



**AGENDA
SPECIAL DISTRICTS COMMITTEE**

JUNE 8, 2022

2:00 PM

**CITY HALL
1 E. MAIN STREET
IONE, CA 95640
COUNCIL CHAMBERS**

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS/ANNOUNCEMENTS

4. REGULAR AGENDA

1. Update regarding information requested at March 16, 2022
Special Districts Committee Meeting
2. Review maps depicting special zones of benefit for each CFD.
3. Review of the charges for each district.
4. Review Proposed Budgets for FY 2022/23.

5. PUBLIC COMMENTS

6. REPORTS/REQUESTS FROM COMMITTEE MEMBERS

7. ADJOURNMENT

Agenda Item

DATE: June 8, 2022

TO: Special Districts Committee

FROM: Michael Rock, Interim City Manager
Julie Millard, Management Analyst

SUBJECT: Update on information requested at the March 16, 2022 Special Districts Committee meeting pertaining to the CFDs charges, services, and boundaries.

RECOMMENDED ACTION:

1. Receive some information and an update on outstanding information pertaining to the various CFD charges, services, and boundaries.

FISCAL IMPACT:

No fiscal impact associated with this item.

BACKGROUND:

At the March 16, 2022 Special Districts Committee meeting, City staff were asked to provide specific information related to the different CFDs.

The Committee requested to receive maps depicting the various CFD boundaries, what services each CFD receives, which parcels are assessed what charges, where the assessments go, when the CFD bond(s) will be paid off, what the escalators on the bond(s) are, CFD budget information, and recordings from City Council meetings pertaining to the original bonds.

Staff has worked to locate, organize, and compile information related to the Committee's request. Staff will present some of the requested information and will provide an update on Staff's efforts related to any outstanding requested information.

ATTACHMENTS:

Maps related to CFD boundaries

Proposed Budget for FY 2022/2023

Apportionment Summary FY 21-22 (1st and 2nd Installments Only – 3rd Installment to come in August 2022)

Resolution 1030 – Lighting and Landscaping District No. 1 (CFD No. 1)

Apportionment Summary FY 21-22 – Mock Up Depicting CFD No. 1

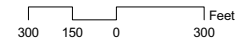


Legend

- Prma V1.dwg Polyline
- Hole Location
- Edgebrook.dwg Polyline
- Project Area
- Fairways

Project Phase

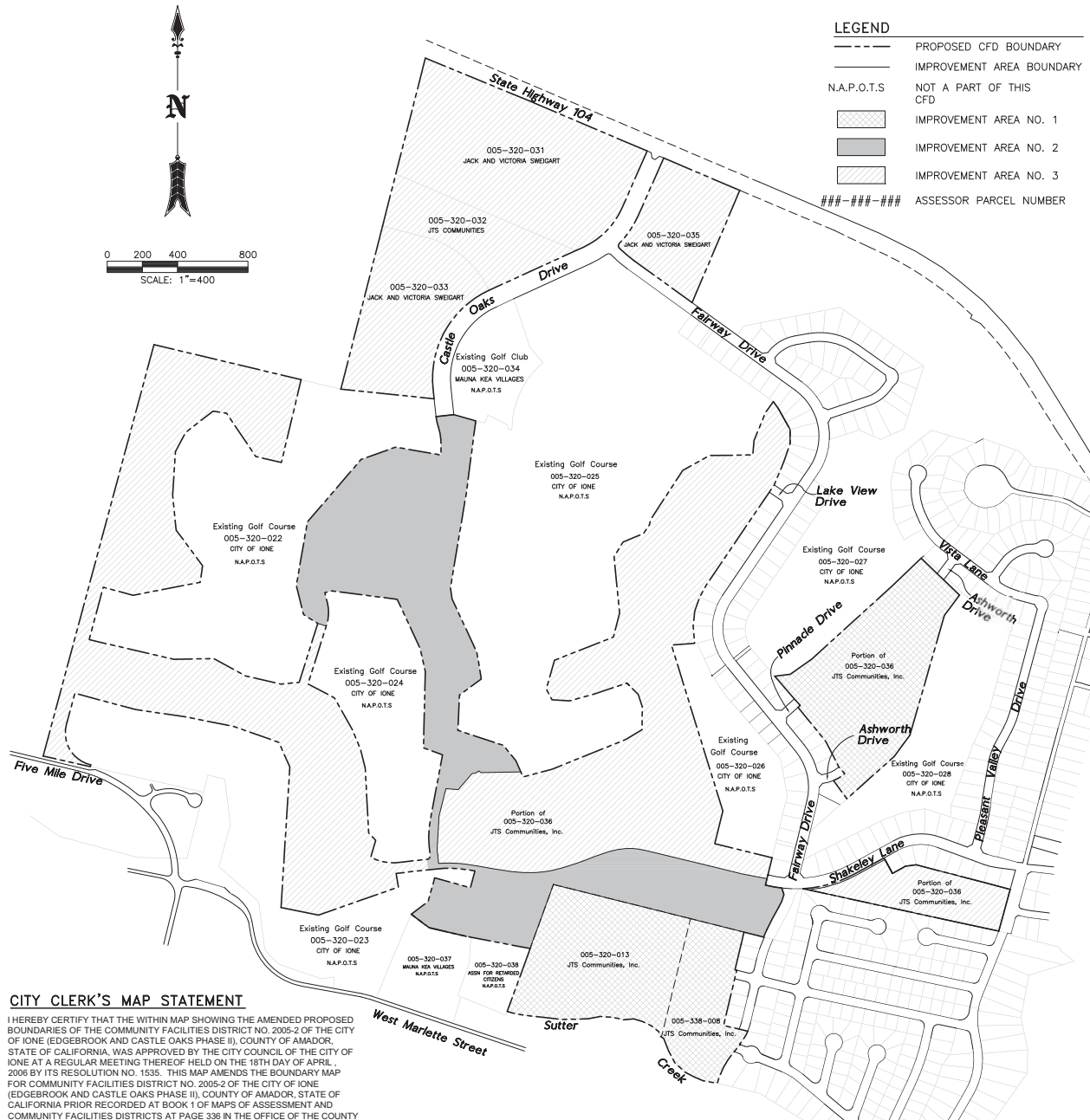
- Village 1 Masters - 59 Lots
- Village 2 Premier - 81 Lots
- Village 3 Masters - 113 Lots
- Village 3 Premier - 55 Lots
- Village 4 Masters - 78 Lots
- Village 5 Masters - 66 Lots
- Village 6 Masters - 59 Lots
- Village 7 Premier - 24 Lots
- Village 8 Traditions - 100 Lots
- Village 9 Traditions - 39 Lots
- Village 10 Masters - 54 Lots
- Commercial



Castle Oaks Golf Course
Village Phasing Plan
September 6, 2006



AMENDED PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2005-2 OF THE CITY OF IONE (EDGEBROOK AND CASTLE OAKS PHASE II) COUNTY OF AMADOR, STATE OF CALIFORNIA APRIL, 2006



CITY CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE AMENDED PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT NO. 2005-2 OF THE CITY OF IONE (EDGEBROOK AND CASTLE OAKS PHASE II), COUNTY OF AMADOR, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF IONE AT A REGULAR MEETING THEREOF HELD ON THE 18TH DAY OF APRIL, 2006 BY ITS RESOLUTION NO. 1535. THIS MAP AMENDS THE BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2005-2 OF THE CITY OF IONE (EDGEBROOK AND CASTLE OAKS PHASE II), COUNTY OF AMADOR, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 336 IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF AMADOR, STATE OF CALIFORNIA, AS AMENDED BY THE AMENDED BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICTS NO. 2005-2 OF THE CITY OF IONE (EDGEBROOK AND CASTLE OAKS PHASE II), COUNTY OF AMADOR, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 337 IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF AMADOR, STATE OF CALIFORNIA.

CITY CLERK
CITY OF IONE, CALIFORNIA

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF IONE,
STATE OF CALIFORNIA, THIS _____ DAY OF _____,
2006.

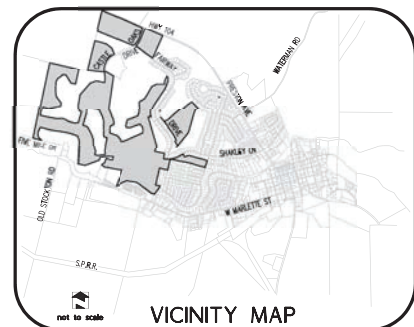
CITY CLERK
CITY OF IONE, CALIFORNIA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____, 2006, AT THE HOUR OF _____
O'CLOCK _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND
COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA.

FILED: _____
FEE: _____

BY _____
COUNTY RECORDER OF THE
COUNTY OF AMADOR
CALIFORNIA



NOLTE
BEYOND ENGINEERING

1760 CREEKSIDE OAKS DR. SUITE 200, SACRAMENTO, CA. 95833
916.641.1600 TEL. 916.641.9222 FAX WWW.NOLTE.COM

SHEET NUMBER
OF 1 SHEETS
JOB NUMBER
SAB014800



Map changes become effective with the 2018-2019 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

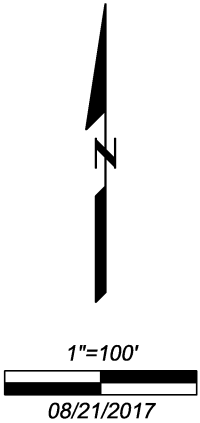
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

05
13

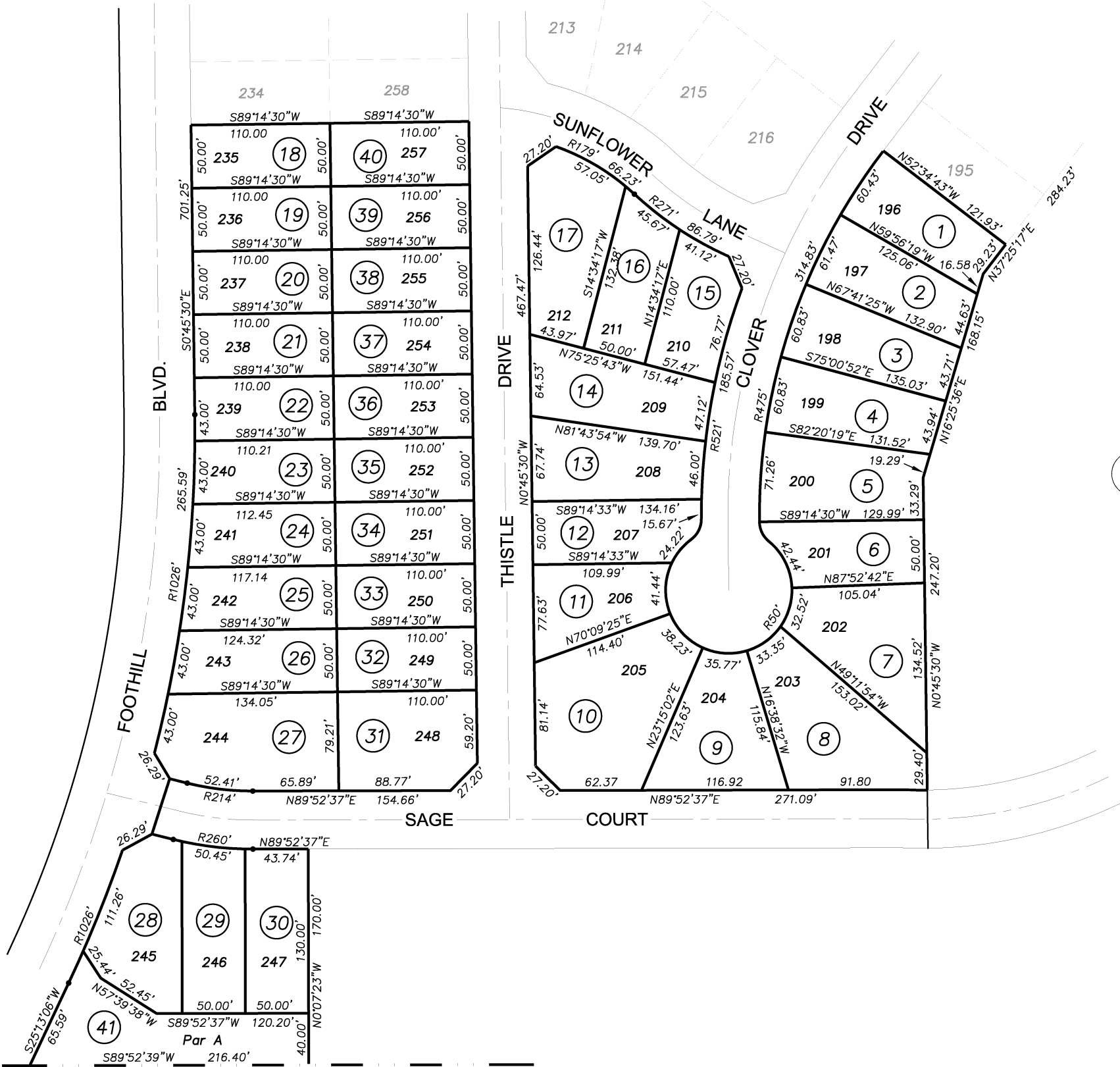
34

15



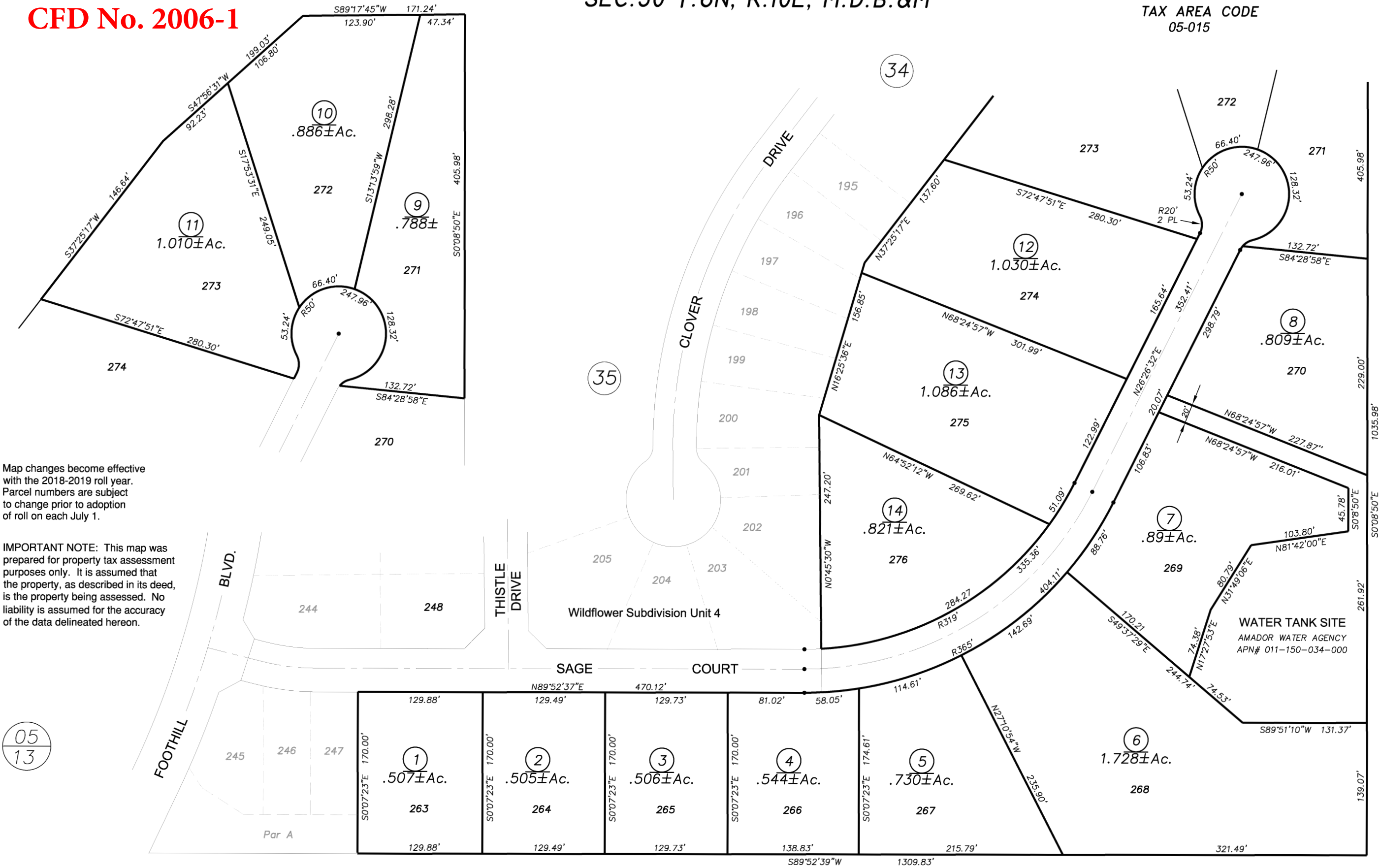
Map changes become effective with the 2018-2019 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.



R.M. Bk.09, Sub. Pg.89 Wildflower Subdivision, Unit 4

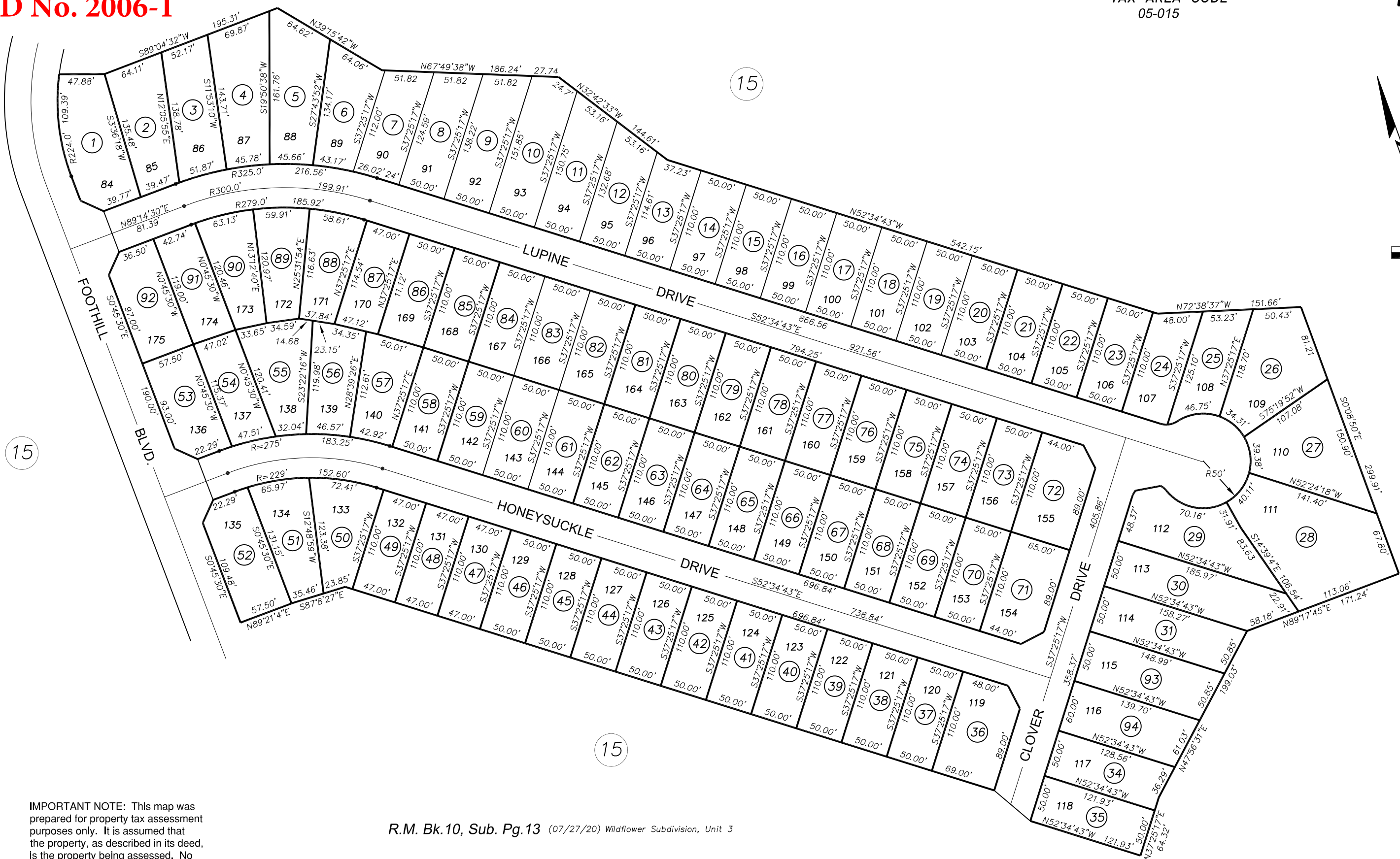
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



Map changes become effective with the 2018-2019 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

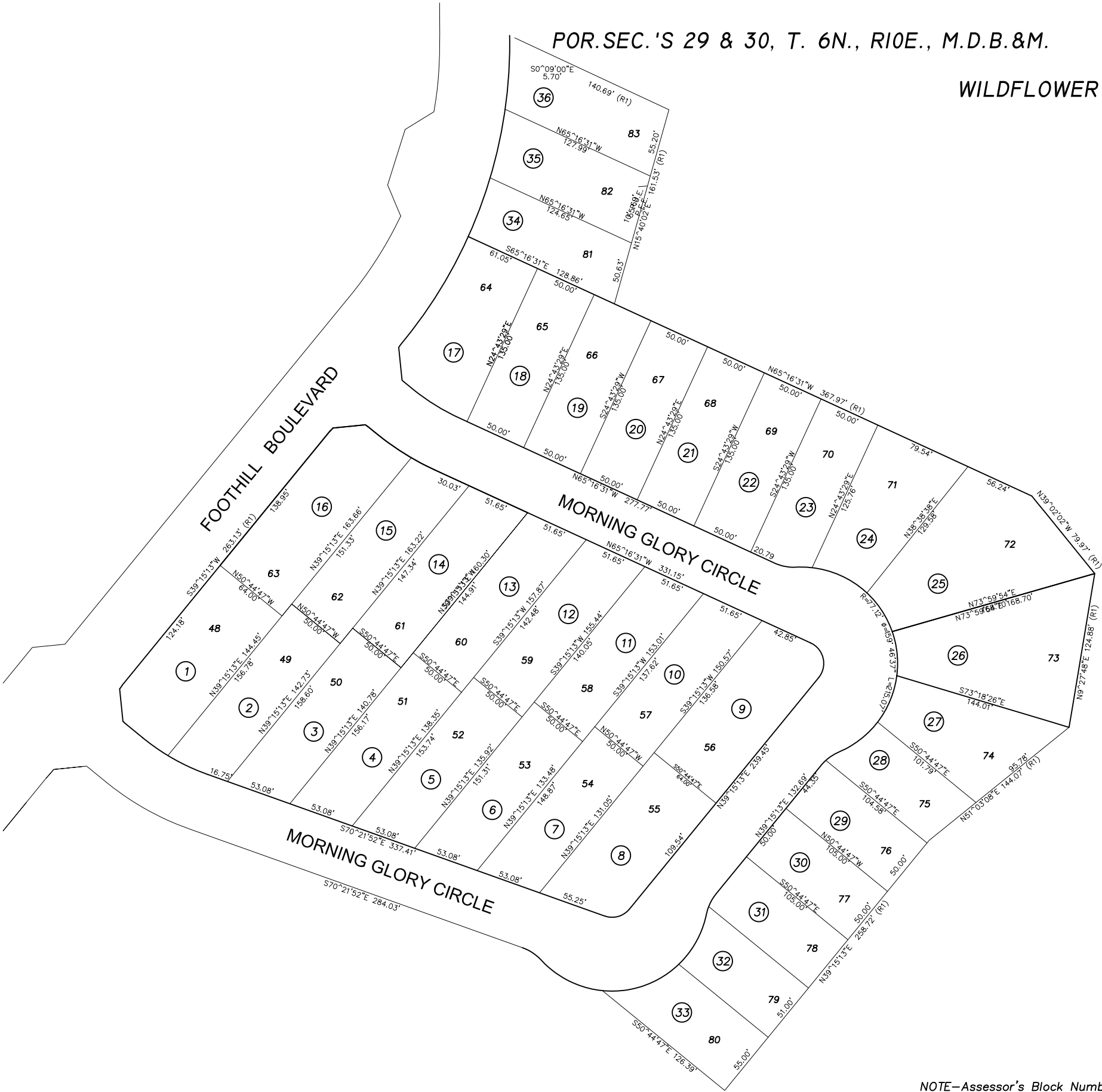
05
13



IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

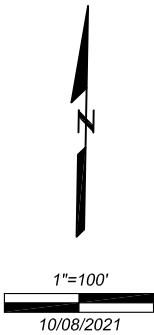
R.M. Bk.10, Sub. Pg.13 (07/27/20) Wildflower Subdivision, Unit 3

NOTE-Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



TAX AREA CODE
005-015

11-38

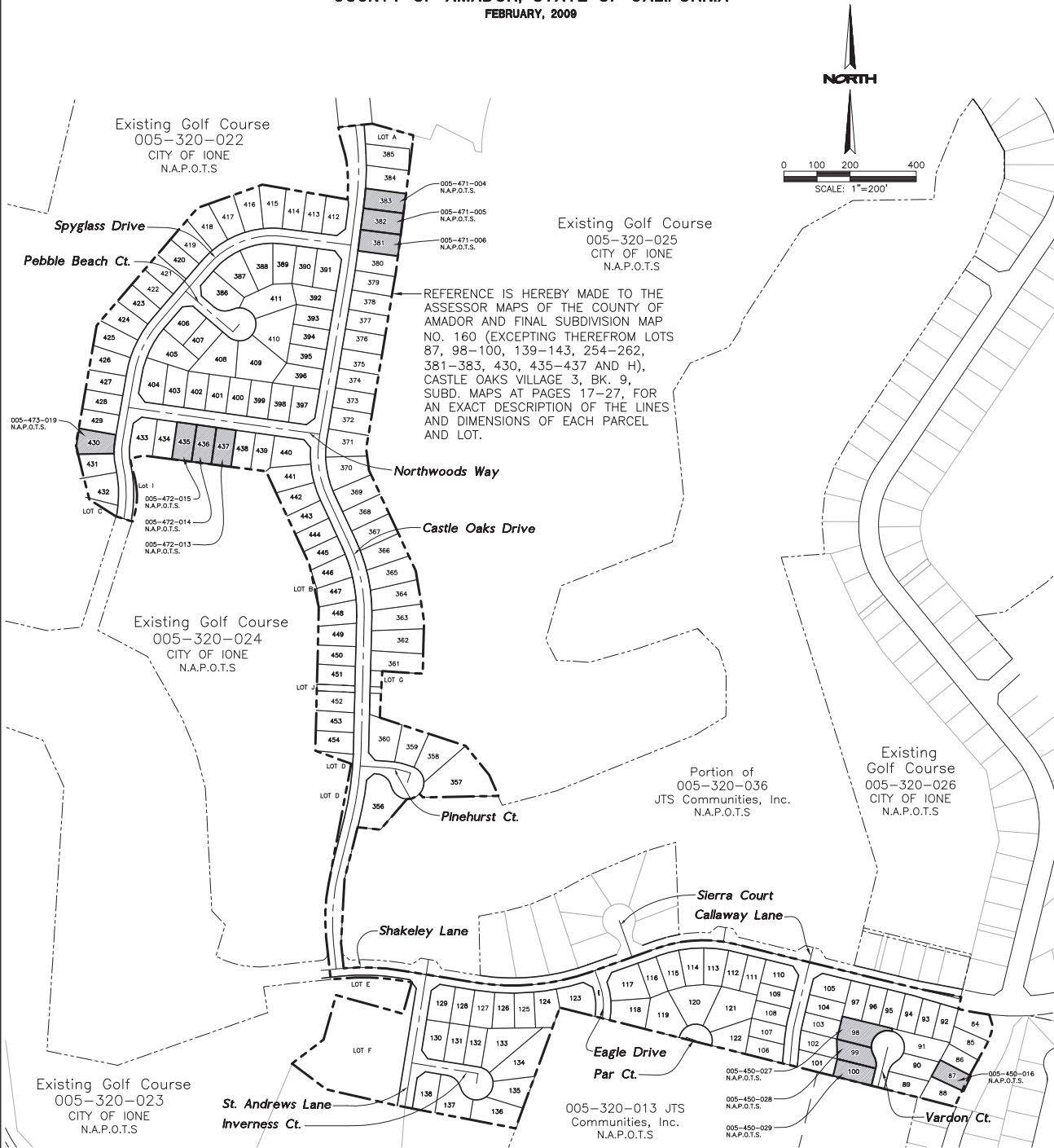


IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

R.M. Bk.10, Sub. Pg.41 (12/10/2021) Wildflower Unit 2

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2009-3 OF THE CITY OF IONE (CASTLE OAKS PHASE II) COUNTY OF AMADOR, STATE OF CALIFORNIA FEBRUARY, 2009



LEGEND

----- PROPOSED
CFD BOUNDARY
N.A.P.O.T.S. NOT A PART OF THIS
CFD
005-###-### F.Y. 2008-2009 ASSESSOR
PARCEL NUMBER

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF IONE,
STATE OF CALIFORNIA, THIS ____ DAY OF ____
2009.

CITY CLERK
CITY OF IONE, CALIFORNIA

CITY CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2009-3 OF THE CITY
OF IONE (CASTLE OAKS PHASE II), COUNTY OF AMADOR, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF IONE
AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF ____
2009, BY ITS RESOLUTION NO. ____

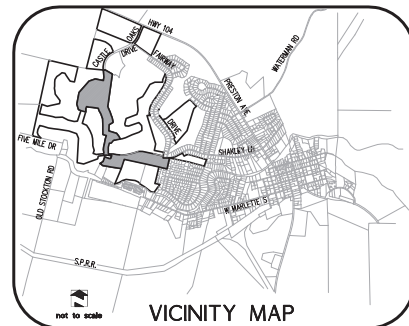
CITY CLERK
CITY OF IONE, CALIFORNIA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF ____ 2009, AT THE HOUR OF ____
O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND
COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA.

FILED: _____ BY: _____
FEE: _____ COUNTY RECORDER OF THE
COUNTY OF AMADOR
CALIFORNIA

EXEMPT RECORDING REQUESTED, PER CA GOVERNMENT CODE §6103



NOLTE
BEYOND ENGINEERING
1750 CREEKSIDE OAKS DR. SUITE 200, SACRAMENTO, CA 95833
916.641.1500 TEL. 916.641.9222 FAX
SHEET NUMBER
1
OF 1 SHEETS
JOB NUMBER
SAB014800

GL NUMBER	ACCOUNT TITLE	PRIOR YEAR 2020-2021 ACTUAL	CURRENT YEAR 2021-2022 BUDGET	CURRENT YEAR 2021-2022 FYTD ACTUAL	PROPOSED 2022-2023 BUDGET	INCREASE (DECREASE) FROM PRIOR FY BUDGET	Budget Notes
LIGHTING & LANDSCAPE DIST. 1 C							
SPECIAL BENEFITS ASSESSMENTS							
8221-40-466	DIST 1 COIS REVENUES	72,475.67	72,500.00	7,070.38	72,500.00	.00	
Total SPECIAL BENEFITS ASSESSMENTS:		72,475.67	72,500.00	7,070.38	72,500.00	.00	
Source: 46							
8221-46-466	CFD LL ASSESSEMENTS REVENUES	346.94	.00	.00	.00	.00	
8221-46-466	DIST 1 COIS REVENUES	130.75	.00	.00	.00	.00	
Total Source: 46:		477.69	.00	.00	.00	.00	
Total Revenue:		72,953.36	72,500.00	7,070.38	72,500.00	.00	

GL NUMBER	ACCOUNT TITLE	PRIOR YEAR 2020-2021 ACTUAL	CURRENT YEAR 2021-2022 BUDGET	CURRENT YEAR 2021-2022 FYTD ACTUAL	PROPOSED 2022-2023 BUDGET	INCREASE (DECREASE) FROM PRIOR FY BUDGET	Budget Notes
LIGHTING/LANDSCAPE EXPENDITURE							
8221-50-612	ADMINISTRATION COSTS	.00	3,000.00	.00	.00	(3,000)	
8221-50-617	UTILITIES	30,643.07	29,500.00	20,674.97	31,000.00	1,500	
8221-50-619	MAINT OF BLDGS, STRUCT, GROUND	22,844.65	34,800.00	27,501.19	35,000.00	200	
8221-50-620	MAINT & OPERATIONS - EQUIPMENT	.00	400.00	.00	.00	(400)	
Total LIGHTING/LANDSCAPE EXPENDITURE:		53,487.72	67,700.00	48,176.16	66,000.00	(1,700)	
Total Expenditure:		53,487.72	67,700.00	48,176.16	66,000.00	(1,700)	
LIGHTING & LANDSCAPE DIST. 1 C Revenue Total:							
		72,953.36	72,500.00	7,070.38	72,500.00	.00	
LIGHTING & LANDSCAPE DIST. 1 C Expenditure Total:							
		53,487.72	67,700.00	48,176.16	66,000.00	(1,700)	
Net Total LIGHTING & LANDSCAPE DIST. 1 C:							
		19,465.64	4,800.00	41,105.78-	6,500.00	1,700	

GL NUMBER	ACCOUNT TITLE	PRIOR YEAR 2020-2021 ACTUAL	CURRENT YEAR 2021-2022 BUDGET	CURRENT YEAR 2021-2022 FYTD ACTUAL	PROPOSED 2022-2023 BUDGET	INCREASE (DECREASE) FROM PRIOR FY BUDGET	Budget Notes
CFD-COMMUNITY FACILITIES DIST.							
CFD FACILITY EXPENDITURES							
9111-50-5110	SALARIES & WAGES	.00	.00	2,651.24	4,820.00	4,820	
9111-50-5130	OVERTIME	.00	.00	33.05	.00	.00	
9111-50-5205	HEALTH INSURANCE - ER	.00	.00	.00	750.00	750	
9111-50-5211	HEALTH INSURANCE	.00	.00	497.59	.00	.00	
9111-50-5212	DENTAL INSURANCE	.00	.00	.00	46.00	46	
9111-50-5213	PERS RETIREMENT	.00	.00	202.15	521.00	521	
9111-50-5215	MEDICARE EXPENSE	.00	.00	39.00	70.00	70	
9111-50-5216	SOCIAL SECURITY EXPENSE	.00	.00	166.37	299.00	299	
9111-50-5218	CALIF SUI & ETT	.00	.00	12.62	16.00	16	
9111-50-5222	VISION INSURANCE	.00	.00	.00	8.00	8	
9111-50-5223	AD&D/ LIFE INSURANCE	.00	.00	.00	11.00	11	
9111-50-6125	ADMINISTRATION COSTS	81,966.50	7,000.00	39,755.40	40,000.00	33,000	
Total CFD FACILITY EXPENDITURES:		81,966.50	7,000.00	43,357.42	46,541.00	39,541	
Total Expenditure:		81,966.50	7,000.00	43,357.42	46,541.00	39,541	
CFD-COMMUNITY FACILITIES DIST. Revenue Total:							
		.00	.00	.00	.00	.00	
CFD-COMMUNITY FACILITIES DIST. Expenditure Total:							
		81,966.50	7,000.00	43,357.42	46,541.00	39,541	
Net Total CFD-COMMUNITY FACILITIES DIST.:		81,966.50-	7,000.00-	43,357.42-	46,541.00-	(39,541)	

GL NUMBER	ACCOUNT TITLE	PRIOR YEAR 2020-2021 ACTUAL	CURRENT YEAR 2021-2022 BUDGET	CURRENT YEAR 2021-2022 FYTD ACTUAL	PROPOSED 2022-2023 BUDGET	INCREASE (DECREASE) FROM PRIOR FY BUDGET	Budget Notes
IMPACT FEES-FIRE DEPT(WAS CAP)							
TAXES							
9511-41-418	IMPACT FEES	74,564.00	75,000.00	64,515.00	75,000.00	.00	
Total TAXES:		74,564.00	75,000.00	64,515.00	75,000.00	.00	
Total Revenue:		74,564.00	75,000.00	64,515.00	75,000.00	.00	

GL NUMBER	ACCOUNT TITLE	PRIOR YEAR 2020-2021 ACTUAL	CURRENT YEAR 2021-2022 BUDGET	CURRENT YEAR 2021-2022 FYTD ACTUAL	PROPOSED 2022-2023 BUDGET	INCREASE (DECREASE) FROM PRIOR FY BUDGET	Budget Notes
FIRE IMPACT EXPENDITURES							
9511-50-9211	INTEREST EXPENSE	10,769.35	10,000.00	8,786.14	7,000.00	(3,000)	
9511-50-9311	RETIREMENT OF PRINCIPAL	31,162.49	32,000.00	29,651.38	25,000.00	(7,000)	
9511-50-970	TRANSFERS OUT	.00	38,913.00	629,083.00	12,037.00	(26,876)	Interfund Loan Repayment
Total FIRE IMPACT EXPENDITURES:		41,931.84	80,913.00	667,520.52	44,037.00	(36,876)	
Total Expenditure:		41,931.84	80,913.00	667,520.52	44,037.00	(36,876)	
IMPACT FEES-FIRE DEPT(WAS CAP) Revenue Total:		74,564.00	75,000.00	64,515.00	75,000.00	.00	
IMPACT FEES-FIRE DEPT(WAS CAP) Expenditure Total:		41,931.84	80,913.00	667,520.52	44,037.00	(36,876)	
Net Total IMPACT FEES-FIRE DEPT(WAS CAP):		32,632.16	5,913.00-	603,005.52-	30,963.00	36,876	

GL NUMBER	ACCOUNT TITLE	PRIOR YEAR 2020-2021 ACTUAL	CURRENT YEAR 2021-2022 BUDGET	CURRENT YEAR 2021-2022 FYTD ACTUAL	PROPOSED 2022-2023 BUDGET	INCREASE (DECREASE) FROM PRIOR FY BUDGET	Budget Notes
IMPACT FEES-PD(WAS CAPITAL PRO							
TAXES							
9513-41-418	IMPACT FEES	74,291.00	74,000.00	64,515.00	74,000.00	.00	
Total TAXES:		74,291.00	74,000.00	64,515.00	74,000.00	.00	
USE OF MONEY & PROP							
9513-44-441	INTEREST EARNED	.00	500.00	.00	.00	(500)	
Total USE OF MONEY & PROP:		.00	500.00	.00	.00	(500)	
Source: 48							
9513-48-490	TRANSFERS IN	.00	.00	766,066.00	.00	.00	
Total Source: 48:		.00	.00	766,066.00	.00	.00	
Total Revenue:		74,291.00	74,500.00	830,581.00	74,000.00	(500)	

GL NUMBER	ACCOUNT TITLE	PRIOR YEAR 2020-2021 ACTUAL	CURRENT YEAR 2021-2022 BUDGET	CURRENT YEAR 2021-2022 FYTD ACTUAL	PROPOSED 2022-2023 BUDGET	INCREASE (DECREASE) FROM PRIOR FY BUDGET	Budget Notes
PD IMPACT EXPENDITURES							
9513-50-881	CAPITAL EXP -VEHICLES/EQUIPT	.00	.00	.00	.00	.00	
Total PD IMPACT EXPENDITURES:		.00	.00	.00	.00	.00	
Total Expenditure:		.00	.00	.00	.00	.00	
IMPACT FEES-PD(WAS CAPITAL PRO Revenue Total:		74,291.00	74,500.00	830,581.00	74,000.00	(500)	
IMPACT FEES-PD(WAS CAPITAL PRO Expenditure Total:		.00	.00	.00	.00	.00	
Net Total IMPACT FEES-PD(WAS CAPITAL PRO:		74,291.00	74,500.00	830,581.00	74,000.00	(500)	

COMMUNITY FACILITIES DISTRICTS OF THE CITY OF IONE

1ST APPORTIONMENT SUMMARY

FISCAL YEAR 2021-2022

Description of CFD Related Items - Facilities	Tax Code	Apportionment Amount	CFD No. 2005-2 (IA No. 1)		CFD No. 2005-2 (IA No. 3)	
			Acct 253696005 Administrative Expense Account	Acct 253696000 Special Tax Fund	Acct 104343003 Administrative Expense Account	Acct 104343000 Special Tax Fund
(1) City of Ione CFD No. 2005-2 (IA No. 1) Tax A	52625	\$102,737.92	\$20,188.03	\$82,549.89	NA	NA
(2) City of Ione CFD No. 2005-2 (IA No. 3) Tax A	52645	\$11,251.44	NA	NA	\$11,251.44	\$0.00
Subtotal - for deposit with US Bank	NA	\$113,989.36	\$20,188.03	\$82,549.89	\$11,251.44	\$0.00

Description of CFD Related Items - Services	Tax Code	Apportionment Amount	Retained by City	
			Police & Fire Services	Maintenance Services
(3) City of Ione CFD No. 2005-2 (IA No. 1) Tax B	52650	\$32,607.64	\$32,607.64	NA
(4) City of Ione CFD No. 2005-2 (IA No. 2) Tax B	52660	\$37,521.12	\$37,521.12	NA
(5) City of Ione CFD No. 2005-2 (IA No. 3) Tax B	52665	\$88,720.20	\$70,325.79	\$18,394.41
(6) City of Ione CFD No. 2006-1	52655	\$31,172.57	\$31,172.57	NA
(7) City of Ione CFD No. 2009-3	52670	\$31,610.04	\$17,925.05	\$13,684.99
Subtotal - retained by the City of Ione	NA	\$221,631.57	\$189,552.17	\$32,079.40

Description of Non-CFD Related Items	Tax Code	Apportionment Amount
Ione Maintenance District No. 1	53500	\$14,077.90
Ione Delinquent Sewer	54000	\$18,937.98
Subtotal	NA	\$33,015.88

Direct Charges - Total Apportionment **NA** **\$368,636.81**

COMMUNITY FACILITIES DISTRICTS OF THE CITY OF IONE

2ND APPORTIONMENT SUMMARY

FISCAL YEAR 2021-2022

Description of CFD Related Items - Facilities	Tax Code	Apportionment Amount	CFD No. 2005-2 (IA No. 1)		CFD No. 2005-2 (IA No. 3)	
			Acct 253696005 Administrative Expense Account	Acct 253696000 Special Tax Fund	Acct 104343003 Administrative Expense Account	Acct 104343000 Special Tax Fund
(1) City of Ione CFD No. 2005-2 (IA No. 1) Tax A	52625	\$94,507.41	\$0.00	\$94,507.41	NA	NA
(2) City of Ione CFD No. 2005-2 (IA No. 3) Tax A	52645	\$11,251.44	NA	NA	\$11,251.44	\$0.00
Subtotal - for deposit with US Bank	NA	\$105,758.85	\$0.00	\$94,507.41	\$11,251.44	\$0.00

Description of CFD Related Items - Services	Tax Code	Apportionment Amount	Retained by City	
			Police & Fire Services	Maintenance Services
(3) City of Ione CFD No. 2005-2 (IA No. 1) Tax B	52650	\$29,034.20	\$29,034.20	NA
(4) City of Ione CFD No. 2005-2 (IA No. 2) Tax B	52660	\$31,267.60	\$31,267.60	NA
(5) City of Ione CFD No. 2005-2 (IA No. 3) Tax B	52665	\$69,047.46	\$54,731.81	\$14,315.65
(6) City of Ione CFD No. 2006-1	52655	\$32,262.52	\$32,262.52	NA
(7) City of Ione CFD No. 2009-3	52670	\$27,176.40	\$15,410.88	\$11,765.52
Subtotal - retained by the City of Ione	NA	\$188,788.18	\$162,707.01	\$26,081.17

Description of Non-CFD Related Items	Tax Code	Apportionment Amount
Ione Maintenance District No. 1	53500	\$13,005.75
Ione Delinquent Sewer	54000	\$20,487.10
Subtotal	NA	\$33,492.85

Direct Charges - Total Apportionment **NA** **\$328,039.88**

12
Return To:
City of Ione
P.O. Box 398
Ione, CA 95640

1996 007611

RECORDED AT REQUEST OF
City of Ione
at 50 Min. Past 11A M

CITY OF IONE CITY COUNCIL

RESOLUTION NO. 1030

AUG 28 1996

A RESOLUTION
ORDERING THE FORMATION OF
A LANDSCAPING AND LIGHTING DISTRICT,
CONFIRMING THE DIAGRAM AND ASSESSMENT,
AND PROVIDING FOR ASSESSMENT LEVY
AND COLLECTION OF ASSESSMENTS
FOR

Official Records
Amador County, California OK
\$ NO FEE Recorder SDJ

CITY OF IONE
LANDSCAPING AND LIGHTING DISTRICT NO. 1

FISCAL YEAR 1996-97

WHEREAS, the City Council by its Resolution No. 1002 has initiated proceedings for the formation of a Landscaping and Lighting District for the Castle Oaks Project pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Part 2 of Division 15 of the Streets and Highways Code of the State of California, in a district known and designated as: CITY OF IONE LANDSCAPING AND LIGHTING DISTRICT NO. 1 (hereinafter referred to as the "District"); and

WHEREAS, the City Council has ordered the preparation of an Engineer's Report and the Engineer of Work has prepared and filed with this City Council an Engineer's Report pursuant to law for its consideration, and subsequently thereto this City Council by its Resolution No. 1095 preliminary approved said Engineer's Report; and

WHEREAS, the City Council by its Resolution No. 1019 did adopt its Resolution of Intention to Order the Levy and Collection of Assessments for the above referenced District as reflected therein, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating to said formation of said Landscaping and Lighting District and the proposed assessment; and

WHEREAS, at this time, this City Council has heard all testimony and evidence and is desirous of proceeding with the formation proceedings and the confirmation of a diagram and assessment and the levy of assessments.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED, as follows:

1. The above Recitals are all true and correct.
2. The public interest and convenience require, and the Council hereby elects to form an Assessment District designated **City of Ione Landscaping and Lighting District No. 1** for the maintenance and servicing of landscaping, lighting, and streets and related improvements for said District whose boundaries are set forth in that Engineer's Report for **City of Ione Landscaping and Lighting District No. 1** on file with the City Clerk of the City of Ione, which District said Council hereby determines will be the District benefited by the maintenance and servicing of said improvements.
3. During the Public Hearing, all interested persons were afforded the opportunity to be heard, and this City Council considered all oral statements and all written protests, if any, or communications made or filed by any interested persons. The City Council has determined that a majority protest does not exist, since there were not written protests filed, and not withdrawn, which represented property owners owning more than fifty percent (50%) of the area of assessable lands within the District, and all protests are overruled and denied.
4. The estimates of costs, the assessments, and all other matters as set forth in the Engineer's Report as revised from the preliminary approved Report and submitted for final approval, are hereby approved, adopted by this City Council and hereby confirmed.
5. This City Council hereby confirms the diagram and assessment as submitted and approves the levy of the assessment, without regard to property valuation, for the Fiscal Year 1996-97 and in the amounts set forth in the Engineer's Report as revised from the preliminary approved Report and submitted for final approval.
6. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing on the first day of July, 1996, and ending on the last day of June 1997, all in accordance with the Engineer's Report.

7. The maintenance and servicing of the improvements contemplated by the Resolution of Intention shall be performed pursuant to law, and the County Auditor shall enter on the County Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

8. The City Finance Director shall establish a special fund known as the: "SPECIAL FUND - CITY OF IONE LANDSCAPING AND LIGHTING DISTRICT NO. 1" into which the City Finance Director shall place all monies collected by the Tax Collector pursuant to the provisions of this Resolution and law, which deposit shall be made and accomplished as soon as said monies have been made available to said City Finance Director.

9. The City Clerk is hereby directed to file a certified copy of the diagram and assessment roll with the County Auditor, together with a certified copy of this Resolution.

10. A certified copy of the assessment and diagram shall be filed in the Office of the City Clerk and open for public inspection.

11. Any parcels or lots of land known as public property, as the same is defined in Section 22663 of Division 15, Part 2 of the Streets and Code, which are included within the boundaries of the District shall be omitted and exempt from any assessment made under these proceedings.

12. This Resolution shall take effect upon its adoption.


PASSED AND ADOPTED this 6th day of August, 1996, by the following vote:

AYES: Riddle, Terhune, Potts, Bohl, Matulich


NOES:

ABSTAIN:

ABSENT:


C.A. Terhune, Mayor

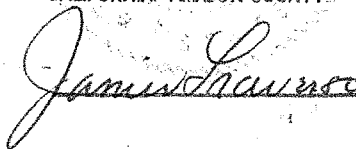
ATTEST:


Janice Traverso, City Clerk

THE FOREGOING INSTRUMENT IS
A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

ATTEST: 8.19.96

JANICE TRAVERSO CLERK OF THE
CITY COUNCIL, CITY OF IONE,
CALIFORNIA, AMADOR COUNTY



**CITY OF IONE
CASTLE OAKS LIGHTING AND LANDSCAPE
MAINTENANCE DISTRICT NO. 1**

ASSESSMENT ROLL

The proposed amount of assessment apportioned to each lot or parcel is listed below.

The total assessment amount is \$27,324.20 apportioned as follows:

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-234	Commercial	005-032-031	\$4,393.20
96-233	City	005-032-032	\$0.00
96-232	Condominium	005-032-033	\$2,306.40
96-231	Clubhouse	005-032-034	\$3,954.00
96-230	Motel	005-032-035	\$5,426.10
96-166	Single Family	005-360-001	\$52.30
96-165	Single Family	005-360-002	\$52.30
96-164	Single Family	005-360-003	\$52.30
96-163	Single Family	✓ 005-360-004 ✕	\$52.30
96-162	Single Family	005-360-005	\$52.30
96-161	Single Family	005-360-006	\$52.30
96-160	Single Family	005-360-007	\$52.30
96-159	Single Family	005-360-008	\$52.30
96-158	Single Family	005-360-009	\$52.30
96-157	Single Family	✓ 005-360-010 ✕	\$52.30
96-63	Single Family	005-360-011	\$52.30
96-64	Single Family	✓ 005-360-012 ✕	\$52.30
96-65	Single Family	✓ 005-360-013 ✕	\$52.30
96-66	Single Family	005-360-014	\$52.30
96-67	Single Family	005-360-015	\$52.30
96-68	Single Family	005-360-016	\$52.30
96-62	Single Family	005-360-017	\$52.30
96-61	Single Family	005-360-018	\$52.30
96-60	Single Family	005-360-019	\$52.30
96-59	Single Family	005-360-020	\$52.30
96-58	Single Family	005-360-021	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-57	Single Family	005-360-022	\$52.30
96-179	Single Family	005-371-001	\$52.30
96-178	Single Family	005-371-002	\$52.30
96-177	Single Family	005-371-003	\$52.30
96-176	Single Family	005-371-004	\$52.30
96-175	Single Family	005-371-005	\$52.30
96-174	Single Family	005-371-006	\$52.30
96-173	Single Family	005-371-007	\$52.30
96-172	Single Family	005-371-008	\$52.30
96-171	Single Family	005-371-009	\$52.30
96-170	Single Family	005-371-010	\$52.30
96-169	Single Family	005-371-011	\$52.30
96-168	Single Family	✓ 005-371-012 ✕	\$52.30
96-167	Single Family	005-371-013	\$52.30
96-45	Single Family	005-372-001	\$52.30
96-46	Single Family	✓ 005-372-002 ✕	\$52.30
96-47	Single Family	005-372-003	\$52.30
96-48	Single Family	005-372-004	\$52.30
96-49	Single Family	✓ 005-372-005 ✕	\$52.30
96-50	Single Family	005-372-006	\$52.30
96-51	Single Family	005-372-007	\$52.30
96-52	Single Family	005-372-008	\$52.30
96-53	Single Family	005-372-009	\$52.30
96-54	Single Family	005-372-010	\$52.30
96-55	Single Family	005-372-011	\$52.30
96-56	Single Family	005-372-012	\$52.30
96-191	Single Family	005-381-001	\$52.30
96-190	Single Family	005-381-002	\$52.30
96-189	Single Family	005-381-003	\$52.30
96-188	Single Family	005-381-004	\$52.30
96-187	Single Family	005-381-005	\$52.30
96-186	Single Family	✓ 005-382-001 ✕	\$52.30
96-185	Single Family	005-382-002	\$52.30
96-184	Single Family	005-382-003	\$52.30
96-183	Single Family	005-382-004	\$52.30
96-182	Single Family	005-382-005	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-181	Single Family	005-382-006	\$52.30
96-180	Single Family	005-382-007	\$52.30
96-36	Single Family	✓ 005-383-001 ✕	\$52.30
96-37	Single Family	005-383-002	\$52.30
96-38	Single Family	✓ 005-383-003 ✕	\$52.30
96-39	Single Family	✓ 005-383-004 ✕	\$52.30
96-40	Single Family	✓ 005-383-005 ✕	\$52.30
96-41	Single Family	✕ 005-383-006 ✕	\$52.30
96-42	Single Family	✓ 005-383-007 ✓	\$52.30
96-43	Single Family	✓ 005-383-008 ✕	\$52.30
96-44	Single Family	✓ 005-383-009 ✓	\$52.30
96-01	Single Family	005-391-001	\$52.30
96-02	Single Family	✓ 005-391-002 ✕	\$52.30
96-03	Single Family	005-391-003	\$52.30
96-04	Single Family	✓ 005-391-004 ✓	\$52.30
96-05	Single Family	005-391-005	\$52.30
96-06	Single Family	005-391-006	\$52.30
96-07	Single Family	✓ 005-391-007 ✕	\$52.30
96-08	Single Family	005-391-008	\$52.30
96-09	Single Family	005-391-009	\$52.30
96-10	Single Family	005-391-010	\$52.30
96-11	Single Family	005-391-011	\$52.30
96-12	Single Family	005-391-012	\$52.30
96-13	Single Family	005-391-013	\$52.30
96-14	Single Family	005-391-014	\$52.30
96-15	Single Family	005-391-015	\$52.30
96-16	Single Family	005-391-016	\$52.30
96-17	Single Family	005-391-017	\$52.30
96-18	Single Family	005-391-018	\$52.30
96-19	Single Family	005-391-019	\$52.30
96-20	Single Family	005-391-020	\$52.30
96-21	Single Family	005-391-021	\$52.30
96-31	Single Family	005-392-001	\$52.30
96-30	Single Family	005-392-002	\$52.30
96-29	Single Family	005-392-003	\$52.30
96-28	Single Family	✓ 005-392-004 ✕	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-27	Single Family	005-392-005	\$52.30
96-26	Single Family	005-392-006	\$52.30
96-25	Single Family	005-392-007	\$52.30
96-24	Single Family	005-392-008	\$52.30
96-23	Single Family	005-392-009	\$52.30
96-22	Single Family	005-392-010	\$52.30
96-35	Single Family	005-392-011	\$52.30
96-34	Single Family	005-392-012	\$52.30
96-33	Single Family	005-392-013	\$52.30
96-32	Single Family	✓ 005-392-014 ✕	\$52.30
96-205	Single Family	✓ 005-393-001 ✕	\$52.30
96-204	Single Family	✓ 005-393-002 ✕	\$52.30
96-203	Single Family	✓ 005-393-003 ✕	\$52.30
96-202	Single Family	005-393-004	\$52.30
96-201	Single Family	005-393-005	\$52.30
96-200	Single Family	✓ 005-393-006 ✕	\$52.30
96-199	Single Family	005-393-007	\$52.30
96-198	Single Family	✓ 005-393-008 ✕	\$52.30
96-197	Single Family	✓ 005-393-009 ✕	\$52.30
96-196	Single Family	005-393-010	\$52.30
96-195	Single Family	005-393-011	\$52.30
96-194	Single Family	✓ 005-393-012 ✕	\$52.30
96-193	Single Family	005-393-013	\$52.30
96-192	Single Family	005-393-014	\$52.30
96-100	Single Family	✓ 005-400-001 ✕	\$52.30
96-101	Single Family	005-400-002	\$52.30
96-102	Single Family	005-400-003	\$52.30
96-103	Single Family	005-400-004	\$52.30
96-104	Single Family	005-400-005	\$52.30
96-105	Single Family	✓ 005-400-006 ✓	\$52.30
96-106	Single Family	005-400-007	\$52.30
96-107	Single Family	✓ 005-400-008 ✕	\$52.30
96-108	Single Family	005-400-009	\$52.30
96-109	Single Family	005-400-010	\$52.30
96-110	Single Family	005-400-011	\$52.30
96-111	Single Family	005-400-012	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-112	Single Family	005-400-013	\$52.30
96-113	Single Family	005-400-014	\$52.30
96-114	Single Family	✓ 005-400-015 ✕	\$52.30
96-115	Single Family	005-400-016	\$52.30
96-116	Single Family	005-400-017	\$52.30
96-117	Single Family	005-400-018	\$52.30
96-118	Single Family	005-400-019	\$52.30
96-119	Single Family	005-400-020	\$52.30
96-120	Single Family	005-400-021	\$52.30
96-121	Single Family	✓ 005-400-022 ✕	\$52.30
96-122	Single Family	005-400-023	\$52.30
96-123	Single Family	005-400-024	\$52.30
96-124	Single Family	005-400-025	\$52.30
96-125	Single Family	005-400-026	\$52.30
96-126	Single Family	005-400-027	\$52.30
96-127	Single Family	005-400-028	\$52.30
96-128	Single Family	005-400-029	\$52.30
96-129	Single Family	005-400-030	\$52.30
96-130	Single Family	005-400-031	\$52.30
96-131	Single Family	005-400-032	\$52.30
96-99	Single Family	005-411-001	\$52.30
96-98	Single Family	005-411-002	\$52.30
96-97	Single Family	005-411-003	\$52.30
96-96	Single Family	005-411-004	\$52.30
96-95	Single Family	005-411-005	\$52.30
96-94	Single Family	005-411-006	\$52.30
96-93	Single Family	005-411-007	\$52.30
96-92	Single Family	005-411-008	\$52.30
96-91	Single Family	005-411-009	\$52.30
96-90	Single Family	✓ 005-411-010 ✕	\$52.30
96-89	Single Family	✓ 005-411-011 ✕	\$52.30
96-88	Single Family	005-411-012	\$52.30
96-87	Single Family	✓ 005-411-013 ✕	\$52.30
96-86	Single Family	005-411-014	\$52.30
96-85	Single Family	005-411-015	\$52.30
96-132	Single Family	005-412-001	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-133	Single Family	005-412-002	\$52.30
96-134	Single Family	005-412-003	\$52.30
96-135	Single Family	005-412-004	\$52.30
96-136	Single Family	005-412-005	\$52.30
96-137	Single Family	005-412-006	\$52.30
96-138	Single Family	✓ 005-412-007 ✕	\$52.30
96-139	Single Family	005-412-008	\$52.30
96-140	Single Family	✓ 005-412-009 ✕	\$52.30
96-141	Single Family	005-412-010	\$52.30
96-142	Single Family	✓ 005-412-011 ✕	\$52.30
96-143	Single Family	005-412-012	\$52.30
96-144	Single Family	005-412-013	\$52.30
96-145	Single Family	005-412-014	\$52.30
96-146	Single Family	✓ 005-412-015 ✕	\$52.30
96-147	Single Family	✓ 005-412-016 ✕	\$52.30
96-69	Single Family	005-421-001	\$52.30
96-70	Single Family	005-421-002	\$52.30
96-71	Single Family	005-421-003	\$52.30
96-72	Single Family	005-421-004	\$52.30
96-73	Single Family	005-421-005	\$52.30
96-74	Single Family	005-421-006	\$52.30
96-75	Single Family	005-421-007	\$52.30
96-76	Single Family	005-421-008	\$52.30
96-77	Single Family	005-421-009	\$52.30
96-78	Single Family	005-421-010	\$52.30
96-79	Single Family	005-421-011	\$52.30
96-80	Single Family	005-421-012	\$52.30
96-81	Single Family	005-421-013	\$52.30
96-82	Single Family	005-421-014	\$52.30
96-83	Single Family	✓ 005-421-015 ✕	\$52.30
96-84	Single Family	005-421-016	\$52.30
96-148	Single Family	005-422-001	\$52.30
96-149	Single Family	✓ 005-422-002 ✕	\$52.30
96-150	Single Family	005-422-003	\$52.30
96-151	Single Family	005-422-004	\$52.30
96-152	Single Family	✓ 005-422-005 ✕	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-153	Single Family	005-422-006	\$52.30
96-154	Single Family	005-422-007	\$52.30
96-155	Single Family	005-422-008	\$52.30
96-156	Single Family	005-422-009	\$52.30
96-206	Single Family	005-423-001	\$52.30
96-207	Single Family	005-423-002	\$52.30
96-208	Single Family	005-423-003	\$52.30
96-209	Single Family	005-423-004	\$52.30
96-210	Single Family	005-423-005	\$52.30
96-211	Single Family	005-423-006	\$52.30
96-212	Single Family	005-423-007	\$52.30
96-213	Single Family	005-423-008	\$52.30
96-214	Single Family	005-423-009	\$52.30
96-215	Single Family	005-423-010	\$52.30

**City of Ione
Castle Oaks Lighting and Landscape
Maintenance District No. 1**

INFORMATION SHEET

Contact Person Bruce Baracco, Project Planner

Phone Number (209) 267-5155

Total Number of Parcels 220

Total Dollar Amount \$27,324.20

**City of Ione
Castle Oaks Lighting and Landscape
Maintenance District No. 1**

INFORMATION SHEET

Contact Person Ed Arata

Phone Number (209) 267-0717

Total Number of Parcels 220

Total Dollar Amount \$27,324.20

1352info.sht

CITY OF IONE

**LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT NO. 1**

ENGINEER'S REPORT

June, 1996

Prepared for:

**City Council
City of Ione**

Prepared by:

**City Engineer
City of Ione**

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
MAINTENANCE.	1
ENGINEER'S COST ESTIMATE SUMMARY	2
METHOD OF APPORTIONMENT.	2
NON-ASSESSABLE PARCELS	4
ASSESSMENT ROLL.	5
OWNERS LIST.	11
ASSESSMENT DIAGRAM	25

INTRODUCTION

Developer of the project, now commonly known as Castle Oaks Golf and Country Club (PROJECT), has installed street lights and landscaping as part of their PROJECT development. These improvements were funded through the Mello Roos Community Facilities Act of 1982.

A Landscape and Lighting Maintenance District was required as a condition of the Project Development Agreement¹. Maintenance of the landscape and street light improvements will be funded through the Landscape and Lighting Act of 1972.

MAINTENANCE

The improvements to be maintained by the District shall include the following:

1. Street lighting which includes cost of power plus installation and maintenance service for poles, lamps, and glassware. Cost estimate is based on \$200 per year, per light.
2. Landscaping which includes cost of irrigation water plus maintenance service for the irrigation system, replacement of trees, shrubs, and ground cover. The maintenance of agricultural buffers, creek buffers, riparian areas, common areas, drainage ways, and landscaping in public rights of way and slopes.¹
3. City of Ione administrative fee which includes cost to prepare Engineer's Report and annual administration of the work noted above and annual submittals to the County Auditor. Administrative fees include annual budgeting and administration, and inspection of all work performed by the Landscape and Lighting Maintenance District.

¹Per Castle Oaks Development Agreement, page 23, paragraph (15).

ENGINEER'S COST ESTIMATE SUMMARY
Fiscal Year 1996-97

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>ANNUAL COST</u>
1.	Street Lighting (20 lights)	\$ 4,000.00
2.	Landscaping Maintenance	\$19,887.00
3.	City of Ione Administrative Fee	\$ 3,000.00
4.	Amador County Assessor Fee	<u>\$ 438.00</u>
TOTAL		\$27,325.00

METHOD OF APPORTIONMENT

Assessments are commonly levied according to the benefit each parcel receives from the improvements. The Streets and Highways Code, wherein the Landscape and Lighting Act of 1972 is found, states that the Engineer's Report must include:

"A proposed assessment of the total amount of the cost and expenses of the proposed improvement upon the several subdivisions of land in the district in proportion to the estimated benefits to be received by each subdivision, respectively, from the improvement."

The apportionment of the total assessment among the parcels of real property within the proposed assessment district which will benefit from the improvements is the result of a three step process:

1. Identifying how each parcel benefits from the public improvements.
2. Determining the relative benefit each parcel receives from the public improvements.
3. Apportioning the cost of the operation and maintenance of the public improvements to each parcel based on the benefit that each parcel receives from the public improvements.

The methodology to apportion the improvement costs to the parcels within the assessment district boundary is based on usage and is described in detail below.

The frequency at which a parcel uses the road, water, and sewer facilities forms the basis of the benefit relationship between the parcel and the cost of the improvements. The more a parcel uses the facilities in relation to the other parcels, the more benefit that parcel receives from the improvement facilities.

The equitable relationship between parcels is expressed by an "Equivalent Dwelling Unit" (EDU) factor. (The frequency of use of all parcels to the frequency of use of a single family dwelling unit.) For calculation purposes, the single family dwelling unit was considered the basic unit, and it was compared with other parcels through the use of the EDU factor. The EDU factor for a single family dwelling unit is 1.0.

The landscape and lighting maintenance costs are apportioned to each parcel based on the estimated number of vehicle daily trip ends that parcel is likely to generate. Standard daily trip end rates for each land use category are shown in the following table and were derived from the "Institute of Transportation Engineers' Trip Generation Manual, 5th Edition."

LAND USE	PARCEL	AREA (AC)	DAILY TRIP ENDS
Single Family	1-215		12.0 per unit
Condominium	L	11	5.0 per unit ⁽¹⁾
Commercial	N	20	50.0 per acre
Golf Course-Clubhouse	K	180	5.0 per golf course acre
Motel	J	7	10 per room ⁽²⁾

⁽¹⁾ Estimated 105 units on 11 acres.

⁽²⁾ Estimated 125 rooms on 7 acres.

Each parcel's landscape and lighting assessment is determined by the following:

1. Calculate the EDU factors as follows:

The daily trip end for each land use category is divided by the number of daily trip ends for the single family unit. (e.g. The condominium 5.0 trip ends per unit is divided by 12.0 trip ends for the

single family unit which equals an EDU factor of 0.42.)

2. Calculate the total number of EDUs as follows:

Multiple the EDU factor for each land use category by the number of units or acres in each land use category for which the landscape and lighting system benefits. (e.g. The condominium EDU factor of 0.42 is multiplied by the number of condominium units to determine the total number of EDUs for the condominium category [$0.42 \times 105 \text{ units} = 44.1 \text{ EDUs}$]).

LAND USE	UNIT	EDU FACTOR PER UNIT	TOTAL EDU FACTOR
Single Family	215 lots	1.0	215.0
Condominium	105 units	0.42	44.1
Commercial	20 acres	4.2	84.0
Golf Course- Clubhouse	180 acres	0.42	75.6
Motel	125 rooms	0.83	103.75
TOTAL			522.45

3. The sum of all the land use EDUs is divided into the estimated cost for the landscape and lighting system to determine the assessments per EDU. (e.g. The total number of EDUs for the landscape and lighting system equals 522.45. The cost for the maintenance of the landscape and lighting system equals \$27,325. Therefore, the assessments per EDU for the landscape and lighting system equals \$52.30 per EDU [$\$27,325 \div 522.45 = \52.30]).
4. The assessment per parcel is calculated by multiplying each parcel's EDU factor by the assessment per EDU. (e.g. One condominium unit is assessed \$21.97. [$\$52.30 \times 0.42 \text{ EDU} = \21.97] for the landscape and lighting system cost.) The condominium parcel, Parcel C, has a total assessment of \$2,306.40 ($\$21.97 \times 105 \text{ units}$).

NON-ASSESSABLE PARCELS

Within the assessment district boundary, there is one City owned parcel. Since this is a government parcel, it does not receive an assessment. The Assessment Number is 96-233.

ASSESSMENT ROLL

The proposed amount of assessment apportioned to each lot or parcel is listed below.

The total assessment amount is \$27,325.00 apportioned as follows:

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-01	Single Family	005-391-001	\$52.30
96-02	Single Family	005-391-002	\$52.30
96-03	Single Family	005-391-003	\$52.30
96-04	Single Family	005-391-004	\$52.30
96-05	Single Family	005-391-005	\$52.30
96-06	Single Family	005-391-006	\$52.30
96-07	Single Family	005-391-007	\$52.30
96-08	Single Family	005-391-008	\$52.30
96-09	Single Family	005-391-009	\$52.30
96-10	Single Family	005-391-010	\$52.30
96-11	Single Family	005-391-011	\$52.30
96-12	Single Family	005-391-012	\$52.30
96-13	Single Family	005-391-013	\$52.30
96-14	Single Family	005-391-014	\$52.30
96-15	Single Family	005-391-015	\$52.30
96-16	Single Family	005-391-016	\$52.30
96-17	Single Family	005-391-017	\$52.30
96-18	Single Family	005-391-018	\$52.30
96-19	Single Family	005-391-019	\$52.30
96-20	Single Family	005-391-020	\$52.30
96-21	Single Family	005-391-021	\$52.30
96-22	Single Family	005-392-010	\$52.30
96-23	Single Family	005-392-009	\$52.30
96-24	Single Family	005-392-008	\$52.30
96-25	Single Family	005-392-007	\$52.30
96-26	Single Family	005-392-006	\$52.30
96-27	Single Family	005-392-005	\$52.30
96-28	Single Family	005-392-004	\$52.30
96-29	Single Family	005-392-003	\$52.30
96-30	Single Family	005-392-002	\$52.30
96-31	Single Family	005-392-001	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-32	Single Family	005-392-014	\$52.30
96-33	Single Family	005-392-013	\$52.30
96-34	Single Family	005-392-012	\$52.30
96-35	Single Family	005-392-011	\$52.30
96-36	Single Family	005-383-001	\$52.30
96-37	Single Family	005-383-002	\$52.30
96-38	Single Family	005-383-003	\$52.30
96-39	Single Family	005-383-004	\$52.30
96-40	Single Family	005-383-005	\$52.30
96-41	Single Family	005-383-006	\$52.30
96-42	Single Family	005-383-007	\$52.30
96-43	Single Family	005-383-008	\$52.30
96-44	Single Family	005-383-009	\$52.30
96-45	Single Family	005-372-001	\$52.30
96-46	Single Family	005-372-002	\$52.30
96-47	Single Family	005-372-003	\$52.30
96-48	Single Family	005-372-004	\$52.30
96-49	Single Family	005-372-005	\$52.30
96-50	Single Family	005-372-006	\$52.30
96-51	Single Family	005-372-007	\$52.30
96-52	Single Family	005-372-008	\$52.30
96-53	Single Family	005-372-009	\$52.30
96-54	Single Family	005-372-010	\$52.30
96-55	Single Family	005-372-011	\$52.30
96-56	Single Family	005-372-012	\$52.30
96-57	Single Family	005-360-022	\$52.30
96-58	Single Family	005-360-021	\$52.30
96-59	Single Family	005-360-020	\$52.30
96-60	Single Family	005-360-019	\$52.30
96-61	Single Family	005-360-018	\$52.30
96-62	Single Family	005-360-017	\$52.30
96-63	Single Family	005-360-011	\$52.30
96-64	Single Family	005-360-012	\$52.30
96-65	Single Family	005-360-013	\$52.30
96-66	Single Family	005-360-014	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-67	Single Family	005-360-015	\$52.30
96-68	Single Family	005-360-016	\$52.30
96-69	Single Family	005-421-001	\$52.30
96-70	Single Family	005-421-002	\$52.30
96-71	Single Family	005-421-003	\$52.30
96-72	Single Family	005-421-004	\$52.30
96-73	Single Family	005-421-005	\$52.30
96-74	Single Family	005-421-006	\$52.30
96-75	Single Family	005-421-007	\$52.30
96-76	Single Family	005-421-008	\$52.30
96-77	Single Family	005-421-009	\$52.30
96-78	Single Family	005-421-010	\$52.30
96-79	Single Family	005-421-011	\$52.30
96-80	Single Family	005-421-012	\$52.30
96-81	Single Family	005-421-013	\$52.30
96-82	Single Family	005-421-014	\$52.30
96-83	Single Family	005-421-015	\$52.30
96-84	Single Family	005-421-016	\$52.30
96-85	Single Family	005-411-015	\$52.30
96-86	Single Family	005-411-014	\$52.30
96-87	Single Family	005-411-013	\$52.30
96-88	Single Family	005-411-012	\$52.30
96-89	Single Family	005-411-011	\$52.30
96-90	Single Family	005-411-010	\$52.30
96-91	Single Family	005-411-009	\$52.30
96-92	Single Family	005-411-008	\$52.30
96-93	Single Family	005-411-007	\$52.30
96-94	Single Family	005-411-006	\$52.30
96-95	Single Family	005-411-005	\$52.30
96-96	Single Family	005-411-004	\$52.30
96-97	Single Family	005-411-003	\$52.30
96-98	Single Family	005-411-002	\$52.30
96-99	Single Family	005-411-001	\$52.30
96-100	Single Family	005-400-001	\$52.30
96-101	Single Family	005-400-002	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-102	Single Family	005-400-003	\$52.30
96-103	Single Family	005-400-004	\$52.30
96-104	Single Family	005-400-005	\$52.30
96-105	Single Family	005-400-006	\$52.30
96-106	Single Family	005-400-007	\$52.30
96-107	Single Family	005-400-008	\$52.30
96-108	Single Family	005-400-009	\$52.30
96-109	Single Family	005-400-010	\$52.30
96-110	Single Family	005-400-011	\$52.30
96-111	Single Family	005-400-012	\$52.30
96-112	Single Family	005-400-013	\$52.30
96-113	Single Family	005-400-014	\$52.30
96-114	Single Family	005-400-015	\$52.30
96-115	Single Family	005-400-016	\$52.30
96-116	Single Family	005-400-017	\$52.30
96-117	Single Family	005-400-018	\$52.30
96-118	Single Family	005-400-019	\$52.30
96-119	Single Family	005-400-020	\$52.30
96-120	Single Family	005-400-021	\$52.30
96-121	Single Family	005-400-022	\$52.30
96-122	Single Family	005-400-023	\$52.30
96-123	Single Family	005-400-024	\$52.30
96-124	Single Family	005-400-025	\$52.30
96-125	Single Family	005-400-026	\$52.30
96-126	Single Family	005-400-027	\$52.30
96-127	Single Family	005-400-028	\$52.30
96-128	Single Family	005-400-029	\$52.30
96-129	Single Family	005-400-030	\$52.30
96-130	Single Family	005-400-031	\$52.30
96-131	Single Family	005-400-032	\$52.30
96-132	Single Family	005-412-001	\$52.30
96-133	Single Family	005-412-002	\$52.30
96-134	Single Family	005-412-003	\$52.30
96-135	Single Family	005-412-004	\$52.30
96-136	Single Family	005-412-005	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-137	Single Family	005-412-006	\$52.30
96-138	Single Family	005-412-007	\$52.30
96-139	Single Family	005-412-008	\$52.30
96-140	Single Family	005-412-009	\$52.30
96-141	Single Family	005-412-010	\$52.30
96-142	Single Family	005-412-011	\$52.30
96-143	Single Family	005-412-012	\$52.30
96-144	Single Family	005-412-013	\$52.30
96-145	Single Family	005-412-014	\$52.30
96-146	Single Family	005-412-015	\$52.30
96-147	Single Family	005-412-016	\$52.30
96-148	Single Family	005-422-001	\$52.30
96-149	Single Family	005-422-002	\$52.30
96-150	Single Family	005-422-003	\$52.30
96-151	Single Family	005-422-004	\$52.30
96-152	Single Family	005-422-005	\$52.30
96-153	Single Family	005-422-006	\$52.30
96-154	Single Family	005-422-007	\$52.30
96-155	Single Family	005-422-008	\$52.30
96-156	Single Family	005-422-009	\$52.30
96-157	Single Family	005-360-010	\$52.30
96-158	Single Family	005-360-009	\$52.30
96-159	Single Family	005-360-008	\$52.30
96-160	Single Family	005-360-007	\$52.30
96-161	Single Family	005-360-006	\$52.30
96-162	Single Family	005-360-005	\$52.30
96-163	Single Family	005-360-004	\$52.30
96-164	Single Family	005-360-003	\$52.30
96-165	Single Family	005-360-002	\$52.30
96-166	Single Family	005-360-001	\$52.30
96-167	Single Family	005-371-013	\$52.30
96-168	Single Family	005-371-012	\$52.30
96-169	Single Family	005-371-011	\$52.30
96-170	Single Family	005-371-010	\$52.30
96-171	Single Family	005-371-009	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-172	Single Family	005-371-008	\$52.30
96-173	Single Family	005-371-007	\$52.30
96-174	Single Family	005-371-006	\$52.30
96-175	Single Family	005-371-005	\$52.30
96-176	Single Family	005-371-004	\$52.30
96-177	Single Family	005-371-003	\$52.30
96-178	Single Family	005-371-002	\$52.30
96-179	Single Family	005-371-001	\$52.30
96-180	Single Family	005-382-007	\$52.30
96-181	Single Family	005-382-006	\$52.30
96-182	Single Family	005-382-005	\$52.30
96-183	Single Family	005-382-004	\$52.30
96-184	Single Family	005-382-003	\$52.30
96-185	Single Family	005-382-002	\$52.30
96-186	Single Family	005-382-001	\$52.30
96-187	Single Family	005-381-005	\$52.30
96-188	Single Family	005-381-004	\$52.30
96-189	Single Family	005-381-003	\$52.30
96-190	Single Family	005-381-002	\$52.30
96-191	Single Family	005-381-001	\$52.30
96-192	Single Family	005-393-014	\$52.30
96-193	Single Family	005-393-013	\$52.30
96-194	Single Family	005-393-012	\$52.30
96-195	Single Family	005-393-011	\$52.30
96-196	Single Family	005-393-010	\$52.30
96-197	Single Family	005-393-009	\$52.30
96-198	Single Family	005-393-008	\$52.30
96-199	Single Family	005-393-007	\$52.30
96-200	Single Family	005-393-006	\$52.30
96-201	Single Family	005-393-005	\$52.30
96-202	Single Family	005-393-004	\$52.30
96-203	Single Family	005-393-003	\$52.30
96-204	Single Family	005-393-002	\$52.30
96-205	Single Family	005-393-001	\$52.30
96-206	Single Family	005-423-001	\$52.30

ASSESSMENT ROLL

ASSESSMENT NUMBER	LAND USE	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT
96-207	Single Family	005-423-002	\$52.30
96-208	Single Family	005-423-003	\$52.30
96-209	Single Family	005-423-004	\$52.30
96-210	Single Family	005-423-005	\$52.30
96-211	Single Family	005-423-006	\$52.30
96-212	Single Family	005-423-007	\$52.30
96-213	Single Family	005-423-008	\$52.30
96-214	Single Family	005-423-009	\$52.30
96-215	Single Family	005-423-010	\$52.30
96-230	Motel	005-032-035	\$5,426.10
96-231	Clubhouse	005-032-034	\$3,954.00
96-232	Condominium	005-032-033	\$2,306.40
96-233	City	005-032-032	\$0.00
96-234	Commercial	005-032-031	\$4,393.20

coassr11.xls

OWNERS' LIST

The list of names and addresses of the owners of real property within this District are listed below and are keyed to the Assessment Roll by assessment number.

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-01	005-391-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-02	005-391-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-03	005-391-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-04	005-391-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-05	005-391-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-06	005-391-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-07	005-391-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-08	005-391-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-09	005-391-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-10	005-391-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-11	005-391-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-12	005-391-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-13	005-391-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-14	005-391-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-15	005-391-015	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-16	005-391-016	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-17	005-391-017	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-18	005-391-018	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-19	005-391-019	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-20	005-391-020	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-21	005-391-021	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-22	005-392-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-23	005-392-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-24	005-392-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-25	005-392-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-26	005-392-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-27	005-392-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-28	005-392-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-29	005-392-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-30	005-392-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-31	005-392-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-32	005-392-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-33	005-392-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-34	005-392-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-35	005-392-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-36	005-383-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-37	005-383-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-38	005-383-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-39	005-383-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-40	005-383-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-41	005-383-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-42	005-383-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-43	005-383-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-44	005-383-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-45	005-372-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-46	005-372-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-47	005-372-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-48	005-372-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-49	005-372-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-50	005-372-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-51	005-372-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-52	005-372-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-53	005-372-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-54	005-372-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-55	005-372-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-56	005-372-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-57	005-360-022	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-58	005-360-021	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-59	005-360-020	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-60	005-360-019	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-61	005-360-018	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-62	005-360-017	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-63	005-360-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-64	005-360-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-65	005-360-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-66	005-360-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-67	005-360-015	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-68	005-360-016	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-69	005-421-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-70	005-421-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-71	005-421-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-72	005-421-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-73	005-421-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-74	005-421-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-75	005-421-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-76	005-421-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-77	005-421-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-78	005-421-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-79	005-421-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-80	005-421-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-81	005-421-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-82	005-421-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-83	005-421-015	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-84	005-421-016	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-85	005-411-015	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-86	005-411-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-87	005-411-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-88	005-411-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-89	005-411-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-90	005-411-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-91	005-411-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-92	005-411-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-93	005-411-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-94	005-411-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-95	005-411-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-96	005-411-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-97	005-411-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-98	005-411-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-99	005-411-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-100	005-400-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-101	005-400-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-102	005-400-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-103	005-400-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-104	005-400-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-105	005-400-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-106	005-400-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-107	005-400-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-108	005-400-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-109	005-400-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-110	005-400-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-111	005-400-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-112	005-400-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-113	005-400-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-114	005-400-015	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-115	005-400-016	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-116	005-400-017	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-117	005-400-018	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-118	005-400-019	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-119	005-400-020	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-120	005-400-021	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-121	005-400-022	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-122	005-400-023	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-123	005-400-024	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-124	005-400-025	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-125	005-400-026	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-126	005-400-027	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-127	005-400-028	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-128	005-400-029	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-129	005-400-030	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-130	005-400-031	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-131	005-400-032	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-132	005-412-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-133	005-412-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-134	005-412-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-135	005-412-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-136	005-412-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-137	005-412-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-138	005-412-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-139	005-412-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-140	005-412-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-141	005-412-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-142	005-412-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-143	005-412-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-144	005-412-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-145	005-412-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-146	005-412-015	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-147	005-412-016	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-148	005-422-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-149	005-422-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-150	005-422-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-151	005-422-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-152	005-422-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-153	005-422-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-154	005-422-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-155	005-422-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-156	005-422-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-157	005-360-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-158	005-360-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-159	005-360-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-160	005-360-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-161	005-360-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-162	005-360-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-163	005-360-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-164	005-360-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-165	005-360-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-166	005-360-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-167	005-371-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-168	005-371-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-169	005-371-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-170	005-371-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-171	005-371-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-172	005-371-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-173	005-371-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-174	005-371-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-175	005-371-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-176	005-371-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-177	005-371-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-178	005-371-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-179	005-371-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-180	005-382-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-181	005-382-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-182	005-382-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-183	005-382-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-184	005-382-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-185	005-382-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-186	005-382-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-187	005-381-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-188	005-381-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-189	005-381-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-190	005-381-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-191	005-381-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-192	005-393-014	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-193	005-393-013	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-194	005-393-012	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-195	005-393-011	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-196	005-393-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-197	005-393-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-198	005-393-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-199	005-393-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-200	005-393-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-201	005-393-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-202	005-393-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-203	005-393-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-204	005-393-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-205	005-393-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-206	005-423-001	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-207	005-423-002	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-208	005-423-003	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-209	005-423-004	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-210	005-423-005	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-211	005-423-006	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-212	005-423-007	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-213	005-423-008	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-214	005-423-009	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

OWNERS' LIST

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME AND ADDRESS
96-215	005-426-010	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-230	005-032-035	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-231	005-032-034	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-232	005-032-033	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014
96-233	005-032-032	City of Ione P.O. Box 398, Ione, CA 95640
96-234	005-032-031	Baccarat Ione Developers 10050 Bandley Drive, Cupertino, CA 95014

coassr11.xls

ASSESSMENT DIAGRAM

The assessment diagram is that prepared by the Engineer of Work and has been filed separately with the Clerk of the City of Ione, is incorporated in this report by reference, and is part of this report whether or not attached.

COLLMD.nlm

CASTLE OAKS

LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT NO. 1

LEGAL DESCRIPTION

All of that real property situated in the City of Ione,
County of Amador, State of California, described as follows:

Parcels 1 through 215, Lot J, Lot K, Lot L, Lot M,
and Lot N as shown and delineated on that certain
final map entitled, "Castle Oaks Unit No. 1," filed
for record June 5, 1992 in Book 6 of Subdivisions
at page 81, et seq., records of Amador County.

END DESCRIPTION

COLGLDSC.SAV

MOCK-UP

COMMUNITY FACILITIES DISTRICTS OF THE CITY OF IONE 2ND APPORTIONMENT SUMMARY FISCAL YEAR 2021-2022

Description of CFD Related Items - Facilities	Tax Code	Apportionment Amount	CFD No. 2005-2 (IA No. 1) Acct 253696005 Acct 253696000 Administrative Expense Special Tax Fund		CFD No. 2005-2 (IA No. 3) Acct 104343003 Acct 104343000 Administrative Expense Special Tax Fund	
			Account	Fund	Account	Fund
(1) City of Ione CFD No. 2005-2 (IA No. 1) Tax A	52625	\$94,507.41		\$0.00	\$94,507.41	NA
(2) City of Ione CFD No. 2005-2 (IA No. 3) Tax A	52645	11251.44	NA	NA	\$11,251.44	\$0.00
Subtotal - for deposit with US Bank	NA	\$105,758.85		\$0.00	\$94,507.41	\$11,251.44

9111-00-2511-0501 Wire to DTA
9111-00-2511-0504 Wire to DTA

Description of CFD Related Items - Services	Tax Code	Apportionment Amount	Retained by City		Police/ Fire Breakdown	
			Police & Fire Services	Maintenance Services	Police Portion	Fire Portion
(3) City of Ione CFD No. 2005-2 (IA No. 1) Tax B	52650	\$29,034.20	\$29,034.20	NA	\$19,365.81	\$9,668.39
(4) City of Ione CFD No. 2005-2 (IA No. 2) Tax B	52660	\$31,267.60	\$31,267.60	NA	\$20,855.49	\$10,412.11
(5) City of Ione CFD No. 2005-2 (IA No. 3) Tax B	52665	\$69,047.48	\$54,731.81	\$14,315.65	\$36,506.12	\$18,225.69
(6) City of Ione CFD No. 2006-1	52665	\$32,262.52	\$32,262.52	NA	\$21,519.10	\$10,743.42
(7) City of Ione CFD No. 2009-3	52670	\$27,176.40	\$15,410.88	\$11,765.52	\$10,279.06	\$5,131.82
Subtotal - retained by the City of Ione	NA	\$188,788.18	\$162,707.01	\$26,081.17	\$108,525.58	\$54,181.43
			8221-40-4666		9670-40-4655	9675-40-4665

Description of Non-CFD Related Items	Tax Code	Apportionment Amount	
Ione Maintenance District No. 1	53500	\$13,005.75	8221-40-4666
Ione Delinquent Sewer	54000	\$20,487.10	3111-00-1242
Subtotal	NA	\$33,492.85	
Direct Charges - Total Apportionment	NA	\$328,039.88	



Depicts CFD Maintenance District No. 1 – Lighting and Landscaping

- Only pertains to the original 215 residential lots and the golf course – clubhouse.