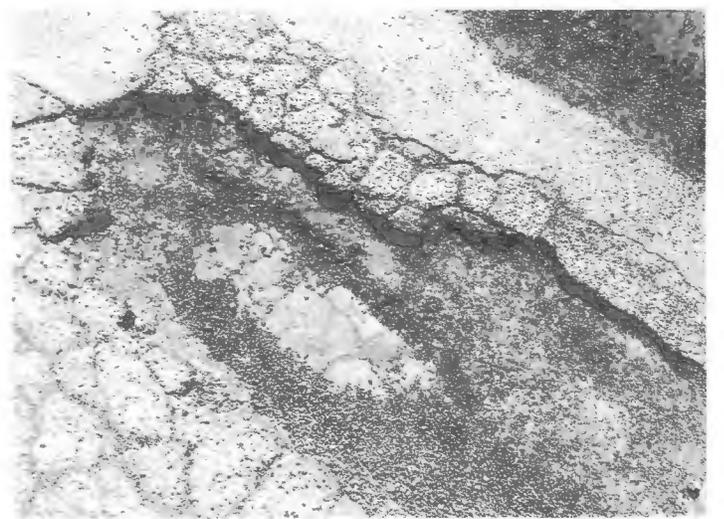
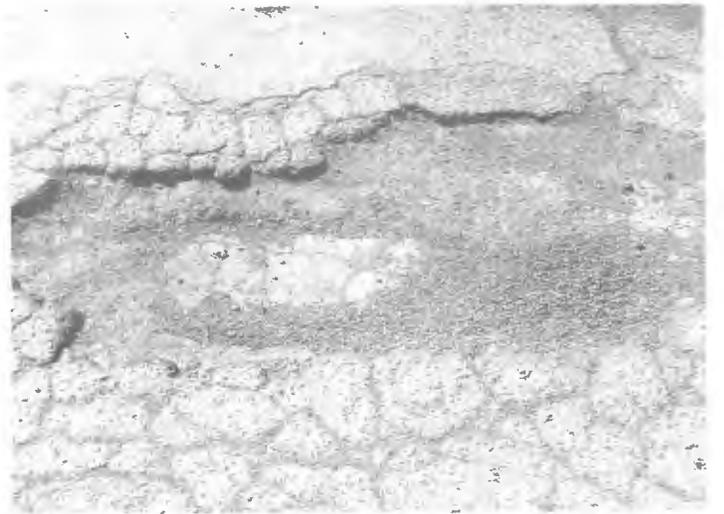
CASH
 CHARGE
 C.O.D.
 ON ACCT.
 MDSE, RETD

QTY.	DESCRIPTION	AMOUNT
<i>1</i>	<i>305/30 224 King Kong</i>	<i>135</i>
	<i>Ride on balance of</i>	<i>90</i>

<input type="checkbox"/> New Tire <input type="checkbox"/> Miles _____ Miles Warranty _____ <input checked="" type="checkbox"/> No Warranty	SUBTOTAL	
	SALES TAX	
	LABOR	
	TOTAL	<i>225</i>
	DEPOSIT	
	BALANCE DUE	

CUSTOMERS SIGNATURE _____

Thank you!





May 14, 2014

Mike Maier
CITY OF NEWMAN
1162 Main Street
Newman, CA 95360

FIRST REPORT

RE: Insured : City of Newman
Claimant : Moreno, Arturo
Claim No. : 15,318
Date of Loss : March 20, 2014
Our File No. : FR95592

ASSIGNMENT & COVERAGE

We received this claim in our Fresno office on April 2, 2014. Our assignment was to investigate the matter on behalf of the City of Newman to determine their liability exposure.

Coverage appeared to be in order.

GOVERNMENT CODE REQUIREMENTS

The city acknowledged receipt of a new Claim Form filed by Arturo Moreno on April 2, 2014.

Per our review of the Claim Form, the date of loss was identified as "March 20, 2013." However, we presumed that the date was a typographical error and the claimant meant to indicate March 20, 2014. Nevertheless, with a date of loss of "March 20, 2013" the claim was technically a late claim. The claim was otherwise sufficient. Since we made no recommendations to return the claim as a late claim, the claim should be accepted as filed.

After review and consideration, it would be our recommendation to consider the claim for rejection. If/when rejected, please provide us with a copy.

FACTS OF THE CLAIM

According to the Claim Form, the claimant struck several potholes on Inyo between

RE: City of Merced
Moreno, Arturo
May14, 2014
Page 2

Highway 33 and Canal School Road causing damage to his tire and rim. Again, the claimant indicated the date of loss as "March 20, 2013." The claimant was seeking \$225.00 in damages from the city for the replacement of the tire and rim. The claimant included a bill for the same amount from A + Auto Service Center. The bill was dated "March 21, 2014."

DISCUSSION WITH THE CLAIMANT

We contacted the claimant, Arturo Moreno by telephone at (209)456-6364. We discussed the subject claim.

He advised that the incident occurred on his lunch break sometime between 11:00 AM and 12:00 PM. He said that he lived not too far from where the incident occurred. He said that it occurred in the northbound lane on Inyo Avenue near Canal Road. He said that there was one lane in each direction. He said that he was going about 35 mph. He said that there were about 40 to 50 potholes in that area. The one that he hit was on the right side of the lane. When he got home he heard the tire leaking air. He noticed that the 24 inch rim was bent. He said that the tires were about 80% worn. They were fairly new. He said that the tires were good sized tires. He replaced the tire and rim for \$225.00. That was the amount that he was requesting from the city. He said that this was the second time that he damaged his tire on a pothole in that area. However, he never complained to the city about the potholes *prior* to the subject incident. He advised that since this incident, the city filled in the potholes.

The claimant further stated that he was the owner of the vehicle that he was driving which was a 2003 Silverado pick-up.

INVESTIGATION

According to our investigation, the subject incident occurred within the city limits. With regard to prior notice, the city filled the potholes on Inyo Avenue in December 2013. The city had been filling in potholes on Inyo before the incident and completed the project after March 2014. The city planned to fill in the potholes as soon as they appeared especially in the rainy season when the potholes were the worst.

The city located seven (7) Work Orders for Inyo Avenue ranging from April 21, 2011 through March 20, 2014. All of the complaints had to do with large pot holes on Inyo Avenue near Canal School Road. On September 11, 2013, Stanislaus County complained that the road was so bad that it was difficult to drive down. The city took action after each complaint by filling in the potholes. The repair for the later complaint on March 20, 2014 (which was the current date of loss) was completed on April 30, 2014.

We discussed the matter with the City's Public Works Director, Koosun Kim. He advised that the city had two possible improvement ideas for Inyo Avenue. The entire street would need to be re-constructed. However, they had a problem with funding

RE: City of Merced
Moreno, Arturo
May 14, 2014
Page 3

They had been trying to raise enough money for the project but it would take some time. In the interim, the Public Works Department checked the area on a regular basis sometimes two to three times a month. They recognized the area as being high priority. He said that they wanted to improve some of the worst sections before they received all of their funding for the entire project. However, it all came down to funding. He said that Inyo Avenue was a very heavily traveled road in general but they also had a problem with heavy vehicles such as trucks and trailers. The patching did not always last. Sometimes it only lasted a week.

REMARKS

We checked "Google" Maps. The claimant only lived less than 0.9 miles from the loss location. Inyo Avenue appeared to be the most direct route to the claimant's residence. However, Merced Street appeared to be a likely alternative route especially since the claimant was aware of the potholes on Inyo Avenue.

Per our investigation, the claimant was aware of the condition of Inyo Avenue prior to the date of loss. In fact, the claimant hit a pothole prior to the date of loss yet he made no complaints to the city. Although the city had prior notice of the condition of Inyo Avenue they were monitoring the area regularly and patching the potholes on an as needed basis. Even though the city was aware of the problem with Inyo Avenue they were limited as to any long lasting and/or permanent repairs to the roadway due to a lack of funding.

In summary, it would be our recommendation to reject the claim. Additionally, we would recommend sending the claimant a denial letter outlining the findings of our investigation. A copy of which would be provided to the city.

Should the city disagree with our recommendation and pay the claim as a matter of good will, please be advised that by doing so could set a precedent for payment of potholes claims that could be filed with the city in the future.

DIARY

We have advanced our diary 90 days.

Sincerely,

Suzanne E. Johnson
AIMS Claims Specialist

RESOLUTION NO. 2014-

A RESOLUTION REJECTING THE CLAIM OF ARTURO MORENO

WHEREAS, a claim for damages in an amount within the Superior Court jurisdiction was filed against the City of Newman by Arturo Moreno, on April 2, 2014 for alleged damages.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newman that it hereby rejects the said claim for alleged damages in an amount within the Superior Court jurisdiction against the City of Newman for alleged damages.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014, by Council Member _____, who moved its adoption, which motion was duly seconded and it was upon roll call carried and the resolution adopted by the following roll call vote:

AYES:
NOES:
ABSENT:

APPROVED:

Mayor

ATTEST:

Deputy City Clerk

Honorable Mayor and Members
of the Newman City Council

**RESOLUTION AUTHORIZING THE CHANGE IN GARBAGE COLLECTION
RATES PER PRIOR CONTRACTUAL AGREEMENT**

RECOMMENDATION:

It is recommended that Council Approve Resolution No. 2014- , approving the garbage collection rate changes per prior contractual agreement.

BACKGROUND:

Bertolotti Disposal Incorporated provides solid waste collection and curbside recycling services to Newman residents and businesses. The City follows Proposition 218 guidelines for setting rate increases. On February 9, 2010 the City Council passed a resolution declaring the results of the 218 proceedings and approved the methodology for future changes in rates, fees, and charges for solid waste collection and curbside recycling services. In April of 2010 the City & Bertolotti entered into their current contractual agreement. The contract set the methodology by which future rates would be adjusted.

ANALYSIS:

As part of the Proposition 218 and the 2010 contract renewal with Bertolotti, automatic rate adjustments every second year were included. Rates were approved to be adjusted as follows: 80% of the current rate is adjusted by the 12-month average of the Consumer Price Index (CPI) and 20% of the current rate is adjusted by the Stanislaus County Waste to Energy and the Fink Road Landfill Tipping Fees. The average CPI increase was 1.5% and the tipping fees are to be increased by 0.0%. According to the contractual agreement from 2010, rate changes would take place on July 1, 2014.

FISCAL IMPACT:

There will be a minor positive impact upon the City's General Fund.

CONCLUSION:

Staff recommends the approval of Resolution No. 2014- , approving the rate changes per contractual agreement.

ATTACHMENTS:

1. Resolution No. 2014-
2. Spreadsheet – Calculation of Refuse Fee Change
3. Spreadsheet – U.S. Department of Labor Consumer Price Index Historical Rates
4. Stanislaus County Board of Supervisors Agenda Summary on new tipping fees.

Respectfully submitted:



Lewis Humphries
Finance Director

REVIEWED/CONCUR:



Michael Holland
City Manager

RESOLUTION NO. 2014-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWMAN AUTHORIZING
THE CHANGE IN GARBAGE COLLECTION RATES PER PRIOR CONTRACTUAL
AGREEMENT.**

WHEREAS, the City of Newman renewed their contract with Bertolotti Disposal, Inc., for collection of garbage and refuse on April 1, 2010; and

WHEREAS, in 2010 Proposition 218 proceedings were conducted authorizing the changes in collection rates based on certain changes in the Consumer Price Index and certain tipping fees; and

WHEREAS, rates and charges for the collection of garbage and refuse are set by City Council Resolution and per the contract may only change every two (2) years after their adoption; and

WHEREAS, per our contract with Bertolotti, eighty percent (80%) of the rates and changes may be adjusted by any increase or decrease in the twelve month (12) average of the Consumer price index for the previous 24 months; and

WHEREAS, per our contract with Bertolotti, twenty percent (20%) of the rates and changes may be adjusted by any increase or decrease in the Stanislaus County Waste to Energy Facility Tipping Fee and the Stanislaus County Fink road Landfill Tipping Fee;

NOW, THEREFORE, BE IT RESOLVED that the City of Newman authorizes the changes in garbage collection rates found in Exhibit A to take place on of July 1, 2014.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014 by _____, who moved its adoption, which motion was duly seconded and it was upon roll call carried and the resolution adopted by the following roll call vote:

AYES:
NOES:
ABSENT:

APPROVED:

Mayor of the City of Newman

ATTEST:

Deputy City Clerk of the City of Newman

Calculation of Refuse Fee Change

Change Dates: July 1 of Every Even Numbered Year

80% of the rates and charges may be adjusted by any increase or decrease of the 12 month average of Consumer Price Index for the previous 24 months

20% of the rates and charges may be adjusted by any increase or decrease in the Stanislaus County Waste to Energy Facility Tipping Fee and the Stanislaus County Fink Road Landfill Tipping Fee.

CPI	See CPI History	Dump Ratio	1.50%
SCWEFT	Was \$39.00 and is increasing to \$39.78		0.02%
SCFRLT	Was \$33 and will average \$32.25		-0.02%

Service #	Service Code	Description	Current Rate		Average CPI Rate	Adjusted 80%	Average Tipping Rate		Adjusted 20%	New Total Rate	Proposed Rate Increase
				80%			20%				
3	1	1 90 GAL CAN	\$ 21.50	\$ 17.20	1.5%	\$ 17.46	\$ 4.30	0.0%	\$ 4.30	\$ 21.76	\$ 0.26
3	2	1 60 GAL CAN	\$ 14.69	\$ 11.75	1.5%	\$ 11.93	\$ 2.94	0.0%	\$ 2.94	\$ 14.87	\$ 0.18
3	4	60 GAL WALK-IN DISABLED	\$ 13.69	\$ 10.95	1.5%	\$ 11.11	\$ 2.74	0.0%	\$ 2.74	\$ 13.85	\$ 0.16
3	5	90 GAL WALK-IN DISABLED	\$ 15.41	\$ 12.33	1.5%	\$ 12.51	\$ 3.08	0.0%	\$ 3.08	\$ 15.59	\$ 0.18
3	6	2 60 GAL CANS	\$ 29.36	\$ 23.49	1.5%	\$ 23.84	\$ 5.87	0.0%	\$ 5.87	\$ 29.71	\$ 0.35
3	7	2 90 GAL CANS	\$ 43.00	\$ 34.40	1.5%	\$ 34.92	\$ 8.60	0.0%	\$ 8.60	\$ 43.52	\$ 0.52
3	9	(3) 90 GAL CANS	\$ 64.51	\$ 51.61	1.5%	\$ 52.38	\$ 12.90	0.0%	\$ 12.90	\$ 65.28	\$ 0.77
3	10	(3) 60 GAL CANS	\$ 44.05	\$ 35.24	1.5%	\$ 35.77	\$ 8.81	0.0%	\$ 8.81	\$ 44.58	\$ 0.53
3	11	(16) 90 GAL CANS	\$ 344.06	\$ 275.25	1.5%	\$ 279.38	\$ 68.81	0.0%	\$ 68.81	\$ 348.19	\$ 4.13
3	12	(4) 90 GAL CANS	\$ 86.03	\$ 68.82	1.5%	\$ 69.85	\$ 17.21	0.0%	\$ 17.21	\$ 87.06	\$ 1.03
3	15	1 CU YD BIN	\$ 49.26	\$ 39.41	1.5%	\$ 40.00	\$ 9.85	0.0%	\$ 9.85	\$ 49.85	\$ 0.59
3	16	2 CU YD BIN	\$ 79.75	\$ 63.80	1.5%	\$ 64.76	\$ 15.95	0.0%	\$ 15.95	\$ 80.71	\$ 0.96
3	17	3 CU YD BIN	\$ 110.11	\$ 88.09	1.5%	\$ 89.41	\$ 22.02	0.0%	\$ 22.02	\$ 111.43	\$ 1.32
3	18	4 CU YD BIN	\$ 140.95	\$ 112.76	1.5%	\$ 114.45	\$ 28.19	0.0%	\$ 28.19	\$ 142.64	\$ 1.69
3	19	(2) 3 YARD&(1) 4 YARD x1 WEEK	\$ 361.17	\$ 288.94	1.5%	\$ 293.27	\$ 72.23	0.0%	\$ 72.23	\$ 365.50	\$ 4.33
3	20	1 CUBIC YARD BIN - 2 X WEEK	\$ 83.66	\$ 66.93	1.5%	\$ 67.93	\$ 16.73	0.0%	\$ 16.73	\$ 84.66	\$ 1.00
3	21	2 CU YD BIN/2 X WK	\$ 148.60	\$ 118.88	1.5%	\$ 120.66	\$ 29.72	0.0%	\$ 29.72	\$ 150.38	\$ 1.78
3	22	3 CU YD BIN/2 X WK	\$ 213.29	\$ 170.63	1.5%	\$ 173.19	\$ 42.66	0.0%	\$ 42.66	\$ 215.85	\$ 2.56
3	23	4 CU YD BIN/2 X WK	\$ 278.57	\$ 222.86	1.5%	\$ 226.20	\$ 55.71	0.0%	\$ 55.71	\$ 281.91	\$ 3.34
3	24	1/2 OF 1 YARD BIN X1	\$ 24.63	\$ 19.70	1.5%	\$ 20.00	\$ 4.93	0.0%	\$ 4.93	\$ 24.93	\$ 0.30
3	26	1/6 OF 2 YD BIN	\$ 13.30	\$ 10.64	1.5%	\$ 10.80	\$ 2.66	0.0%	\$ 2.66	\$ 13.46	\$ 0.16
3	28	1/2 OF 2 YD BIN	\$ 39.88	\$ 31.90	1.5%	\$ 32.38	\$ 7.98	0.0%	\$ 7.98	\$ 40.36	\$ 0.48
3	29	1/2 2YD BIN X 2WK	\$ 74.31	\$ 59.45	1.5%	\$ 60.34	\$ 14.86	0.0%	\$ 14.86	\$ 75.20	\$ 0.89
3	30	(1) 3 CU YD BIN & (1) 60 GAL	\$ 124.78	\$ 99.82	1.5%	\$ 101.32	\$ 24.96	0.0%	\$ 24.96	\$ 126.28	\$ 1.50
3	31	1/2 of 4 YD BIN	\$ 70.47	\$ 56.38	1.5%	\$ 57.23	\$ 14.09	0.0%	\$ 14.09	\$ 71.32	\$ 0.85
3	40	[1] 4 YD & [1] 2 YD	\$ 219.98	\$ 175.98	1.5%	\$ 178.62	\$ 44.00	0.0%	\$ 44.00	\$ 222.62	\$ 2.64
3	42	(2) 90GAL (1) 60GAL	\$ 57.69	\$ 46.15	1.5%	\$ 46.84	\$ 11.54	0.0%	\$ 11.54	\$ 58.38	\$ 0.69
3	43	(1) 60GAL (1) 90GAL	\$ 36.18	\$ 28.94	1.5%	\$ 29.37	\$ 7.24	0.0%	\$ 7.24	\$ 36.61	\$ 0.43
3	44	(2) 60 GAL (1) 90 GAL	\$ 50.88	\$ 40.70	1.5%	\$ 41.31	\$ 10.18	0.0%	\$ 10.18	\$ 51.49	\$ 0.61
3	49	(1) 4 YARD & (2) 3 YARD X2	\$ 705.14	\$ 564.11	1.5%	\$ 572.57	\$ 141.03	0.0%	\$ 141.03	\$ 713.60	\$ 8.46
3	50	[2] 2 YARD BINS	\$ 159.49	\$ 127.59	1.5%	\$ 129.50	\$ 31.90	0.0%	\$ 31.90	\$ 161.40	\$ 1.91
3	51	(2) 2 CU YD BIN 2X WEEK	\$ 297.16	\$ 237.73	1.5%	\$ 241.30	\$ 59.43	0.0%	\$ 59.43	\$ 300.73	\$ 3.57
3	60	[2] 3 YARD BINS - 2 X WEEK	\$ 426.56	\$ 341.25	1.5%	\$ 346.37	\$ 85.31	0.0%	\$ 85.31	\$ 431.68	\$ 5.12
3	61	[2] 3 YARD BINS	\$ 220.22	\$ 176.18	1.5%	\$ 178.82	\$ 44.04	0.0%	\$ 44.04	\$ 222.86	\$ 2.64
3	62	(2) 3 YDS & [1] 2 YDS - 2 X WEEK	\$ 575.17	\$ 460.14	1.5%	\$ 467.04	\$ 115.03	0.0%	\$ 115.03	\$ 582.07	\$ 6.90
3	63	(2) 4YD BINS - 2 X WEEK	\$ 557.13	\$ 445.70	1.5%	\$ 452.39	\$ 111.43	0.0%	\$ 111.43	\$ 563.82	\$ 6.69
3	64	[2] 4 YDS & [1] 2 YD - 2X WEEK	\$ 705.74	\$ 564.59	1.5%	\$ 573.06	\$ 141.15	0.0%	\$ 141.15	\$ 714.21	\$ 8.47
3	65	[2] 3 YDS & [2] 4 YDS - 2 X WEEK	\$ 983.71	\$ 786.97	1.5%	\$ 798.77	\$ 196.74	0.0%	\$ 196.74	\$ 995.51	\$ 11.80
3	66	(4)4YD BINS X2WK	\$1,114.28	\$ 891.42	1.5%	\$ 904.79	\$ 222.86	0.0%	\$ 222.86	\$1,127.65	\$ 13.37
3	67	(4)3YD BINS X2WK	\$ 853.13	\$ 682.50	1.5%	\$ 692.74	\$ 170.63	0.0%	\$ 170.63	\$ 863.37	\$ 10.24
3	68	(4) 3 CU YD BINS - 1 X WEEK	\$ 426.57	\$ 341.26	1.5%	\$ 346.38	\$ 85.31	0.0%	\$ 85.31	\$ 431.69	\$ 5.12
3	69	6 YARD BIN - 2 X WEEK	\$ 412.66	\$ 330.13	1.5%	\$ 335.08	\$ 82.53	0.0%	\$ 82.53	\$ 417.61	\$ 4.95
3	70	6 CU YD BIN X 1	\$ 217.82	\$ 174.26	1.5%	\$ 176.87	\$ 43.56	0.0%	\$ 43.56	\$ 220.43	\$ 2.61
3	74	[2] 6 CU YD X 2	\$ 825.31	\$ 660.25	1.5%	\$ 670.15	\$ 165.06	0.0%	\$ 165.06	\$ 835.21	\$ 9.90
3	75	[2] 4 CU YD X 1	\$ 281.91	\$ 225.53	1.5%	\$ 228.91	\$ 56.38	0.0%	\$ 56.38	\$ 285.29	\$ 3.38
3	76	[1] 4 YD & [1] 3 YD - 2 X WEEK	\$ 491.85	\$ 393.48	1.5%	\$ 399.38	\$ 98.37	0.0%	\$ 98.37	\$ 497.75	\$ 5.90
3	77	[1] 6 YD & [1] 4 YD - 2 X WEEK	\$ 691.22	\$ 552.98	1.5%	\$ 561.27	\$ 138.24	0.0%	\$ 138.24	\$ 699.51	\$ 8.29
3	78	4YD/ 2X WK-SENIOR	\$ 250.71	\$ 200.57	1.5%	\$ 203.58	\$ 50.14	0.0%	\$ 50.14	\$ 253.72	\$ 3.01
3	79	[3] 4 YARD BINS - 2 X WEEK	\$ 835.71	\$ 668.57	1.5%	\$ 678.60	\$ 167.14	0.0%	\$ 167.14	\$ 845.74	\$ 10.03
3	80	[1] 6 YD & [1] 4 YD BIN	\$ 358.76	\$ 287.01	1.5%	\$ 291.32	\$ 71.75	0.0%	\$ 71.75	\$ 363.07	\$ 4.31
3	81	[2] 4 YD & [2] 2 YD - 2 X WEEK	\$ 854.35	\$ 683.48	1.5%	\$ 693.73	\$ 170.87	0.0%	\$ 170.87	\$ 864.60	\$ 10.25
3	82	(3)4YD & (1)2YD X2WK	\$ 984.31	\$ 787.45	1.5%	\$ 799.26	\$ 196.86	0.0%	\$ 196.86	\$ 986.12	\$ 11.81
3	83	(2)2YD & (2)4YD X2WK	\$ 854.35	\$ 683.48	1.5%	\$ 693.73	\$ 170.87	0.0%	\$ 170.87	\$ 864.60	\$ 10.25
3	84	(3)4YD & (1)2YD X2WK	\$ 984.31	\$ 787.45	1.5%	\$ 799.26	\$ 196.86	0.0%	\$ 196.86	\$ 986.12	\$ 11.81
3	85	1 4 YD & 1/2 4 YD X 1	\$ 211.43	\$ 169.14	1.5%	\$ 171.68	\$ 42.29	0.0%	\$ 42.29	\$ 213.97	\$ 2.54
3	86	(2) 2 YRD & (1) 4 YRD - X 2 WEEK	\$ 575.77	\$ 460.62	1.5%	\$ 467.53	\$ 115.15	0.0%	\$ 115.15	\$ 582.68	\$ 6.91
3	87	(5) 4 YRD BINS - 2 X WEEK	\$1,392.85	\$1,114.28	1.5%	\$ 1,130.99	\$ 278.57	0.0%	\$ 278.57	\$1,409.56	\$ 16.71
3	GBG00	NON-USER	\$ -	\$ -	1.5%	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -

U.S. Department Of Labor
 Bureau of Labor Statistics
 Washington, D.C. 20212

Consumer Price Index

All Urban Consumers - (CPI-U)

U.S. city average

All items

1982-84=100

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.	Annual Avg.	Percent Change	
														Dec to Dec	Avg to Avg
2006	198.300	198.700	199.800	201.500	202.500	202.900	203.500	203.900	202.900	201.800	201.500	201.800	201.600	2.5%	3.5%
2007	202.416	203.499	205.352	206.686	207.949	208.352	208.299	207.917	208.490	208.936	210.177	210.036	207.342	4.1%	2.8%
2008	211.080	211.693	213.528	214.823	216.632	218.815	219.964	219.086	218.783	216.573	212.425	210.228	215.303	0.1%	3.8%
2009	211.143	212.193	212.709	213.240	213.856	215.693	215.351	215.834	215.969	216.177	216.330	215.949	214.537	2.7%	-0.4%
2010	216.687	216.741	217.631	218.009	218.178	217.965	218.011	218.312	218.439	218.711	218.803	219.179	218.056	1.5%	1.6%
2011	220.223	221.309	223.467	224.906	225.964	225.722	225.922	226.545	226.889	226.421	226.230	225.672	224.939	3.0%	3.2%
2012	226.665	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407	231.317	230.221	229.601	229.594	1.7%	
2013	230.280	232.166	232.773	232.531	232.945	233.504	233.596	233.877	234.149	233.546	233.069	233.049	232.957	1.5%	
2014	233.916												233.916		
Twelve Month Average for the previous 24 months															
	1.6%	2.0%	1.5%	1.1%	1.4%	1.8%	2.0%	1.5%	1.2%	1.0%	1.2%	1.5%			

Average of the Average 12 month Change
 Highest Increase/Decrease in 12 month
 Lowest Increase/Decrease in 12 months

1.5%
2.0%
1.0%

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Environmental Resources

BOARD AGENDA # 9:05 a.m.

Urgent

Routine

AGENDA DATE April 29, 2014

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend or Eliminate Existing Fees for the Department of Environmental Resources

STAFF RECOMMENDATIONS:

Conduct a public hearing to introduce and waive the first reading of an ordinance to establish new fees and amend or eliminate existing fees for the Department of Environmental Resources.

FISCAL IMPACT:

The proposed fee adjustment would consist of new fees for Groundwater Mining and Export Prevention permit issuance appeals and a State-mandated surcharge for the Aboveground Petroleum Storage Tank Act oversight. Other fee adjustments include increases in agricultural and irrigation water well permits, adjustments to landfill tipping fees which include an increase in the ash tipping fee, a temporary lowering (Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2014-203

On motion of Supervisor Withrow, Seconded by Supervisor Chiesa
and approved by the following vote.

Ayes: Supervisors: O'Brien, Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other: INTRODUCED AND WAIVED THE FIRST READING OF ORDINANCE C.S. 1147

MOTION:



ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-S-7

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend or Eliminate Existing Fees for the Department of Environmental Resources

FISCAL IMPACT (CONTINUED):

of the landfill tipping fee, the addition of box springs to the mattress disposal fee, and the elimination of the Oakdale Drop-off bulky item fee.

The Department of Environmental Resources' (Department) proposed fee adjustments pertaining to water wells consist of an increase in fees for private agricultural/irrigation well permits, well installations and destructions without a valid permit, and new fees for well permit issuance appeals. The proposed changes to the water program will result in a revenue increase of approximately \$25,000 annually.

The Department will be collecting the applicable State Surcharge fee annually, on behalf of the State, from each regulated business in the Aboveground Petroleum Storage Act Program in Stanislaus County. The Health and Safety code designates the County to collect the additional surcharge for the Office of the State Fire Marshal. The total revenue anticipated every year from approximately 200 facilities would be \$5,200. The amount would then be transferred to the Office of the State Fire Marshal.

The Fink Road Landfill (Landfill) ash tipping fee will increase from \$26.23 per ton to \$26.63 per ton, for an estimated annual increase of \$25,000 to the Landfill Operating Fund. A reduction in the landfill tipping fee, from \$33 per ton to \$30 per ton, would be in effect for a 90-day trial period. The \$3 per ton loss in revenue is anticipated to be offset by the revenue the County would receive from the additional waste tonnage that is currently being exported out-of-county. The economies of scale in Landfill operations are such that the additional solid waste the Landfill would receive during this trial period would not increase overall operational costs and is anticipated to increase revenue to the Landfill by approximately \$90,000. The elimination of the Solid Waste Oakdale Drop-off bulky item collection program surcharge fee of \$10 per load will have no fiscal impact to the Department as this program ended in 2007.

DISCUSSION:

The Department of Environmental Resources (Department) charges fees for services it provides in the program areas of Code Enforcement, Environmental Health, Hazardous Materials, Landfill, Milk and Dairy, and Solid Waste. State law mandates that fees charged for services cannot exceed actual costs and must be used to cover the costs of implementing the programs.

Annually, in preparation for the Proposed Budget, the Department evaluates the program costs and the fees associated with programs administered. This process includes the consideration of new or additional fees, where appropriate, as well as modifications to existing fees in order to cover the program costs. The recently conducted fee survey of comparable counties in the state found that proposed fees are in-line with other counties of comparable demographics. This year the Department is proposing the creation of new fees for Groundwater Mining and Export Prevention Permit Issuance Appeals and the State surcharge for the Aboveground Petroleum Storage Tank Act Program. Modifications to existing fees include increases to agricultural and irrigation water well permits, the ash tipping fee from the Waste-to-Energy

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend or Eliminate Existing Fees for the Department of Environmental Resources

(WTE) facility, and a 90-day trial decrease in the Landfill tipping fee. Lastly, the Department is proposing to eliminate the Oakdale Drop-off bulky item fee. There are no proposed fee changes for Code Enforcement or the Milk and Dairy Division. The details on the recommended changes follows.

Water Well Permit Fees

Environmental Health is responsible for the issuance of well construction and well destruction permits under Chapter 9.36 of the Stanislaus County Code. This requires the inspections of such wells in the unincorporated areas of Stanislaus County. Additional revenue is necessary to provide for data collection, staff costs, training, clerical support, equipment, travel expenses, and general office and meeting supplies for the groundwater program.

This year's fee proposal includes a change of fee structure for all well permit types from a flat fee to a tiered structure. Well permit types will now have a tiered structure of "agricultural/irrigation," "private," or "public." All well types, with the exception of "agricultural, irrigation" and "public" will fall under, "private." Since increased resources are primarily devoted to addressing agricultural/irrigation well issues, fee increases will only be applied to agricultural/irrigation fee descriptions.

In addition, staff proposes that "well installation without a valid permit" and "well destruction without a valid permit" fees increase to double the fee if a well is found to be installed or destroyed without Department approval.

Groundwater Mining and Export Prevention Permit Fees

On November 12, 2013, the Board of Supervisors adopted Chapter 9.37 of the Stanislaus County Code. The Groundwater Mining and Export Prevention Ordinance of Stanislaus County became effective on December 12, 2013. The Ordinance proscribes a process to appeal a decision made by the Department. Administrative appeals must be submitted in writing to the Chief Executive Office and will be heard by a hearing board. The Hearing Board is comprised of the Chief Executive Officer, or designee, the Chairman and the Vice Chairman of the Board of Supervisors. The adoption of the Ordinance requires the establishment of new Groundwater Mining and Export Prevention Permit Processing and Appeal Fees.

Hazardous Materials State Surcharge for the Aboveground Petroleum Storage Tank Act

On October 13, 2007, Assembly Bill 1130 (AB 1130) was signed by the Governor, which went into effect on January 1, 2008. This law transfers the responsibility for implementation, enforcement and administration of the Aboveground Petroleum Storage Tank Act (APSA) program from the Regional Water Control Board to the local Certified Unified Program Agency (CUPA). AB 1130 was written as an extension of the Federal Spill Prevention Control and Countermeasure (SPCC) plan found in Chapter 40 of the Code of Federal Regulations, part 112 designed to prevent oil discharges from reaching navigable waters or adjoining shorelines. The County serves as the CUPA for Stanislaus County.

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend or Eliminate Existing Fees for the Department of Environmental Resources

AB1130 requires the owner or operator of a tank facility, with aggregate storage capacity of 1320 gallons or more of petroleum, to prepare an SPCC plan in accordance with the Federal Law, 40 CFR112. However, under APSA, CUPAs are required to conduct inspections at a tank facility with an aggregate storage capacity of 10,000 gallons or more of petroleum at least once every three years. The purpose of the inspection is to determine the owner or operator's compliance with the SPCC requirements of the APSA. On April 27, 2010, the Board of Supervisors approved an ordinance C.S. 1074 to amend existing fees to include a new fee for the Aboveground Petroleum Storage Act to fund the program costs associated with program administration.

In 2012, Assembly Bill 1566 delegated the Office of the State Fire Marshall (OSFM) the oversight responsibility of the APSA program. The OSFM, based on their budgetary needs, determined that a \$26 flat rate surcharge for each regulated Aboveground Storage Tank facility was required to fund the oversight of the program. The statewide \$26 surcharge will fund the two permanent full-time scientists hired by OSFM in July 2013. Alternative fee schedules were looked at based on the size of the facility; however, they proved to be cumbersome in determining the facility size and difficult to develop a new tiered fee schedule. The flat fee model was selected because it provided the necessary funding in addition to the ease of application and administration. The surcharge fee is scheduled to go into effect for Fiscal Year 2014-2015 with billing to begin in March of 2015.

The California Secretary for the Environmental Protection Agency (Cal/EPA) adjusted the Unified Program State Surcharge in accordance with the California Health and Safety Code (HSC), Division 20, Chapter 6.11, Section 25404.5(b), and the California Code of Regulations Title 27, Division 1, Subdivision 4, Chapter 1, Section 15240. Cal/EPA has defined four surcharges within the Unified Programs: General Oversight, Aboveground Petroleum Storage Act, Underground Storage Tank, and California Accidental Release Prevention Program. The Unified Program State Surcharge is used to fund the necessary and responsible costs for program implementation, ongoing maintenance, and oversight of the Unified Programs.

State Surcharge

For Fiscal Year 2014/2015, the State Surcharge is set as follows:

CUPA Oversight	\$35 (unchanged)
Underground Storage Tank	\$15 (unchanged)
California Accidental Release Prevention Program	\$270 (unchanged)
Aboveground Petroleum Storage Act	\$26 (new)

Landfill Tipping Fee

The Fink Road Landfill (Landfill) tipping fee was last raised in July of 2009 from \$30 per ton to \$33. Since that time tonnage deliveries to Fink Road Landfill have noticeably fallen. This decline in the amount of tonnage received was due in part to the troubled economy, a reduction in the number of days waste is being diverted from the WTE facility to the Landfill, and lastly to competitive pricing being offered to local haulers by landfills in Merced and San

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend or Eliminate Existing Fees for the Department of Environmental Resources

Joaquin Counties. As a result, County staff is proposing a reduction to the Landfill's tipping fee in an attempt to recapture some of the exported tonnage going to out-of-county landfills. The proposed tipping fee reduction is planned to be for a trial basis of 90 days. Should the reduced tipping fee accomplish its intended goal to increase tonnage deliveries sufficiently to exceed the \$3/ton loss, staff would return to the Board to recommend extending the reduction to the end of the fiscal year. Waste deliveries audits will be conducted after 30 and 60 days to evaluate the program's performance. If the performance does not exceed the \$3/ton loss it would be allowed to expire on September 30, 2014.

Oakdale Drop-off Bulky Item Fee

On May 22, 2007, the Oakdale Drop-off Bulky Item collection program was replaced with a rotational bulky item collection event program. The rotational bulky item event collection program was later replaced with a twice per year curbside bulky item collection program provided by the franchise haulers for County residents with weekly garbage service. The Department is requesting to eliminate the \$10 fee from the existing Solid Waste fee schedule.

Public Meetings

On March 10, 2014, the Department held two public meetings (Attachment B) to discuss the proposed new fees, adjusted fees and the eliminated fees. Information about the workshop was disseminated through the Department's normal dissemination process via email and postal service mailed to all parties affected or potentially affected by the fees. In addition, information regarding the proposed fee workshop was published in the Modesto Bee and posted on the Department's web site. The proposed fees are posted on the Department's website. The overall feedback from the workshop participants was favorable to all the proposed new and amended fees.

Public Hearing

Prior to levying a new fee or amending an existing fee, the County is required by Government Code Section 54985 et seq., to hold a scheduled public hearing as part of a regularly scheduled meeting of the Board of Supervisors. At that time, the Board may introduce and waive the first reading of an Ordinance to establish new and amend the existing fees of the Department of Environmental Resources. If approved, these fee changes for Environmental Resources will correspond with Fiscal Year 2014-2015, and will become effective on May 29, 2014, with the exceptions of the Hazardous Materials, Landfill and the ash tipping fees which will become effective on July 1, 2014. The fee changes are summarized in the table, below.

Honorable Mayor and Members
of the Newman City Council

SECOND AMENDMENT TO THE SHERMAN RANCH DEVELOPMENT AGREEMENT

RECOMMENDATION:

1. Conduct a Public Hearing; and
2. Conduct First Reading of Ordinance 2014- , an Ordinance approving the second amendment to the Sherman Ranch Development Agreement.

BACKGROUND:

In November 2004, the City and SCM Hearthstone LLC entered into a Development Agreement relating to Sherman Ranch development. This Development Agreement was amended by the Council in April 2011 pursuant to a Settlement Agreement reached with the developer relating to a dispute over inspection and plan check fees for the project. While the infrastructure for the project is completed, only an estimated 30% of the lots contain a completed residential structure.

ANALYSIS:

The proposed changes in this second amendment would continue two programs that were added to the agreement in the first amendment. The expiration dates for the two programs have passed and the developer is requesting they be reinstated as part of this agreement. The first program is designed to assist 'qualified' low income buyers through the use of HOME funds. The program would set aside \$125,000 to defray impact fee costs to the buyer and help achieve a lower purchase price. Approval would continue this program until June 30, 2015.

The second program involves building permits. The developer is requesting that building permits submitted to the City on or prior to December 31, 2013 be automatically extended for up to two years. Staff agreed provided that the fees for the permit are set on the day the building permit is issued. This added condition ensures the City is collecting up to date fees. The City's Building Official stated he does not foresee any issue with granting this provision.

FISCAL IMPACT:

These programs do not have a fiscal impact on the City.

CONCLUSION:

Staff recommends the Council approved the attached Second Amendment to the Sherman Ranch Development Agreement.

ATTACHMENTS:

1. Ordinance Approving Second Amendment to the Sherman Ranch Development Agreement.
2. Second Amendment to the Sherman Ranch Development Agreement

Respectfully submitted,



Michael Holland
City Manager

ORDINANCE NO. 2014-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWMAN APPROVING A SECOND AMENDMENT TO THE SHERMAN RANCH DEVELOPMENT AGREEMENT

WHEREAS, The City of Newman and SCM Hearthstone entered into a Development Agreement by and between the City of Newman and SCM Hearthstone, LLC Homes Relating to the Development known as Sherman Ranch, on November 12, 2004; and;

WHEREAS, The City Council approved the First Amendment to the Sherman Ranch Development Agreement on Tuesday, April 12, 2011; and;

WHEREAS, The Planning Commission held a Public Hearing on Thursday, May 15, 2014, to consider a Second Amendment to the Sherman Ranch Development Agreement (DA) No. 2014-01; and;

WHEREAS, The Planning Commission recommended of approval of the proposed Development Agreement, in accordance with Section 6.110.80 of the Newman Municipal Code; and

WHEREAS, The City Council conducted a Public Hearing on May 27, 2014 to consider and review the Second Amendment to Sherman Ranch Development Agreement; and

WHEREAS, Notice of the Public Hearing before the Planning Commission and before the City Council was given in the time and in the manner required by State Law and City Code;

WHEREAS, This Amendment would not directly result in any physical land use changes or impacts to the environment; and

WHEREAS, The City Council has determined the best interests of the City of Newman and of its residents would be served by the approval of this Amendment; and

WHEREAS, The City Council has independently considered all evidence, including the conclusions and recommendations of Planning Commission of the City of Newman; and

WHEREAS, The City Council of the City of Newman hereby finds that said Amendment is consistent with the objectives, policies, general land uses, and programs specified in the Newman General Plan; and

WHEREAS, The City of Newman determined that Environmental Review has been addressed through the previously certified Final Environmental Impact Report (FEIR) for the Newman 2030 General Plan and the Expanded Initial Study prepared for the Sherman Ranch Subdivision. Section 15162 of CEQA guidelines specifies that no additional environmental work is needed where an EIR is prepared unless:

1. Subsequent changes to the project require important revisions; or
2. Substantial changes occur to the circumstances or settings; or
3. New information of substantial importance becomes available; and

WHEREAS, Staff is of the opinion that no circumstances, as outlined in Section 15162 exists and that no further environmental documentation is required. Applicable mitigation measures are incorporated as conditions of approval. The proposed resolution includes statements which confirms that the previously certified Environmental Impact Report prepared for the Newman General Plan addresses CEQA pursuant to Section 15162 of the CEQA Guidelines; and

WHEREAS, In independently reaching this conclusion, the City Council has considered all of the evidence, including the conclusions and recommendations of the planning department; and

WHEREAS, the City Council of the City of Newman finds that said CEQA Compliance has been addressed on the previously certified Environmental Impact Report and the Sherman Ranch Development Agreement will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of Newman as a whole; and

WHEREAS, The City Council of the City of Newman finds that said amendment will not adversely affect the orderly development of property or the preservation of property values; and

WHEREAS, Pursuant to Government Code Section 65865(c), the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements, and amendments thereto. This Amendment has been processed, considered, and executed in accordance with those City rules and regulations; and

WHEREAS, The Amendment has adhered to, and is consistent, with the requirements of the Development Agreement Statute; and

WHEREAS, The City finds that the Developer has a legal or equitable interest in the property subject to the Development Agreement; and

WHEREAS, The City Council has considered all of the evidence, including the conclusions and recommendations of the City's Planning Department.

NOW, THEREFORE, BE IT ORDAINED By the City Council of the City of Newman as follows:

Section 1. The recitals above are true and correct, and the City Council hereby makes the findings set forth herein.

Section 2. The City Council of the City of Newman hereby approves the Second Amendment to the Sherman Ranch Development Agreement, Attachment "A" and finds that said Amendment is consistent with the requirement of Government Code Section 65814, et seq.

Section 3. The Mayor and City Clerk of the City of Newman are authorized and directed to execute and record said Development Agreement.

Section 4. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5. If any provision of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not effect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

Section 6. This ordinance shall become effective thirty (30) days after its final passage.

Section 7. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in the West Side Index in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced by Council Member Hutchins, and the title thereof read at the regular meeting of the City Council of the City of Newman held on, March 8, 2014, and by a unanimous vote of the Council Members present, further reading was waived.

On motion of councilperson Martina, seconded by Council Member _____, the foregoing ordinance was duly passed by the City Council of the City of Newman at a regular meeting thereof held on March 22, 2014, by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Mayor of City of Newman

ATTEST:

Deputy City Clerk

Attachment "A"

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

Neumiller & Beardslee
PO Box 20
Stockton, CA 95201-3020
Attention: Rod A. Attebery, Esq.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SECOND AMENDMENT TO SHERMAN RANCH DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT ("Second Amendment") is made and entered into this ____ day of _____, 201__, by and between The Villa Communities, LLC, a California limited liability company ("Developer"), and the City of Newman, a municipal corporation ("City"), pursuant to the authority of section 65864 et seq. of the Government Code of the State of California.

RECITALS

A. To ensure the timely, efficient, orderly, and proper development of the Project known as Sherman Ranch, on November 12, 2004, SCM Hearthstone, LLC and City entered into that certain Development Agreement for Sherman Ranch ("Development Agreement") pursuant to which City granted Developer a vested right to develop the Project.

B. The parties entered into a First Amendment to Sherman Ranch Development, dated _____, 201__, ("First Amendment"), recorded with the Stanislaus County Recorder on _____, as Document Number _____, in which the parties extended the term of the Development Agreement and added additional provisions to the Development Agreement which clarified and specified certain rights of Developer associated with the Project.

C. SCM Hearthstone, LLC subsequently transferred its ownership interest in the "Villas" to The Villa Communities, LLC and due to such transfer is the party to this Second Amendment.

D. The parties desire again to clarify the additional provisions added in the First Amendment.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Newman as follows:

1. The recitals above are true and correct and hereby made a part of this Second Amendment.

2. All capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement and the First Amendment.

3. Section 8.03 of the First Amendment is hereby amended to read as follows:

8.03 Fee Offsets. City agrees that it shall establish a Fee Offset Fund, as set forth herein.

A. Fee Offset Fund. City agrees that it shall reserve an amount equal to ~~TWO ONE HUNDRED FIFTY TWENTY-FIVE THOUSAND DOLLARS~~ (~~\$250,25,000~~) ("Fee Offset Fund") to be used to pay for a portion of certain City fees, as specified in Exhibit A, attached hereto and incorporated herein by reference, for the Sherman Ranch Development, and as such fees may be adjusted for inflation by City. The sole source of these funds ~~ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$125,000) of the Fee Offset Fund shall consist of federal HOME funds allocated to City (the "HOME Fee Offset Fund"), and ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$125,000) of the Fee Offset Fund (the "Agency Fee Offset Fund") shall consist of funds from the Low and Moderate Income Housing Fund of the Redevelopment Agency of the City of Newman (the "Agency").~~ The sole purpose of the Fee Offset Fund is to pay for City fees due at the time of final inspection for those housing units (the "Affordable Units") being sold to Qualified Buyers, as defined below.

The Sherman Ranch Development consists of three models of housing development: (i) the "Classics" homes are low-density units; (ii) the "Heritage" homes are medium-density units; and (iii) the "Villas" homes are high-density units. The HOME Fee Offset Fund shall only be used to pay the fees for up to twelve (12) units within the Villas development. The Agency Fee Offset Fund may be used to pay the fees for units within either the Classics or Heritage developments. The City's obligation to maintain the Fee Offset Fund, in whole or in part, for the uses specified in this Section 2.1 shall terminate upon the earlier of (i) the use of all monies in the Fee Offset Fund; or (ii) ~~December 31, 2013~~ June 30, 2015. ~~The City may, in its sole discretion, request that the Agency provide additional funds to be deposited in the Agency Fee Offset Fund, prior to December 31, 2013, so that additional Affordable Units may be sold to Qualified Buyers.~~

B. Qualified Buyers. A Qualified Buyer shall be a person or family of low or moderate income, as defined in Health and Safety Code section 50093, as may be adjusted by the California Department of Housing and Community Development ("HCD"). For purposes of this ~~Settlement Agreement Second Amendment~~, "area median income" shall mean the median income for households in Stanislaus County, California, as published from time to time by the United States Department of Housing and Urban Development ("HUD"). A 2010 schedule of low and moderate income limits for Stanislaus County is attached hereto as **Exhibit B** and incorporated herein by this reference.

The City's obligation to use the Fee Offset Fund shall be expressly conditioned upon the City receiving from Developer evidence reasonably satisfactory to City certifying the income level of any proposed Qualified Buyer, and that the proposed sales price of any Affordable Unit does not exceed the affordable housing cost, as defined by Health and Safety Code section 50052.5, for such Qualified Buyer. The maximum sales prices of any Affordable Unit to a Qualified Buyer must comply with the regulations promulgated by HCD.

C. Payment of Fees. City shall pay to Developer, upon the sale of each Affordable Unit to a Qualified Buyer, the amount of fees attributable to such Affordable Unit from either the HOME Fee Offset Fund or the Agency Fee Offset Fund, as the case may be. Such payment may be made either directly to Developer, upon the close of escrow, or through escrow, as the parties may determine.

4. Section 10.05A of the First Amendment is hereby amended to read as follows:

10.05. Building Permits.

A. Applications. For all building permit applications submitted by Developer to the City on or prior to December 31, 2010, for any of the lots identified on Exhibit C, (Sections A-C), attached hereto and incorporated herein by this reference, the City hereby agrees that such application shall be valid for two years. For purposes of applying building standards, conditions, and/or regulations, and/or permit fees, a building permit shall be deemed effective upon the application date. Any failure of Developer to pursue an application shall not be grounds for revocation by abandonment under the California Building Code.

For all building permit applications submitted by Developer to the City on or prior to December 31, 2013, including those that have been submitted prior to the execution of this Second Amendment, for any of the lots identified on Exhibit C, (Section D), the City agrees that such application shall be valid for two years. Developer shall be required to pay the building permit fee in effect at the time of issuance. For purposes of applying building standards, conditions, and/or regulations, (but excluding building permit fees), a building permit shall be deemed effective upon the application date.

5. Except as modified by this Second Amendment, the Development Agreement and the First Amendment shall remain unchanged and in full force and effect.

6. This Second Amendment may be executed in any number of counterparts with the same effect as if the parties had all signed the same document, and which together shall constitute one and the same instrument.

7. Facsimile, electronically scanned, and photocopied signatures shall be as valid as original signatures only for purposes of demonstrating execution of the Second Amendment until such time as originally executed documents can be circulated. Said originally executed documents shall be binding and shall constitute evidence of the execution of this Second Amendment for all purposes.

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IN WITNESS WHEREOF, the parties have hereunder set their hand the day and year first written above.

Approved as to Form:

CITY

City Attorney

CITY OF NEWMAN, a municipal corporation

By _____
City Manager

By _____
City Clerk

Approved as to Form:

DEVELOPER

NEUMILLER & BEARDSLEE

The Villa Communities, LLC

By: _____
Rod A. Attebery
Attorneys for Developer

By: _____
Steve C. Mothersell, Sr.
President

State of California)
)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

State of California)
)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

State of California)
)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

State of California)
)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**EXHIBIT A
FEE OFFSET FUND**

EXHIBIT A

FEE OFFSET FUND

	Classics Exhibit F Section B <u>Low Density</u>	Heritage Exhibit F Section C <u>Medium Density</u>	Villas Exhibit F Section D <u>High Density</u>
	City RDA Agency Fee Offset <u>Fund</u>	City RDA Agency Fee Offset <u>Fund</u>	City HOME Fee Offset <u>Fund</u>
Paid at time of Issuance of Final Inspection			
CWSMP Impact Fee			
Water	80.70	38.14	24.62
Traffic	2,190.51	1,784.35	2,598.92
Storm	87.11	42.53	40.93
Sewer	54.82	26.77	16.73
Park In Lieu Fee	202.16	161.73	338.26
Supplemental Sewer Fee	1,500.00	1,500.00	1,500.00
Municipal Service Fees			
Community Buildings	362.92	326.32	0.00
Police	354.96	319.96	731.64
Fire	657.39	592.13	384.30
City Hall - Gov Bldgs	407.49	366.12	983.45
Corp Yard	142.00	178.28	0.00
Wildlife Habitat		41.36	36.62
General Plan		162.37	168.95
Downtown Plaza Streetscaping		250.00	250.00
General Plan Expansion Fund		220.00	220.00
Water Connection			
Sewer Connection			
Total Paid at Final Inspection	<u>6,010.06</u>	<u>6,010.06</u>	<u>9,624.42</u>

EXHIBIT B
2010 STANISLAUS COUNTY INCOME LIMITS

EXHIBIT B
2010 STANISLAUS COUNTY INCOME LIMITS

in Household
Affordable Monthly Rent Amount (30% of monthly mean of HUD)

Income Level	1	2	3	4	5	6	7	8								
Extremely Low 30%	\$2,860	\$372.00	14,300	\$357.00	14,300	\$402.00	17,800	\$446.25	19,300	\$487.50	20,750	\$528.75	22,100	\$568.75	23,100	\$607.00
Very Low 50%	23,850	\$521.25	23,850	\$595.00	26,800	\$670.00	29,750	\$743.75	32,700	\$823.75	34,650	\$893.75	36,600	\$962.50	38,100	\$1,021.00
Lower 80%	33,350	\$833.75	33,350	\$952.50	42,850	\$1,071.25	47,350	\$1,190.00	51,450	\$1,286.25	55,250	\$1,381.25	59,050	\$1,476.25	62,400	\$1,571.25
Median 100%	41,600	\$1,041.25	47,600	\$1,160.00	53,600	\$1,338.75	59,600	\$1,487.50	64,750	\$1,606.25	69,750	\$1,725.00	73,850	\$1,846.25	78,000	\$1,973.75
Moderate 120%	53,000	\$1,260.00	57,100	\$1,427.50	64,200	\$1,650.25	71,400	\$1,785.00	77,800	\$1,927.50	82,800	\$2,070.00	88,500	\$2,213.75	94,200	\$2,350.25

in Household
Affordable Monthly Rent Amount (per CA HSGC 50052.5) - HUD

Income Level	1	2	3	4	5	6	7	8								
Extremely Low 30%	\$2,860	\$372.38	14,300	\$357.00	16,100	\$401.00	17,900	\$446.25	19,300	\$487.25	20,750	\$527.50	22,100	\$568.50	23,100	\$607.13
Very Low 50%	23,850	\$520.63	23,850	\$595.00	26,800	\$669.38	29,750	\$743.75	32,700	\$823.13	34,650	\$892.50	36,600	\$962.50	38,100	\$1,031.88
Lower 80%	33,350	\$778.88	33,350	\$833.00	42,850	\$937.13	47,350	\$1,041.25	51,450	\$1,124.38	55,250	\$1,207.13	59,050	\$1,294.50	62,400	\$1,374.63
Median 100%	41,600	\$1,041.25	47,600	\$1,160.00	53,600	\$1,338.75	59,600	\$1,487.50	64,750	\$1,606.25	69,750	\$1,725.00	73,850	\$1,846.25	78,000	\$1,973.75
Moderate 120%	53,000	\$1,326.27	57,100	\$1,427.17	64,200	\$1,718.00	71,400	\$1,829.14	77,100	\$2,081.35	82,800	\$2,213.75	88,500	\$2,367.25	94,200	\$2,501.13

Sample Mortgage #'s

Address	Estimates					
	10% DTI	Annual Taxes	Mortgage	Malus	HOA	HOI
1234 Main St	\$10,000	\$2,500	\$212.00	\$1,000	\$100.00	\$1,000.00

EXHIBIT C
LOTS SUBJECT TO AGREEMENT

EXHIBIT C
LOTS SUBJECT TO AGREEMENT

SECTION A. (VALLEY CLASSICS LOTS)
SHERMAN RANCH Unit #2 (Low Density)

- 5 724 Barrington Avenue
- 48 713 Whitechurch Way
- 51 701 Whitechurch Way
- 52 451 Northampton Way
- 53 447 Northampton Way
- 54 443 Northampton Way
- 55 439 Northampton Way
- 56 435 Northampton Way
- 57 431 Northampton Way
- 58 429 Northampton Way
- 59 425 Northampton Way
- 60 421 Northampton Way
- 61 419 Northampton Way
- 62 415 Northampton Way
- 63 411 Northampton Way
- 64 407 Northampton Way
- 65 403 Northampton Way
- 66 400 Northampton Way
- 67 715 Southington Way
- 68 719 Southington Way
- 69 801 Southington Way
- 70 805 Southington Way
- 71 809 Southington Way
- 72 813 Southington Way
- 73 817 Southington Way
- 77 744 Big Ben Court
- 78 740 Big Ben Court
- 79 736 Big Ben Court
- 80 732 Big Ben Court
- 81 728 Big Ben Court
- 82 724 Big Ben Court
- 83 721 Big Ben Court
- 84 725 Big Ben Court
- 85 729 Big Ben Court
- 86 731 Big Ben Court
- 87 737 Big Ben Court
- 91 730 Peloquin Court
- 92 726 Peloquin Court
- 93 722 Peloquin Court

- 94 718 Peloquin Court
- 95 719 Peloquin Court
- 96 723 Peloquin Court
- 98 731 Peloquin Court
- 99 735 Peloquin Court
- 105 712 Whitechurch Way
- 106 444 Northampton Way
- 107 440 Northampton Way
- 108 436 Northampton Way
- 109 432 Northampton Way

EXHIBIT C
LOTS SUBJECT TO AGREEMENT

110 428 Northampton Way
111 424 Northampton Way
112 420 Northampton Way
113 416 Northampton Way
114 412 Northampton Way
115 408 Northampton Way

SECTION B. (CLASSICS LOTS)
SHERMAN RANCH Unit #3 (Low Density)

156 323 Tower Way
157 319 Tower Way
158 315 Tower Way
159 311 Tower Way
160 307 Tower Way
161 303 Tower Way
162 227 Tower Way
172 304 Tower Way
173 308 Tower Way
174 314 Tower Way
175 320 Tower Way
176 804 Southington Way
177 808 Southington Way
178 812 Southington Way
179 816 Southington Way
180 339 Parliament Way
181 335 Parliament Way
182 331 Parliament Way
183 807 Gloucester Court
185 800 Gloucester Court
186 804 Gloucester Court

187 808 Gloucester Court
188 327 Parliament Way
189 323 Parliament Way
190 319 Parliament Way
199 318 Parliament Way
200 320 Parliament Way
201 324 Parliament Way
202 328 Parliament Way
203 332 Parliament Way
204 336 Parliament Way
205 340 Parliament Way
206 344 Parliament Way
207 345 Red Lion Way
208 341 Red Lion Way
209 337 Red Lion Way
210 333 Red Lion Way
211 329 Red Lion Way
212 325 Red Lion Way
213 321 Red Lion Way
214 317 Red Lion Way
215 313 Red Lion Way
216 237 Red Lion Way

EXHIBIT C
LOTS SUBJECT TO AGREEMENT

217 233 Red Lion Way
218 229 Red Lion Way
219 225 Red Lion Way
220 221 Red Lion Way
221 220 Red Lion Way
222 226 Red Lion Way
223 1000 Red Lion Court
224 1004 Red Lion Court
225 1009 Red Lion Court
226 1005 Red Lion Court
227 1001 Red Lion Court
228 1000 Soho Way
229 1004 Soho Way
230 1104 Soho Way

SECTION C. (HERITAGE LOTS)
SHERMAN RANCH Unit #4 (Medium Density)

238 1012 Barrington Avenue
239 1006 Barrington Avenue
240 1000 Barrington Avenue
241 912 Barrington Avenue
242 906 Barrington Avenue
243 900 Barrington Avenue
244 484 Haycastle Court
245 480 Haycastle Court
246 476 Haycastle Court
247 472 Haycastle Court
248 468 Haycastle Court
249 464 Haycastle Court
250 460 Haycastle Court
251 456 Haycastle Court
252 452 Haycastle Court
254 443 Haycastle Court
256 451 Haycastle Court
257 455 Haycastle Court
258 459 Haycastle Court
259 481 Haycastle Court
260 485 Haycastle Court 456 Red Lion Way
261 452 Red Lion Way
262 448 Red Lion Way
263 444 Red Lion Way
264 440 Red Lion Way
265 436 Red Lion Way
266 1001 Chukar Way
267 1005 Chukar Way
268 1009 Chukar Way
269 1004 Chukar Way
270 1000 Chukar Way
271 422 Red Lion Way

EXHIBIT C
LOTS SUBJECT TO AGREEMENT

272 418 Red Lion Way
273 414 Red Lion Way
274 410 Red Lion Way
275 406 Red Lion Way
276 348 Red Lion Way
277 344 Red Lion Way
278 340 Red Lion Way

279 336 Red Lion Way
280 1001 Soho Way
281 301 Strands Court
284 304 Strands Court
285 1101 Soho Way
286 1105 Soho Way
287 1109 Soho Way
288 1113 Soho Way
289 1117 Soho Way
290 1121 Soho Way
291 1116 Walshford Court
292 1112 Walshford Court
293 1108 Walshford Court
295 1100 Walshford Court
297 1105 Walshford Court
298 1109 Walshford Court

SECTION D. (VILLAS LOTS)
SHERMAN RANCH Unit #5 (High Density)

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EXHIBIT C
LOTS SUBJECT TO AGREEMENT

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Honorable Mayor and Members
of the Newman City Council

NEWMAN SAVE OPEN SPACE AND AGRICULTURAL RESOURCES ORDINANCE

RECOMMENDATION:

Conduct First Reading of Ordinance 2014- , an Ordinance adding Title 5 Zoning, Chapter 29 Urban Growth Boundary to the Newman Municipal Code.

BACKGROUND:

In September 2012, Stanislaus Local Agency Formation Commission (LAFCO) passed an Agricultural Preservation Policy. This new policy requires all Stanislaus County cities to develop a method or strategy for minimizing the loss of agricultural lands when an annexation occurs. One strategy identified by LAFCO includes a voter approved urban growth boundary.

On April 2, 2014, staff presented the City Council with a draft version of an Urban Growth Boundary Ordinance that was similar to one approved by the voters in Thousand Oaks, CA, in Ventura County. Upon conclusion of staff's presentation, the Council permitted staff to review said ordinance with LAFCO staff and select Board members and solicit comments. LAFCO staff and board members were generally positive towards the ordinance. City Staff advised them that we planned to move forward in May and they could forward any additional thoughts or comments. To date, no additional comments have been submitted.

ANALYSIS:

In accordance with the General Plan policies, the City has initiated the development of a master plan document for Area Plan No. 3 with the intention of annexing the area to the City within the first half of calendar year 2015. Upon build out of the area, the project is anticipated to include 1,200 residential units and create up to 2,000 jobs. The proposed Ordinance has been drafted to comply with the recently adopted Agricultural Preservation Policy and would support the proposed annexation as part of the City's Agricultural Preservation Plan; which is review by LAFCO during annexation proceedings. With an affirmative voter from the electorate, the City would utilize the Urban Growth Boundary (UGB) as part of our strategy for Ag preservation.

The attached Ordinance establishes an UGB that is coterminous with the General Plan's Sphere of Influence. The proposed Ordinance limits urbanized growth to the area within the City's current General Plan boundaries until 2040; twenty-five (25) years. The Ordinance does include provisions that allow the Council to review and potentially modify the boundary under limited and specific circumstances.

If the Council elects to support this strategy, the Ordinance needs to be adopted by the Council and a Measure placed on the November 4, 2014 ballot. The electorate would vote on the following measure.

URBAN GROWTH BOUNDARY MEASURE: "Shall the ordinance amending the City of Newman General Plan to create an Urban Growth Boundary be adopted?"	YES
	NO

FISCAL IMPACT:

This Ordinance will not have a direct fiscal impact.

CONCLUSION:

Staff recommends the Council support the Urban Growth Bound Ordinance and vote to place it on the November 4, 2014, ballot as a Measure for the local electorate. Should the Council elect to move forward, the Council needs to introduce the Ordinance at this meeting and adopt it at the June 10th meeting, along with an additional Resolution requesting the consolidation. Staff will be available to answer any questions regarding the Ordinance or the process moving forward.

ATTACHMENTS:

1. Newman Save Open-space and Agricultural Resources (Newman SOAR) Ordinance

Respectfully submitted,



Michael Holland
City Manager

ORDINANCE NO. 2014- - CS
(2014 City Council Sponsored Measure __)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWMAN
ADDING TITLE 5, CHAPTER 29 TO THE NEWMAN MUNICIPAL CODE
TO BE KNOWN AS THE “URBAN GROWTH BOUNDARY ORDINANCE”**

SUBJECT TO APPROVAL OF THE VOTERS

The City Council of the City of Newman does hereby ordain as follows:

Part 1

SECTION 1. AMENDMENT: Article 1 is added to Chapter 29 of Title 5 of the Newman Municipal Code to read as follows:

Article 1. URBAN GROWTH BOUNDARY

Section 5.29.101. Title.

This ordinance shall be known as the Newman Save Open-space and Agricultural Resources, or Newman SOAR, ordinance.

Section 5.29.102. Purpose and Findings.

A. Purpose. The purpose of this ordinance is to create the City of Newman (City) Urban Growth Boundary (Newman UGB). The Newman UGB has the following objectives:

1. To encourage efficient growth patterns and protect the City’s quality of life by concentrating future development within the adopted Sphere of Influence;
2. To promote on lands outside the Newman UGB ongoing agricultural and other natural resource and open space uses such as preservation of natural resources, public and private outdoor recreation, uses that foster public health and safety, and productive investment for farming enterprises;
3. To manage the City’s growth in a manner that fosters and protects the character of the City while encouraging appropriate economic development in accordance with the City’s unique local conditions and General Plan;
4. To allow the City to continue to meet its reasonable housing needs for all economic segments of the population by directing the development of housing into areas where services and infrastructure are more efficiently available; and
5. To promote stability in long term planning for the City by establishing a cornerstone policy within the General Plan designating the geographic limits of long term urban development and allowing sufficient flexibility within those limits to respond to the City’s changing needs over time.

B. Findings.

1. The protection of existing agricultural, open space, watershed and other lands surrounding the City is of critical importance to present and future residents of the City. Agriculture has been and remains a major contributor to the economy of the City and County of Stanislaus, directly and indirectly creating employment for many people and generating substantial revenues for the City and the County of Stanislaus.

2. In particular, the City and surrounding area, with its alluvial plain topography, excellent climate and prime agricultural soils, is located in the heart of one of the finest agricultural regions in the world. Vegetable, nut and dairy production from the County of Stanislaus and adjacent to the City continue to enhance the City's, and County's, economy and reputation.

3. Continued urban encroachment into agricultural, open space or watershed areas may impair agriculture and threaten the public health, safety and welfare by causing increased traffic congestion, associated air pollution, not only for the City but for its jurisdictional neighbors. Such urban encroachment may eventually result in both the unnecessary, expensive extension of public services and facilities and inevitable conflicts between urban, agricultural and open space uses.

4. The unique character of the City and quality of life of City residents depend on the protection of a substantial amount of open space, rural and agricultural lands particularly outside of City's Sphere of Influence. The protection of such lands not only ensures the continued viability of agriculture, but also protects the available water supply to surrounding communities and contributes to the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources. As importantly, adopting a UGB around the City would promote the formation and continuation of a cohesive community by defining the boundaries and by helping to prevent urban sprawl. Such an UGB would promote efficient municipal services and facilities by confining urban development to defined development areas.

5. This measure ensures that the important Goals and Policies of the General Plan are inviolable against transitory short-term political decisions and that agricultural, watershed and open space lands are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people. Accordingly, the ordinance requires that until December 31, 2040, the City of Newman shall restrict the provision of urban services, or creation of urban uses, other than in certain circumstances and according to specific procedures set forth in this measure, within the Newman UGB created by this ordinance generally using the location of the Sphere of Influence Line established by the Local Agency Formation Commission as a reference for locating the Newman UGB. The Newman UGB line shall be coterminous with the Sphere of Influence line established by the Local Agency Formation Commission for the City, as it exists as of January 1, 2014.

6. Although established in the same location as the Sphere of Influence line as it exists as of January 1, 2014, the Newman UGB is not intended to and shall in no way inhibit the Local Agency Formation Commission from changing or altering the Sphere of Influence line in accordance with state law. The two lines, although coincidentally coterminous as of one point in time are independent one from the other in legal significance and purpose. While the Sphere of Influence line may be altered by the Local Agency Formation Commission in accordance with the provisions of state law, the Newman UGB is a local land use policy of the City and shall not be changed except as herein provided.

Section 5.29.103. General Plan Amendment: Changes in Boundary

This ordinance hereby amends the Newman General Plan by adding the following as Chapter 9 to the Community Design Element of the General Plan:

NEWMAN CITY URBAN GROWTH BOUNDARY

Introduction.

The electorate of the City of Newman (City) have adopted a UGB line denominated the City of Newman UGB (Newman UGB). Its purpose, principals, implementation procedures, and methodologies for amendment are set forth in this General Plan Amendment.

A. Purpose.

1. The City and surrounding area, with its alluvial plain topography, excellent climate and prime agricultural soils, is located in the heart of one of the finest agricultural regions in the world. Vegetable, nut, and dairy production from the County of Stanislaus and adjacent to the City continue to enhance the City's, and County's, economy and reputation.

2. The purpose of this amendment is to ensure that the preservation of agricultural production, open space, and protection of environmentally sensitive habitat are inviolable against transitory short-term political decisions and that agricultural, viewshed, watershed, and open space lands are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people.

3. As importantly, limiting urban sprawl through the use of an UGB enhances the sense of community, allows for development unique to the City of Newman and promotes the efficient use of the City's infrastructure.

B. Principals.

1. Continued urban encroachment into open space, viewshed, watershed and agricultural areas negatively impacts sensitive environmental areas, intrudes on open space irrevocably changing its utility, diminishes the quality of life and threatens the public health, safety and welfare by causing increased traffic congestion, associated air pollution, and causing potentially serious water problems, such as pollution, depletion, and sedimentation of available water resources not only for the City of Newman but for its jurisdictional neighbors. Such urban encroachment may eventually result in both the unnecessary, expensive extension of public services and facilities and inevitable conflicts between urban and Open Space/ Agricultural uses.

2. The unique character of the City, and quality of life of City residents, depend on the protection of a substantial amount of open space, viewshed, and watershed. The protection of such lands through the implementation of this measure not only ensures the continued viability of agriculture, but also protects the available water supply and contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources.

C. Implementation.

1. The City hereby establishes the Newman Urban Growth Boundary (Newman UGB). The Newman UGB is established coterminous with the Sphere of Influence line established by the Local Agency Formation Commission for the City, as it exists as of January 1, 2014.

2. Until December 31, 2040, the City shall restrict urban services (except temporary mutual assistance with other jurisdictions) and urbanized uses of land to within the Newman UGB, except as provided herein and except for the purpose of completing roadways designated in the circulation element of the Newman General Plan as of January 1, 2014, construction of public potable water facilities, public schools, public parks or other government facilities. Other than the exceptions provided for herein, upon the effective date of this UGB General Plan amendment, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this General Plan amendment, unless in accordance with the Amendment Procedures of Section D of this General Plan Amendment.

3. "Urbanized uses of land" shall mean any development which would require the establishment of new community sewer and/or water systems or the significant expansion of existing community sewer and/or water systems; or, would result in the creation of residential densities greater than one primary residential unit per 10 acres in area; or, would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

4. The City of Newman LAND USE DESIGNATIONS Map, figure LU3 to the Land Use Element is amended to reflect the existence of the Newman UGB which is coterminous with the Sphere of Influence line as it exists as of January 1, 2014.

5. The Newman UGB may not be amended, altered, revoked or otherwise changed prior to December 31, 2040, except by vote of the people or by the City Council pursuant to the procedures set forth in Section D of this General Plan Amendment.

D. Amendment Procedures.

1. Until December 31, 2040, the foregoing Purposes, Principles and Implementation provisions of this General Plan amendment, and the Newman UGB may be amended only by a vote of the people or pursuant to one of the following methods:

a) The City Council may, by a majority vote, amend the Newman UGB described herein for non-residential uses if it deems it to be in the public interest, provided that the amended boundary is adjacent to the Newman UGB established by this General Plan amendment; or

b) The City Council, following at least one noticed public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act ("CEQA"), may amend, by majority vote, the Newman UGB as described herein to comply with General Plan Goal LU-6 to "Provide adequate land for and promote development of employment uses that create high quality jobs and enhance the economy of Newman". Such amendment may be adopted only if the City Council makes each of the following findings:

i) The land subject to the proposed Newman UGB boundary amendment is immediately adjacent to existing compatibly developed areas and the applicant for the inclusion of land within the UGB has provided to the City evidence that the Fire Department, Police Department, and Department of Public Works with jurisdiction over such land have adequate capacity to accommodate the proposed development and provide it with adequate public services; and

ii) That inventory of undeveloped commercial, business park, and/or industrial designated land within the Newman UGB has reached a level of less than one hundred (100) acres. At this point, the City would be placed at an economic disadvantage when trying to recruit existing businesses to expand and/or attract new businesses to relocate to the City; and

iii) That it is not reasonably feasible to accommodate the proposed development by redesigning lands within the Newman UGB due to size, shape and/or location; or

c) The City Council, following at least one noticed public hearing for presentations by an applicant and the public, and after compliance with CEQA, may amend, by majority vote, the Newman UGB described herein to comply with state law regarding the provision of housing for all economic segments of the community. The City Council may amend the Newman UGB as described herein in order to accommodate lands to be designated for residential uses, provided that no more land may be brought within the UGB as required for compliance with State law for this purpose. Such amendment may be adopted only if the City Council makes each of the following findings:

i) The land is immediately adjacent to existing compatibly developed areas and the applicant for the inclusion of land within the Newman UGB has provided to the City evidence that the Fire Department, Police Department, Department of Public Works, the Community Services Department, applicable water and sewer districts, and the School District with jurisdiction over such land have adequate capacity to accommodate the proposed development and provide it with adequate public services; and

ii) That the proposed development will address the highest priority need identified in the analysis by which the City has determined it is not in compliance with State law, i.e., low and very low income housing; and

iii) That there is no existing residentially designated land available within the Newman UGB to accommodate the proposed development; and

iv) That it is not reasonably feasible to accommodate the proposed development by redesignating lands within the Newman UGB; or

d) The City Council following at least one noticed public hearing for presentations by an applicant and the public, and after compliance with CEQA, may amend, by majority vote, the Newman UGB described herein, based on substantial evidence in the record, if the City Council makes each of the following findings:

i) Application of the provisions of subsections a, b or c of these amendment procedures are unworkable and failure to amend the Newman UGB would constitute an unconstitutional taking of a landowner's property for which compensation would be required or would deprive the landowner of a vested right; and

ii) The amendment and associated land use designations will allow additional land uses only to the minimum extent necessary to avoid said unconstitutional taking of the landowner's property or to give effect to the vested right; or

e) The City Council following at least one noticed public hearing for presentations by an applicant and the public, and after compliance with CEQA, may place any amendment to the Newman UGB or the provisions of this ordinance on the ballot pursuant to the mechanisms provided by State law; or

f) The General Plan may be reorganized and individual provisions, including the provisions of this ordinance, may be renumbered or reordered in the course of ongoing updates of the General Plan in accordance with the requirements of State law.

Section 5.29.104. Exemptions.

The provisions of this Article do not apply to any roadways designated in the circulation element of the Newman General Plan as of January 1, 2014, construction of public potable water facilities, public schools, public parks or other government facilities, nor to any development project that has obtained as of the effective date of this ordinance a vested right pursuant to State or local law.

Section 5.29.105. Insertion Date.

A. Upon the effective date of this ordinance, the General Plan is effectively amended to incorporate the terms of this ordinance; except, that if the four amendments of the mandatory elements of the General Plan permitted by State law for any given calendar year have already been utilized in 2014, prior to the effective date of this ordinance, this General Plan amendment shall be deemed inserted into the City's General Plan on January 1, 2015.

B. The City's General Plan in effect when the ordinance was adopted and that General Plan as amended by this measure, comprise an integrated, internally consistent and compatible statement of policies for the City. In order to ensure that the City's General Plan remains an integrated, internally consistent and compatible statement of policies for the City, as required by state law, and to ensure that the actions of the voters in enacting this ordinance are given effect, any provision of the General Plan that is adopted between the City Council submittal date to be placed on the ballot and the date that this ordinance is deemed inserted into the General Plan, shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by Section 5.29.103 of this ordinance, that interim-enacted provision shall be amended as soon as possible and in the manner and time required by State law to ensure consistency between the provisions adopted by this ordinance and other elements of the City's General Plan. In the alternative, such interim-enacted inconsistent provision shall be disregarded and of no validity or effect.

Section 5.29.106. Severability.

This ordinance shall be interpreted so as to be consistent with all federal and State laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this ordinance is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The voters hereby declare that this ordinance, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this ordinance is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this ordinance that can be given effect without the invalid application. This ordinance shall be broadly construed in order to achieve the purposes stated in this ordinance. It is the intent of the voters that the provisions of this ordinance shall be interpreted by the City and others in a manner that facilitates the confinement of urban uses within the City's UGB thereby protecting agricultural, open space and rural lands, and preventing urban sprawl.

Section 5.29.107. Amendment or Repeal.

Except as otherwise provided herein, this ordinance may be amended or repealed only by the voters of the City at an election held in accordance with State law.

Section 5.29.108. Competing Measures.

In the event there are competing measures on the same ballot with this measure that purport to address the same subject matter of this measure, the following rules shall apply: If more than one such measure passes, both measures shall go into effect except to the extent that particular provisions of one measure are in direct, irreconcilable conflict with particular provisions of another measure. In that event, as to those conflicting provisions only, the provisions of the measure which received the most votes shall prevail.

SECTION 2. ENACTMENT: This ordinance shall take effect thirty (30) days after its passage by the City Council, and following the affirmative vote of a majority of the electors of the City of Newman voting on the measure. Prior to the expiration of fifteen (15) days from the passage and adoption thereof, this ordinance shall be published in a newspaper of general circulation printed and published in the County of Stanislaus, State of California, together with names of the members of the City Council voting for and against the same.

Introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014 by Council Member _____ and adopted at a regular meeting of said City Council held on the 10th day of June, 2014 by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

Signed and approved this ___ day of _____, 2014.

ED KATEN, Mayor

ATTEST:

Mike Maier, Deputy City Clerk,
City of Newman, County of Stanislaus,
State of California

**REPORT ON THE LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT FOR FISCAL YEAR 2014/2015**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt Resolution No. 2014- , approving the Annual Report for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15.
2. Adopt Resolution No. 2014- , declaring its intention to levy and collect assessments for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15.

BACKGROUND:

Pursuant to the Landscape and Lighting Act of 1972 the City of Newman has a total of 15 zones within the Lighting and Landscape Maintenance District (District) in various locations throughout the City. These Zones represent the general nature, location and extent of improvements to be maintained, with an estimate of the costs to maintain and service the improvements. Improvements provided within the District include, but are not limited to, the weekly operation, maintenance, and servicing of all public landscaping improvements consisting of trimming and pruning, weed abatement, sidewalks, block walls, plant materials, pathways, irrigation systems, lighting systems, and graffiti removal within the public right-of-way.

ANALYSIS:

In 2010 the Lighting and Landscape Maintenance District rates were increased through a Proposition 218 process. The District also approved an annual cost of living inflator. The inflator is based on the Consumer Price Index (CPI) for all Urban Consumers and is 2.45% for Fiscal Year 2014/15. Zone 1 budget may require a draw from the Reserve Fund in the amount of \$11.98 to cover the full budgeted expenses, therefore the estimated Fiscal Year ending Operating Reserve balance is \$32,154.02. The Operating Reserve remains below the recommended reserve of 50% (\$151,291.00) of the Annual Budget of \$302,582.00.

As required by the Landscape and Lighting Act of 1972 there are two resolutions before Council; 1) Adoption of a resolution approving the Annual Report for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15, and 2) Adoption of a resolution declaring its intention to levy and collect assessments for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15, and declaring the intention of the Council to conduct a Public Hearing concerning the levy of assessments to be held on Tuesday June 10, 2014 at 7:00 pm or as soon thereafter as is feasible.

The Annual Report for Fiscal Year 2014/15 is included herewith for your review.

FISCAL IMPACT:

None

CONCLUSION:

On April 22, 2014 City Council authorized the first step in this process, initiating proceedings for the levy and collection of assessments for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15 and ordering the preparation of the Annual Report.

Therefore staff recommends that the City Council:

1. Adopt Resolution No. 2014- , approving the Annual Report for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15.
2. Adopt Resolution No. 2014- , declaring its intention to levy and collect assessments for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15 and declaring the intention of the Council to conduct a Public Hearing concerning the levy of assessments.

ATTACHMENTS:

1. 2014/15 Lighting and Landscape Maintenance District Annual Report
2. Resolution No. 2014- , approving the Annual Report for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15.
3. Resolution No. 2014- , declaring its intention to levy and collect assessments for the Lighting and Landscape Maintenance District for Fiscal Year 2014/15.

Respectfully Submitted,



Koosun Kim
Director of Public Works

REVIEWED/CONCUR:



Michael E. Holland
City Manager



City of Newman

**Lighting and Landscape
Maintenance District**

Fiscal Year 2014/15 Engineer's Report

May 2014

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CITY COUNCIL

Ed Katen, Mayor

Nicholas Candea, Council Member

Roberta Davis, Council Member

Donald Hutchins, Council Member

Robert Martina, Council Member

Michael Thompson, Treasurer

CITY STAFF

Michael E. Holland, City Manager

Koosun Kim, Public Works Director

Lewis Humphries, Finance Director

NBS

Dave Ketcham, Client Services Director

Adina McCargo, Senior Consultant

Reena Arvizu, Financial Analyst

TABLE OF CONTENTS

1. INTRODUCTION	1-1
2. PLANS AND SPECIFICATIONS	2-1
2.1. Description of the Boundaries of the District	2-1
2.2. Description of Improvements and Services	2-1
3. ESTIMATE OF COSTS	3-1
3.1. District Budget.....	3-2
3.2. Reserve.....	3-3
4. METHOD OF ASSESSMENT	4-1
4.1. General	4-1
4.2. Special Benefit	4-2
4.3. General Benefit	4-2
4.4. Benefit Zones	4-3
4.5. Method of Assessment Spread	4-3
4.6. Cost of Living Inflator	4-3
5. ASSESSMENT DIAGRAM	5-1
6. ASSESSMENT ROLL	6-1

1. INTRODUCTION

WHEREAS, on October 27, 1987 by Resolution No. 87-83, the City Council of the City of Newman (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "1972 Act") established the City of Newman Lighting and Landscape Maintenance District (the "District"); and

WHEREAS, in 2010 the City Council, under the 1972 Act, Article XIID of the Constitution of the State of California (the "Article XIID") and the Proposition 218 Omnibus Implementation Act (the "Proposition 218"), (the 1972 Act, Article XIID and Proposition 218 are collectively referred to as the "Assessment Law"), approved the commencement of Proposition 218 proceedings for the District so that property owners could consider an increase in assessments for the maintenance of improvements which provide special benefit to them; and

WHEREAS, on August 10, 2010 by Resolution No. 2010-62, the City Council, found that under said Assessment Law, no majority protest to the levy of assessments existed and the proposed assessments would go into effect for the District; and

WHEREAS, on April 22, 2014, the City Council, under said Assessment Law, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District; and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location, and extent of the improvements to be maintained; an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year; a diagram for the District, showing the area and properties to be assessed; and an assessment of the estimated costs of the administration, maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessments for Fiscal Year 2014/15:

Benefit Zone	Benefit Units (BU's)	Maximum Rate Per BU	Proposed Budget ⁽¹⁾	Proposed Rate Per BU
1 (Corgiat Estates) ⁽²⁾	51.0	\$104.45	\$5,338.93	\$104.45
2 (Creek Canyon)	194.0	64.34	12,481.96	64.34
3 (North Manor Unit No. 4)	23.0	63.40	1,458.20	63.40
4 (Oakwood Vista)	132.0	97.23	12,834.36	97.23
5 (Lucas Ranch I)	262.0	128.10	33,562.20	128.10
6 (Stonegate)	54.0	27.07	1,461.78	27.07
7 (Stonehedge Estates)	53.0	88.47	4,688.91	88.47
8 (Oakwood Terrace)	198.0	31.60	6,256.80	31.60
9 (Silva Ranch Estates)	55.0	118.68	6,527.40	118.68
10 (Lucas Ranch II & III)	118.0	165.80	19,564.40	165.80
11 (Stephens Ranch)	230.0	141.07	32,446.10	141.07
12 (Walnut Creek Estates)	68.0	255.05	17,343.40	255.05
13 (Hearthstone Ranch)	368.0	127.11	46,776.48	127.11
14 (Sherman Ranch)	385.5	246.32	94,956.36	246.32
15 (Monte Vista Estates)	41.0	167.92	6,884.72	167.92
Total	2,232.5		\$302,582.00	

(1) Any variance between the Proposed Budget and the actual amount levied is due to rounding to even pennies on individual parcels.

(2) The Zone 1 budget will require a draw from the Reserve Fund in the amount of \$11.98.

2. PLANS AND SPECIFICATIONS

The City Council of the City of Newman adopted Ordinance No. 85-13 on December 10, 1985, which requires as a condition of approval of any tentative sub-division map or parcel map the formation of an assessment district to provide a source of funds for the maintenance of streetlights and landscape improvements that provide a special benefit to parcels. The City of Newman Lighting and Maintenance District (the "District") was established in 1987 and new sub-divisions have been annexed to the District as development occurred.

The District provides for the continued administration, maintenance, operations, and servicing of various improvements located within the public right-of-way, dedicated easements and publicly owned parcels in each of the fifteen (15) Benefit Zones within the District. The improvements are described in the budget for each Benefit Zone. The engineering drawings for the improvements are on file in the office of the Director of Public Works and are incorporated herein by reference. The specifications for maintenance work to be performed under contract are contained in City contracts on file with the City Clerk and Director of Public Works and may be viewed during normal business hours.

2.1. Description of the Boundaries of the District

The District is located within the City of Newman. An Assessment Diagram has been prepared which shows each of the fifteen (15) Benefit Zones and the parcels to be assessed. A copy of the Assessment Diagram is included herein by reference and is on file in the office of the City Clerk. The lines and dimensions of each parcel or lot within the District are those lines and dimensions shown on the maps of the Assessor of the County of Stanislaus for the year in which this report was prepared, and are incorporated herein by reference and made part of this report.

2.2. Description of Improvements and Services

The improvements that may be maintained and serviced are generally described as follows:

- a. Street lighting and safety lighting consisting of poles, fixtures, bulbs, conduits and equipment including guys, anchors, posts, and pedestals, metering devices, and appurtenant facilities required to provide lighting in public rights-of-way and public easements within each Benefit Zone.
- b. Landscaping includes plantings, shrubbery, turf, irrigation systems, entry monuments, hardscapes including curbs, gutters and sidewalks, walls and fencing, and appurtenant structures, including ornamental structures in public rights-of-way and on City owned parcels including parks, recreational facilities and other publically owned parcels within each Benefit Zone.

Maintenance as used herein means the furnishing of services and materials for the ordinary and usual operation and servicing of improvements and appurtenant facilities, including the repair, removal or replacement of the facilities. Maintenance is further defined to include trash removal, debris removal, graffiti removal, insect abatement, weed abatement, removal, or mitigation of health and safety hazards related to the facilities, cultivation, trimming, spraying, fertilizing, and treating for disease.

Services include personnel, materials, contracting services, utilities, capital projects and all necessary costs associated with the maintenance, replacement and repair required to keep the improvements in operational and in a safe, healthy, vigorous and satisfactory condition.

3. ESTIMATE OF COSTS

The estimated costs of administration, maintenance, operations, and servicing the improvements as described in the Plans and Specifications are summarized on the following pages by Benefit Zone.

3.1. District Budget

The following table shows the proposed FY 2014/15 budget by Benefit Zone.

Benefit Zone	Proposed Rates and Budget for FY 2014/15								Maximum Rates and Budget for FY 2014/15 ⁽¹⁾	
	Lighting Maintenance	Landscaping Maintenance	Other Costs (2)	Administration	Reserve Fund Contribution	Proposed Budget	Benefit Units (BUs)	Proposed Rate Per BU	Maximum Budget	Maximum Rate Per BU
Zone 1 (Corgiat Estates)	\$2,254.16	\$2,158.52	\$219.08	\$707.16	\$11.98	\$5,338.93	51.0	\$104.45	\$5,326.95	\$104.45
Zone 2 (Creek Canyon)	5,514.92	3,603.07	1,426.65	1,937.31	0.00	12,481.96	194.0	64.34	12,481.96	64.34
Zone 3 (North Manor Unit No. 4)	1,118.72	0.00	116.53	222.95	0.00	1,458.20	23.0	63.40	1,458.20	63.40
Zone 4 (Oakwood Vista)	4,659.78	5,756.06	624.62	1,793.90	0.00	12,834.36	132.0	97.23	12,834.36	97.23
Zone 5 (Lucas Ranch I)	10,289.76	19,147.71	1,931.23	2,193.50	0.00	33,562.20	262.0	128.10	33,562.20	128.10
Zone 6 (Stonegate)	958.90	0.00	279.68	223.20	0.00	1,461.78	54.0	27.07	1,461.78	27.07
Zone 7 (Stonehedge Estates)	1,882.89	1,801.54	284.34	720.14	0.00	4,688.91	53.0	88.47	4,688.91	88.47
Zone 8 (Oakwood Terrace)	4,387.84	0.00	913.62	955.34	0.00	6,256.80	198.0	31.60	6,256.80	31.60
Zone 9 (Silva Ranch Estates)	2,997.19	1,801.54	727.45	1,001.22	0.00	6,527.40	55.0	118.68	6,527.40	118.68
Zone 10 (Lucas Ranch II & III)	3,975.76	12,598.31	1,493.32	1,497.02	0.00	19,564.40	118.0	165.80	19,564.40	165.80
Zone 11 (Stephens Ranch)	7,170.63	21,585.23	1,608.88	2,081.36	0.00	32,446.10	230.0	141.07	32,446.10	141.07
Zone 12 (Walnut Creek Estates)	2,442.01	13,670.23	959.41	271.75	0.00	17,343.40	68.0	255.04	17,343.40	255.05
Zone 13 (Hearthstone Ranch)	13,154.67	25,506.45	2,682.50	5,432.86	0.00	46,776.48	368.0	127.11	46,776.48	127.11
Zone 14 (Sherman Ranch)	12,961.41	66,820.24	10,526.45	4,648.26	0.00	94,956.36	385.5	246.32	94,956.36	246.32
Zone 15 (Monte Vista Estates)	2,077.62	3,383.07	888.33	535.70	0.00	6,884.72	41.0	167.92	6,884.72	167.92
Totals	\$75,846.26	\$177,831.98	\$24,682.10	\$24,221.67	11.98	\$302,582.00	2,232.5	--	\$302,570.02	--

(1) Maximum budgets and rates increased from FY 2013/14 based upon CPI increase of 2.45%.

(2) Includes maintenance and replacement of storm pump stations, curbs, gutters, sidewalks, and drainage district costs.

3.2. Reserve

The City may establish and collect reserve funds for the District as described below based upon available funding.

Operating Reserve Collection: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The fund may be allowed to accumulate in anticipation of any unforeseen expenses not included in the yearly maintenance costs.

FY 2014/15 Operating Reserve Projection

Operating Reserve Est. 6/30/14 Balance	Operating Reserve Collection/Reduction FY 2014/15	Operating Reserve Est. 6/30/15 Balance
\$32,166.00	(\$11.98)	\$32,154.02

The Zone 1 budget may require a draw from the Reserve Fund in the amount of \$11.98 to cover the full budgeted expenses.

Capital Projects Reserve Collection: This item includes new or replacement improvements to further enhance the level and quality of service provided within the boundaries of each Benefit Zone. Capital Projects reserves are generally included in the annual budget for each Benefit Zone.

4. METHOD OF ASSESSMENT

4.1. General

Pursuant to the 1972 Act and Article XIID, all parcels that receive a special benefit as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements.

Section 22573 of the 1972 Act requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000) [of the Streets and Highways Code, State of California]."

The 1972 Act also permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements" (Sec. 22574).

Section 4(a) of Article XIID limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the improvements. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

The net amount to be assessed may be apportioned by any formula or method that fairly distributes the net amount among all assessable lots or parcels. Proposition 218, approved by the voters in November 1996, requires the City to separate general benefit from special benefit and only special benefit is assessed.

4.2. Special Benefit

The City has required as a condition of approval of any tentative sub-division map or parcel map that enhanced lighting and landscaping be provided within new developments. These enhanced levels of lighting and landscaping have proven to benefit parcels within each development by enhancing the desirability of property and creating a sense of community identity and pride. The costs associated with those improvements are assessed to all assessable parcels that receive the localized benefit. Localized improvements include the construction, operation, servicing, and maintenance of landscaping, street lighting, and park improvements that only benefit the assessable parcels located within each Benefit Zone. The special benefits received by parcels include:

1. **Localized Street Lighting** – Developable parcels that have street lighting within close proximity directly benefit from street lighting and are assessed for the costs of the street lighting. Benefits include:
 - a. Mitigates crime (especially vandalism)
 - b. Reduces traffic accidents and enhances pedestrian safety
 - c. Contributes to a visually pleasing nighttime image, and
 - d. Promotes social interaction during the hours of darkness.

2. **Localized Landscaping** – Developable parcels that have localized landscaping such as neighborhood parks, entryway landscaping, streetscape landscaping, etc. adjacent to or near their parcels directly benefit from the landscaping improvements and are assessed for the costs of the localized landscaping. Benefits include:
 - a. Parks and landscaped areas help conserve land, energy, and resources, and
 - b. Proper maintenance of landscaping and parks makes communities more livable and enhances the desirability of property.

These improvements are for the benefit of the properties within each Benefit Zone and as such confer a special and direct benefit to parcels within each Benefit Zone by:

- Improving the livability, appearance, and desirability for properties within the boundaries of the Benefit Zone, and
- Ensuring that improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties within the Benefit Zone

Only properties within each Benefit Zone receive a special benefit from the localized improvements and are assessed for the maintenance and servicing of the improvements within the Benefit Zone.

4.3. General Benefit

None of the improvements funded by the levy of assessments provide a special or direct benefit to parcels outside of the Benefit Zone in which the assessment is levied. Parcels within the City, not within one of the Benefit Zones included in the District, receive a minimal standard of City funded landscape maintenance and safety lighting. As a result, there is no general benefit to parcels not within one of the Benefit Zones. The District does not fund the maintenance or servicing of street lights or traffic signals on arterial streets that would serve persons or traffic that may travel through the Benefit Zones.

4.4. Benefit Zones

Benefit Zones 1 through 15 were established as a condition of tentative sub-division map or parcel map approval to accurately track and assess the costs associated with the localized street lighting, landscaping improvements such as neighborhood parks, entryway landscaping, streetscape landscaping, etc. for specific development sites. The costs of these improvements are only assessed to the parcels within the Benefit Zones that directly benefit from the improvements.

4.5. Method of Assessment Spread

Each of the parcels within a Benefit Zone is deemed to receive special benefit from the maintenance and operation of the improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of improvements is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements.

To assess special benefit appropriately, it is necessary to relate the different types of parcel land use to each other. The Benefit Unit (the "BU") method of apportionment uses the single family parcel as the basic unit of assessment since this is the primary land use within each Benefit Zone.

Each of the subdivided parcels within Benefit Zones 1 through 15 is deemed to receive special benefit from the improvements.

- In Benefit Zones 1 through 13, and 15, each parcel is assigned one (1) BU since they are all single family residential parcels and receive the same benefit from the improvements. The total annual cost for each Benefit Zone is divided by the total number of BUs within each Benefit Zone in order to determine the annual assessment rate for each unit.
- In Benefit Zone 14, the parcels are categorized as either low density or high density parcels. Each low density parcel is assigned one (1) BU and each high density parcel is assigned one-half (0.5) BU. The total annual cost per BU is calculated by dividing cost by the total number of BUs within the Benefit Zone. The assessment for each parcel is calculated by multiplying the number of BUs assigned to the parcel by the assessment rate per BU.

The latest County Assessor's Secured Roll shall be the basis for the property type determination and units/acreage assignments, unless better data is available to the City. In addition, if any parcel within the District is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, the property type and BU assignment shall be based on the correct parcel number and/or new parcel number(s) County use code and subsequent property information. If a single parcel has changed to multiple parcels, the BU assignment and assessment amount applied to each of the new parcels will be recalculated rather than spread the proportionate share of the original assessment.

4.6. Cost of Living Inflation

Each fiscal year beginning Fiscal Year 2011/12, the maximum allowable assessment amount may be increased by the percentage change in the year ending February preceding the start of the Fiscal Year of the Consumer Price Index for all Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area. If for any reason the percentage change is negative, the maximum allowable assessment will not be decreased by reason of such negative percentage change and will remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment.

The maximum assessments are being increased by 2.45% for Fiscal Year 2014/15. The annual assessment cannot exceed the actual costs to operate the District in any given year. If operating costs are such that the maximum assessment amount is not needed, the City will levy only what is needed for that fiscal year.

5. ASSESSMENT DIAGRAM

An Assessment Diagram for the District is on file in the Director of Public Works' office. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor of the County of Stanislaus, at the time this report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.

6. ASSESSMENT ROLL

The assessment roll is a listing of the proposed assessment for Fiscal Year 2014/15 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Stanislaus. The assessment roll for Fiscal Year 2014/15 is listed on the following pages.

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 01 - Corgiat Estates	026-045-001-000	1.0	\$104.44
Zone 01 - Corgiat Estates	026-045-002-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-003-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-004-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-005-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-006-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-007-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-008-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-009-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-010-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-011-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-012-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-013-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-014-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-015-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-016-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-017-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-018-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-019-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-020-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-021-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-022-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-023-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-024-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-025-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-026-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-027-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-028-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-029-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-030-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-031-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-032-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-033-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-034-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-037-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-038-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-039-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-040-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-041-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-042-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-043-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-044-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-045-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-046-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-047-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-048-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-049-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-050-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-051-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-052-000	1.0	104.44
Zone 01 - Corgiat Estates	026-045-053-000	1.0	104.44
Zone 01 - Corgiat Estates Total		51.0	\$5,326.44

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 02 - Creek Canyon	026-046-002-000	1.0	\$64.34
Zone 02 - Creek Canyon	026-046-003-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-004-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-005-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-006-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-007-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-008-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-009-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-010-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-011-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-012-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-013-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-014-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-015-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-016-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-017-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-018-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-019-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-020-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-021-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-022-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-023-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-024-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-025-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-026-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-027-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-028-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-029-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-030-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-031-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-032-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-033-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-034-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-035-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-036-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-037-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-038-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-039-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-040-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-041-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-042-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-043-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-044-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-045-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-046-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-047-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-048-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-049-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-050-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-051-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-052-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-053-000	1.0	64.34

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 02 - Creek Canyon	026-046-054-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-055-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-056-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-057-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-058-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-059-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-060-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-061-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-062-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-063-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-064-000	1.0	64.34
Zone 02 - Creek Canyon	026-046-065-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-003-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-004-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-005-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-006-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-007-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-008-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-009-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-010-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-011-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-012-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-013-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-014-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-015-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-016-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-017-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-018-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-019-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-020-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-021-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-022-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-023-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-024-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-025-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-026-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-027-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-028-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-029-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-030-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-031-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-032-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-033-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-034-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-035-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-036-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-037-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-038-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-039-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-040-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-041-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-042-000	1.0	64.34

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 02 - Creek Canyon	026-047-043-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-044-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-045-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-046-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-047-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-048-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-049-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-050-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-051-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-052-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-053-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-054-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-055-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-056-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-057-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-058-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-059-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-060-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-061-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-062-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-063-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-064-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-065-000	0.0	0.00
Zone 02 - Creek Canyon	026-047-066-000	0.0	0.00
Zone 02 - Creek Canyon	026-047-067-000	0.0	0.00
Zone 02 - Creek Canyon	026-047-068-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-069-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-070-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-071-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-072-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-073-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-074-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-075-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-076-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-077-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-078-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-079-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-080-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-081-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-082-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-083-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-084-000	1.0	64.34
Zone 02 - Creek Canyon	026-047-085-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-001-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-002-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-003-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-004-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-005-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-006-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-007-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-008-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-009-000	1.0	64.34

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 02 - Creek Canyon	026-048-010-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-011-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-012-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-013-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-014-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-015-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-016-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-017-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-018-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-019-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-020-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-021-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-022-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-023-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-024-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-025-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-026-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-027-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-028-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-029-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-030-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-031-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-032-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-033-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-034-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-035-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-036-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-037-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-038-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-039-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-040-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-041-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-042-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-043-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-044-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-045-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-046-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-047-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-048-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-049-000	1.0	64.34
Zone 02 - Creek Canyon	026-048-050-000	1.0	64.34
Zone 02 - Creek Canyon Total		194.0	\$12,481.96

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 03 - North Manor	026-049-008-000	1.0	\$63.40
Zone 03 - North Manor	026-049-009-000	1.0	63.40
Zone 03 - North Manor	026-049-010-000	1.0	63.40
Zone 03 - North Manor	026-049-011-000	1.0	63.40
Zone 03 - North Manor	026-049-012-000	1.0	63.40
Zone 03 - North Manor	026-049-013-000	1.0	63.40
Zone 03 - North Manor	026-049-014-000	1.0	63.40
Zone 03 - North Manor	026-049-015-000	1.0	63.40
Zone 03 - North Manor	026-049-016-000	1.0	63.40
Zone 03 - North Manor	026-049-017-000	1.0	63.40
Zone 03 - North Manor	026-049-018-000	1.0	63.40
Zone 03 - North Manor	026-049-019-000	1.0	63.40
Zone 03 - North Manor	026-049-020-000	1.0	63.40
Zone 03 - North Manor	026-049-021-000	1.0	63.40
Zone 03 - North Manor	026-049-024-000	1.0	63.40
Zone 03 - North Manor	026-049-025-000	1.0	63.40
Zone 03 - North Manor	026-049-026-000	1.0	63.40
Zone 03 - North Manor	026-049-027-000	1.0	63.40
Zone 03 - North Manor	026-049-028-000	1.0	63.40
Zone 03 - North Manor	026-049-029-000	1.0	63.40
Zone 03 - North Manor	026-049-030-000	1.0	63.40
Zone 03 - North Manor	026-049-031-000	1.0	63.40
Zone 03 - North Manor	026-049-034-000	1.0	63.40
Zone 03 - North Manor Total		23.0	\$1,458.20

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 04 - Oakwood Vista	128-021-004-000	1.0	\$97.22
Zone 04 - Oakwood Vista	128-021-005-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-006-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-007-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-008-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-009-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-010-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-011-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-012-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-013-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-014-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-015-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-016-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-017-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-018-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-019-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-020-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-021-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-022-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-023-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-024-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-025-000	1.0	97.22
Zone 04 - Oakwood Vista	128-021-026-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-002-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-003-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-004-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-005-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-006-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-007-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-008-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-009-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-010-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-011-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-012-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-013-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-014-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-015-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-016-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-017-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-018-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-019-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-020-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-021-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-022-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-023-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-024-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-025-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-026-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-027-000	1.0	97.22

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 04 - Oakwood Vista	128-057-028-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-029-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-030-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-031-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-032-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-033-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-034-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-035-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-036-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-037-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-038-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-039-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-040-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-041-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-042-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-043-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-044-000	1.0	97.22
Zone 04 - Oakwood Vista	128-057-045-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-001-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-002-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-003-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-004-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-005-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-006-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-007-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-008-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-009-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-010-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-011-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-012-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-013-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-014-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-017-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-018-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-019-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-020-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-021-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-022-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-023-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-024-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-025-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-026-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-027-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-028-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-029-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-030-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-031-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-032-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-033-000	1.0	97.22

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 04 - Oakwood Vista	128-058-034-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-035-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-036-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-037-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-038-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-039-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-040-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-041-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-042-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-043-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-044-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-045-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-046-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-047-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-048-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-049-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-050-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-051-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-052-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-053-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-054-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-055-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-056-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-057-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-058-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-059-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-060-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-061-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-062-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-063-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-064-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-065-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-066-000	1.0	97.22
Zone 04 - Oakwood Vista	128-058-067-000	1.0	97.22
Zone 04 - Oakwood Vista Total		132.0	\$12,833.04

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 05 - Lucas Ranch	049-046-001-000	1.0	\$128.10
Zone 05 - Lucas Ranch	049-046-002-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-003-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-004-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-005-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-006-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-007-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-008-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-009-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-010-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-011-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-012-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-013-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-014-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-015-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-016-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-017-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-018-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-019-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-020-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-021-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-022-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-023-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-024-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-025-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-026-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-027-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-028-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-029-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-030-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-031-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-032-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-033-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-034-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-035-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-036-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-037-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-038-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-039-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-040-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-041-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-042-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-043-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-044-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-045-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-046-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-047-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-048-000	1.0	128.10
Zone 05 - Lucas Ranch	049-046-049-000	1.0	128.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 05 - Lucas Ranch	049-047-001-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-002-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-003-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-004-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-005-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-006-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-007-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-008-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-009-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-010-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-011-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-012-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-013-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-014-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-015-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-016-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-017-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-018-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-019-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-020-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-021-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-022-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-023-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-024-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-025-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-026-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-027-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-028-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-029-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-030-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-031-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-032-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-033-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-034-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-035-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-036-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-037-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-038-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-039-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-040-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-041-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-042-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-043-000	1.0	128.10
Zone 05 - Lucas Ranch	049-047-044-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-001-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-002-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-003-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-004-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-005-000	1.0	128.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 05 - Lucas Ranch	049-048-006-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-007-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-008-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-009-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-010-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-011-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-012-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-013-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-014-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-015-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-016-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-017-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-018-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-019-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-020-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-021-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-022-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-023-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-024-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-025-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-026-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-027-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-028-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-029-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-030-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-031-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-032-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-033-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-034-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-035-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-036-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-037-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-038-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-039-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-040-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-041-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-042-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-043-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-044-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-045-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-046-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-047-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-048-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-049-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-050-000	1.0	128.10
Zone 05 - Lucas Ranch	049-048-051-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-001-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-002-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-003-000	1.0	128.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 05 - Lucas Ranch	049-049-004-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-005-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-006-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-007-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-008-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-009-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-010-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-011-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-012-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-013-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-014-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-015-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-016-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-017-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-018-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-019-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-020-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-021-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-022-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-023-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-024-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-025-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-026-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-027-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-028-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-029-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-030-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-031-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-032-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-033-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-034-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-035-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-036-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-037-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-038-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-039-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-042-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-043-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-044-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-045-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-046-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-047-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-048-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-049-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-050-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-051-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-052-000	1.0	128.10
Zone 05 - Lucas Ranch	049-049-054-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-001-000	1.0	128.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 05 - Lucas Ranch	049-050-002-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-003-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-004-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-005-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-006-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-007-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-008-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-009-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-010-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-011-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-012-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-013-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-014-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-015-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-016-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-017-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-018-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-019-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-020-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-021-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-022-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-023-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-024-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-025-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-026-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-027-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-028-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-029-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-030-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-031-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-032-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-033-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-034-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-035-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-036-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-037-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-038-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-039-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-040-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-041-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-042-000	1.0	128.10
Zone 05 - Lucas Ranch	049-050-043-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-001-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-002-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-003-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-004-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-005-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-006-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-007-000	1.0	128.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 05 - Lucas Ranch	049-051-008-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-009-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-010-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-011-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-012-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-015-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-016-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-017-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-018-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-019-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-020-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-021-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-022-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-023-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-024-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-026-000	1.0	128.10
Zone 05 - Lucas Ranch	049-051-027-000	1.0	128.10
Zone 05 - Lucas Ranch Total		262.0	\$33,562.20

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 06 - Stonegate	026-050-001-000	1.0	\$27.06
Zone 06 - Stonegate	026-050-002-000	1.0	27.06
Zone 06 - Stonegate	026-050-003-000	1.0	27.06
Zone 06 - Stonegate	026-050-004-000	1.0	27.06
Zone 06 - Stonegate	026-050-005-000	1.0	27.06
Zone 06 - Stonegate	026-050-006-000	1.0	27.06
Zone 06 - Stonegate	026-050-007-000	1.0	27.06
Zone 06 - Stonegate	026-050-008-000	1.0	27.06
Zone 06 - Stonegate	026-050-009-000	1.0	27.06
Zone 06 - Stonegate	026-050-010-000	1.0	27.06
Zone 06 - Stonegate	026-050-011-000	1.0	27.06
Zone 06 - Stonegate	026-050-012-000	1.0	27.06
Zone 06 - Stonegate	026-050-013-000	1.0	27.06
Zone 06 - Stonegate	026-050-014-000	1.0	27.06
Zone 06 - Stonegate	026-050-015-000	1.0	27.06
Zone 06 - Stonegate	026-050-016-000	1.0	27.06
Zone 06 - Stonegate	026-050-017-000	1.0	27.06
Zone 06 - Stonegate	026-050-018-000	1.0	27.06
Zone 06 - Stonegate	026-050-019-000	1.0	27.06
Zone 06 - Stonegate	026-050-020-000	1.0	27.06
Zone 06 - Stonegate	026-050-021-000	1.0	27.06
Zone 06 - Stonegate	026-050-022-000	1.0	27.06
Zone 06 - Stonegate	026-050-023-000	1.0	27.06
Zone 06 - Stonegate	026-050-024-000	1.0	27.06
Zone 06 - Stonegate	026-050-025-000	1.0	27.06
Zone 06 - Stonegate	026-050-026-000	1.0	27.06
Zone 06 - Stonegate	026-050-027-000	1.0	27.06
Zone 06 - Stonegate	026-050-028-000	1.0	27.06
Zone 06 - Stonegate	026-050-029-000	1.0	27.06
Zone 06 - Stonegate	026-050-030-000	1.0	27.06
Zone 06 - Stonegate	026-050-031-000	1.0	27.06
Zone 06 - Stonegate	026-050-032-000	1.0	27.06
Zone 06 - Stonegate	026-050-033-000	1.0	27.06
Zone 06 - Stonegate	026-050-034-000	1.0	27.06
Zone 06 - Stonegate	026-050-035-000	1.0	27.06
Zone 06 - Stonegate	026-050-036-000	1.0	27.06
Zone 06 - Stonegate	026-050-037-000	1.0	27.06
Zone 06 - Stonegate	026-050-038-000	1.0	27.06
Zone 06 - Stonegate	026-050-039-000	1.0	27.06
Zone 06 - Stonegate	026-050-040-000	1.0	27.06
Zone 06 - Stonegate	026-050-041-000	1.0	27.06
Zone 06 - Stonegate	026-050-042-000	1.0	27.06
Zone 06 - Stonegate	026-050-043-000	1.0	27.06
Zone 06 - Stonegate	026-050-044-000	1.0	27.06
Zone 06 - Stonegate	026-050-045-000	1.0	27.06
Zone 06 - Stonegate	026-050-046-000	1.0	27.06
Zone 06 - Stonegate	026-050-047-000	1.0	27.06
Zone 06 - Stonegate	026-050-048-000	1.0	27.06
Zone 06 - Stonegate	026-050-049-000	1.0	27.06

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 06 - Stonegate	026-050-050-000	1.0	27.06
Zone 06 - Stonegate	026-050-051-000	1.0	27.06
Zone 06 - Stonegate	026-050-052-000	1.0	27.06
Zone 06 - Stonegate	026-050-053-000	1.0	27.06
Zone 06 - Stonegate	026-050-054-000	1.0	27.06
Zone 06 - Stonegate Total		54.0	\$1,461.24

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 07 - Stonehedge	128-059-001-000	1.0	\$88.46
Zone 07 - Stonehedge	128-059-002-000	1.0	88.46
Zone 07 - Stonehedge	128-059-003-000	1.0	88.46
Zone 07 - Stonehedge	128-059-004-000	1.0	88.46
Zone 07 - Stonehedge	128-059-005-000	1.0	88.46
Zone 07 - Stonehedge	128-059-006-000	1.0	88.46
Zone 07 - Stonehedge	128-059-007-000	1.0	88.46
Zone 07 - Stonehedge	128-059-008-000	1.0	88.46
Zone 07 - Stonehedge	128-059-009-000	1.0	88.46
Zone 07 - Stonehedge	128-059-010-000	1.0	88.46
Zone 07 - Stonehedge	128-059-011-000	1.0	88.46
Zone 07 - Stonehedge	128-059-012-000	1.0	88.46
Zone 07 - Stonehedge	128-059-013-000	1.0	88.46
Zone 07 - Stonehedge	128-059-014-000	1.0	88.46
Zone 07 - Stonehedge	128-059-015-000	1.0	88.46
Zone 07 - Stonehedge	128-059-016-000	1.0	88.46
Zone 07 - Stonehedge	128-059-017-000	1.0	88.46
Zone 07 - Stonehedge	128-059-018-000	1.0	88.46
Zone 07 - Stonehedge	128-059-019-000	1.0	88.46
Zone 07 - Stonehedge	128-059-020-000	1.0	88.46
Zone 07 - Stonehedge	128-059-021-000	1.0	88.46
Zone 07 - Stonehedge	128-059-022-000	1.0	88.46
Zone 07 - Stonehedge	128-059-023-000	1.0	88.46
Zone 07 - Stonehedge	128-059-024-000	1.0	88.46
Zone 07 - Stonehedge	128-059-025-000	1.0	88.46
Zone 07 - Stonehedge	128-059-026-000	1.0	88.46
Zone 07 - Stonehedge	128-059-027-000	1.0	88.46
Zone 07 - Stonehedge	128-059-028-000	1.0	88.46
Zone 07 - Stonehedge	128-059-029-000	1.0	88.46
Zone 07 - Stonehedge	128-059-030-000	1.0	88.46
Zone 07 - Stonehedge	128-059-031-000	1.0	88.46
Zone 07 - Stonehedge	128-059-032-000	1.0	88.46
Zone 07 - Stonehedge	128-059-033-000	1.0	88.46
Zone 07 - Stonehedge	128-059-034-000	1.0	88.46
Zone 07 - Stonehedge	128-059-035-000	1.0	88.46
Zone 07 - Stonehedge	128-059-036-000	1.0	88.46
Zone 07 - Stonehedge	128-059-037-000	1.0	88.46
Zone 07 - Stonehedge	128-059-038-000	1.0	88.46
Zone 07 - Stonehedge	128-059-039-000	1.0	88.46
Zone 07 - Stonehedge	128-059-040-000	1.0	88.46
Zone 07 - Stonehedge	128-059-041-000	1.0	88.46
Zone 07 - Stonehedge	128-059-042-000	1.0	88.46
Zone 07 - Stonehedge	128-059-043-000	1.0	88.46
Zone 07 - Stonehedge	128-059-044-000	1.0	88.46
Zone 07 - Stonehedge	128-059-045-000	1.0	88.46
Zone 07 - Stonehedge	128-059-046-000	1.0	88.46
Zone 07 - Stonehedge	128-059-047-000	1.0	88.46
Zone 07 - Stonehedge	128-059-048-000	1.0	88.46
Zone 07 - Stonehedge	128-059-049-000	1.0	88.46

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 07 - Stonehedge	128-059-050-000	1.0	88.46
Zone 07 - Stonehedge	128-059-051-000	1.0	88.46
Zone 07 - Stonehedge	128-059-052-000	1.0	88.46
Zone 07 - Stonehedge	128-059-053-000	1.0	88.46
Zone 07 - Stonehedge Total		53.0	\$4,688.38

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 08 - Oakwood Terrace	026-051-001-000	1.0	\$31.60
Zone 08 - Oakwood Terrace	026-051-002-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-003-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-004-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-005-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-006-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-007-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-008-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-009-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-010-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-011-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-012-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-013-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-014-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-015-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-016-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-017-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-018-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-019-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-020-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-021-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-022-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-023-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-024-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-025-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-026-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-027-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-028-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-029-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-030-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-031-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-032-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-033-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-034-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-035-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-036-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-037-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-038-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-039-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-040-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-041-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-042-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-043-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-044-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-045-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-046-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-047-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-048-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-049-000	1.0	31.60

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 08 - Oakwood Terrace	026-051-050-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-051-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-052-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-053-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-054-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-055-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-056-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-057-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-058-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-059-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-060-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-061-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-062-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-063-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-051-064-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-001-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-002-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-003-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-004-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-005-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-006-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-007-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-008-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-009-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-010-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-011-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-012-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-013-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-014-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-015-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-016-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-017-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-018-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-019-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-020-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-021-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-022-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-023-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-024-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-025-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-026-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-027-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-028-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-029-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-030-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-031-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-032-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-033-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-034-000	1.0	31.60

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 08 - Oakwood Terrace	026-053-035-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-036-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-037-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-038-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-039-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-040-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-041-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-053-042-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-001-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-002-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-003-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-004-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-005-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-006-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-007-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-008-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-009-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-010-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-011-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-012-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-013-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-014-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-015-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-016-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-017-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-018-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-019-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-020-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-021-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-022-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-023-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-024-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-025-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-026-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-027-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-028-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-029-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-030-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-031-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-054-032-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-001-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-002-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-003-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-004-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-005-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-006-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-007-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-008-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-009-000	1.0	31.60

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 08 - Oakwood Terrace	026-055-010-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-011-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-012-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-013-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-014-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-015-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-016-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-017-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-018-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-019-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-020-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-021-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-022-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-023-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-024-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-025-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-026-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-027-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-028-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-029-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-030-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-031-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-032-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-033-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-034-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-035-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-036-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-037-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-038-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-039-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-040-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-041-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-042-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-043-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-044-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-045-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-046-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-047-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-048-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-049-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-050-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-051-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-052-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-053-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-054-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-055-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-056-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-057-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-058-000	1.0	31.60

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 08 - Oakwood Terrace	026-055-059-000	1.0	31.60
Zone 08 - Oakwood Terrace	026-055-060-000	1.0	31.60
Zone 08 - Oakwood Terrace Total		198.0	\$6,256.80

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 09 - Silva Ranch	026-056-003-000	1.0	\$118.68
Zone 09 - Silva Ranch	026-056-004-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-005-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-006-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-007-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-008-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-009-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-010-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-011-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-012-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-013-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-014-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-015-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-016-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-017-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-018-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-019-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-020-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-021-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-022-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-023-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-024-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-025-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-026-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-027-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-028-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-029-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-030-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-031-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-032-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-033-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-034-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-035-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-036-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-037-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-038-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-039-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-040-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-041-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-042-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-043-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-044-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-045-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-046-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-047-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-048-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-049-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-050-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-051-000	1.0	118.68

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 09 - Silva Ranch	026-056-052-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-053-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-054-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-055-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-056-000	1.0	118.68
Zone 09 - Silva Ranch	026-056-057-000	1.0	118.68
Zone 09 - Silva Ranch Total		55.0	\$6,527.40

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 10 - Lucas Ranch II & III	049-052-001-000	1.0	\$165.80
Zone 10 - Lucas Ranch II & III	049-052-002-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-003-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-004-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-005-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-006-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-007-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-008-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-009-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-010-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-011-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-012-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-013-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-014-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-015-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-016-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-017-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-018-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-019-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-020-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-021-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-022-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-023-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-024-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-025-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-026-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-027-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-028-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-029-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-030-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-031-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-032-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-033-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-034-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-035-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-036-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-037-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-038-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-039-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-040-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-041-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-042-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-043-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-052-044-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-053-001-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-053-002-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-053-003-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-053-004-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-053-005-000	1.0	165.80

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 10 - Lucas Ranch II & III	049-053-059-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-053-060-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	049-053-061-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-001-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-002-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-003-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-004-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-005-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-006-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-007-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-008-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-009-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-010-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-011-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-012-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-013-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-014-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-015-000	1.0	165.80

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 10 - Lucas Ranch II & III	128-061-016-000	1.0	165.80
Zone 10 - Lucas Ranch II & III	128-061-023-000	1.0	165.80
Zone 10 - Lucas Ranch II & III Total		118.0	\$19,564.40

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 11 - Stephens Ranch	026-057-001-000	1.0	\$141.06
Zone 11 - Stephens Ranch	026-057-002-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-003-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-004-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-005-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-006-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-007-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-008-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-009-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-010-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-011-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-012-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-013-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-014-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-015-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-016-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-017-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-018-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-019-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-020-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-021-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-022-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-023-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-024-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-025-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-026-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-027-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-028-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-029-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-030-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-031-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-032-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-033-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-034-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-035-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-036-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-037-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-038-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-039-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-040-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-041-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-044-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-045-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-046-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-047-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-048-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-049-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-050-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-051-000	1.0	141.06

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 11 - Stephens Ranch	026-057-052-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-053-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-054-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-055-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-056-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-057-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-058-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-059-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-060-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-061-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-062-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-063-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-064-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-065-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-066-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-067-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-068-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-069-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-070-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-071-000	1.0	141.06
Zone 11 - Stephens Ranch	026-057-072-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-001-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-002-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-003-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-004-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-005-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-006-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-007-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-008-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-009-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-010-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-011-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-012-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-013-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-014-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-015-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-016-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-017-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-018-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-019-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-020-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-021-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-024-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-025-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-026-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-027-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-028-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-029-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-030-000	1.0	141.06

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 11 - Stephens Ranch	026-058-031-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-032-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-033-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-034-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-035-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-036-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-037-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-038-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-039-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-040-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-041-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-042-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-043-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-044-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-045-000	1.0	141.06
Zone 11 - Stephens Ranch	026-058-046-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-001-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-002-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-003-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-004-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-005-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-006-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-007-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-008-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-009-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-010-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-011-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-012-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-013-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-014-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-015-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-016-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-017-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-018-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-019-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-020-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-021-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-022-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-023-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-024-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-025-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-026-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-027-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-028-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-029-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-030-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-031-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-032-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-033-000	1.0	141.06

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 11 - Stephens Ranch	026-064-034-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-035-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-036-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-037-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-038-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-039-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-040-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-041-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-042-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-043-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-044-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-045-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-046-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-047-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-048-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-049-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-050-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-051-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-052-000	1.0	141.06
Zone 11 - Stephens Ranch	026-064-053-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-001-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-002-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-003-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-004-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-005-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-006-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-007-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-008-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-009-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-010-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-012-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-013-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-014-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-015-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-016-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-017-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-018-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-019-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-020-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-021-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-022-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-023-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-024-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-025-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-026-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-027-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-028-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-029-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-030-000	1.0	141.06

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 11 - Stephens Ranch	026-065-031-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-032-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-033-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-034-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-035-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-036-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-037-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-038-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-039-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-040-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-041-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-042-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-043-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-044-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-045-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-046-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-047-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-048-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-049-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-050-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-051-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-052-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-053-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-054-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-055-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-056-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-057-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-058-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-059-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-060-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-061-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-062-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-063-000	1.0	141.06
Zone 11 - Stephens Ranch	026-065-064-000	1.0	141.06
Zone 11 - Stephens Ranch Total		230.0	\$32,443.80

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 12 - Walnut Creek	026-059-001-000	1.0	\$255.04
Zone 12 - Walnut Creek	026-059-002-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-003-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-004-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-005-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-006-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-007-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-008-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-009-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-010-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-011-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-012-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-013-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-014-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-015-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-016-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-017-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-018-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-019-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-020-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-021-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-022-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-023-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-024-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-025-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-026-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-027-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-028-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-029-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-030-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-031-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-032-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-033-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-034-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-035-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-036-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-037-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-038-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-039-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-040-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-041-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-042-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-043-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-044-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-045-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-046-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-047-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-048-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-049-000	1.0	255.04

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 12 - Walnut Creek	026-059-050-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-051-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-052-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-053-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-054-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-055-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-056-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-057-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-058-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-059-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-060-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-061-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-062-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-063-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-064-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-065-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-066-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-067-000	1.0	255.04
Zone 12 - Walnut Creek	026-059-068-000	1.0	255.04
Zone 12 - Walnut Creek Total		68.0	\$17,342.72

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-060-001-000	1.0	\$127.10
Zone 13 - Hearthstone Ranch	026-060-002-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-003-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-011-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-012-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-013-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-014-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-015-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-016-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-017-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-018-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-019-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-020-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-021-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-022-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-023-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-024-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-025-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-026-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-027-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-028-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-029-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-030-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-031-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-032-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-033-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-034-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-035-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-040-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-041-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-042-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-043-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-044-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-045-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-046-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-047-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-048-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-049-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-050-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-051-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-052-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-060-053-000	1.0	127.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-060-054-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-001-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-002-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-003-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-011-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-012-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-013-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-014-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-015-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-016-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-017-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-018-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-019-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-023-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-024-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-025-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-026-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-027-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-028-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-029-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-030-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-031-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-032-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-033-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-034-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-035-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-036-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-038-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-039-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-040-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-061-041-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-001-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-002-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-003-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-011-000	1.0	127.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-062-012-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-013-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-014-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-015-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-016-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-017-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-018-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-019-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-020-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-021-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-022-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-023-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-024-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-025-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-029-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-030-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-031-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-032-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-033-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-034-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-035-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-036-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-037-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-038-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-039-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-040-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-041-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-042-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-043-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-044-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-045-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-046-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-047-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-048-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-049-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-050-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-051-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-052-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-053-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-054-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-055-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-056-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-057-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-058-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-059-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-060-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-061-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-062-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-063-000	1.0	127.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-062-064-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-065-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-066-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-067-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-068-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-069-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-070-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-071-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-072-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-073-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-074-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-075-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-062-076-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-001-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-002-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-003-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-011-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-012-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-013-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-014-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-015-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-016-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-017-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-018-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-019-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-020-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-021-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-022-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-023-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-024-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-025-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-026-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-027-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-031-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-032-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-033-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-034-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-035-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-036-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-037-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-038-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-039-000	1.0	127.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-063-040-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-041-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-042-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-043-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-044-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-045-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-046-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-047-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-048-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-049-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-050-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-051-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-052-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-053-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-063-054-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-002-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-003-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-011-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-012-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-013-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-014-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-015-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-016-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-017-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-018-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-019-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-020-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-021-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-022-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-023-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-024-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-025-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-026-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-027-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-028-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-029-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-030-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-031-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-032-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-033-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-034-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-035-000	1.0	127.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-066-036-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-037-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-038-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-039-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-040-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-041-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-042-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-043-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-044-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-045-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-046-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-047-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-048-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-049-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-050-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-051-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-052-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-053-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-054-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-055-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-056-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-057-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-058-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-066-059-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-001-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-002-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-003-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-011-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-012-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-013-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-014-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-015-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-016-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-017-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-018-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-019-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-020-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-021-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-022-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-023-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-024-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-025-000	1.0	127.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-067-026-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-027-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-028-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-029-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-030-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-031-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-067-032-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-001-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-002-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-003-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-011-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-012-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-013-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-014-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-015-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-016-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-017-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-018-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-019-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-020-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-021-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-022-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-023-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-024-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-025-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-026-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-027-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-028-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-029-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-030-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-031-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-032-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-033-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-034-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-035-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-036-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-037-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-038-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-039-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-040-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-041-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-042-000	1.0	127.10

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 13 - Hearthstone Ranch	026-068-043-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-044-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-045-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-046-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-047-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-048-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-049-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-050-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-051-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-052-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-053-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-054-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-055-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-056-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-057-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-058-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-068-059-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-004-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-005-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-006-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-007-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-008-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-009-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-010-000	1.0	127.10
Zone 13 - Hearthstone Ranch	026-069-011-000	1.0	127.10
Zone 13 - Hearthstone Ranch Total		368.0	\$46,772.80

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-054-001-000	1.0	\$246.32
Zone 14 - Sherman Ranch	049-054-002-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-003-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-004-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-005-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-006-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-007-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-008-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-009-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-010-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-011-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-012-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-013-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-014-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-015-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-016-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-017-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-018-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-019-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-020-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-021-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-022-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-023-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-024-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-025-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-026-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-027-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-028-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-029-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-030-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-031-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-032-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-033-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-034-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-035-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-036-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-037-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-038-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-039-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-040-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-041-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-042-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-043-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-044-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-045-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-046-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-047-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-048-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-049-000	1.0	246.32

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-054-050-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-051-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-052-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-053-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-055-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-056-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-057-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-058-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-059-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-060-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-061-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-062-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-063-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-064-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-065-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-066-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-067-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-068-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-069-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-070-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-071-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-072-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-073-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-074-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-075-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-076-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-077-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-078-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-079-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-080-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-081-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-082-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-083-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-084-000	1.0	246.32
Zone 14 - Sherman Ranch	049-054-085-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-001-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-002-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-003-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-004-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-005-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-006-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-007-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-008-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-009-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-010-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-011-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-012-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-013-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-014-000	1.0	246.32

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-055-015-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-016-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-017-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-018-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-019-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-020-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-021-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-022-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-023-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-024-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-025-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-026-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-027-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-028-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-029-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-030-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-031-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-032-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-033-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-034-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-035-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-036-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-037-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-038-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-039-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-040-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-041-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-042-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-043-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-044-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-045-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-046-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-047-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-048-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-049-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-050-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-051-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-052-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-053-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-054-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-055-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-056-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-057-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-058-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-059-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-060-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-061-000	1.0	246.32
Zone 14 - Sherman Ranch	049-055-062-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-001-000	1.0	246.32

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-056-002-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-003-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-004-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-005-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-006-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-007-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-008-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-009-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-010-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-011-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-012-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-013-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-014-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-015-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-016-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-017-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-018-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-019-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-020-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-021-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-022-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-023-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-024-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-025-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-026-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-027-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-028-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-029-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-030-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-031-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-032-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-033-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-034-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-035-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-036-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-037-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-038-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-039-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-040-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-041-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-042-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-043-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-044-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-045-000	1.0	246.32
Zone 14 - Sherman Ranch	049-056-046-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-001-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-002-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-003-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-004-000	1.0	246.32

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-057-005-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-006-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-007-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-008-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-009-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-010-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-011-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-012-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-013-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-014-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-015-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-016-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-017-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-018-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-019-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-020-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-021-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-022-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-023-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-024-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-025-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-026-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-027-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-028-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-029-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-030-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-031-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-032-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-033-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-034-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-035-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-036-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-037-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-038-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-039-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-040-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-041-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-042-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-043-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-044-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-045-000	1.0	246.32
Zone 14 - Sherman Ranch	049-057-046-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-001-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-002-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-003-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-004-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-005-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-006-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-007-000	1.0	246.32

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-058-008-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-009-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-010-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-011-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-012-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-013-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-014-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-015-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-016-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-017-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-018-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-019-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-020-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-021-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-022-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-023-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-024-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-025-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-026-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-027-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-028-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-029-000	1.0	246.32
Zone 14 - Sherman Ranch	049-058-030-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-001-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-002-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-003-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-004-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-005-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-006-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-007-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-008-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-009-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-010-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-011-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-012-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-013-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-014-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-015-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-016-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-017-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-018-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-019-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-020-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-021-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-022-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-023-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-024-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-025-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-026-000	1.0	246.32

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-059-027-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-028-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-029-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-030-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-031-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-032-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-033-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-034-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-035-000	1.0	246.32
Zone 14 - Sherman Ranch	049-059-037-000	1.0	246.32
Zone 14 - Sherman Ranch	049-061-001-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-002-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-003-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-004-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-005-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-006-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-007-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-008-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-009-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-010-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-011-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-012-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-013-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-014-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-015-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-016-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-017-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-018-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-019-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-020-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-021-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-022-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-023-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-024-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-025-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-026-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-027-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-028-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-029-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-030-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-031-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-032-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-033-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-034-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-035-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-036-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-037-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-038-000	0.5	123.16
Zone 14 - Sherman Ranch	049-061-039-000	0.5	123.16

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-062-001-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-002-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-003-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-004-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-005-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-006-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-007-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-008-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-009-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-010-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-011-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-012-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-013-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-014-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-015-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-016-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-017-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-018-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-019-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-020-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-021-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-022-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-023-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-024-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-025-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-026-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-027-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-028-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-029-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-030-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-031-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-032-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-033-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-034-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-035-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-036-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-037-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-038-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-039-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-040-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-041-000	0.5	123.16
Zone 14 - Sherman Ranch	049-062-042-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-001-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-002-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-003-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-004-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-005-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-006-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-007-000	0.5	123.16

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-063-008-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-009-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-010-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-011-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-012-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-013-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-014-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-015-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-016-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-017-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-018-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-019-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-020-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-021-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-022-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-023-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-024-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-025-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-026-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-027-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-028-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-029-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-030-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-031-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-032-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-033-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-034-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-035-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-036-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-037-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-038-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-039-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-040-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-041-000	0.5	123.16
Zone 14 - Sherman Ranch	049-063-042-000	0.5	123.16
Zone 14 - Sherman Ranch	049-064-001-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-002-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-003-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-004-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-005-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-006-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-007-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-008-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-009-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-010-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-011-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-012-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-013-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-014-000	1.0	246.32

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 14 - Sherman Ranch	049-064-015-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-016-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-017-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-018-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-019-000	1.0	246.32
Zone 14 - Sherman Ranch	049-064-020-000	1.0	246.32
Zone 14 - Sherman Ranch Total		385.5	\$94,956.36

City of Newman
Lighting and Landscape Maintenance District
FY 2014/15 Assessment Roll by Benefit Zone

District	APN	Units	Amount
Zone 15 - Monte Vista	026-070-001-000	1.0	\$167.92
Zone 15 - Monte Vista	026-070-002-000	1.0	167.92
Zone 15 - Monte Vista	026-070-005-000	1.0	167.92
Zone 15 - Monte Vista	026-070-006-000	1.0	167.92
Zone 15 - Monte Vista	026-070-007-000	1.0	167.92
Zone 15 - Monte Vista	026-070-008-000	1.0	167.92
Zone 15 - Monte Vista	026-070-009-000	1.0	167.92
Zone 15 - Monte Vista	026-070-010-000	1.0	167.92
Zone 15 - Monte Vista	026-070-011-000	1.0	167.92
Zone 15 - Monte Vista	026-070-012-000	1.0	167.92
Zone 15 - Monte Vista	026-070-013-000	1.0	167.92
Zone 15 - Monte Vista	026-070-014-000	1.0	167.92
Zone 15 - Monte Vista	026-070-015-000	1.0	167.92
Zone 15 - Monte Vista	026-070-016-000	1.0	167.92
Zone 15 - Monte Vista	026-070-017-000	1.0	167.92
Zone 15 - Monte Vista	026-070-018-000	1.0	167.92
Zone 15 - Monte Vista	026-070-019-000	1.0	167.92
Zone 15 - Monte Vista	026-070-020-000	1.0	167.92
Zone 15 - Monte Vista	026-070-021-000	1.0	167.92
Zone 15 - Monte Vista	026-070-022-000	1.0	167.92
Zone 15 - Monte Vista	026-070-023-000	1.0	167.92
Zone 15 - Monte Vista	026-070-024-000	1.0	167.92
Zone 15 - Monte Vista	026-070-025-000	1.0	167.92
Zone 15 - Monte Vista	026-070-026-000	1.0	167.92
Zone 15 - Monte Vista	026-070-027-000	1.0	167.92
Zone 15 - Monte Vista	026-070-028-000	1.0	167.92
Zone 15 - Monte Vista	026-070-029-000	1.0	167.92
Zone 15 - Monte Vista	026-070-030-000	1.0	167.92
Zone 15 - Monte Vista	026-070-031-000	1.0	167.92
Zone 15 - Monte Vista	026-070-032-000	1.0	167.92
Zone 15 - Monte Vista	026-070-033-000	1.0	167.92
Zone 15 - Monte Vista	026-070-034-000	1.0	167.92
Zone 15 - Monte Vista	026-070-035-000	1.0	167.92
Zone 15 - Monte Vista	026-070-036-000	1.0	167.92
Zone 15 - Monte Vista	026-070-037-000	1.0	167.92
Zone 15 - Monte Vista	026-070-038-000	1.0	167.92
Zone 15 - Monte Vista	026-070-039-000	1.0	167.92
Zone 15 - Monte Vista	026-070-040-000	1.0	167.92
Zone 15 - Monte Vista	026-070-041-000	0.0	0.00
Zone 15 - Monte Vista	026-070-042-000	1.0	167.92
Zone 15 - Monte Vista	026-070-043-000	1.0	167.92
Zone 15 - Monte Vista	026-070-044-000	1.0	167.92
Zone 15 - Monte Vista Total		41.0	\$6,884.72

RESOLUTION NO. 2014-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWMAN, CALIFORNIA,
APPROVING THE ANNUAL REPORT FOR THE LIGHTING AND LANDSCAPE
MAINTENANCE DISTRICT FOR FISCAL YEAR 2014/15**

WHEREAS, the City Council of the City of Newman (hereafter referred to as the "City Council") has by previous Resolutions formed and levied annual assessments for the City of Newman Lighting and Landscape Maintenance District (hereafter referred to collectively as the "District"), pursuant to provisions of the Landscaping and Lighting Act of 1972 (the "Act"), that provides for the levy and collection of assessments by the County of Stanislaus for the City of Newman to pay for the maintenance and services of all improvements and facilities related hereto; and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the annual levy of the District, and to prepare and file a report; and

WHEREAS, the Council has, by previous resolution, ordered NBS to prepare and file such Annual Report; and

WHEREAS, NBS has prepared and filed such Annual Report with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newman DOES HEREBY RESOLVE as follows:

1. **Approval of Annual Report:** The City Council hereby approves the Annual Report concerning the levy of assessments as submitted by NBS for the fiscal year commencing July 1, 2014 and ending June 30, 2015.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014 by Council Member _____, who moved its adoption which motion was duly seconded and was upon roll call carried and the resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Mayor of the City of Newman

ATTEST:

Deputy City Clerk of the City of Newman

RESOLUTION NO. 2014-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWMAN, CALIFORNIA,
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE
LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT FOR FISCAL YEAR 2014/15**

WHEREAS, the Council previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the "Act") to establish the City's Lighting and Landscape Maintenance District (the "District"); and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the annual levy of the District, and to prepare and file an Annual Report.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newman DOES HEREBY RESOLVE as follows:

1. **Intention:** The Council hereby declares its intention to levy and collect assessments within the District to pay the costs of the Improvements for the fiscal year commencing July 1, 2014 and ending June 30, 2015. The Council finds that the public's best interest requires such action.
2. **Improvements:** The Improvements include, but are not limited to:
 - Street lighting and safety lighting, consisting of poles, fixtures, bulbs, conduits and equipment including guys, anchors, posts, and pedestals, metering devices, and appurtenant facilities required to provide lighting in public rights-of-way and public easements within each Benefit Zone.
 - Landscaping, including plantings, shrubbery, turf, irrigation systems, entry monuments, and hardscapes including curbs, gutters and sidewalks, walls and fencing, and appurtenant structures, including ornamental structures in public rights-of-way and on City owned parcels including parks, recreational facilities and other publically owned parcels within each Benefit Zone.
 - Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.
3. **District Boundaries:** The boundaries of the District are as shown by the assessment diagram filed in the offices of the City Clerk, which map is made a part hereof by reference.
4. **Annual Report:** Reference is made to the Annual Report prepared by NBS, on file with the Clerk, for a full and detailed description of the improvements, the boundaries of the District and the zones therein, and the proposed assessments upon assessable lots and parcels of land within the District.
5. **Notice of Public Hearing:** The Council hereby declares its intention to conduct a Public Hearing concerning the levy of assessments in accordance with Section 22629 of the Act. All objections to the assessment, if any, will be considered by the Council. The Public Hearing will be held on **Tuesday, June 10, 2014 at 7:00 pm** or as soon thereafter as is feasible in the Council Chambers located at 938 Fresno Street, Newman, CA 95360. The Council further orders the Clerk to publish notice of this resolution in accordance with Section 22626 of the Act.

6. Increase of Assessment: The maximum assessment is not proposed to increase from the previous year above that previously approved by the property owners (as "increased assessment" is defined in Section 54954.6 of the Government Code).

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014 by Council Member _____, who moved its adoption which motion was duly seconded and was upon roll call carried and the resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Mayor of the City of Newman

ATTEST:

Deputy City Clerk of the City of Newman

Honorable Mayor and Members
of the Newman City Council

**INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2014-
AMENDING TITLE 4 BUILDING REGULATIONS, CHAPTER 4.11
FLOODPLAIN MANAGEMENT-OF THE NEWMAN CITY CODE**

RECOMMENDATION:

It is recommended that City Council introduce by title and waive first reading of Ordinance No. 2014- , amending Title 4 Building Regulations, Chapter 4.11 Floodplain Management.

BACKGROUND:

FEMA Region IX (9) staff reviewed the current Floodplain Management Ordinances of the City of Newman as a part of the Community Rating System (CRS) application requirements. Based on FEMA reviews and the California Ordinance Checklist, few revisions are being requested. These revisions will improve the local code and comply with the current floodplain requirements.

ANALYSIS:

After CRS specialists conducted an evaluation and verification meeting on May 6th, the City became the first CRS community in Stanislaus County; however, per the California Ordinance Checklist, two revisions and one addition to the current Floodplain Management Ordinances are being requested. Upon adoption of these changes, the City will be in full compliance with the FEMA CRS program requirements.

The requested revisions include:

1. Minor revisions in the definitions section – Specifying the adoption date for the Flood Insurance Rate Map
2. A revision on designation of Community Floodplain Administrator section
3. An addition to notification of other agencies section associated with the Base Flood Elevation Changes.

A formal Public Hearing on this matter is scheduled for the June 10, 2014 City Council meeting.

FISCAL IMPACT:

None.

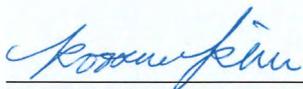
CONCLUSION:

Staff recommends that City Council introduce by title and waive first reading of Ordinance No. 2014- amending Title 4 Building Regulations, Chapter 4.11 Floodplain Management.

ATTACHMENTS:

1. Ordinance No. 2014- amending Title 4 Building Regulations, Chapter 4.11 Floodplain Management

Respectfully submitted,



Koosun Kim
Director of Public Works

REVIEWED/CONCUR:



Michael E. Holland
City Manager

ORDINANCE NO. 2014-

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWMAN, CALIFORNIA,
AMENDING TITLE 4 BUILDING REGULATIONS, CHAPTER 4.11 FLOODPLAIN
MANAGEMENT-OF THE NEWMAN CITY CODE**

WHEREAS, the City of Newman held a Public Hearing on June 10, 2014 as noticed, to allow the City Council to hear and consider all protests and objections concerning the proposed Floodplain Management ordinances; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newman DOES HEREBY RESOLVE as follows:

1. The above recitals are all true and correct.
2. That Title 4 of the Newman City Code be amended as stated in Attachment "A", attached hereto and made a part hereof by this reference.
3. All other sections and provisions of Title 4 shall remain in full force and effect.
4. This Ordinance shall take effect 30 days after the date of its adoption, and prior to the expiration of 15 days from the passage thereof shall be published at least once in the West Side Index, a newspaper of general circulation, published and circulated in the City of Newman and thenceforth and thereafter the same shall be in full force and effect.

Introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014 by Council Member _____ and adopted at a regular meeting of said City Council held on the 10th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

ATTEST:

Mayor of the City of Newman

Deputy City Clerk of the City of Newman

ATTACHMENT "A"

TITLE 4 BUILDING REGULATIONS CHAPTER 4.11 FLOODPLAIN MANAGEMENT (Revised Sections in Blue)

Article I. Statutory Authorization, Findings of Fact, Purpose and Methods

- 4.11.010 Statutory authorization.
- 4.11.020 Findings of fact.
- 4.11.030 Statement of purpose.
- 4.11.040 Methods of reducing flood losses.

Article II. Definitions

4.11.050 Definitions.

Article III. General Provisions

- 4.11.060 Lands to which this chapter applies.
- 4.11.070 Basis for establishing the areas of special flood hazard.
- 4.11.080 Compliance.
- 4.11.090 Abrogation and greater restrictions.
- 4.11.100 Interpretation.
- 4.11.110 Warning and disclaimer of liability.
- 4.11.120 Severability.

Article IV. Administration

- 4.11.130 Establishment of development permit.
- 4.11.140 Designation of the Floodplain Administrator.**
- 4.11.150 Duties and responsibilities of the Floodplain Administrator.**
- 4.11.160 Appeals.

Article V. Provisions for Flood Hazard Reduction

- 4.11.170 Standards of construction.
- 4.11.180 Standards for utilities.
- 4.11.190 Standards for subdivisions.
- 4.11.200 Standards for manufactured homes.
- 4.11.210 Standards for recreational vehicles.
- 4.11.220 Floodways.

Article VI. Variance Procedure

- 4.11.230 Nature of variances.
- 4.11.240 Appeal Board.
- 4.11.250 Conditions for variances.

Article I. Statutory Authorization, Findings of Fact, Purpose and Methods

4.11.010 Statutory authorization.

The Legislature of the State of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local government units authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Newman does hereby adopt the following floodplain management regulations. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 1.1, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.020 Findings of fact.

A. The flood hazard areas of the City of Newman are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses are caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities also contributes to the flood loss. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 1.2, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.030 Statement of purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 1.3, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.040 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Control filling, grading, dredging, and other development which may increase flood damage; and

E. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 1.4, 9-12-2000; Ord. 95-1, 3-28-1995)

Article II. Definitions

4.11.050 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

“Accessory use” means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.

“Alluvial fan” means a geomorphologic feature characterized by a cone- or fan-shaped deposit of boulders, gravel, and fine sediments that have been eroded from mountain slopes, transported by flood flows, and then deposited on the valley floors, and which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment movement and deposition, and channel migration.

“Apex” means the point of highest elevation on an alluvial fan, which on undisturbed fans is generally the point where the major stream that formed the fan emerges from the mountain front.

“Appeal” means a request for a review of the Floodplain Administrator’s interpretation of any provision of this chapter.

“Area of shallow flooding” means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard. See “special flood hazard area (SFHA).”

“Base flood” means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the “100-year flood”). “Base flood” is the term used throughout this chapter.

“Basement” means any area of the building having its floor subgrade – i.e., below ground level – on all sides.

Building. See “structure.”

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“Encroachment” means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

“Existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community. **September 29, 1978.**

“Expansion to an existing manufactured home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Flood,” “flooding,” or “flood water” means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides (i.e., mudflows); and
2. The condition resulting from flood-related erosion.

“Flood Boundary and Floodway Map (FBFM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazard and the floodway.

“Flood Hazard Boundary Map (FHBM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated the areas of flood hazards.

“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

“Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

“Floodplain” or “flood-prone area” means any land area susceptible to being inundated by water from any source. See “flooding.”

“Floodplain Administrator” is the individual appointed to administer and enforce the floodplain management regulations.

“Floodplain management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

“Floodplain management regulations” means this chapter and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes Federal, State or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. (Refer to FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93 for guidelines on dry and wet floodproofing.)

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as “regulatory floodway.”

“Floodway fringe” is that area of the floodplain on either side of the “regulatory floodway” where encroachment may be permitted.

“Fraud and victimization” as related to Article VI, Variance Procedure, of this chapter means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the Newman City Council will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for 50 to 100 years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

“Governing body” is the local governing unit, i.e., county or municipality, that is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.

“Hardship” as related to Article VI, Variance Procedure, of this chapter means the exceptional hardship that would result from a failure to grant the requested variance. The City Council requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved State program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

“Levee” means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

“Levee system” means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

“Lowest floor” means the lowest floor of the lowest enclosed area, including basement (see “basement”).

1. An unfinished or flood-resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor provided it conforms to applicable nonelevation design requirements, including, but not limited to:

- a. The wet floodproofing standard in NCC 4.11.170(C)(3);
- b. The anchoring standards in NCC 4.11.170(A);
- c. The construction materials and methods standards in NCC 4.11.170(B); and
- d. The standards for utilities in NCC 4.11.180.

2. For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements (see "basement"). This prohibition includes below-grade garages and storage areas.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a recreational vehicle.

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Market value" shall be determined by estimating the cost to replace the structure in new condition and adjusting that cost figure by the amount of depreciation which has accrued since the structure was constructed. The cost of replacement of the structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry. The amount of depreciation shall be determined by taking into account the age and physical deterioration of the structure and functional obsolescence as approved by the Floodplain Administrator, but shall not include economic or other forms of external obsolescence. Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"New construction," for floodplain management purposes, means structures for which the "start of construction" commenced on or after ~~the effective date of floodplain management regulations adopted by this community~~ September 29, 1978, and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after ~~the effective date of floodplain management regulations adopted by this community~~ September 29, 1978.

"Obstruction" includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

One-Hundred-Year Flood or 100-Year Flood. See "base flood."

"Public safety and nuisance" as related to Article VI, Variance Procedure, of this chapter means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake or river, bay, stream, canal, or basin.

"Recreational vehicle" means a vehicle which is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

“Regulatory floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Remedy a violation” means to bring the structure or other development into compliance with State or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing State or Federal financial exposure with regard to the structure or other development.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Sheet Flow Area. See “area of shallow flooding.”

“Special flood hazard area (SFHA)” means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. It is shown on an FHBM or FIRM as Zone A, AO, A1 – A30, AE, A99, or AH.

“Start of construction” includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the “actual start of construction” means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure” means a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of an historic structure; provided, that the alteration will not preclude the structure’s continued designation as an historic structure.

“Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

“Violation” means the failure of a structure or other development to be fully compliant with this chapter. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided.

“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

“Watercourse” means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. “Watercourse” includes specifically designated areas in which substantial flood damage may occur. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 2.0, 9-12-2000; Ord. 95-1, 3-28-1995)

Article III. General Provisions

4.11.060 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazard within the jurisdiction of the City of Newman. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 3.1, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.070 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration (FIA) or the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) dated March 1, 1978, and accompanying Flood Insurance Rate Maps (FIRMs), and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the City of Newman by the Floodplain Administrator. The study, FIRMs and FBFMs are on file at 1162 Main Street, City Hall. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 3.2, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.080 Compliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing herein shall prevent the City of Newman from taking such lawful action as is necessary to prevent or remedy any violation. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 3.3, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.090 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 3.4, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.100 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and

C. Deemed neither to limit nor repeal any other powers granted under State statutes. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 3.5, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.110 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of Newman, any officer or employee thereof, the State of California, the Federal Insurance Administration, Federal Emergency Management Agency for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 3.6, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.120 Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 3.7, 9-12-2000; Ord. 95-1, 3-28-1995)

Article IV. Administration

4.11.130 Establishment of development permit.

A development permit shall be obtained before any construction or other development begins within any area of special flood hazard established in NCC 4.11.070. Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question; existing or proposed structures, fill, storage of materials, and drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- A. Site plan, including but not limited to:
 - 1. For all proposed structures, spot ground elevations at building corners and 20-foot or smaller intervals along the foundation footprint, or one-foot contour elevations throughout the building site; and
 - 2. Proposed locations of water supply, sanitary sewer, and utilities; and
 - 3. If available, the base flood elevation from the Flood Insurance Study and/or Flood Insurance Rate Map; and
 - 4. If applicable, the location of the regulatory floodway; and

- B. Foundation design detail, including but not limited to:
 - 1. Proposed elevation in relation to mean sea level of the lowest floor (including basement) of all structures; and
 - 2. For a crawl-space foundation, location and total net area of foundation openings as required in NCC 4.11.170(C)(3) and FEMA Technical Bulletins TB 1-93 and TB 7-93; and
 - 3. For foundations placed on fill, the location and height of fill, and compaction requirements (compacted to 95 percent using the Standard Proctor Test method); and

- C. Proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed, as required in NCC 4.11.170(C)(2) and FEMA Technical Bulletin TB 3-93; and

- D. All appropriate certifications listed in NCC 4.11.150(D); and

E. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 4.1, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.140 Designation of the Floodplain Administrator.

~~The City Manager~~ The City Manager or designee is hereby appointed to administer, implement, and enforce this chapter by granting or denying development permits in accord with its provisions. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 4.2, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.150 Duties and responsibilities of the Floodplain Administrator.

The duties and responsibilities of the Floodplain Administrator shall include but not be limited to the following:

A. Permit Review. Review all development permits to determine that:

1. Permit requirements of this chapter have been satisfied;
2. All other required State and Federal permits have been obtained;
3. The site is reasonably safe from flooding; and
4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this chapter, “adversely affects” means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one foot at any point.

B. Review, Use and Development of Other Base Flood Data.

1. When base flood elevation data has not been provided in accordance with NCC 4.11.070, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal or State agency, or other source, in order to administer Article V of this chapter. Any such information shall be submitted to the City Council for adoption; or

2. If no base flood elevation data is available from a Federal or State agency or other source, then a base flood elevation shall be obtained using one of two methods from the FEMA publication “Managing Floodplain Development in Approximate Zone A Areas – A Guide for Obtaining and Developing Base (100-Year) Flood Elevations,” dated July 1995, in order to administer Article V of this chapter:

a. Simplified Method.

- i. One-hundred-year or base flood discharge shall be obtained using the appropriate regression equation found in a U.S. Geological Survey publication, or the discharge-drainage area method; and
- ii. Base flood elevation shall be obtained using the Quick-2 computer program developed by FEMA; or

b. Detailed Method.

- i. One-hundred-year or base flood discharge shall be obtained using the U.S. Army Corps of Engineers’ HEC-HMS computer program; and
- ii. Base flood elevation shall be obtained using the U.S. Army Corps of Engineers’ HEC-RAS computer program.

~~C. Notification of Other Agencies. In alteration or relocation of a watercourse:~~

- ~~1. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;~~
- ~~2. Submit evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency; and~~
- ~~3. Assure that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained.~~

C. Notification of Other Agencies.

1. Alteration or relocation of a watercourse:

- a. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;**

b. Submit evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency; and

c. Assure that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained.

2. Base flood elevation changes due to physical alterations:

a. Within six months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or ensure that the permit applicant submits technical or scientific data to FEMA for a letter of map revision (LOMR).

b. All LOMRs for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMRs). Approved CLOMRs allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

c. Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

3. Changes in Corporate Boundaries. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

D. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available as needed the following:

1. Certification required by NCC 4.11.170(C)(1) (lowest floor elevations) and 4.11.200;
2. Certification required by NCC 4.11.170(C)(2) (elevation or floodproofing of nonresidential structures);
3. Certification required by NCC 4.11.170(C)(3) (wet floodproofing standard);
4. Certification of elevation required by NCC 4.11.190(B) (subdivision standards); and
5. Certification required by NCC 4.11.220(A) (floodway encroachments).

E. Map Determinations. Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazard. Where there appears to be a conflict between a mapped boundary and actual field conditions, grade and base flood elevations shall be used to determine the boundaries of the special flood hazard area. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Article VI of this chapter.

F. Remedial Action. Take action to remedy violations of this chapter as specified in NCC 4.11.080. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 4.3, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.160 Appeals.

The City Council of the City of Newman shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this chapter. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 4.4, 9-12-2000; Ord. 95-1, 3-28-1995)

Article V. Provisions for Flood Hazard Reduction

4.11.170 Standards of construction.

In all areas of special flood hazard, the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All manufactured homes shall meet the anchoring standards of NCC 4.11.200.

B. Construction Materials and Methods. All new construction and substantial improvement shall be constructed:

1. With flood-resistant materials as specified in FEMA Technical Bulletin TB 2-93, and utility equipment resistant to flood damage;
2. Using methods and practices that minimize flood damage;
3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
4. If within Zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and Floodproofing. (See NCC 4.11.050 definitions for “basement,” “lowest floor,” “new construction,” “substantial damage” and “substantial improvement.”)

1. Residential construction, new or substantial improvement, shall have the lowest floor, including basement:

a. In an AO Zone, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two feet above the highest adjacent grade if no depth number is specified. (The State of California recommends that in AO Zones without velocity the lowest floor be elevated above the highest adjacent grade to a height exceeding the depth number specified in feet on the FIRM by at least two feet or elevated at least four feet above the highest adjacent grade if no depth number is specified.) Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, and verified by the Community Building Inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator and is required within six months of project completion, submittal of technical data to FEMA for a letter of map revision.

b. In an A Zone, elevated to or above the base flood elevation; said base flood elevation shall be determined by one of the methods in NCC 4.11.150(B). (The State of California recommends the lowest floor be elevated at least two feet above the base flood elevation, as determined by the community.) Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, and verified by the Community Building Inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator and is required within six months of project completion, submittal of technical data to FEMA for a letter of map revision.

c. In all other zones, elevated to or above the base flood elevation. (The State of California recommends the lowest floor be elevated at least two feet above the base flood elevation.)

2. Nonresidential construction, new or substantial improvement, shall either be elevated to conform with subsection (C)(1) of this section or together with attendant utility and sanitary facilities:

a. Be floodproofed below the elevation recommended under subsection (C)(1) of this section so that the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered professional engineer or architect that the standards of this section are satisfied. Such certification shall be provided to the Floodplain Administrator.

3. All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement shall follow the guidelines in FEMA Technical Bulletins TB 1-93 and TB 7-93, and must exceed the following minimum criteria:

a. Have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices; provided, that they permit the automatic entry and exit of flood water; or

b. Be certified by a registered professional engineer or architect.

4. Manufactured homes shall also meet the standards in NCC 4.11.200. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 5.1, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.180 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:

1. Infiltration of flood waters into the systems; and
2. Discharge from the systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them, during flooding. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 5.2, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.190 Standards for subdivisions.

A. All preliminary subdivision proposals shall identify the special flood hazard area and the elevation of the base flood.

B. All subdivision plans will provide the elevation of proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the lowest floor and pad elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

F. All new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, shall include within such proposals base flood elevation data. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 5.3, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.200 Standards for manufactured homes.

A. All manufactured homes that are placed or substantially improved, within Zones A1 – 30, AH, and AE on the community's Flood Insurance Rate Map, on sites located:

1. Outside of a manufactured home park or subdivision;
2. In a new manufactured home park or subdivision;
3. In an expansion to an existing manufactured home park or subdivision; or
4. In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred "substantial damage" as the result of a flood;

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation (the State of California recommends at least two feet above the base flood elevation) and be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1 – 30, AH, and AE on the community’s Flood Insurance Rate Map that are not subject to the provisions of subsection (A) of this section will be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that either the:

1. Lowest floor of the manufactured home is at or above the base flood elevation (the State of California recommends at least two feet above the base flood elevation); or

2. Manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, and verified by the Community Building Inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 5.4, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.210 Standards for recreational vehicles.

A. All recreational vehicles placed on sites within Zones A1 – 30, AH, and AE on the community’s Flood Insurance Rate Map will either:

1. Be on the site for fewer than 180 consecutive days, and be fully licensed and ready for highway use – a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect-type utilities and security devices, and has no permanently attached additions; or

2. Meet the permit requirements of Article IV of this chapter and the elevation and anchoring requirements for manufactured homes in NCC 4.11.200(A). (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 5.5, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.220 Floodways.

Located within areas of special flood hazard established in NCC 4.11.070 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters, which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvement, and other new development unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in the base flood elevation during the occurrence of the base flood discharge.

B. If subsection (A) of this section is satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of this article. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 5.6, 9-12-2000; Ord. 95-1, 3-28-1995)

Article VI. Variance Procedure

4.11.230 Nature of variances.

A. The variance criteria set forth in this article are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and

not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

B. It is the duty of the City Council to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 6.1, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.240 Appeal Board.

A. In passing upon requests for variances, the City Council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:

1. Danger that materials may be swept onto other lands to the injury of others;
2. Danger of life and property due to flooding or erosion damage;
3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. Importance of the services provided by the proposed facility to the community;
5. Necessity to the facility of a waterfront location, where applicable;
6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. Compatibility of the proposed use with existing and anticipated development;
8. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

B. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and
2. Such construction below the base flood level increases risks to life and property. It is recommended that a copy of the notice shall be recorded by the Floodplain Administrator in the Office of the Stanislaus County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

C. The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 6.2, 9-12-2000; Ord. 95-1, 3-28-1995)

4.11.250 Conditions for variances.

A. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of Articles IV and V of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of historic structures (as defined in NCC 4.11.050) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued

designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the City Council need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the City Council believes will both provide relief and preserve the integrity of the local ordinance.

E. Variances shall only be issued upon a:

1. Showing of good and sufficient cause;
2. Determination that failure to grant the variance would result in exceptional hardship (as defined in NCC 4.11.050) to the applicant; and
3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (as defined in NCC 4.11.050 – see "public safety and nuisance"), cause fraud or victimization (as defined in NCC 4.11.050) of the public, or conflict with existing local laws or ordinances.

F. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use; provided, that the provisions of subsections (A) through (E) of this section are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

G. Upon consideration of the factors of NCC 4.11.240(A) and the purposes of this chapter, the City Council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. (Ord. 2013-3 § 1 (Att. A), 11-12-2013; Ord. 2010-7 § 1 (Att. A), 10-12-2010; Ord. 2007-10 § 1, 11-27-2007; Ord. 2000-4 § 6.3, 9-12-2000; Ord. 95-1, 3-28-1995)

Honorable Mayor and Members
of the Newman City Council

**AUTHORIZE THE MAYOR TO SIGN AN APPLICATION FOR FEMA NATIONAL FLOOD
INSURANCE PROGRAM COMMUNITY RATING SYSTEM**

RECOMMENDATION:

Authorize the Mayor to sign an application for the City of Newman to participate in the FEMA National Flood Insurance Program Community Rating System.

BACKGROUND:

The City of Newman participates in the FEMA National Flood Insurance Program (NFIP), but has never applied to participate in the associated Community Rating System (CRS).

The flood CRS allows residents to receive reduced rates on flood insurance premium. There is no cost for the City to participate in the program, and the City already does many of the tasks that receive credits under the CRS evaluation and verification visit on May 6, 2014.

ANALYSIS:

During the CRS evaluation and verification visit on May 6, 2014, the City of Newman became the first CRS community in Stanislaus County. The FEMA NFIP CRS program has allowed the City develop the several new Flood Protection Measures, Emergency Action Plans, Storm Drain Standard Operation Procedure (SOP), Elevation Certificate SOP, and various Public Outreach programs. The next step in the CRS process is to send out the signed CRS application package to FEMA and get the final flood insurance discount rate based on the CRS evaluations.

FISCAL IMPACT:

None

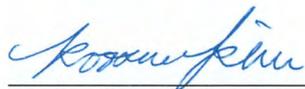
CONCLUSION:

The CRS program allows flood insurance discount for the residents who carry flood insurance premiums. Therefore, staff recommends the City Mayor sign an application for the FEMA National Flood Insurance Program Community Rating System.

ATTACHMENTS:

1. A Cover Sheet for the City of Newman CRS Application (Form CC-230)

Respectfully submitted,



Koosun Kim
Director of Public Works

REVIEWED/CONCUR:



Michael E. Holland
City Manager

Community City of Newman State CA CID 060388**CC-230 Verification**

Date of visit	May 6, 2014	FIRM Effective Date	September 29, 1978
Population	10,224	Current FIRM Date	September 26, 2008
County	Stanislaus	ISO/CRS Specialist	Dave Arkens
<i>Coordinator's Manual Year</i>			
	Chief Executive Officer	CRS Coordinator	
Name	Ed Katen	Koosun Kim, PE, QSD	
Title	City Mayor	Public Works Director	
Address	938 Fresno Street	938 Fresno Street	
	Newman, CA 95360	Newman, CA 95360	
Phone	(209) 862-3199	(209) 862-4448	
E-mail	edk10@sbcglobal.net	kkim@cityofnewman.com	

I hereby certify that City of Newman [community name] is implementing the following activities [check the ones that apply]. We will continue to implement these activities and will advise FEMA if any of them are not being conducted in accordance with this certification. We will cooperate with the ISO/CRS Specialist's verification visit and will submit the documentation and annual recertification needed to validate our program.

- | | |
|--|--|
| <input checked="" type="checkbox"/> 310 (Elevation Certificates) | <input checked="" type="checkbox"/> 440 (Flood Data Maintenance) |
| <input checked="" type="checkbox"/> 320 (Map Information Service) | <input checked="" type="checkbox"/> 450 (Stormwater Management) |
| <input checked="" type="checkbox"/> 330 (Outreach Projects) | <input checked="" type="checkbox"/> (Repetitive Loss Requirements) |
| <input type="checkbox"/> 340 (Hazard Disclosure) | <input checked="" type="checkbox"/> 510 (Floodplain Management Planning) |
| <input checked="" type="checkbox"/> 350 (Flood Protection Information) | <input type="checkbox"/> 520 (Acquisition and Relocation) |
| <input checked="" type="checkbox"/> 360 (Flood Protection Assistance) | <input type="checkbox"/> 530 (Flood Protection) |
| <input type="checkbox"/> 370 (Flood Insurance Promotion) | <input checked="" type="checkbox"/> 540 (Drainage System Maintenance) |
| <input type="checkbox"/> 410 (Floodplain Mapping) | <input checked="" type="checkbox"/> 610 (Flood Warning and Response) |
| <input type="checkbox"/> 420 (Open Space Preservation) | <input type="checkbox"/> 620 (Levees) |
| <input checked="" type="checkbox"/> 430 (Higher Regulatory Standards) | <input checked="" type="checkbox"/> 630 (Dams) |

I hereby certify that, to the best of my knowledge and belief, we are maintaining in force all flood insurance policies that have been required of us as a condition of Federal financial assistance for insurable buildings owned by us and located in the Special Flood Hazard Area shown on our Flood Insurance Rate Map. I further understand that disaster assistance for any community-owned building located in the Special Flood Hazard Area is reduced by the amount of National Flood Insurance Program flood insurance coverage (structural and contents) that a community should be carrying on the building, regardless of whether the community is carrying a policy.

Signed _____ (Chief Executive Officer)

**APPROVE AN APPLICATION TO RECEIVE A PG&E ON-BILL FINANCING 0%
LOAN FOR STREET LIGHTING CONVERSION PROJECT AND AUTHORIZE
THE CITY MANAGER TO EXECUTE ASSOCIATED DOCUMENTS**

RECOMMENDATION:

It is recommended that City Council Adopt Resolution No. 2014- , approving an application to receive a PG&E On-Bill Financing 0% loan for conversion of street lighting to energy efficient fixtures and authorize the City Manager to execute associated documents.

BACKGROUND:

The City completed a PG&E Light Emitting Diode (LED) Street Light Turnkey Project in 2012, which replaced 92 High Pressure Sodium street lights to LED. This successful project used ARRA (American Recovery and Reinvestment Act) funding to save the City of Newman approximately \$6,000 in energy savings each year. The City has another opportunity to retrofit the remaining 370 High Pressure Sodium street lights using PG&E's zero percent financing loan.

PG&E recently completed the audit of the City's street lights and provided the City with a proposed energy saving plan, which includes the energy efficiency upgrades by implementing the proposed LED street light conversion project. PG&E also developed a scope of work and has evaluated the Energy Efficiency Retrofit Loan Program, also known as On-Bill Financing (OBF), for funding and implementing the scope of work.

City staff has worked closely with PG&E to develop the following project scope:

- Upgrade of 370 City-owned street lights from High Pressure Sodium to energy efficient LED technology

The proposed PG&E turnkey program with prevailing wage compliance allows for a streamlined solution to implementing energy conservation, and use the money saved from reduced energy consumption and operational maintenance costs to pay the debt service for the design and construction of the project. The program has the flexibility to allow the City to finance the entire project by this method.

ANALYSIS:

The Energy Efficiency Retrofit Loan Program, also known as On-Bill Financing (OBF) is funded by California utility customers and administered by PG&E under the auspices of the California Public Utilities Commission (CPUC). OBF works in conjunction with PG&E's energy efficiency rebate and incentive programs by eliminating upfront costs. The loans issued under the OBF are interest-free, unsecured loans to fully pay for energy efficiency projects using the energy savings from the project, such as the proposed LED streetlight conversion project. The City will pay the loan – interest free – through its monthly utility bills.

Leveraging this loan and PG&E rebates, the City of Newman will replace the existing city-owned street lights (370) and accomplish immediate and long-term benefits including:

- First Year Energy Saving: \$23,618
- Avoided Maintenance Expenses in the First Year: \$2,590
- Annual Energy Reduction: 170,650 kilowatt hours
- Annual CO2 Reduction: 89,420 pounds

Agenda Item: 10.e.

The City currently spends \$33,595 on street lights energy costs per year on the existing 370 streetlight fixtures. The estimated total the City would spend each year on the proposed 370 fixtures is \$9,977, which would result in a savings of \$23,618 per year for the City. The proposed project that has been developed delivers to the City of Newman an outstanding opportunity to realize energy savings, general fund savings, and reduction in greenhouse gases. The agreement with PG&E is based on a model consistent with agreements utilized by other public agencies.

FISCAL IMPACT:

The estimated total project cost is \$176,151 and PG&E has helped the City to secure \$33,325 in LED lighting rebates. The net project cost estimates is \$142,826. The cost saving and rebates are projected to fully offset the zero percent loan payments approximately in 6 years and 4 months. Total expected General Fund and LLD Fund savings during the 20-year life of the LED Street light (with 10-year warranty for lighting fixture) is over \$315,000.

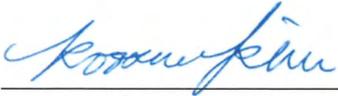
CONCLUSION:

The proposed project that has been developed delivers to the City an outstanding opportunity to realize energy savings, general fund & LLD fund savings, and reduction in greenhouse gases. Therefore, staff recommends City Council approve a resolution for an application to receive a PG&E On-Bill Financing 0% loan for conversion of street lighting to energy efficient fixtures and authorize the City Manager to execute associated documents. The final language of said contract will be approved by the City attorney and the City Manager.

ATTACHMENTS:

1. Resolution No. 2014- , Approving An Application to Receive a PG&E On Bill Financing 0% Loan for Street Light Conversion Project and Authorize the City Manager to Execute Associated Documents
2. PG&E On-Bill Financing Program Application
3. PG&E Products and Service Agreement (Draft)

Respectfully Submitted,



Koosun Kim
Director of Public Works

REVIEWED/CONCUR:



Michael E. Holland
City Manager

RESOLUTION NO. 2014-

A RESOLUTION APPROVING AN APPLICATION TO RECEIVE A PG&E ON BILL FINANCING 0% LOAN FOR STREET LIGHTING CONVERSION PROJECT AND AUTHORIZE THE CITY MANAGER TO EXECUTE ASSOCIATED DOCUMENTS

WHEREAS, the CITY OF NEWMAN, herein after referred as "CITY" and PACIFIC GAS AND ELECTRIC COMPANY, herein after referred as "PG&E" have recognized an opportunity on certain streetlight improvements in the City of Newman, County of Stanislaus, State of California, known as the PG&E LED STREETLIGHT CONVERSION PROJECT; and

WHEREAS, it is recognized that the existing 370 High Pressurized Sodium Street light fixtures can be converted to more energy efficient LED ones that would be a great benefit to the residents of the City of Newman; and

WHEREAS, PG&E developed a scope of work for said project and evaluated an On Bill Financing 0% Loan Program to allow the City to finance the entire project; and

WHEREAS, said project would allow for a streamlined solution to implementing energy conservation, and use the money saved from reduced energy consumption and operational maintenance costs to pay the loan.; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newman hereby approves an application for PG&E On Bill Financing 0% Loan and authorizes the City Manager to execute associated documents including PG&E Products and Service Agreement to provide turnkey services for said project upon approval of a PG&E On Bill Financing Loan.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014 by _____, who moved its adoption, which motion was duly seconded and it was upon roll call carried and the resolution adopted by the following roll call vote:

AYES:
NOES:
ABSENT:

APPROVED:

Mayor of the City of Newman

ATTEST:

Deputy City Clerk of the City of Newman



Financing Supplement to the On-Bill Financing Program Application

The On-Bill Financing Program (the "Program") is funded by California utility customers and administered by Pacific Gas and Electric Company (PG&E) under the auspices of the California Public Utilities Commission (CPUC). The Program provides qualified PG&E customers with a means to finance energy-efficient (EE) retrofit projects implemented under select PG&E EE Programs (the "Qualified Program"). The loans issued under the Program are interest-free, unsecured loans to fully or partially reimburse qualified PG&E customers for the costs they incur in connection with a qualified retrofit project (the "Retrofit Project"), which term shall mean the energy efficiency retrofit project described in Customer's relevant Energy Efficiency Program Application.

1. **Conditions for Eligibility:** Participation in the Program is limited to PG&E customers that meet the following conditions and satisfy these conditions throughout the duration of the Retrofit Project up to and including the date of Final Verification (defined below in Section 8): (a) the PG&E customer must be a business ("Commercial Customer") or a federal, state, county or local government agency ("Government Customer"). Commercial Customers and Government Customers are collectively referred to as "Customer;" (b) Customer currently receives service from PG&E at the location of the Retrofit Project (the "Location"); (c) Customer has continually maintained an active PG&E account for the previous 24 months and has a minimum of 12 months of historical metered energy usage at Customer's current Location; (d) at the time the Customer's Program Application is Approved and Customer's Loan Agreement is executed, and at the time the loan is to be funded following completion of the Retrofit Project and satisfaction of all other requirements of the Loan Agreement, Customer must be in good credit standing, as determined by PG&E through credit review which may include a commercial credit check and will include a bill payment history review, which may be based upon the following and other criteria:
 - a. No 24-hour disconnection notices in the last 12 months;
 - b. No returned payments within the last 12 months;
 - c. No more than 1 payment arrangement in the last 12 months;
 - d. No payment arrangements not satisfied by customer within the last 12 months;
 - e. No security deposit assessed within the last 12 months; and
 - f. The Retrofit Project qualifies and Customer is eligible for an incentive under the Qualified Program.

2. **Loan Features:** The loans offered under the Program are interest-free (0%) and free of any fees, late payment penalties or other charges. The loan terms and conditions are calculated by dividing the loan amount (eligible project cost less Qualified Program Incentives) by the estimated monthly energy savings resulting from the Retrofit Project. The ensuing number of monthly payments must not exceed the Maximum Loan Term set forth in chart below ("Loan Amount and Term Limitations").
3. **Eligibility:** Prior to purchasing and installing any energy-efficient measures or equipment under the Qualified Program, Customer must satisfy the eligibility requirements of both the Program and Qualified Program. Because energy efficiency projects in progress are ineligible under the Program, Customer must receive the signed loan agreement from PG&E before commencing any work or purchasing any equipment for the Retrofit Project.
4. **Inspection:** PG&E may assist Customers in understanding the energy efficiency measures available under the Qualified Program and will answer their questions concerning this Program. After Customer has decided upon the measures that comprise the Retrofit Project, PG&E may request an engineering review, perform an inspection of the Location, calculate the projected energy savings, calculate the Loan Terms and prepare the Loan Documents. Thereafter, PG&E will provide Customer with a copy of the: Loan Agreement, the Application, the applicable On-Bill Financing (OBF) Gas and/or Electric Rate Schedule and Loan Calculation Summary Sheet (collectively, the "Loan Documents").
5. **Loan Documents:** If the terms of the loan are acceptable, Customer shall execute the Loan Documents and return them to PG&E prior to the commencement of the Retrofit Project. Incomplete or incorrect applications cannot be processed and may result in the delay of PG&E's approval and possible disqualification from the Program. Customer may withdraw its Application for any reason without penalty by sending written notice to PG&E.
6. **Customer's Responsibilities for Contractor and Vendor:** Upon PG&E's notification to Customer that the Retrofit Project is eligible for the Program, Customer may begin the Retrofit Project. PG&E does not endorse or recommend any particular contractor or vendor nor does PG&E review any contractor or vendor proposals. Rather, Customer shall be solely responsible for reviewing the feasibility of the contractor's and vendor's proposal(s) and verifying their respective qualifications, pricing, energy savings, warranties and the terms and conditions of the contractor's and/or vendor's contract with Customer.

Loan Amount and Term Limitations

Interest	0%, with no additional fees or charges
Minimum Loan Amount	\$5,000
Maximum Loan Amount	Commercial Customer: \$100,000 / premises Government Customer: \$250,000 / meter
Maximum Loan Term, not to exceed the Expected Useful Life (EUL) of the measures	Commercial Customer: 60 months Government Customer: 120 months

*Residential customers are ineligible.

7. **PG&E Disclaimers:** CUSTOMER'S DESIGN OF THE RETROFIT PROJECT AND SELECTION AND USE OF ENERGY EFFICIENCY EQUIPMENT, MEASURES AND SELECTION OF CONTRACTORS AND VENDORS IS AT CUSTOMER'S SOLE DISCRETION AND AT CUSTOMER'S SOLE RISK. TO THE EXTENT PERMITTED BY APPLICABLE LAW, PG&E EXPRESSLY AND SPECIFICALLY DISCLAIMS ANY LIABILITY IN RESPECT OF ANY ADVICE, INFORMATION OR OTHER INSTRUCTION PROVIDED BY OR ON BEHALF OF PG&E TO CUSTOMER IN CONNECTION WITH THE QUALIFIED PROGRAM, PROGRAM OR RETROFIT PROJECT. PG&E DOES NOT WARRANT OR BEAR ANY RESPONSIBILITY FOR ANY OF THE FOLLOWING:
- a. THE WORK PERFORMED BY CUSTOMER'S CONTRACTOR(S) OR VENDOR(S), THAT THE RETROFIT PROJECT IS APPROPRIATE FOR THE LOCATION;
 - b. THE RETROFIT WILL RESULT IN OR YIELD ANY ENERGY EFFICIENCY SAVINGS OR A SPECIFIC AMOUNT OF ENERGY EFFICIENCY SAVINGS OR OTHER REDUCTION IN CUSTOMER'S PG&E UTILITY BILL AFTER COMPLETION OF THE RETROFIT PROJECT;
 - c. THE CUSTOMER IS RESPONSIBLE FOR REPAYING THE OBF LOAN IN ITS ENTIRETY, REGARDLESS OF THE PROJECT PERFORMANCE OF THE ENERGY EFFICIENCY RETROFIT;
 - d. THE CONTRACTOR'S OR VENDOR'S SERVICES WILL BE TIMELY, COMPLETE OR ERROR-FREE, OR THAT DEFECTS IN THE RETROFIT PROJECT WILL BE CORRECTED BY SUCH INDIVIDUALS;
 - e. ANY ERRORS, OMISSIONS, DEFECTS OR DELAYS IN THE DESIGN OR CONSTRUCTION OF THE RETROFIT PROJECT OR THE OPERATION OF ANY ENERGY EFFICIENCY MEASURES INSTALLED AT THE LOCATION.
8. **Verification:** Upon completion of the Retrofit Project, Customer shall request PG&E's post-completion inspection and final verification that the Retrofit Project has been completed in conformity with the requirements of the Qualified Program and that customer remains eligible (the "Final Verification").
- a. If there has been any change to the Retrofit Project's scope, cost and/or incentives available under the Qualified Program or energy savings, Customer will be required to enter into a Loan Modification

Agreement with PG&E, which may include new contract terms reflecting the changes in the Retrofit Project. (If a Loan Modification Agreement is required, it shall be deemed part of the "Loan Documents.")

b. If the changes to the Retrofit Project are such that it no longer meets the Program's payback criteria or other conditions, the Retrofit Project will be considered ineligible, the Loan Agreement will be terminated and no loan proceeds will be disbursed.

c. IF PG&E DETERMINES, IN ITS ABSOLUTE DISCRETION, THAT CUSTOMER'S CREDIT HAS DETERIORATED OR HAS OTHERWISE PLACED CUSTOMER'S REPAYMENT OF THE LOAN AT RISK, THE LOAN PROCEEDS SHALL NOT BE ISSUED, EVEN THOUGH THE RETROFIT PROJECT MAY HAVE BEEN SATISFACTORILY COMPLETED AT CUSTOMER'S EXPENSE.

9. **Disbursements:** Subject to and following PG&E's satisfactory Final Verification, an incentive check and the loan proceeds will be issued to Customer or, at Customer's written direction, to Customer's contractor or vendor.

10. **General Provisions:**

a. Applications for loans under the Program will be accepted from qualified Customers on a first-come, first-served basis until the funds allocated by PG&E for the Program are no longer available. The Program may be modified or terminated by the CPUC or PG&E at any time and without prior notice. However, termination of the Program following execution of a Loan Agreement by Customer will not affect that Loan Agreement, or, if Customer thereafter satisfies all Program conditions, the disbursement.

b. The loan proceeds may only be used to pay or reimburse Customer for implementing or installing energy-efficient measures or equipment through the Qualified Program.

c. If there is any conflict between the terms of any document relating to the Program, the Loan Documents shall control.

d. For all retrofit projects, including but not limited to streetlight, HVAC and lighting retrofits, Customer acknowledges and understands that Customer is able to use the installation vendor or contractor of their choice.

I have read, understand and agree to all of the On-Bill Financing Program requirements and terms and conditions set forth in this Program description. I understand that loan calculations will be based on pre-inspection results and on the applicable program documentation, and that my agency/company must meet all eligibility criteria and requirements in order to participate in the Program. Any unapproved changes to project scope, costs or run hours, or to my agency's/company's creditworthiness, between the time the Loan Documents are accepted and signed and the Retrofit Project is completed and the project's and my agency's/company's continued eligibility are verified, could result in loan ineligibility.

Legal Name of Business (i.e., the formal name on your tax return)	Authorized Representative's Printed Name	
Authorized Representative's Signature	Title	Date
Tax identification information (select one):		
<input type="checkbox"/> Federal Tax ID Number: _____		
<input type="checkbox"/> Social Security Number: _____		
FOR PG&E USE ONLY:		
PG&E OBF Administrator	Printed Name	
Retrofit Program Application Number	OBF Application Number	





PG&E PRODUCTS AND SERVICES AGREEMENT

This PG&E Products and Services Agreement (the "**Agreement**") is made and entered into as of _____, 20__ ("Effective Date") by and between City of Newman with offices at 938 Fresno Street, Newman, CA 95360 ("Customer") and Pacific Gas and Electric Company ("PG&E").

RECITALS

WHEREAS, Customer requires street light replacement services and PG&E desires to do so pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements set out in this Agreement, Customer and PG&E agree as follows:

AGREEMENT

1. The Service. PG&E offers street light replacement service (the "**Service**") which comprises a turnkey project that includes: the ordering of Customer specified street light fixtures by PG&E at Customer's expense, and installation of these PG&E-authorized street light fixtures as replacements to existing Customer-owned street lights operating at 120 or 240 volts. As part of the Service, PG&E will also process Customer-requested rate changes to PG&E rates and any applicable PG&E rebate applications as requested by Customer. PG&E will arrange for waste disposal of removed street light fixtures.

2. Development, Acceptance, and Performance of Proposals. Upon receipt of a request for Service, PG&E will consult with Customer and develop a Proposal covering the Service in the form of proposal attached hereto as Exhibit A. Once a Proposal is signed by both Customer and PG&E, the Proposal will become a binding contract and shall be deemed an "**Accepted Proposal**" for purposes of this Agreement. Accepted Proposals shall be numbered sequentially and must reference this Agreement specifically. The terms of this Agreement are incorporated into each Proposal as if fully set forth therein by virtue of this reference. If any conflict arises between the terms of an Accepted Proposal and the terms of this Agreement, the terms of this Agreement shall prevail. PG&E agrees to provide the Service in accordance with the Accepted Proposal subject to the terms and conditions of this Agreement. PG&E will notify Customer upon its completion of the work specified in an applicable Accepted Proposal, and Customer shall have five (5) business days to review and accept, after which time PG&E's performance responsibilities under the Accepted Proposal will be deemed to have been fulfilled. If Customer identifies any outstanding items to be corrected, a punch list will be developed to reflect such items, and PG&E will correct them. Any change to an Accepted Proposal must be agreed to by both Customer and PG&E in writing. Upon completion of the Service described in the Accepted Proposal and Customer's payment of said Service, title to the installed street light fixtures described in the Acceptable Proposal shall pass to Customer. Such transfer of title shall be for the installed street light fixtures "as is, where is," and with no implied warranties or express warranties, except as otherwise set forth below in Section 5.2 (Limited Material Warranty).



3. Additional Work. If in the process of performing the Service, a condition is discovered that prevents PG&E from performing the Service as specified such as but not limited to 1) access to the street light such as overgrown trees or blocked roadway, 2) broken street light bracket, or 3) wiring defect that prevents delivery of energy to the street light fixture, PG&E will notify Customer in writing of such condition and the work necessary to remedy the condition using Exhibit B (Additional Repair Work Agreement). If the work required is estimated by PG&E at less than \$1,000, then PG&E may perform such work and invoice Customer periodically for actual time and materials to perform such work without completing Exhibit B.

If, for any reason, Customer chooses not to correct such condition, as specified in Exhibit B (Additional Repair Work Agreement), PG&E shall be relieved of any and all responsibility for performing the Service for that street light or group of street lights.

If in the process of performing the Service, active bird nests, and/or bee hives, wasps are discovered, PG&E will notify Customer of such condition and discontinue work on affected equipment.

4. Fees. Customer shall pay PG&E for Service performed in accordance with the payment terms set forth in each Accepted Proposal. Work specified in any Additional Repair Work Agreement will be done on a time and materials basis, at PG&E's then current hourly commercial rates as specified in Exhibit B and with reimbursement of PG&E's actual out-of-pocket expenses. Customer shall pay PG&E for the Service based on the payment schedule set forth in the applicable Accepted Proposal. Each payment made by Customer must reference this Agreement, the Accepted Proposal and invoice number and be mailed to:

PACIFIC GAS AND ELECTRIC COMPANY
Attn: Sales and Service Manager, Business Development
P.O. Box 770000, Mailcode: N10D
San Francisco, CA 94177

5. Limited Warranties.

5.1. Limited Service Warranty. PG&E warrants that the Service will be performed in a commercially reasonable manner consistent with the level of care and skill exercised by others when performing services of a similar nature under similar circumstances. Customer must notify PG&E of any defect in workmanship within one (1) year of completion of installation of all streetlight fixtures ("**Installation**"). If Customer notifies PG&E within one year of installation of a potential defect in workmanship, and PG&E confirms the defect, PG&E will either re-perform the Service at no additional charge to Customer, or, if PG&E so elects, refund the applicable fees paid to PG&E by Customer for the Service. This warranty extends to Customer only and cannot be assigned by Customer. This warranty is in lieu of all other warranties. All other warranties are expressly disclaimed.

5.2. Limited Material Warranty. The manufacturer of the material to be installed will provide a warranty which is attached as Exhibit C. PG&E will provide to the Customer all documentation covering the warranty including contact information for the manufacturer or manufacturer's warranty agent. During the first year following completion of Installation, Customer may contact PG&E (as part of the Limited Service Warranty) to request that PG&E remove the defective light and reinstall the repaired light or an equivalent replacement light. For



those years following the Limited Service Warranty period but still within the Limited Material Warranty period, Customer must contact the manufacturer to make a warranty claim. Customer is responsible for removal of the equipment, arranging and paying for shipping and insurance for the equipment to and from the manufacturer's designated facility (and for all risk of loss to the equipment while in transit), and installation of the equipment upon return, unless otherwise instructed in the manufacturer's designated warranty. This warranty extends to Customer only and cannot be assigned by Customer. This warranty is in lieu of all other warranties relating to installed materials. ALL OTHER WARRANTIES (WHETHER EXPRESS OR IMPLIED) RELATING TO INSTALLED MATERIAL ARE HEREBY EXPRESSLY DISCLAIMED.

5.3. Disclaimers. Except for warranties expressly set forth in Sections 5 and 6 of this Agreement, PG&E HEREBY EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES (WHETHER EXPRESS OR IMPLIED OR ARISING FROM A COURSE OF DEALING OR USAGE OF TRADE, AND INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY, INTEROPERABILITY, AND FITNESS FOR A PARTICULAR PURPOSE) RELATING TO THE SERVICE. Customer acknowledges and agrees that the specific remedies described in Sections 5 and 6 of this Agreement respectively shall be Customer's sole and exclusive remedies for any and all warranty claims arising under or pertaining to this Agreement.

6. Customer's Responsibilities. To the extent that performance of the Service by PG&E depends upon approvals or other decisions by Customer, or on Customer furnishing particular documents or information, including but not limited to work permits, and that Customer does not timely perform or provide the same, the minimum time estimate for PG&E's completion of the Service shall be extended to take into account Customer's delay with respect thereto. Customer shall reimburse PG&E for the costs on any required work permits. If Customer or a competent governmental authority requires any other compliance efforts, including but not limited to flagging, traffic control, or neighborhood notifications, as a condition for work to proceed, then Customer shall reimburse PG&E for the costs related to these efforts. Notwithstanding PG&E's arrangement or performance of waste disposal services for removed street light fixtures (or any other materials an applicable Accepted Proposal may specify for removal), Customer acknowledges and agrees that it is the "generator" of such fixtures and/or materials and therefore bears ultimate responsibility for their proper disposition. Provided that PG&E adheres to any disposal instructions contained in an Accepted Proposal, Customer agrees to hold PG&E harmless from any and all claims brought by third parties (including by governments or regulators) relating to the disposal services arranged or performed by PG&E.

7. Data. Customer shall own any documents or information prepared or created by PG&E during the performance of the Service under this Agreement ("**Data**"). PG&E may retain copies of Data for PG&E use, but shall keep the Data confidential and shall not publish or otherwise disclose or knowingly permit PG&E employees to publish or otherwise disclose any Data without Customer's prior written consent unless such disclosure is required by law or by a court or regulatory agency having authority over PG&E.

8. PG&E's Utility Obligations. Customer acknowledges that PG&E has an obligation to maintain, repair and service PG&E-owned facilities in order to perform its duties as a public utility. If PG&E determines at any time, in its sole discretion, that it requires any personnel or resources previously committed to the performance of services for Customer under this Agreement in order to maintain adequate service to PG&E's other customers or to fulfill its duties



as a public utility, then PG&E shall have the right to divert the use of such personnel or resources to satisfy such requirements. PG&E shall be excused from whatever performance is affected by such action, all to the extent and for the duration its resources are so constrained, and PG&E shall not be considered in default under this Agreement by virtue of such diversion of resources. PG&E shall use diligent efforts to resume and complete its performance of the Service when diverted resources become available again.

9. Limitation of Liability. In the event that PG&E is held liable to Customer or to any party claiming by or through Customer for damages arising under or pertaining to this Agreement, the aggregate liability of PG&E to Customer or to any party claiming by or through Customer shall be limited to the lesser of (a) the estimated price for the Service giving rise to the claim, or (b) the amount actually paid to PG&E with respect to such Service. IN NO EVENT SHALL PG&E BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR INCIDENTAL, INDIRECT, SPECIAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF USE, COST OF DELAYS, REPLACEMENT OF POWER, OR LOSS OF PROFITS, LOSS OF OR FAILURE TO REALIZE ANTICIPATED SAVINGS, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND EVEN IF ANY SUCH CONSEQUENCES WERE FORESEEABLE. The parties agree that the limitations on liability expressed in this Agreement will apply at all times, whether in contract, equity, tort or otherwise, regardless of the fault, negligence (in whole or in part), strict liability, breach of contract or breach of warranty of PG&E, and will extend to the affiliates, subsidiaries, parent company, officers, managers, directors, agents and employees of PG&E. Customer acknowledges and agrees that the limitations of liability set forth in this section may be far less than Customer's loss in the event of any loss or damage to Customer's equipment while in PG&E's care or custody, and Customer expressly assumes the risk of any such deficiency of recovery. The parties acknowledge and agree that the limitations of liability set forth in this Section 9 are an essential element of their bargain as well as a material inducement for PG&E's entry into this Agreement, and that PG&E's price for the Service reflects their inclusion in this Agreement.

10. Term and Termination. The term of this Agreement shall be for five years from the Effective Date unless sooner terminated by Customer or PG&E as permitted by this Agreement. Each party may terminate this Agreement or any Accepted Proposal at any time for convenience by giving the other party 5 days written notice, provided, however, that any such termination shall neither affect PG&E's obligation to perform under any Accepted Proposals during the 5 day notice period, nor Customer's obligation to pay PG&E for material procured or services rendered under any Accepted Proposal through the effective date of termination, including during the 5-day notice period. Termination of any individual Accepted Proposal by either party shall not affect the continued validity of this Agreement or of any other Accepted Proposals. Additionally, each party may terminate this Agreement and any then-outstanding Accepted Proposals upon written notice to the other party if the other party: (i) is in default of any obligation hereunder which default is incapable of being cured, or which, being capable of being cured, has not been cured within seven days after receipt of written notice of such default; or (ii) becomes insolvent, makes a general assignment for the benefit of creditors, suffers or permits the appointment of a receiver for its business or assets, becomes subject to any proceeding under any bankruptcy or insolvency law whether domestic or foreign, or has been liquidated, voluntarily or otherwise. Also, PG&E may terminate this Agreement immediately and without prior notice in the event that the California Public Utilities Commission issues a ruling or order prohibiting or otherwise preventing PG&E from fulfilling, or substantially interfering with PG&E's ability to fulfill, its



obligations under this Agreement, or finding that this Agreement is contrary to the policies of the California Public Utilities Commission. The following Sections of this Agreement shall survive expiration, cancellation or other termination of this Agreement: 4 Fees, 5 Limited Warranties, 6 Customer Responsibilities, 7 Data, 9 Limitation of Liability and 11 General. Any other provisions of this Agreement that would generally be construed as intended to survive the expiration, cancellation or other termination of this Agreement shall also survive such expiration, cancellation or other termination.

11. General.

11.1. Assignment. This Agreement may not be assigned or otherwise transferred by either Customer or PG&E without the prior written consent of the other party, such consent not to be unreasonably withheld. Notwithstanding the foregoing, PG&E may, without such consent, assign this Agreement to a parent, subsidiary or other affiliate. PG&E may also subcontract all or part of the Service. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon Customer and PG&E and their respective successors and assigns.

11.2. Force Majeure. Neither PG&E nor Customer shall be considered in default in the performance of its obligations under this Agreement, to the extent that (and only for so long as) the performance of any such obligation is prevented or delayed by any cause, existing or future, which is beyond the reasonable control of the affected party; provided, however, that Customer shall be excused from the obligation to make payments hereunder for services which PG&E is prevented from performing due to circumstances beyond its reasonable control.

11.3. Notices. Any notice required or permitted by this Agreement shall be in writing and shall be delivered as follows, with notice deemed given as indicated: (i) by personal delivery, when delivered personally; (ii) by overnight courier, upon written verification of receipt; or (iii) by certified or registered mail, return receipt requested, upon verification of receipt. Notices shall be addressed, if to Customer, to the primary business contact address given in the Accepted Proposal and, if to PG&E, to the address set forth above for payment.

11.4. Reporting Requirements. Customer must notify PG&E whether or not federal funds granted or otherwise awarded to Customer by or through the United States Department of Energy (collectively, the "Federal Funds") will be used to pay PG&E for the Service. If Customer decides to use such Federal Funds in connection with an Accepted Proposal, then Customer must notify PG&E within 5 days of its decision to use such Federal Funds. If Customer is required by any law or regulation to amend or revise the terms and conditions of any Accepted Proposal in a manner unacceptable to PG&E or if in PG&E's sole discretion PG&E determines it cannot comply with such obligations as amended or revised, whether or not PG&E has begun to perform such Accepted Proposal, PG&E shall have the right, in its discretion, to terminate such Accepted Proposal upon five (5) days' notice without further obligation or liability to Customer (except for the return of any funds Customer may have pre-paid for the Service and which remain uncommitted as of the effective date of such termination). CUSTOMER HEREBY WAIVES ANY CLAIM OF PROMISSORY ESTOPPELS WITH RESPECT TO PG&E'S TERMINATION OF ANY ACCEPTED PROPOSAL UNDER THE CIRCUMSTANCES DESCRIBED IN THE FOREGOING SENTENCE.

11.5. Disputes. The parties will negotiate in good faith to expeditiously resolve any dispute, claim or controversy arising under or relating to this Agreement (including, without



limitation, as to its formation, validity, binding effect, interpretation, performance, breach, or termination, as well as non-contractual claims) on a negotiated basis. If, in either party's reasonable judgment, such negotiations do not result in an amicable outcome after such party's good faith efforts over a period of at least thirty (30) days, such party shall be free to pursue all available remedies under law in any competent forum.

IN WITNESS THEREOF, the parties have caused this Agreement to be executed as of the Effective Date first set forth above.

CUSTOMER

PACIFIC GAS AND ELECTRIC COMPANY

Print Name:

Print

Name:

Signature:

Signature:

Date:

Date:



**EXHIBIT A: FORM OF ACCEPTED PROPOSAL
PROPOSAL NUMBER ____**

This Proposal is made and entered into as of _____, 20__ by and between City of Newman (“Customer”) and Pacific Gas and Electric Company (“PG&E”). This Proposal is subject to the terms and conditions of the PG&E Products and Services Agreement between Customer and PG&E dated as of _____, 20__ (the “Agreement”).

DESCRIPTION OF SERVICES

Scope of Work: _____

Estimated minimum number of days to complete scope of work: _____

Date work is estimated to begin: _____

Customer sites where work is to be performed (may attach spreadsheet of street lights):

Type and number of street light fixtures to be replaced (may attach spreadsheet):

Locations may change if street lights are added to or deleted from the project during installation. A final spreadsheet will be given to Customer upon completion of the work.

If in the process of performing the Service, active bird nests, and/or bee hives, wasps are discovered, PG&E will notify Customer of such condition and discontinue work on affected equipment.

Contact information and warranty for the LED street light manufacturer is attached to this Proposal.

MATERIALS DISPOSAL

Customer will make space available at Customer-owned property for material storage and disposal during construction. PG&E will hold Customer harmless for damage to stored materials while on Customer’s property. Customer site where PG&E may store materials and waste disposal bins:

Address: _____

PG&E’s Contractor will keep the lights that have been replaced in a locked container until taking them to PG&E’s yard. Contractor will separate the lamp from the fixture and put them in the appropriate bins. PG&E will label the bins and ship them to a registered disposal facility.



TRAFFIC CONTROL PLAN

PG&E Contractor shall be required to comply with all applicable federal, state, and local laws, rules, regulations, permits, and codes including without limitation such laws, rules, regulations, permits, and codes with respect to safety and traffic control.

COST AND PAYMENT SCHEDULE

PG&E estimates the services under this Proposal will cost \$ _____. However, Customer will be invoiced for actual installations (location and size of fixture). The estimate will not be exceeded without Customer's prior approval.

This price does does not subtract the value of the LED streetlight rebates from the cost to provide the Services.

Payment Schedule:

Initial Payment: Upon ordering of materials, Customer will be invoiced 50% of the total amount of the contract.

Final Payment: Customer will be invoiced for final 50% payment upon completion of this Proposal or when punch list items (if any) have been completed.

If Customer chooses to terminate this Proposal prior to completion of the Services, then Customer shall pay PG&E for all costs accrued up to the date of termination, including all materials purchased.

PG&E will submit invoices to Customer based on the Payment Schedule. Each invoice will reference the Agreement and this Proposal and be submitted to Customer's billing address as set forth below. Customer will remit payment to PG&E within 14 days after receipt of the invoice.

BUSINESS CONTACTS

PG&E's primary business contact for this Proposal:

Name: Michelle Ward
Title: Business Development Manager
Address: 245 Market Street, MC N10D, San Francisco CA 94105
Telephone: 415-973-4495
Email: M3PA@PGE.COM

Customer's primary business contact for this Proposal:

Name: Koosun Kim, PE, QSD
Title: Public Works Director
Address: 938 Fresno Street, Newman, CA 95360
Telephone: 209-862-4448
Email: kkim@cityofnewman.com



CUSTOMER BILLING CONTACT

Customer's billing contact for this Proposal:

Name: Koosun Kim, PE, QSD
Title: Public Works Director
Address: 938 Fresno Street, Newman, CA 95360
Telephone: 209-862-4448
Email: kkim@cityofnewman.com

IN WITNESS THEREOF, the parties agree to be bound by this Proposal as of the date first set forth above.

CUSTOMER

PACIFIC GAS AND ELECTRIC COMPANY

Print Name:

Print Name:

Signature:

Signature:

Date:

Date:



**EXHIBIT B
FORM OF ADDITIONAL REPAIR WORK AGREEMENT**

REPAIR WORK AGREEMENT NUMBER _____

This Additional Repair Work Agreement is made and entered into as of _____, 20__ by and between City of Newman ("Customer") and Pacific Gas and Electric Company ("PG&E"). This Repair Work Agreement is subject to the terms and conditions of the PG&E Products and Services Agreement between Customer and PG&E dated as of _____, 20__ (the "Agreement").

PG&E has informed the Customer of a repairable condition as described below. The Customer has requested that PG&E provide the necessary labor, equipment, and material to repair, replace or correct the condition on the Customer's equipment described below.

Description of repairable condition:

PG&E will invoice the Customer on a time and materials basis at the following labor rates (rates valid through 12/31/___):

Straight time (8AM-5PM M-F): \$ ___/hour
Overtime: \$ ___/hour

Executed this ___ day of _____, 20__.

Facility name: _____

IN WITNESS THEREOF, the parties agree to be bound by this Repair Work Agreement as of the date first set forth above.

CUSTOMER

PACIFIC GAS AND ELECTRIC COMPANY

Print Name:

Print
Name:

Signature:

Signature:

Date:

Date:



**EXHIBIT C
MANUFACTURER'S WARRANTY INFORMATION**

Street light manufacturer's contact information:

The street light manufacturer's contact information and warranty will be attached to each Proposal.

Cree LED Lighting Fixtures
1200 92nd Street
Sturtevant, WI 53177-1854
Phone: (800)236-6800

Warranty period:

10 years.

Photo control warrantor's contact information:

Ripley Lighting Controls

2023 Platt Springs Road
P.O. Box 3229
West Columbia, SC 29169
Phone: 803-939-4700
Fax: 803-939-4777

Warranty period:

8 years.

Warranty is attached.



**LIMITED WARRANTY FOR CREE® LED LIGHTING FIXTURES
(INCLUDING BETALED® TECHNOLOGY; TRUEWHITE® TECHNOLOGY; AND
ESSENTIA® FIXTURES)**

This limited warranty is provided by the Cree company described below ("Seller") to you as the original purchaser of the LED lighting product that is identified on Seller's invoice reflecting its original purchase (the "Product"). The Seller is the Cree company identified as such on the invoice. This limited warranty may be transferred to subsequent purchasers of the Product, provided that such Product is resold in new condition and in its original packaging. Seller warrants that the Product, when delivered in new condition and in its original packaging, will be free of defects in material and workmanship for a period of **TEN (10) YEARS** from the date of original purchase. The determination of whether the Product is defective shall be made by Seller in its sole discretion with consideration given to the overall performance of the Product. A Product shall not be considered defective solely as a result of the failure of individual LED components to emit light if the number of inoperable components is less than 10% of the total number of LED components in the Product.

If Seller determines the Product is defective, Seller will elect, in its sole discretion, to refund you the purchase price of the Product, repair the Product or replace the Product. This limited warranty will not apply to loss or damage to the Product caused by: negligence; abuse; misuse; mishandling; improper installation, storage or maintenance; damage due to fire or acts of God; vandalism; civil disturbances; power surges; improper power supply; electrical current fluctuations; corrosive environment installations; induced vibration; harmonic oscillation or resonance associated with movement of air currents around the Product; alteration; accident; failure to follow installation, operating, maintenance or environmental instructions prescribed by Seller or applicable electrical codes; or improper service of the Product performed by someone other than Seller or its authorized service provider. This limited warranty excludes field labor and service charges related to the repair or replacement of the Product. **THIS LIMITED WARRANTY IS VOID IF THE PRODUCT IS NOT USED FOR THE PURPOSE FOR WHICH IT IS DESIGNED.**

Seller reserves the right to utilize new, reconditioned, refurbished, repaired or remanufactured products or parts in the warranty repair or replacement process. Such products and parts will be comparable in function and performance to an original product or part, as determined by Seller in its sole discretion, and warranted for the remainder of the original warranty period.

In order to make a warranty claim, you must notify Seller in writing within sixty (60) days after your discovery of the defect, provide proof of purchase such as the invoice and comply with Seller's other warranty requirements. Upon receiving that notice, Seller may require you to promptly return the Product to Seller, or its authorized service provider, freight prepaid. Your warranty claim should be addressed to Cree c/o Ruud Lighting, Inc., 9201 Washington Avenue, Racine, WI 53406.

This limited warranty only applies to specified LED fixtures. Any warranties applicable to finish, poles, lamps, CR Series downlights, LR24™ troffers, certain BetaLED® Technology outdoor fixtures (specifically Class II as defined per IEC/EN60598), backup batteries, controls, occupancy sensors, photocells and other fixture accessories can be found at www.cree.com/lighting/products/warranty.



THE FOREGOING WARRANTY PROVISIONS ARE EXCLUSIVE AND ARE GIVEN AND ACCEPTED IN LIEU OF ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY AGAINST INFRINGEMENT AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL SELLER BE LIABLE FOR INCIDENTAL, COMPENSATORY, CONSEQUENTIAL, INDIRECT, SPECIAL OR OTHER DAMAGES. SELLER'S AGGREGATE LIABILITY WITH RESPECT TO A DEFECTIVE PRODUCT SHALL IN ANY EVENT BE LIMITED TO THE MONIES PAID TO SELLER FOR THAT DEFECTIVE PRODUCT.

This warranty is effective for purchases of Product on or after the effective date set forth below. Seller reserves the right to modify this warranty from time to time. Any modification of this warranty shall be effective for all orders placed with Seller on or after the effective date of such revised warranty.



***Pacific Gas and
Electric Company***

Agreement No: SLT-085 City of Newman

RIPLEY LIGHTING
CONTROLS

DIVISION OF SOUTHCONN TECHNOLOGIES INC

2023 Platt Springs Road
P.O. Box 3229
West Columbia, SC 29169
Phone: 803-939-4700
Fax: 803-939-4777

WARRANTY

The 6300 Series carries an 8-year warranty. If the product fails due to manufacturing defect within its warranted period, Ripley Lighting Controls will choose to either replace or repair the lighting control unit. This warranty does not cover damage caused by accident, abuse, misuse or lightning strikes. Ripley's liability hereunder shall be limited to replacement or repair and shall not cover the cost of removal or installation of the unit, nor any consequential damages. Ripley Lighting Controls assumes no further liability with respect to the sale or use of this product. This warranty is in lieu of other warranties, expressed or implied, including the warranty of merchantability. Ripley Lighting Controls makes no warranty with respect to the suitability of the user's particular application. This warranty gives the user specific legal rights.

Honorable Mayor and Members
of the Newman City Council

APPROVE AMENDMENT NO.1 TO LAND PURCHASE AND SALE AGREEMENT

RECOMMENDATION:

Adopt Resolution No. 2014- , approving Amendment No. 1 to the Purchase and Sale Agreement between the City and George and Marlene Souza.

BACKGROUND:

On March 11th, the Council authorized the City Manager to execute a Land Purchase and Sale Agreement for 103.2± acres along Canal School Road and Brazo Road for the use in operation of Ms4 Phase II Storm Drainage and/or Wastewater Treatment Facilities. During the due diligence phase, the land owner and the City have tentatively agreed to modify the agreement based upon a technical development. The total purchase price remains the same.

ANALYSIS:

During the due diligence period, the property owners and the City learned that one of the three parcels lacked a definitive legal description. After further research, the creation of the parcel, from the larger parcel being purchased, was impossible to trace to an identified land division. Since the City does not require a separate parcel, the transaction can move forward under two distinct parcels as opposed to three. The property owner had originally intended to transfer the CCID water rights from the smaller 22 acre parcel to a separate parcel as part of the agreement. However, this effort became problematic and now the property will be transferred to the City with the water rights.

The attached amendment outlines three changes to the original agreement:

1. Paragraph 2.02:

Original wording: *The total purchase price for the properties shall be One Million Three Hundred Thousand dollars. Said funds shall be dispersed in the following manner; Escrow #1 is equal to \$1,022,868.20 and Escrow #2 \$277,131.80.*

Proposed wording: *The total purchase price for the property shall be for the amount of One Million Three Hundred Thousand and no/100ths Dollars (\$1,300,000).*

Reason for Change: Originally, two separate Escrow accounts were going to be opened based upon how the original transaction was structured. Only one escrow account is necessary after the amendment since all three parcels will be transferred at the same time.

2. Paragraph 2.03:

Original wording: *Under Escrow #1: The Buyer agrees to pay Seller \$511,434.10 at the close of escrow. Payment will be credited towards the purchase of APN 054-050-010 (\$314,922.50), with the remaining \$196,511.60 credited towards the purchase of APN 054-050-19. Seller agrees to finance, without interest, the remaining \$511,434.10 for the terms identified within this Agreement. Buyer agrees to pay Seller \$511.434.10 on or before October 1, 2014 as final payment for APN 054-050-019.*

Under Escrow #2: Buyer agrees to pay Seller remaining \$277,131.80 as payment for APN 054-050-020 on or before April 15, 2015.

Proposed wording: *The Buyer agrees to pay Seller the Total Purchase Price at the close of escrow*

Reason for change: The City is agreeing to purchase the entire property at the close of escrow, therefore, the total amount will be payable at the close of escrow.

3. Paragraph 8.01:

Original wording: *Buyer agrees that, as of close of escrow, it will be acquiring Property in “as-is” condition with all faults and conditions with the following exception. Seller, at their sole expense, may transfer the Central California Irrigation District water rights to a separate parcel owned by property owner. It is the Seller responsibility to ensure said transfer is completed in accordance with all local, State and Federal rules and regulations prior to April 15, 2015.*

Proposed wording: *Buyer agrees that, as of close of escrow, it will be acquiring Property in “as-is” condition with all faults and conditions.*

Reason for change: The Seller is relinquishing rights to the CCID water and they will remain with the land.

FISCAL IMPACT:

There is no impact as the final purchase remains the same. However, the City will make one payment as opposed to three separate payments.

CONCLUSION:

Staff recommends the Council approved the attached Amendment to the Land Purchase and Sale Agreement. While the City will be responsible for payment of the entire purchase price the first week of June 2014, the City maintains the water rights associated with parcel. Staff recommends the Council approve amendment #1 to the Land and Sale Agreement with George and Marlene Souza.

ATTACHMENTS:

1. Resolution No. 2014- , authorizing City Manager to execute Amendment No 1.
2. Amendment No 1. to the Land Purchase and Sale Agreement.

Respectfully submitted,



Michael Holland
City Manager

RESOLUTION NO. 2014-

A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY AND GEORGE AND MARLENE SOUZA

WHEREAS, on March 11th, the Council authorized the City Manager to execute a Land Purchase and Sale Agreement for 103.2± acres along Canal School Road and Brazo Road more specifically described as Merced County 054-050-010, 054-050-019 And 054-050-020 for the use in operation of MS4 Phase II Storm Drainage and/or Wastewater Treatment Facilities; and

WHEREAS, during the due diligence period, the property owners and the City learned that one of the three parcels lacked a definitive legal description; and

WHEREAS, after further research, the creation of the parcel, from the larger parcel being purchased, was impossible to trace to an identified land division; and

WHEREAS, since the City does not require a separate parcel, the transaction can move forward under two distinct parcels as opposed to three; and

WHEREAS, the City and the property owners have mutually agreed to modify the terms of the original agreement and thereby create Amendment No. 1 to the agreement; and

WHEREAS, the original purchase price of \$1,300,000.00 from funding source is Fund 60 Sewer Operations remains the same; and

NOW, THEREFORE BE IT RESOLVED that the City of Newman does hereby authorize the City Manager to execute an Amendment No. 1 to the Purchase And Sale Agreement Between The City And George And Marlene Souza.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 27th day of May, 2014 by Council Member _____, who moved its adoption, which motion was duly seconded and it was upon roll call carried and the resolution adopted by the following roll call vote:

AYES:
NOES:
ABSENT:

APPROVED:

Mayor

ATTEST:

Deputy City Clerk



AMENDMENT NO. 1
to
Purchase and Sale Agreement
Between
CITY OF NEWMAN
and
GEORGE AND MARLENE SOUZA

THIS AMENDMENT, dated May 28th, 2014, is entered into by and between the **CITY OF NEWMAN**, a municipal corporation (hereinafter "BUYER") and George and Marlene Souza, (hereinafter "SELLER").

WHEREAS, the parties hereto previously entered into a Purchase and Sale Agreement dated March 26th, 2014, (hereinafter the "Agreement").

NOW, THEREFORE, the parties hereto mutually agree to amend said Agreement as follows:

1. Paragraph 2.02 of the Agreement is amended to read as follows:

"Total Purchase Price. The total purchase price for the property shall be for the amount of One Million Three Hundred Thousand and no/100ths Dollars (\$1,300,000)."

2. Paragraph 2.03 of the Agreement is amended to read as follows:

"Terms of Payments. The Buyer agrees to pay Seller the Total Purchase Price at the close of escrow."

3. Paragraph 8.01 of the Agreement is amended to read as follows:

"Purchase of Property "As-Is." Buyer agrees that, as of close of escrow, it will be acquiring Property in "as-is" condition with all faults and condition."

4. All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective officers thereunto duly authorized on the date first written hereinabove.

CITY OF NEWMAN

SELLER

By: _____
Michael E. Holland, City Manager

By: _____
Print Name: GEORGE SOUZA

APPROVED AS TO FORM:

By: _____
Print Name: MARLENE SOUZA

By: _____
Phaedra A. Norton, City Attorney

ATTEST:

By: _____
Mike Maier, Deputy City Clerk