

CITY OF OXNARD

Fiscal Year 2021/22 Consolidated Engineer's Report For:

Landscape Maintenance Districts

May 2021

Prepared by:



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TABLE OF CONTENTS

1.	ENGINEERS LETTER	1-1
2.	INTRODUCTION	2-1
	2.1 Background.....	2-1
	2.2 Process for Annual Assessment	2-1
3.	PLANS AND SPECIFICATIONS.....	3-1
	3.1 Description of Boundaries of the Districts	3-1
	3.2 Description of Improvements and Services	3-1
	3.3 Location of Improvements.....	3-3
4.	BENEFITS FROM IMPROVEMENTS.....	4-1
	4.1 Special Benefits Identified	4-1
	4.2 District-Exclusive Special Benefits Identified.....	4-2
	4.3 General Benefits Identified	4-2
5.	QUANTIFICATION OF BENEFIT.....	5-1
	5.1 Benefits from Landscaping and Street Tree Improvements.....	5-1
	5.2 Benefits from Park Improvements	5-4
	5.3 Collective District General Benefit	5-8
6.	ESTIMATE OF COSTS	6-1
7.	METHOD OF ASSESSMENT	7-1
	7.1 Cost of Living Inflator	7-2
8.	ASSESSMENT DIAGRAMS	8-1
9.	ASSESSMENT ROLL.....	9-1
10.	APPENDICES	10-1

10.1	Description of Boundaries of the Districts	10-2
10.2	Description of Improvements by District	10-5
10.3	Map of Improvements	10-7
10.4	Levels of Service.....	10-8
10.5	Special Benefit Landscape Calculations.....	10-10
10.6	Traffic Calculations.....	10-46
10.7	Engineer’s Reports	10-60
11.	REFERENCES	11-1

1. ENGINEERS LETTER

WHEREAS, on June 1, 2021 the City Council of the City of Oxnard (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act") adopted its Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments and ordered the preparation of an Engineer's Report for the City's Landscape Maintenance Districts (the "Districts") for Fiscal Year 2021/22.

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, and an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2021/22. The report includes the diagrams for the Districts, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the Districts 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 said improvements to be paid by the assessable real property within the Districts in proportion to the special benefit received. The breakout by District is shown on the following pages.

District	Total 2021/22 Levy Amount ¹
Landscaping and Lighting Assessment Districts (1972 Act) Listed in this Engineer's Report	\$1,603,521.07

(1) The Total 2021/22 Levy Amount includes may differ slightly from the Assessment Rolls attached as appendices in this report due to rounding adjustments required for County Tax Roll submission.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed and levied in accordance with the assessment methodology adopted, approved and ordered by the City Council of the City of Oxnard at the time of District formation.

John G. Egan
John G. Egan, P. E.
Assessment Engineer



The following table shows the anticipated 2021/22 levy, the actual assessment rate per parcel/benefit unit/acre being levied and the maximum assessment rate per parcel/benefit unit allowed.

District	2021/22 Levy Amount	2021/22 Actual Rate ⁽³⁾	2021/22 Maximum Rate
LMD No. 3 (River Ridge)	\$84,035.76	\$162.86	\$162.86
LMD No. 10 (Country Club Estates)	24,076.08	157.36	157.36
LMD No. 11 (St. Tropez)	6,990.26	84.22	84.22
LMD No. 12 (Standard Pacific)	22,394.10	87.82	87.82
LMD No. 13 (Le Village)	18,044.80	112.78	112.78
LMD No. 14 (California Cove)	36,692.96	173.08	173.08
LMD No. 16 (California Lighthouse)	19,551.70	73.78	73.78
LMD No. 23 (Greystone)	5,587.60	91.60	91.60
LMD No. 24 (Vineyards)	18,300.00	183.00	183.00
LMD No. 25 (The Pointe)	23,798.88	110.18	110.18
LMD No. 27 (Rose Island)	20,771.50	415.43	415.44
LMD No. 28 (Harborside)	38,272.55	107.81	269.09
LMD No. 30 (Haas Automation)	11,441.33	128.96	623.50
LMD No. 31 (Rancho De La Rosa)	87,705.86	376.42	376.42
LMD No. 32 (Oak Park)	3,726.81	138.03	998.86
LMD No. 33 (El Paseo)	65,204.20	343.18	343.19
LMD No. 34 (Sunrise Pointe & Sunset Cove)	67,739.49	248.13	248.13
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	97,897.80	296.66	496.20
LMD No. 37 (Pacific Breeze)	8,883.35	74.65	306.81
LMD No. 38 (Aldea Del Mar)	108,947.58	370.57	405.99
LMD No. 39 (Promesa/Sueno)	100,540.72	561.68	1,048.53
LMD No. 39 (DR Horton/Seawinds)	34,670.35	533.39	993.77
LMD No. 40 (Cantada)	42,828.13	379.01	745.99
LMD No. 41 (Pacific Cove)	44,193.60	368.28	637.07
LMD No. 42 (Cantabria & Coronado)	10,186.87	51.71	955.49
LMD No. 43 (Greenbelt) ⁽¹⁾	113,821.78	varies	varies
LMD No. 46 (Daily Ranch) ⁽²⁾	178,804.93	varies	varies
LMD No. 47 (Sycamore Place)	30,700.38	276.58	638.62
LMD No. 49 (Cameron Ranch)	19,412.75	554.65	554.65
LMD No. 50 (Pleasant Valley Senior Housing)	24,523.80	408.73	408.75
LMD No. 51 (Pfeiler)	105,739.77	482.83	648.65
LMD No. 52 (Wingfield)	10,212.68	51.32	396.11
LMD No. 53 (Huff Court)	3,775.92	471.99	472.01
LMD No. 54 (Meadowcrest Villas)	12,080.00	241.60	463.58

District	2021/22 Levy Amount	2021/22 Actual Rate ⁽³⁾	2021/22 Maximum Rate
LMD No. 55 (Wingfield West)	30,997.23	756.03	756.09
LMD No. 58 (Westwind)	29,047.20	186.20	470.63
LMD No. 60 (Artisan)	41,922.35	41,922.35	63,803.73
Total	\$1,603,521.07		

- (1) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit. Refer to the Assessment Roll in Section 9 for the 2021/22 Actual Rates by Zone.
- (2) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C- \$714.13/unit. The City pays for the maintenance of the Area D improvements, which have been removed from the LMD. Refer to the Assessment Roll in Section 9 for the 2021/22 Actual Rates by Area.
- (3) The 2021/22 Actual Rate will be rounded down to the nearest even penny. The 2021/22 Levy Amount may differ slightly from the Assessment Roll and final applied levy amounts due to rounding.

2. INTRODUCTION

2.1 Background

The City incorporated in 1903. Currently, the incorporated limits of the City include approximately 25 square miles. The City is located on the shores of the Pacific Ocean in the western portion of Ventura County. The City enjoys direct access to U.S. 101 Freeway and Pacific Coast Highway 1. The City is the largest City in Ventura County with a population of just over 200,000, accounting for approximately twenty-four percent (24%) of the County's population¹.

The City has utilized special financing districts as development has occurred within Oxnard. More specifically, the City has utilized assessment districts as a financing mechanism to help fund the ongoing maintenance of various public improvements within these developments, along with providing various types of maintenance services.

The City has used assessment districts for several decades, and industry best practices in managing such districts have changed substantially during that time. In the past twenty (20) years alone, there have been various legislative and judicial changes to assessment districts that impact the way the City should manage its Districts in today's legal landscape.

2.2 Process for Annual Assessment

As required by the procedures specified in the 1972 Act, an Engineer's Report must be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the Districts.

The City Council must also annually adopt a resolution of intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally, describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicate the general location of the district.
- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the resolution of intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment.

3. PLANS AND SPECIFICATIONS

The Districts provide for the continued administration, maintenance, operation, and servicing of various improvements located within the public rights-of-way and dedicated easements benefiting the Districts. The following provides the general description of the improvements maintained by the Districts. Please note, the improvements authorized to be maintained are District-specific and vary between the Districts. Please refer to the District 1998/99 or formation Engineer's Report referenced in Section 10.7 for the specific authorized improvements.

3.1 Description of Boundaries of the Districts

A table listing each of the Districts and the general locations and boundaries, based on the assessment diagrams approved at formation of the Districts, as confirmed by a boundary audit can be found in Section 10.1.

3.2 Description of Improvements and Services

A detailed description of each of the Districts and description of services can be found in Section 10.2 and the general location of the improvements can be found in Section 10.3 of this Report. Please refer to the District 1998/99 or formation Engineer's Report referenced in Section 10.7 for the District specific description of authorized improvements and services.

The improvements are generally described as: the construction, operation, maintenance and servicing of landscaping, lighting and appurtenant facilities including, but not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services described as follows:

The improvements authorized to be maintained are District-specific and vary between the Districts, the improvements provided may include, but are not limited to: ground cover, turf, trees, shrubs, the landscaped areas of detention basins, screen walls/fencing, park benches, trash containers, overhead structures, theme light poles, ornamental lighting, and sprinkler, irrigation and drainage systems, and may also include sidewalk and hardscape improvements along the landscaping, entry monuments, mailboxes and associated appurtenant facilities. Park improvements, if applicable, vary by park and may include landscape and open space, playground structures, exercise stations, restrooms, benches, picnic tables, and litter receptacles.

Maintenance provided includes all necessary services, operations, administration and maintenance required to keep the above-mentioned improvements in a healthy, vigorous and satisfactory condition which may include, but is not limited to: repair, removal or replacement of all or any part of the landscaping, sidewalks, theme light poles or screen walls/fencing. Provision for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury. The tree trimming may not occur on an annual basis; therefore, the assessed amount is for the average annual cost. Removal of trimmings, rubbish, graffiti, debris and other solid waste from the landscaped areas, detention basins and screen walls/fencing.

3.2.1 LANDSCAPING IMPROVEMENTS

The overall appeal and safety of an area is enhanced when landscaping improvements are in place and kept in a healthy and satisfactory condition. In addition, aesthetically pleasing landscaping welcomes users to walkways. Conversely, appeal and safety decreases when landscaping is overgrown, unsafe or destroyed by the elements or vandalism.

Landscaping improvements were installed along the roadways of each District in order to create a common theme and neighborhood identity for parcels. Landscaping may include, ground cover, turf and mulch, trees, shrubs and landscape up-lighting and sprinkler, irrigation, and drainage systems, and may include sidewalk and hardscape improvements along the landscaping.

3.2.2 STREET TREE IMPROVEMENTS

Street tree improvements were installed along the roadways of each District in order to create a common theme and neighborhood identity for parcels. Aesthetically pleasing street trees welcomes users to walkways, and shade tree canopies encourages use even during the hottest times of the year.

3.2.3 PARKS IMPROVEMENTS

Park facilities enhance the overall quality of an area and are an important component of complete and sustainable neighborhoods. The parks within the Districts, when included, offer both active and passive recreational opportunities: a place to play, exercise, spend time with neighbors, or to relax. The parks within the Districts are developed and maintained to appeal to all age groups and interests and promote a healthy community. Recreation and park facilities have proven to be a potent factor in maintaining a high standard of livability in the community.

There are two types of parks within the Districts: mini parks and neighborhood parks. Mini parks are intended to serve a limited population within a short radius (usually less than one-third of a mile) and neighborhood parks are intended to be easily accessible to local residents and designed to serve the surrounding neighborhood.² Park improvements vary by park, and may include landscape and open space, playground structures, exercise stations, restrooms, benches, picnic tables, and litter receptacles.

3.2.4 OVERHEAD

In addition to the actual costs of maintaining the improvements mentioned above, the City will incur costs for staff time and expenses directly related to the administration and management of the Districts. Staff time includes the oversight and coordination of both City and contractor provided services, creation of an annual engineer's report and resolutions, tax roll preparation, and placing the assessment amounts onto the County tax roll, along with responding to property owner inquiries. The management of the Districts, including the related use of consultants and the County, confer solely a special benefit to the Districts and no general benefit as may be the case with the improvements.

3.3 Location of Improvements

In Fiscal Year 2017/18 improvements along major traffic corridors were removed from the Districts and responsibility for their maintenance was transferred to the City. Refer to Section 10.3 for the updated maps showing the approximate location (for reference only – many not include all) of the authorized improvements applicable to each District, including landscaping, parks, trees, and sidewalks to be maintained by the Districts.

4. BENEFITS FROM IMPROVEMENTS

4.1 Special Benefits Identified

The improvements are expected to confer certain special benefits to parcels within each applicable District. The special benefits created by the improvements, which apply to the Districts as well as to properties outside the Districts and the public at large, may include the following:

Improved Aesthetics:

Street landscaping improvements improve the livability, commercial activity, appearance, and desirability for properties within each applicable District. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within each applicable District. According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity, and attract residents and visitors to the community³.

The park improvements provide beautification, shade, and enhancement to properties, which creates a sense of community for the parcels within each applicable District. The overall appeal and desirability of an area is enhanced when public parks and recreational facilities are in place, improved, operable, safe, clean, and maintained. Conversely, appeal and desirability decrease when park and recreational facilities are unsafe or destroyed by the elements or vandalism. According to The Trust for Public Land, Corporate CEOs say that employee quality of life is the third most important factor in locating new businesses⁴.

Increased Safety

Safety for pedestrians involves not only a degree of protection from vehicular accidents, but also from criminal activity. Well maintained areas mitigate crime, especially vandalism, and enhance pedestrian safety. A recent study found that after landscape improvements were installed, there was a 46% decrease in crash rates across urban arterial and highway sites and a second study reviewed found a 5% to 20% reduction in mid-block crashes after trees and planters in urban arterial roads were put in place. In addition, there is less graffiti, vandalism, and littering in outdoor spaces with natural landscapes than in comparable plant-less spaces⁵. The Victoria Transport Policy Institute has found that streetscapes reduce traffic speeds and when combined with improved pedestrian crossing conditions can significantly reduce collisions⁶.

Economic Activity

Well maintained street landscape improvements not only make adjacent properties appear more stable and prosperous but can spur investment in the property. According to the Federal Highway Administration, landscaped sidewalks create an inviting place for customers to shop and do business⁷.

Parks attract both businesses and residents to communities. Making neighborhoods more friendly and enjoyable increases home ownership, creates jobs, and promotes positive consumer behavior. The desirability of properties for development increases based on the parcel's proximity to parks, sidewalks and trails⁸.

4.2 District-Exclusive Special Benefits Identified

Based on the location and improvement types, the following special benefits are exclusive to the properties and residents/visitors within the Districts.

Improved Air Quality

Plants, shrubs and turf remove pollutants from the air including smoke and dust⁹. Residents within the Districts directly benefit from the trees inside of and surrounding their communities. One tree can remove an estimated 26 pounds of carbon dioxide annually from the atmosphere¹⁰.

Traffic Screen

Landscaping creates a barrier between properties within the District and the exterior streets, offering privacy and reducing street/traffic noise and headlight glare¹¹.

Conserve Natural Resources

Trees shading homes reduce temperatures and further allow for air conditioning units to run more efficiently¹². According to the California Energy Commission: "Planting the correct trees, shrubs, vines and groundcover can make your home both warmer in the winter and cooler in the summer. In fact, the right type of tree can reduce your summer cooling costs by 20 to 40 percent!"¹³

Increased Job Satisfaction and Productivity

Studies have shown that employees with views of landscaping have greater satisfaction than those with no view. Also, psychologists have found that workers with access to plants and landscaping tend to be more productive¹⁴.

Increased Community Appeal

Cohesive landscaping increases the appeal of a community. Park and streets trees have been perceived to have high value (second only to education) of services offered by a municipality¹⁵.

Overall Livability

As a result of the collective improvements being maintained, the overall livability within each District will increase. The Victoria Transport Policy Institute expands on the concept of livability and the various benefits associated with that designation:

*"The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including: streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources."*¹⁶

4.3 General Benefits Identified

General benefit is an overall and similar benefit to the public at large resulting from the maintenance activities to be provided by the assessments levied. The improvements to be maintained by the District are located within the District boundaries.

The landscaping, tree and park improvements provide aesthetic, safety and economic benefits to the property within the District, but it is recognized that the ongoing District maintenance activities will also provide a level of benefit to some property within proximity to the District, as well as visitors and individuals passing through the District. Traffic from property within and outside of the District as well as individuals passing through the District area will be able to utilize the park improvements and view the maintained landscaping and trees. Therefore, the general benefit created as a result of the District maintenance activities has been considered.

Benefit to Property within Proximity but Outside of the Districts (General Benefit)

The landscaping, tree and park improvements will provide a level of improved aesthetic, increased safety, and economic activity benefits to some property outside of the Districts, but within proximity to property within District's boundary. In addition, people living outside of the Districts have access to and use of the parks. Since these benefits are conferred on properties outside of the Districts, this is considered to be a general benefit.

Benefit to Pass Through Traffic and Public at Large (General Benefit)

People and vehicles traveling through the Districts may receive a level of improved aesthetic, increased safety, and economic activity benefits from the maintenance of the landscaping and tree improvements. Since these benefits are conferred on pass through traffic and the public at large, this is considered to be a general benefit.

5. QUANTIFICATION OF BENEFIT

As a result of the maintenance and operation of the authorized improvements, there will be a level of general benefit to people that do not live in or intend to conduct business within the Districts. In order for property within the Districts to be assessed only for that portion of special benefits received from the District's maintenance activities, general benefits provided by the ongoing maintenance of the improvements need to be quantified. The amount of general benefit that is provided from the District's maintenance activities cannot be funded via property owners' assessments.

5.1 Benefits from Landscaping and Street Tree Improvements

The separation of special benefits conferred to the properties in the Districts from the general benefits conferred to people or property outside the Districts corresponds to the physical location of the improvements. Based upon the location of the improvements, the improvements are categorized into one of the following categories: exterior or interior streets. The streets classified as exterior primarily include arterial and collector streets that are designed to carry pass-through traffic and internal traffic movement throughout the City. The streets classified as interior are primarily those adjacent to homes and intended to serve the local community with fewer average daily trips (ADT) than those classified as arterial and collector. For detailed traffic calculation information, see Section 10.6.

In March 2017, at the direction of the City Council, an analysis was prepared that removed the improvements on arterial (major traffic corridor) streets. Districts, which contained improvements only on arterial streets, were dissolved as of the Fiscal Year 2017/18. The improvements on exterior streets located in the remaining Districts as detailed below are only included on local and collector streets.

Exterior Streets

The streets bordering each District, categorized as exterior, are used as main access points to and from properties within the Districts in addition to providing circulation between the interior streets and the City's roadway network. The exterior streets with landscaping improvements serve not only residents in the immediate vicinity, but persons who live outside of the Districts and are passing by. The City's recent traffic studies do not identify the percentage of traffic on exterior streets which is pass-through traffic.

Before the determination and allocation of the percentage of special and general benefit for the exterior streets can be made, the estimated pass-through traffic must be computed. In lieu of having a study that identifies the pass-through traffic on exterior streets, the estimated number of trips generated by each parcel within the Districts has been calculated and analyzed in combination with the City's most recent traffic study that provides the ADT on various sections of the exterior streets throughout the City.

For each District and for only those streets with improvements authorized to be maintained, the estimated number of trips for special benefit purposes (as determined by the projected trips generated by the District parcel characteristics), was calculated on the collector streets to estimate pass-through trips. The pass-through trips are vehicles driving along the maintained streets within the District for a portion of their trips, but not residing or conducting business within the District. Adjustments to traffic counts utilized neighborhoods surrounding each District with access points on the specified collector street; based on the

trips generated by those neighborhoods averaged by the number of access points on the specified collector street.

Interior Streets

The streets within each District categorized as interior were intended to serve individual neighborhoods and not pass-through traffic. From a visual inspection of the layout of each District, one must conclude the interior streets are exclusively intended for the benefit of the parcels on such streets. There is no local street that provides a direct or efficient means of traveling from one place to another such that one would reasonably expect a driver to purposefully choose these interior streets as the best route for travel through the City unless necessary because the route either began or ended with a parcel in the District. A route beginning or ending with a parcel within the District does not include the “general public” for purposes of determining general benefit.

However, given the location to the schools, parks, and commercial properties within the City, there are bound to be drivers that make use of the interior streets to turn around or go back from where they came. Additionally, one can imagine a minimal degree of pass-through traffic even on something such as a cul-de-sac. As expressed by the Court in *Beutz v. County of Riverside* (2010), “... courts of this state have long recognized that virtually all public improvement projects provide general benefits.”. A conservative estimate of 1.00% for each improvement type would result in the general benefits derived from the street landscaping and tree improvements on local streets to be 2.00% and the special benefit is estimated to be 98.00%.

District-Exclusive Special Benefits

To account for the district-exclusive special benefits received from the improvements (Section 3.2) that are located on exterior streets, twenty percent (20%) of the improvements are excluded from the pass-through calculations.

Improved Aesthetic, Increased Safety, and Economic Activity General Benefit Percentage from Landscaping and Tree Improvements

The general benefit percentages as determined by the method outlined in the sections above have been applied (as applicable) to each street category within the Districts. The area in square feet of landscaping and count of street trees being maintained was determined after review of the City’s geospatial database and the authorized improvements as shown on the original diagrams approved at the formation of each District.

The general benefit percentage for each category of street was multiplied by the total square footage, less twenty percent (20%) for the district-exclusive special benefits, being maintained for such street category. The general benefit square footage was summed for both street categories and divided into the total square footage of all landscaping maintenance. The result is the overall improved aesthetics, increased safety, and economic activity general benefit percentage from landscaping improvements. The same method was followed to calculate the general benefit from the street tree improvements. The improved aesthetics, increased safety, and economic activity general benefit percentages from landscaping and street tree improvements for each District are shown in the table below. For each District’s specific calculation please refer to Section 10.5.

District	General Benefit from Landscaping Improvements	General Benefit from Street Tree Improvements
LMD No. 3 (River Ridge)	2.00%	2.00%
LMD No. 10 (Country Club Estates)	2.00%	2.00%
LMD No. 11 (St. Tropez)	14.13%	18.24%
LMD No. 12 (Standard Pacific)	2.00%	2.00%
LMD No. 13 (Le Village)	11.58%	11.46%
LMD No. 14 (California Cove)	7.51%	7.97%
LMD No. 16 (California Lighthouse)	28.28%	28.28%
LMD No. 23 (Greystone)	46.32%	11.04%
LMD No. 24 (Vineyards)	27.15%	8.97%
LMD No. 25 (The Pointe)	2.00%	2.00%
LMD No. 27 (Rose Island)	47.25%	39.54%
LMD No. 28 (Harborside)	2.00%	2.00%
LMD No. 30 (Haas Automation)	2.00%	2.00%
LMD No. 31 (Rancho De La Rosa)	4.77%	3.00%
LMD No. 32 (Oak Park)	2.00%	2.00%
LMD No. 33 (El Paseo)	2.00%	2.00%
LMD No. 34 (Sunrise Pointe & Sunset Cove)	2.00%	2.00%
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	16.24%	8.23%
LMD No. 37 (Pacific Breeze)	27.14%	30.38%
LMD No. 38 (Aldea Del Mar)	2.00%	2.00%
LMD No. 39 (Promesa/Sueno & DR Horton/Seawinds)	2.00%	2.00%
LMD No. 40 (Cantada)	2.00%	2.00%
LMD No. 41 (Pacific Cove)	2.00%	2.00%
LMD No. 42 (Cantabria & Coronado)	8.61%	4.83%
LMD No. 43 (Greenbelt)	2.00%	2.00%
LMD No. 46 (Daily Ranch)	2.00%	2.00%
LMD No. 47 (Sycamore Place)	2.00%	2.00%
LMD No. 49 (Cameron Ranch)	2.00%	2.00%
LMD No. 50 (Pleasant Valley Senior Housing)	44.84%	44.84%
LMD No. 51 (Pfeiler)	2.00%	2.00%
LMD No. 52 (Wingfield)	2.00%	2.00%
LMD No. 53 (Huff Court)	2.00%	2.00%
LMD No. 54 (Meadowcrest Villas)	50.70%	50.70%
LMD No. 55 (Wingfield West)	2.00%	2.00%
LMD No. 58 (Westwind)	13.94%	13.94%
LMD No. 60 (Artisan)	2.00%	2.00%

5.2 Benefits from Park Improvements

There are five Districts with park improvements included as an authorized improvement. The Districts include: LMD 32, LMD 39, LMD 46, LMD 51 and LMD 58. As a result of the maintenance and operation of the park improvements, there will be a level of improved aesthetics and economic activity general benefit conferred to people that do not live within the Districts. In order for property within each District to be assessed only for that portion of special benefits received from the District’s park maintenance activities, general benefits provided by the ongoing maintenance of the improvements need to be quantified. The amount of general benefit provided from the District-specific maintenance activities cannot be funded via property owners’ assessments.

There are two types of parks maintained by the Districts: Mini Parks and Neighborhood Parks. Mini Parks (also known as pocket parks) are intended to serve a limited population within a short radius (usually less than one-third of a mile) and Neighborhood Parks are intended to be easily accessible to local residents and designed to serve the surrounding neighborhood.¹⁷ The following lists the District-specific parks being maintained through the assessments.

District	Park	Acreage	Park Classification	Service Radius ¹
LMD 32	Borchard Oak Park	0.5	Mini Park	less than 0.3 miles
LMD 39/LMD 46 ²	Promesa/Sueno Park	4.0	Neighborhood Park	¼ to ½ mile
LMD 51	Pfeiler Park	3.1	Neighborhood Park	¼ to ½ mile
LMD 58	Garden City Acres Park	5.5	Neighborhood Park	¼ to ½ mile

(1) Service radius as defined in the April 2006 Background Report; defined in tables 4-28

(2) Park within LMD 39; per formation Engineer’s Report LMD 46 receives a special benefit from the park and pays a proportional share of the park costs (51.78%).

Neighborhood parks, according to City standards, can range up to 10 acres. The City does not have a standard service radius for parks within the Neighborhood classification, however the National Recreation and Park Association (NRPA) has developed standards that have been traditionally applied. The most recent NRPA service radius for a Neighborhood Park is ¼ to ½ mile.¹⁸ In addition, there is a standard of ½ mile as a reasonable distance to walk to a park.¹⁹ Even though the park facilities were installed for the benefit of the residents within the Districts, and most parcels outside of the boundaries have their own park within close proximity, there will be some general benefit to those people who do not live or conduct business inside the Districts but are within the service radius listed above.

The Summary of Travel Trends, 2009 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking or some other means of transportation. According to the Pacific Division data extracted from the 2009 NHTS database, of the annual 181,703 (in millions) total person trips, 23,399 (in millions) or 12.88% of those person trips were for social/recreational purposes (using all modes of transportation: walking, bicycle, vehicle, et.al.)²⁰.

According to the U.S. Census Bureau (2010-2014), the average household size in the City is 3.98 persons²¹. Based on this average household size, and the number of residential units within each District, the following details the number of people residing within and outside the boundaries of each applicable District with direct access to the park and within the corresponding park service radius.

LMD 32		
.3 Mile Park Population	Estimated Number of Residential Units	Estimated Number of Persons ¹
Within LMD 32	27	108
Outside LMD 32 ²	491	1,954
Total Population within .3 mile and having direct access to park	518	2,062

- (1) U.S. Census Bureau (2010) average household size in the City is 3.98 persons.
- (2) There are additional parcels that are within the .3-mile radius, but without direct access to the LMD 32 park (i.e. would have to cross arterial streets); these parcels have access to parks that are within a closer proximity than the LMD 32 park and are not included in the residential unit count.

LMD 39 and LMD 46		
1/2 Mile Park Population	Estimated Number of Residential Units	Estimated Number of Persons ¹
Within LMD 39	244	971
Within LMD 46	262	1,043
Outside LMD 39/LMD 46 ²	392	1,560
Total Population within ½ mile and having direct access to park	898	3,574

- (1) U.S. Census Bureau (2010) average household size in the City is 3.98 persons.
- (2) There are additional parcels that are within the 1/2-mile radius, but without direct access to the LMD 39/LMD 46 park (i.e. would have to cross arterial streets, railroad tracks); these parcels have access to parks that are within a closer proximity than the LMD 39/LMD 46 park and are not included in the residential unit count.

LMD 51		
1/2 Mile Park Population	Estimated Number of Residential Units	Estimated Number of Persons ¹
Within LMD 51	219	872
Outside LMD 51 ²	1,560	6,209
Total Population within ½ mile and having direct access to park	1,779	7,081

- (1) U.S. Census Bureau (2010) average household size in the City is 3.98 persons.
- (2) There are additional parcels that are within the 1/2-mile radius, but without direct access to the LMD 51 park (i.e. would have to cross arterial streets); these parcels have access to parks that are within a closer proximity than the LMD 51 park and are not included in the residential unit count.

LMD 58		
1/2 Mile Park Population	Estimated Number of Residential Units	Estimated Number of Persons ¹
Within LMD 58	156	621
Outside LMD 58 ²	772	3,073
Total Population within ½ mile and having direct access to park	928	3,694

(1) U.S. Census Bureau (2010) average household size in the City is 3.98 persons.

(2) There are additional parcels that are within the 1/2-mile radius, but without direct access to the LMD 58 park (i.e. would have to cross arterial streets); these parcels have access to parks that are within a closer proximity than the LMD 58 park and are not included in the residential unit count.

In order to determine the estimated total number of persons who are within close proximity (service radius) to each of the park improvements that may utilize the park (for all modes of transportation), the 12.88% of person trips reported from the NHTS Pacific Division study (trips for social/recreational purposes) were multiplied by the total number of persons within the park service radius and having direct access to the park, but outside of the District boundary.

Within Service Radius Outside LMD boundary	Estimated Number of Persons Outside	Estimated Number of Persons using LMD Specific Park
Outside LMD 32	1,954	252
Outside LMD 39/LMD 46	1,560	201
Outside LMD 51	6,209	800
Outside LMD 58	3,073	395

Applying the number of trips for purposes that persons outside the District boundaries may use the parks divided by the total population within the service radius and having direct parks access, the estimated percentage of persons engaging in what is considered general benefit because they do not reside within the District, is shown in the following table:

Within Service Radius Outside LMD boundary	Estimated Number of Persons Outside using LMD specific Park ¹	Total Park Service Area Population	% of General Benefit
Outside LMD 32	252	2,062	12.22%
Outside LMD 39/LMD 46	201	3,574	5.62%
Outside LMD 51	800	7,081	11.30%
Outside LMD 58	395	3,693	10.70%

(1) Estimated number of persons previously determined within park service radius and outside of the District boundary, multiplied by 12.88% social/recreational trips.

LMD 32 – Improved Aesthetics and Economic Activity General Benefit from Park Improvements

Given the location and size of the LMD 32 park, it is very unlikely the public at large, beyond the service radius, would seek out or use the smaller local park especially when the City has larger community and regional parks that are intended to attract people from outside areas, and provide recreational opportunities beyond those supplied by local, neighborhood parks. However, there are people who may

randomly decide to visit the park. Consequently, it is likely that certain members of the public at large may use the smaller parks, and as such, a 1.00% general benefit has been assigned to account for usage by the public at large.

.3 Mile and Direct Access General Benefit	12.22%
Public at Large Benefit Park General Benefit	1.00%
Total LMD 32 Park General Benefit	13.22%

Based on the above calculations, the general benefit portion resulting from the LMD 32 park improvements is estimated to be 13.22% and the special benefit is estimated to be 86.78%.

LMD 39/LMD 46 – Improved Aesthetics and Economic Activity General Benefit from Park Improvements

Given the location and size of the LMD 39/LMD 46 park, it is very unlikely the public at large, beyond the service radius, would seek out or use the neighborhood park especially when the City has larger community and regional parks that are intended to attract people from outside areas, and provide recreational opportunities beyond those supplied by local, neighborhood parks, and other neighborhoods within the City have their own local parks. However, there are people who may randomly decide to visit the park. Consequently, it is likely that certain members of the public at large may use the smaller parks, and as such, a 1.00% general benefit has been assigned to account for usage by the public at large.

½-Mile and Direct Access General Benefit	5.62%
Public at Large Benefit Park General Benefit	1.00%
Total LMD 39/LMD 46 Park General Benefit	6.62%

Based on the above calculations, the general benefit portion resulting from the LMD 39/LMD 46 park improvements is estimated to be 6.62% and the special benefit is estimated to be 93.38%.

LMD 51 – Improved Aesthetics and Economic Activity General Benefit from Park Improvements

Given the location and size of the LMD 51 park, it is very unlikely the public at large, beyond the service radius, would seek out or use the neighborhood park especially when the City has larger community and regional parks that are intended to attract people from outside areas, and provide recreational opportunities beyond those supplied by local, neighborhood parks, and other neighborhoods within the City have their own local parks. However, there are people who may randomly decide to visit the park. Consequently, it is likely that certain members of the public at large may use the smaller parks, and as such, a 1.00% general benefit has been assigned to account for usage by the public at large.

½-Mile and Direct Access General Benefit	11.30%
Public at Large Benefit Park General Benefit	1.00%
Total LMD 51 Park General Benefit	12.30%

Based on the above calculations, the general benefit portion resulting from the LMD 51 park improvements is estimated to be 12.30% and the special benefit is estimated to be 87.70%.

LMD 58 – Improved Aesthetics and Economic Activity General Benefit from Park Improvements

Given the location and size of the LMD 58 park, it is very unlikely the public at large, beyond the service radius, would seek out or use the neighborhood park especially when the City has larger community and regional parks that are intended to attract people from outside areas, and provide recreational opportunities beyond those supplied by local, neighborhood parks, and other neighborhoods within the City have their own local parks. However, there are people who may randomly decide to visit the park, use the open fields for sporting practice, and the City’s mobile activity center does operate sessions at this park location. Consequently, a 5.00% general benefit has been assigned to account for usage by the public at large.

.50 Mile and Direct Access General Benefit	10.70%
Public at Large Benefit Park General Benefit	5.00%
Total LMD 58 Park General Benefit	15.70%

Based on the above calculations, the general benefit portion resulting from the LMD 58 park improvements is estimated to be 15.70% and the special benefit is estimated to be 84.30%. Note, per the formation Engineer’s Report, the LMD 58 special benefit related to the Garden City Acres Park is 26.18%. The 15.70% general benefit calculation shown above is the percentage of general benefit of the originally calculated 26.18% special benefit. The special benefit is estimated to be 84.30% of the 26.18% previously determined special benefit.

5.3 Collective District General Benefit

Since each District is comprised of a blend of improvements, the maintenance activities and general benefit conferred must be addressed in a collective form rather than independently. Therefore, the arithmetic mean of the general benefit percentages has been used to quantify the overall level of general benefit for the District. This general benefit result is provided in the table below:

District	General Benefit from Landscaping Improvements	General Benefit from Street Tree Improvements	General Benefit from Park Improvements	Total General Benefit
LMD No. 3 (River Ridge)	2.00%	2.00%	N/A	2.00%
LMD No. 10 (Country Club Estates)	2.00%	2.00%	N/A	2.00%
LMD No. 11 (St. Tropez)	14.13%	18.24%	N/A	16.18%
LMD No. 12 (Standard Pacific)	2.00%	2.00%	N/A	2.00%
LMD No. 13 (Le Village)	11.58%	11.46%	N/A	11.52%
LMD No. 14 (California Cove)	7.51%	7.97%	N/A	7.74%
LMD No. 16 (California Lighthouse)	28.28%	28.28%	N/A	28.28%
LMD No. 23 (Greystone)	46.32%	11.04%	N/A	28.68%
LMD No. 24 (Vineyards)	27.15%	8.97%	N/A	18.06%
LMD No. 25 (The Pointe)	2.00%	2.00%	N/A	2.00%
LMD No. 27 (Rose Island)	47.25%	39.54%	N/A	43.40%
LMD No. 28 (Harborside)	2.00%	2.00%	N/A	2.00%
LMD No. 30 (Haas Automation)	2.00%	2.00%	N/A	2.00%

District	General Benefit from Landscaping Improvements	General Benefit from Street Tree Improvements	General Benefit from Park Improvements	Total General Benefit
LMD No. 31 (Rancho De La Rosa)	4.77%	3.00%	N/A	3.88%
LMD No. 32 (Oak Park)	2.00%	2.00%	13.22%	5.74%
LMD No. 33 (El Paseo)	2.00%	2.00%	N/A	2.00%
LMD No. 34 (Sunrise Pointe & Sunset Cove)	2.00%	2.00%	N/A	2.00%
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	16.24%	8.23%	N/A	12.23%
LMD No. 37 (Pacific Breeze)	27.14%	30.38%	N/A	28.76%
LMD No. 38 (Aldea Del Mar)	2.00%	2.00%	N/A	2.00%
LMD No. 39 (Promesa/Sueno & DR Horton/Seawinds)	2.00%	2.00%	6.62%	3.54%
LMD No. 40 (Cantada)	2.00%	2.00%	N/A	2.00%
LMD No. 41 (Pacific Cove)	2.00%	2.00%	N/A	2.00%
LMD No. 42 (Cantabria & Coronado)	8.61%	4.83%	N/A	6.72%
LMD No. 43 (Greenbelt)	2.00%	2.00%	N/A	2.00%
LMD No. 46 (Daily Ranch)	2.00%	2.00%	6.62%	3.54%
LMD No. 47 (Sycamore Place)	2.00%	2.00%	N/A	2.00%
LMD No. 49 (Cameron Ranch)	2.00%	2.00%	N/A	2.00%
LMD No. 50 (Pleasant Valley Senior Housing)	44.84%	44.84%	N/A	44.84%
LMD No. 51 (Pfeiler)	2.00%	2.00%	12.30%	5.43%
LMD No. 52 (Wingfield)	2.00%	2.00%	N/A	2.00%
LMD No. 53 (Huff Court)	2.00%	2.00%	N/A	2.00%
LMD No. 54 (Meadowcrest Villas)	50.70%	50.70%	N/A	50.70%
LMD No. 55 (Wingfield West)	2.00%	2.00%	N/A	2.00%
LMD No. 58 (Westwind)	13.94%	13.94%	15.70%	14.53%
LMD No. 60 (Artisan)	2.00%	2.00%	N/A	2.00%

6. ESTIMATE OF COSTS

The estimated costs of maintenance and servicing the improvements as described in the Plans and Specifications are summarized on the following pages. Each year as part of the assessment district levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the upcoming year.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 124 LMD No. 3 (River Ridge)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$25,392
1606-804-8261	Utility - Electric	749
1606-804-8267	Utility - Water	25,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$9,360
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	4,449
1901-804-8451	City General Overhead	3,038
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,781
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$41,521
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	319
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	<u>Total Estimated Expenses</u>	\$111,609
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,023
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	26,550
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$84,036
	<u>Total Estimated Revenues(13)</u>	\$111,609
	2021/22 Calculated Rate(14)	\$162.86
	2021/22 Maximum Rate	\$162.86
	# of Units/EDUS	516.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 128

Acct #	Description	LMD No. 10 (Country Club Estates)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$5,000
1606-804-8261	Utility - Electric	645
1606-804-8267	Utility - Water	14,865
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$1,843
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,467
1901-804-8451	City General Overhead	598
1901-804-8205	Outside Administration Services (non City Staff)(6)	939
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$0
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	93
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$25,449
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$410
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	963
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$24,076
	Total Estimated Revenues(13)	\$25,449
	2021/22 Calculated Rate(14)	\$157.36
	2021/22 Maximum Rate	\$157.36
	# of Units/EDUS	153.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 129 LMD No. 11 (St. Tropez)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$3,232
1606-804-8261	Utility - Electric	287
1606-804-8267	Utility - Water	1,058
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$1,191
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	645
1901-804-8451	City General Overhead	387
1901-804-8205	Outside Administration Services (non City Staff)(6)	896
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$0
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	35
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$7,731
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$741
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$6,990
	Total Estimated Revenues(13)	\$7,731
	2021/22 Calculated Rate(14)	\$84.22
	2021/22 Maximum Rate	\$84.22
	# of Units/EDUS	83.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	<i>Fund 131</i> LMD No. 12 (Standard Pacific)
	Maintenance Service Level(1)	<i>B</i>
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$6,303
1606-804-8261	Utility - Electric	137
1606-804-8267	Utility - Water	1,998
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$2,323
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,858
1901-804-8451	City General Overhead	754
1901-804-8205	Outside Administration Services (non City Staff)(6)	970
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$8,110
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	110
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	<u>Total Estimated Expenses</u>	<u>\$22,563</u>
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$169
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	<u>\$22,394</u>
	<u>Total Estimated Revenues(13)</u>	<u>\$22,563</u>
	2021/22 Calculated Rate(14)	\$87.82
	2021/22 Maximum Rate	\$87.82
	# of Units/EDUS	255.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 132

Acct #	Description	LMD No. 14 (California Cove)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$8,080
1606-804-8261	Utility - Electric	2,500
1606-804-8267	Utility - Water	9,600
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$2,978
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,527
1901-804-8451	City General Overhead	967
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,013
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$11,452
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	137
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$38,254
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,561
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$36,693
	Total Estimated Revenues(13)	\$38,254
	2021/22 Calculated Rate(14)	\$173.08
	2021/22 Maximum Rate	\$173.08
	# of Units/EDUS	212.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 133

Acct #	Description	LMD No. 16 (California Lighthouse)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$4,040
1606-804-8261	Utility - Electric	0
1606-804-8267	Utility - Water	3,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$1,489
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,191
1901-804-8451	City General Overhead	483
1901-804-8205	Outside Administration Services (non City Staff)(6)	916
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$10,318
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	105
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$21,542
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,991
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$19,552
	Total Estimated Revenues(13)	\$21,542
	2021/22 Calculated Rate(14)	\$73.78
	2021/22 Maximum Rate	\$73.78
	# of Units/EDUS	265.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 134 LMD No. 13 (Le Village)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$4,040
1606-804-8261	Utility - Electric	181
1606-804-8267	Utility - Water	8,300
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$1,489
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,898
1901-804-8451	City General Overhead	483
1901-804-8205	Outside Administration Services (non City Staff)(6)	916
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$2,101
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	79
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$19,487
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,443
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$18,045
	Total Estimated Revenues(13)	\$19,487
	2021/22 Calculated Rate(14)	\$112.78
	2021/22 Maximum Rate	\$112.78
	# of Units/EDUS	160.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 143

Acct #	Description	LMD No. 23 (Greystone)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$3,000
1606-804-8261	Utility - Electric	0
1606-804-8267	Utility - Water	634
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$1,106
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	203
1901-804-8451	City General Overhead	359
1901-804-8205	Outside Administration Services (non City Staff)(6)	891
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$411
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	27
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$6,630
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,042
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$5,588
	Total Estimated Revenues(13)	\$6,630
	2021/22 Calculated Rate(14)	\$91.60
	2021/22 Maximum Rate	\$91.60
	# of Units/EDUS	61.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 144 LMD No. 24 (Vineyards)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$8,066
1606-804-8261	Utility - Electric	678
1606-804-8267	Utility - Water	3,500
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$2,973
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	897
1901-804-8451	City General Overhead	965
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,013
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$6,908
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	67
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$25,067
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$2,211
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	4,556
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$18,300
	Total Estimated Revenues(13)	\$25,067
	2021/22 Calculated Rate(14)	\$183.00
	2021/22 Maximum Rate	\$183.00
	# of Units/EDUS	100.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 145 LMD No. 25 (Pointe)
	Maintenance Service Level(1)	C
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$10,666
1606-804-8261	Utility - Electric	297
1606-804-8267	Utility - Water	3,500
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$3,931
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,135
1901-804-8451	City General Overhead	1,276
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,075
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$2,103
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	105
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$24,088
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$289
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$23,799
	Total Estimated Revenues(13)	\$24,088
	2021/22 Calculated Rate(14)	\$110.18
	2021/22 Maximum Rate	\$110.18
	# of Units/EDUS	216.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 147 LMD No. 27 (Rose Island)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$8,080
1606-804-8261	Utility - Electric	139
1606-804-8267	Utility - Water	5,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$2,978
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	935
1901-804-8451	City General Overhead	967
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,013
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$7,333
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	63
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$26,508
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$5,736
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$20,772
	Total Estimated Revenues(13)	\$26,508
	2021/22 Calculated Rate(14)	\$415.43
	2021/22 Maximum Rate	\$415.44
	# of Units/EDUS	50.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 148

Acct #	Description	LMD No. 28 (Harborside)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$37,330
1606-804-8261	Utility - Electric	482
1606-804-8267	Utility - Water	12,800
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$13,760
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,351
1901-804-8451	City General Overhead	4,467
1901-804-8205	Outside Administration Services (non City Staff)(6)	2,069
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$22,670
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	168
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$96,096
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,012
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	56,810
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$38,273
	Total Estimated Revenues(13)	\$96,095
	2021/22 Calculated Rate(14)	\$107.81
	2021/22 Maximum Rate	\$269.09
	# of Units/EDUS	355.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 151 LMD No. 30 (Haas Automation)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$22,301
1606-804-8261	Utility - Electric	0
1606-804-8267	Utility - Water	0
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$8,220
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,515
1901-804-8451	City General Overhead	2,668
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,356
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$39,779
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	48
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$76,888
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$446
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	65,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$11,441
	Total Estimated Revenues(13)	\$76,887
	2021/22 Calculated Rate(14)	\$128.96
	2021/22 Maximum Rate	\$623.50
	# of Units/EDUS	88.72

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 152

Acct #	Description	LMD No. 31 (Rancho De La Rosa)
	Maintenance Service Level(1)	D
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$39,196
1606-804-8261	Utility - Electric	1,137
1606-804-8267	Utility - Water	27,500
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$14,448
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	3,592
1901-804-8451	City General Overhead	4,690
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,763
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$8,060
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	269
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$100,655
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$2,633
	Additional General Fund Contribution to Offset Estimated Utility Overage	10,315
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$87,706
	Total Estimated Revenues(13)	\$100,654
	2021/22 Calculated Rate(14)	\$376.42
	2021/22 Maximum Rate	\$376.42
	# of Units/EDUS	233.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	<i>Fund 153</i> LMD No. 32 (Oak Park)
	Maintenance Service Level(1)	<i>B</i>
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$6,969
1606-804-8261	Utility - Electric	113
1606-804-8267	Utility - Water	5,000
1606-804-8266	Utility - Wastewater	273
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$2,569
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,173
1901-804-8451	City General Overhead	834
1901-804-8205	Outside Administration Services (non City Staff)(6)	986
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$12,500
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	19
1001-808-8714	<u>Inter District Transfer Out(9)</u>	<u>0</u>
	Total Estimated Expenses	\$30,436
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$709
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	26,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	<u>\$3,727</u>
	Total Estimated Revenues(13)	\$30,436
	2021/22 Calculated Rate(14)	\$138.03
	2021/22 Maximum Rate	\$998.86
	# of Units/EDUS	27.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 154

Acct #	Description	LMD No. 33 (El Paseo)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$19,372
1606-804-8261	Utility - Electric	0
1606-804-8267	Utility - Water	6,800
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$7,141
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,037
1901-804-8451	City General Overhead	2,318
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,285
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$23,101
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	204
1001-808-8714	<u>Inter District Transfer Out(9)</u>	<u>3,470</u>
	Total Estimated Expenses	\$65,728
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$523
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	<u>\$65,204</u>
	Total Estimated Revenues(13)	\$65,728
	2021/22 Calculated Rate(14)	\$343.18
	2021/22 Maximum Rate	\$343.19
	# of Units/EDUS	190.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 156

Acct #	Description	LMD No. 34 (Sunrise Pointe & Sunset Cove)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$30,734
1606-804-8261	Utility - Electric	4,500
1606-804-8267	Utility - Water	15,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$11,329
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,218
1901-804-8451	City General Overhead	3,677
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,559
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$14,534
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	227
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$83,778
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,005
	Additional General Fund Contribution to Offset Estimated Utility Overage	11,563
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$67,739
	Total Estimated Revenues(13)	\$80,307
	2021/22 Calculated Rate(14)	\$248.13
	2021/22 Maximum Rate	\$248.13
	# of Units/EDUS	273.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 157

Acct #	Description	LMD No. 36 (Villa Santa Cruz & Villa Carmel)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$37,572
1606-804-8261	Utility - Electric	14,000
1606-804-8267	Utility - Water	25,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$13,849
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	4,983
1901-804-8451	City General Overhead	4,496
1901-804-8205	Outside Administration Services (non City Staff)(6)	2,075
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$65,314
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	315
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$167,604
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$9,367
	Additional General Fund Contribution to Offset Estimated Utility Overage	15,339
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	45,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$97,898
	Total Estimated Revenues(13)	\$167,604
	2021/22 Calculated Rate(14)	\$296.66
	2021/22 Maximum Rate	\$496.20
	# of Units/EDUS	330.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 158

Acct #	Description	LMD No. 37 (Pacific Breeze)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$10,423
1606-804-8261	Utility - Electric	231
1606-804-8267	Utility - Water	4,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$3,842
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,306
1901-804-8451	City General Overhead	1,247
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,070
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$22,931
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	48
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	<u>\$45,098</u>
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$4,214
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	32,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	<u>\$8,883</u>
	Total Estimated Revenues(13)	<u>\$45,098</u>
	2021/22 Calculated Rate(14)	\$74.65
	2021/22 Maximum Rate	\$306.81
	# of Units/EDUS	119.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 159

Acct #	Description	LMD No. 38 (Aldea Del Mar)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$34,845
1606-804-8261	Utility - Electric	9,277
1606-804-8267	Utility - Water	20,044
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$12,844
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	5,491
1901-804-8451	City General Overhead	4,169
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,658
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$62,833
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	334
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$151,496
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,283
	Additional General Fund Contribution to Offset Estimated Utility Overage	9,266
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	32,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$108,948
	Total Estimated Revenues(13)	\$151,497
	2021/22 Calculated Rate(14)	\$370.57
	2021/22 Maximum Rate	\$405.99
	# of Units/EDUS	294.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 160

Acct #	Description	LMD No. 39 (Promesa & Sueno)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$43,588
1606-804-8261	Utility - Electric	9,204
1606-804-8267	Utility - Water	46,899
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$16,067
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	5,895
1901-804-8451	City General Overhead	5,215
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,648
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$0
1606-804-8229	Special Projects(8)	20,000
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	371
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$148,887
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$3,529
	Additional General Fund Contribution to Offset Estimated Utility Overage	39,829
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$100,541
	Total Estimated Revenues(13)	\$143,899
	2021/22 Calculated Rate(14)	\$561.68
	2021/22 Maximum Rate	\$1,048.53
	# of Units/EDUS	179.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	<i>Fund 161</i> LMD No. 39 (DR Horton)
	Maintenance Service Level(1)	<i>B</i>
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$16,081
1606-804-8261	Utility - Electric	5,415
1606-804-8267	Utility - Water	15,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$5,927
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,994
1901-804-8451	City General Overhead	1,924
1901-804-8205	Outside Administration Services (non City Staff)(6)	609
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$7,299
1606-804-8229	Special Projects(8)	15,000
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	101
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	<u>Total Estimated Expenses</u>	<u>\$69,350</u>
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,292
	Additional General Fund Contribution to Offset Estimated Utility Overage	14,428
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	17,148
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	<u>\$34,670</u>
	<u>Total Estimated Revenues(13)</u>	<u>\$67,538</u>
	2021/22 Calculated Rate(14)	\$533.39
	2021/22 Maximum Rate	\$993.77
	# of Units/EDUS	65.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Fund 162 LMD No. 40 (Cantada)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$30,664
1606-804-8261	Utility - Electric	0
1606-804-8267	Utility - Water	15,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$11,303
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,600
1901-804-8451	City General Overhead	3,669
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,557
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$23,818
1606-804-8229	Special Projects(8)	55,000
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	131
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$143,742
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$913
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	100,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$42,828
	Total Estimated Revenues(13)	\$143,741
	2021/22 Calculated Rate(14)	\$379.01
	2021/22 Maximum Rate	\$745.99
	# of Units/EDUS	113.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 163

Acct #	Description	LMD No. 41 (Pacific Cove)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$10,484
1606-804-8261	Utility - Electric	5,537
1606-804-8267	Utility - Water	7,152
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$3,865
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,662
1901-804-8451	City General Overhead	1,254
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,071
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$14,635
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	136
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$46,796
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$463
	Additional General Fund Contribution to Offset Estimated Utility Overage	2,138
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$44,194
	Total Estimated Revenues(13)	\$46,795
	2021/22 Calculated Rate(14)	\$368.28
	2021/22 Maximum Rate	\$637.07
	# of Units/EDUS	120.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 164

Acct #	Description	LMD No. 42 (Cantabria & Coronado)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$54,358
1606-804-8261	Utility - Electric	9,237
1606-804-8267	Utility - Water	27,807
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$20,037
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	6,996
1901-804-8451	City General Overhead	6,504
1901-804-8205	Outside Administration Services (non City Staff)(6)	2,128
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$100,000
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	67
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$227,134
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$6,142
	Additional General Fund Contribution to Offset Estimated Utility Overage	12,806
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	198,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$10,187
	Total Estimated Revenues(13)	\$227,135
	2021/22 Calculated Rate(14)	\$51.71
	2021/22 Maximum Rate	\$955.49
	# of Units/EDUS	197.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 165

Acct #	Description	LMD No. 43 (Greenbelt)(15)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$44,602
1606-804-8261	Utility - Electric	799
1606-804-8267	Utility - Water	21,121
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$16,441
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	3,474
1901-804-8451	City General Overhead	5,337
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,893
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$23,182
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	328
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$117,176
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$1,330
	Additional General Fund Contribution to Offset Estimated Utility Overage	2,024
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$113,821
	Total Estimated Revenues(13)	\$117,175
	2021/22 Calculated Rate(14)	varies
	2021/22 Maximum Rate	varies
	# of Units/EDUS	204.34

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8003

Acct #	Description	LMD No. 46 (Daily Ranch)(16)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$64,072
1606-804-8261	Utility - Electric	6,000
1606-804-8267	Utility - Water	32,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$23,618
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	5,570
1901-804-8451	City General Overhead	7,666
1901-804-8205	Outside Administration Services (non City Staff)(6)	2,363
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$2,700
1606-804-8229	Special Projects(8)	50,000
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	328
1001-808-8714	<u>Inter District Transfer Out(9)</u>	6,800
	Total Estimated Expenses	\$201,116
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$3,613
	Additional General Fund Contribution to Offset Estimated Utility Overage	18,698
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$178,803
	Total Estimated Revenues(13)	\$201,114
	2021/22 Calculated Rate(14)	varies
	2021/22 Maximum Rate	varies
	# of Units/EDUS	262.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8004

Acct #	Description	LMD No. 47 (Sycamore Place)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$17,332
1606-804-8261	Utility - Electric	144
1606-804-8267	Utility - Water	7,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$6,389
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,904
1901-804-8451	City General Overhead	2,074
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,236
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$20,000
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	112
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	<u>\$56,190</u>
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$490
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	25,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	<u>\$30,700</u>
	Total Estimated Revenues(13)	<u>\$56,190</u>
	2021/22 Calculated Rate(14)	\$276.58
	2021/22 Maximum Rate	\$638.62
	# of Units/EDUS	111.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8006

Acct #	Description	LMD No. 49 (Cameron Ranch)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$5,252
1606-804-8261	Utility - Electric	1,466
1606-804-8267	Utility - Water	2,951
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$1,936
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,272
1901-804-8451	City General Overhead	628
1901-804-8205	Outside Administration Services (non City Staff)(6)	945
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$5,100
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	56
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$19,606
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$193
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$19,413
	Total Estimated Revenues(13)	\$19,606
	2021/22 Calculated Rate(14)	\$554.65
	2021/22 Maximum Rate	\$554.65
	# of Units/EDUS	35.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8007

Acct #	Description	LMD No. 50 (Pleasant Valley Senior Housing)
	Maintenance Service Level(1)	C
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$12,420
1606-804-8261	Utility - Electric	673
1606-804-8267	Utility - Water	5,391
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$4,578
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	1,636
1901-804-8451	City General Overhead	1,486
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,118
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$5,436
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	74
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$32,812
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$8,288
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$24,524
	Total Estimated Revenues(13)	\$32,812
	2021/22 Calculated Rate(14)	\$408.73
	2021/22 Maximum Rate	\$408.75
	# of Units/EDUS	60.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8008

Acct #	Description	LMD No. 51 (Pfeiler)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$69,562
1606-804-8261	Utility - Electric	8,830
1606-804-8267	Utility - Water	17,000
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$25,641
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	4,472
1901-804-8451	City General Overhead	8,323
1901-804-8205	Outside Administration Services (non City Staff)(6)	2,495
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$82,200
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	311
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$218,834
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$5,183
	Additional General Fund Contribution to Offset Estimated Utility Overage	12,911
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	95,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$105,740
	Total Estimated Revenues(13)	\$218,834
	2021/22 Calculated Rate(14)	\$482.83
	2021/22 Maximum Rate	\$648.65
	# of Units/EDUS	219.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8009

Acct #	Description	LMD No. 52 (Wingfield)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$8,363
1606-804-8261	Utility - Electric	1,170
1606-804-8267	Utility - Water	1,556
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$3,083
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,251
1901-804-8451	City General Overhead	1,001
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,020
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$51,924
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	68
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$70,435
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$222
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	60,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$10,213
	Total Estimated Revenues(13)	\$70,434
	2021/22 Calculated Rate(14)	\$51.32
	2021/22 Maximum Rate	\$396.11
	# of Units/EDUS	199.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8010

Acct #	Description	LMD No. 53 (Huff Court)
	Maintenance Service Level(1)	F
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$515
1606-804-8261	Utility - Electric	0
1606-804-8267	Utility - Water	350
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$190
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	585
1901-804-8451	City General Overhead	62
1901-804-8205	Outside Administration Services (non City Staff)(6)	831
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$3,016
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	12
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$5,560
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$17
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	1,767
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$3,776
	Total Estimated Revenues(13)	\$5,560
	2021/22 Calculated Rate(14)	\$471.99
	2021/22 Maximum Rate	\$472.01
	# of Units/EDUS	8.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8012

Acct #	Description	LMD No. 54 (Meadow Crest Villas)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$4,182
1606-804-8261	Utility - Electric	513
1606-804-8267	Utility - Water	1,639
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$1,541
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	956
1901-804-8451	City General Overhead	500
1901-804-8205	Outside Administration Services (non City Staff)(6)	919
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$5,000
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	41
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$15,291
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$3,211
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$12,080
	Total Estimated Revenues(13)	\$15,291
	2021/22 Calculated Rate(14)	\$241.60
	2021/22 Maximum Rate	\$463.58
	# of Units/EDUS	50.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8013

Acct #	Description	LMD No. 55 (Wingfield West)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$13,938
1606-804-8261	Utility - Electric	125
1606-804-8267	Utility - Water	2,253
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$5,138
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,391
1901-804-8451	City General Overhead	1,668
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,154
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$4,570
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	87
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	\$31,324
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$326
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$30,997
	Total Estimated Revenues(13)	\$31,324
	2021/22 Calculated Rate(14)	\$756.03
	2021/22 Maximum Rate	\$756.09
	# of Units/EDUS	41.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8016

Acct #	Description	LMD No. 58 (Westwind)
	Maintenance Service Level(1)	B
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$16,362
1606-804-8261	Utility - Electric	0
1606-804-8267	Utility - Water	7,339
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$6,031
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	3,189
1901-804-8451	City General Overhead	1,958
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,213
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$19,292
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	106
1001-808-8714	<u>Inter District Transfer Out(9)</u>	5,000
	Total Estimated Expenses	\$60,490
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$3,443
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	28,000
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$29,047
	Total Estimated Revenues(13)	\$60,490
	2021/22 Calculated Rate(14)	\$186.20
	2021/22 Maximum Rate	\$470.63
	# of Units/EDUS	156.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Fund 170-8018

Acct #	Description	LMD No. 60 (Artisan)
	Maintenance Service Level(1)	<i>B</i>
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$11,151
1606-804-8261	Utility - Electric	503
1606-804-8267	Utility - Water	1,676
1606-804-8266	Utility - Wastewater	0
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$4,110
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	2,222
1901-804-8451	City General Overhead	1,334
1901-804-8205	Outside Administration Services (non City Staff)(6)	1,087
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$20,000
1606-804-8229	Special Projects(8)	0
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	106
1001-808-8714	<u>Inter District Transfer Out(9)</u>	0
	Total Estimated Expenses	<u>\$42,189</u>
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$267
	Additional General Fund Contribution to Offset Estimated Utility Overage	0
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	0
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	<u>\$41,922</u>
	Total Estimated Revenues(13)	<u>\$42,189</u>
	2021/22 Calculated Rate(14)	\$41,922.35
	2021/22 Maximum Rate	\$63,803.73
	# of Units/EDUS	1.00

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
2021/22 Landscape Maintenance District Budget
(in dollars)

Acct #	Description	Totals
	Maintenance Service Level(1)	
	<u>Direct Expenses(2)</u>	
1606-804-8209	Contractor Maintenance Costs(3)	\$747,560
1606-804-8261	Utility - Electric	84,969
1606-804-8267	Utility - Water	404,733
1606-804-8266	Utility - Wastewater	273
	<u>Administrative Expenses</u>	
1901-804-8451	City Direct Staff Overhead Costs(4)	\$275,559
1606-804-8532	City Admin Costs (Indirect Overhead Costs)(5)	91,940
1901-804-8451	City General Overhead	89,446
1901-804-8205	Outside Administration Services (non City Staff)(6)	48,529
1606-804-8229	On Call Services/ Contingency/ Reserves(7)	\$750,151
1606-804-8229	Special Projects(8)	140,000
1606-804-8527	County Collection Fee (\$0.19/parcel + 0.25% levy)	5,207
1001-808-8714	<u>Inter District Transfer Out(9)</u>	15,270
	Total Estimated Expenses	\$2,653,638
	<u>Estimated Revenues (non-levy)</u>	
1001-711-7901	General Fund Contribution for General Benefit(10)	\$76,734
	Additional General Fund Contribution to Offset Estimated Utility Overage	149,317
	Additional General Fund Subsidy to Offset Shortage	0
	Surplus Funds/ Additional Levy Credit(11)	813,794
1001-711-7917	Inter-District Required Transfer In(9)	0
	<u>Levy Amount</u>	
1606-591-7552	<u>Balance to Levy(12)</u>	\$1,603,518
	Total Estimated Revenues(13)	\$2,643,363
	2021/22 Calculated Rate(14)	
	2021/22 Maximum Rate	
	# of Units/EDUS	

(1) Service level based on funds available.

(2) Contractor maintenance costs, utilities and incidental costs directly related to the maintenance and replacement of the improvements.

(3) Amounts from bids received.

(4) Costs related to City staff time and expenses directly related to the administration and management of the Districts, including oversight and coordination of City and contractor provided services, annual process of placing assessments on the tax roll and responding to property owner inquiries. Costs allocated based on each Districts Contractor Maintenance Costs in proportion to the entire Contractor Maintenance Costs.

(5) Costs related to indirect City staff time per Cost Allocation Plan.

(6) Third party (non-City staff) costs directly related to the Districts.

(7) Estimated costs related to on call services, contingency, and replacement costs of the improvements.

(8) Special projects for 2021/22.

(9) Please refer to District formation Engineer's Report for details. Per LMD 46 documents, LMD 46 pays 51.78% of the LMD 39 park maintenance costs. Per LMD 58 documents, LMD 58 pays 26.18% of the City Acres Park maintenance costs; please refer to special/general benefit analysis for special benefit portion of the 26.18% attributed to LMD 58. LMD 33 transfer to LMD 34 to cover portion of Kohala St basin maintenance costs.

(10) City contribution related to the general benefit incurred from the improvements.

(11) Surplus Funds available to reduce levy amount.

(12) Actual Levy Amount applied may differ slightly due to rounding adjustment.

(13) Expenses and Revenues may differ slightly due to rounding adjustment.

(14) Actual rates will be rounded down to even cents for "per unit" rates for the County Tax Roll.

(15) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit.

(16) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C - \$714.13/unit; please note, the City pays for the maintenance of Area D improvements which have been removed from the LMD.

City of Oxnard
 2021/22 Landscape Maintenance District Budget
 (in dollars)
 Special Projects

Special Projects				Estimated Costs by Fiscal Year				
Fund #	LMD #	District Name	Project Name	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Fund 165	43	Greenbelt	Lighting Replacement	-	-	75,000.00	225,000.00	-
Fund 161	39	DR Horton	Oxnard Trail Light Replacement Phase II ⁽¹⁾	30,000.00	-	-	-	-
Fund 160	39	El Sueno	Oxnard Trail Light Replacement Phase II ⁽¹⁾	175,000.00	-	-	-	-
Fund 170-8003	46	Daily Ranch	Oxnard Trail Light Replacement Phase II ⁽¹⁾	230,000.00	-	-	-	-
Fund 162	40	Cantada	Sidewalk Maintenance/ Root Pruning	55,000.00	-	-	-	-
Fund 124	3	Riverridge	Replanting ⁽²⁾	7,272.00	7,417.44	-	-	-
Fund 148	28	Harborside	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 151	30	Haas Automation	Replanting ⁽²⁾	7,272.00	7,417.44	-	-	-
Fund 154	33	El Paseo	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 156	34	Sunrise Point/ Sunset Cove	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 157	36	Villa Santa Cruz	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 160	39	El Sueno/ Promesa	Replanting ⁽²⁾	7,272.00	7,417.44	-	-	-
Fund 162	40	Cantada	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 164	42	Cantabria/ Coronado	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 165	43	Greenbelt	Replanting ⁽²⁾	7,272.00	7,417.44	-	-	-
Fund 170-8003	46	Daily Ranch	Replanting ⁽²⁾	7,272.00	7,417.44	-	-	-
Fund 170-8008	51	Pfeiler	Replanting ⁽²⁾	7,272.00	7,417.44	-	-	-
Fund 170-8009	52	Wingfield	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 170-8013	55	Wingfield West	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-
Fund 170-8018	60	Artisan	Replanting ⁽²⁾	3,636.00	3,708.72	-	-	-

(1) Partial budget for the Oxnard Trail Light Replacement Phase II is carried over from prior years.

(2) Replanting costs are included in the budget line item "On Call Services/ Contingency/ Reserves"

**City of Oxnard
Landscape Maintenance District
2021/22 Fund Balance Projections**

Acct #	District	6/30/2020 Fund	Less: Budget	Less: Estimated	Remaining	2021/22 Surplus Funds
		Balance(1)	Appropriations(1)	Reserve Funding(2)	Funds(3)	Credits
Fund 124	LMD 3 (River Ridge)	\$194,110.43	(\$7,230.00)	(\$25,570.25)	\$161,310.18	(\$26,550.00)
Fund 128	LMD 10 (Country Club Estates)	15,882.48	(225.00)	(10,254.75)	5,402.73	(963.00)
Fund 129	LMD 11 (St. Tropaz)	2,248.16	(1,573.00)	(2,288.50)	(1,613.34)	0.00
Fund 131	LMD 12 (Standard Pacific)	21,387.24	(150.00)	(4,218.75)	17,018.49	0.00
Fund 134	LMD 13 (Le Village)	16,874.05	(1,340.00)	(6,260.50)	9,273.55	0.00
Fund 132	LMD 14 (California Cove)	24,714.66	0.00	(10,090.00)	14,624.66	0.00
Fund 133	LMD 16 (Lighthouse)	20,125.12	0.00	(3,520.00)	16,605.12	0.00
Fund 143	LMD 23 (Greystone)	4,579.17	(135.00)	(1,816.75)	2,627.42	0.00
Fund 144	LMD 24 (Vineyards)	21,159.47	(363.00)	(6,122.00)	14,674.47	(4,556.00)
Fund 145	LMD 25 (The Pointe)	25,869.65	(480.00)	(7,231.25)	18,158.40	0.00
Fund 147	LMD 27 (Rose Island)	21,021.32	0.00	(6,609.50)	14,411.82	0.00
Fund 148	LMD 28 (Harborside)	257,075.29	(3,600.00)	(25,305.75)	228,169.54	(56,810.00)
Fund 151	LMD 30 (Haas Automation)	220,072.47	(7,780.00)	(11,150.50)	201,141.97	(65,000.00)
Fund 152	LMD 31 (Rancho De La Rosa)	(14,054.10)	0.00	(33,916.50)	(47,970.60)	0.00
Fund 153	LMD 32 (Oak Park)	125,917.84	(150.00)	(6,177.50)	119,590.34	(26,000.00)
Fund 154	LMD 33 (El Paseo/Rio Del Sol)	62,678.76	(3,695.00)	(13,086.00)	45,897.76	0.00
Fund 156	LMD 34 (Sunrise Pointe)	104,145.92	(3,635.00)	(25,116.75)	75,394.17	0.00
Fund 157	LMD 36 (Villa Santa Cruz)	279,605.64	(3,720.00)	(38,286.00)	237,599.64	(45,000.00)
Fund 158	LMD 37 (Pacific Breeze)	177,348.54	(210.00)	(7,327.00)	169,811.54	(32,000.00)
Fund 159	LMD 38 (Aldea Del Mar)	182,299.61	(750.00)	(32,083.00)	149,466.61	(32,000.00)
Fund 160	LMD 39 (El Sueno/Promesa)	252,937.68	(2,773.00)	(49,845.48)	200,319.20	0.00
Fund 161	LMD 39 (D.R. Horton)	154,692.73	(1,107.00)	(18,247.77)	135,337.96	(17,148.00)
Fund 162	LMD 40 (Cantada)	292,422.26	(4,260.00)	(22,831.75)	265,330.51	(100,000.00)
Fund 163	LMD 41 (Pacific Cove)	47,834.33	(240.00)	(11,586.50)	36,007.83	0.00
Fund 164	LMD 42 (Cantabria/Coronado)	788,512.35	(4,770.00)	(45,701.00)	738,041.35	(198,000.00)
Fund 165	LMD 43 (Greenbelt (Parcro))	249,161.98	(8,260.00)	(33,260.75)	207,641.23	0.00
Fund 170-8003	LMD 46 (Daily Ranch)	330,645.43	(12,660.00)	(51,036.00)	266,949.43	0.00
Fund 170-8004	LMD 47 (Sycamore Place)	190,552.70	0.00	(12,237.75)	178,314.95	(25,000.00)
Fund 170-8006	LMD 49 (Cameron Ranch)	(91,431.40)	0.00	(4,834.50)	(96,265.90)	0.00
Fund 170-8007	LMD 50 (PV Senior Housing)	28,276.46	(900.00)	(9,242.00)	18,134.46	0.00
Fund 170-8008	LMD 51 (Pfelier)	576,091.05	(31,040.00)	(47,695.75)	497,355.30	(95,000.00)
Fund 170-8009	LMD 52 (Wingfield)	372,685.62	(3,780.00)	(5,544.50)	363,361.12	(60,000.00)
Fund 170-8010	LMD 53 (Huff Court)	11,034.17	(43.00)	(432.50)	10,558.67	(1,767.00)
Fund 170-8012	LMD 54 (Meadow Crest Villas)	57,680.12	(270.00)	(3,166.75)	54,243.37	0.00
Fund 170-8013	LMD 55 (Windfield West)	46,759.12	(3,900.00)	(8,158.00)	34,701.12	0.00
Fund 170-8016	LMD 58 (Westwind)	203,064.56	(180.00)	(11,850.50)	191,034.06	(28,000.00)
Fund 170-8018	LMD 60 (Artisan)	40,692.82	(3,840.00)	(6,664.75)	30,188.07	0.00
		\$5,314,673.70	(\$113,059.00)	(\$618,767.50)	\$4,582,847.20	(\$813,794.00)

(1) Per City.

(2) Six-months of estimated maintenance expenses to cover the ongoing costs until the City receives its next apportionment of funds from the County.

(3) Does not include surplus fund credits provided in 2020/21. A review of revenues to actual expenditures should be provided at fiscal year end.

7. METHOD OF ASSESSMENT

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

The method of assessment is based upon a formula that assigns the special benefits to each parcel, adjusted by parcel specific characteristics (i.e. units, lot size (acreage)). Generally, two methods of assessment have been used for the Districts. Within each District, benefits are assigned per parcel or per acre. The summaries of these formulas for each District are provided below. For the District specific methodology, reference is made to Section 10.7.

Districts whose formula is set by dividing the net assessable amount by the number of assessable lots or parcels within the District are:

District	District
LMD No. 3 (River Ridge)	LMD No. 38 (Aldea Del Mar)
LMD No. 10 (Country Club Estates)	LMD No. 39 (Promesa/Sueno & DR Horton/Seawinds)
LMD No. 11 (St. Tropez)	LMD No. 40 (Cantada)
LMD No. 12 (Standard Pacific)	LMD No. 41 (Pacific Cove)
LMD No. 13 (Le Village)	LMD No. 42 (Cantabria & Coronado)
LMD No. 14 (California Cove)	LMD No. 43 (Greenbelt) Area 2- Solana II
LMD No. 16 (California Lighthouse)	LMD No. 43 (Greenbelt) Area 4- Mayfield
LMD No. 23 (Greystone)	LMD No. 46 (Daily Ranch)
LMD No. 24 (Vineyards)	LMD No. 47 (Sycamore Place)
LMD No. 25 (The Pointe)	LMD No. 49 (Cameron Ranch)
LMD No. 27 (Rose Island)	LMD No. 50 (Pleasant Valley Senior Housing)
LMD No. 28 (Harborside)	LMD No. 51 (Pfeiler)
LMD No. 31 (Rancho De La Rosa)	LMD No. 52 (Wingfield)
LMD No. 32 (Oak Park)	LMD No. 53 (Huff Court)
LMD No. 33 (El Paseo)	LMD No. 54 (Meadowcrest Villas)
LMD No. 34 (Sunrise Pointe & Sunset Cove)	LMD No. 55 (Wingfield West)
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	LMD No. 58 (Westwind)
LMD No. 37 (Pacific Breeze)	

Districts whose formula is set by dividing the net assessable amount by the acres per assessable lot or parcel within the District are:

District	District
LMD No. 30 (Haas Automation)	LMD No. 43 (Greenbelt) Area 3- Tiera Vista
LMD No. 43 (Greenbelt) Area 1- Parc Rose	LMD No. 60 (Artisan)

7.1 Cost of Living Inflator

The following lists the cost of living inflation factors for the applicable Districts (as approved at formation of the District). In January 2018, the Bureau of Labor Statistics updated their geographic areas for computing Consumer Price Index. The City declared its intention to use the Los Angeles-Long Beach-Anaheim CPI via Resolution No. 15,126. For District specific information, refer to Section 10.7.

District	Inflator as of Month ¹	Applied Inflator for FY 2021/22
LMD No. 3 (River Ridge)	None	N/A
LMD No. 10 (Country Club Estates)	None	N/A
LMD No. 11 (St. Tropez)	None	N/A
LMD No. 12 (Standard Pacific)	None	N/A
LMD No. 13 (Le Village)	None	N/A
LMD No. 14 (California Cove)	None	N/A
LMD No. 16 (California Lighthouse)	None	N/A
LMD No. 23 (Greystone)	None	N/A
LMD No. 24 (Vineyards)	None	N/A
LMD No. 25 (The Pointe)	None	N/A
LMD No. 27 (Rose Island)	February	0.965%
LMD No. 28 (Harborside)	February	0.965%
LMD No. 30 (Haas Automation)	February	0.965%
LMD No. 31 (Rancho De La Rosa)	February	0.965%
LMD No. 32 (Oak Park)	September	1.200%
LMD No. 33 (El Paseo)	May	0.861%
LMD No. 34 (Sunrise Pointe & Sunset Cove)	May	0.861%
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	August	2.017%
LMD No. 37 (Pacific Breeze)	August	2.017%
LMD No. 38 (Aldea Del Mar)	August	2.017%
LMD No. 39 (Promesa/Sueno & DR Horton/Seawinds)	November	1.033%
LMD No. 40 (Cantada)	August	2.017%
LMD No. 41 (Pacific Cove)	August	2.017%
LMD No. 42 (Cantabria & Coronado)	December	1.454%
LMD No. 43 (Greenbelt)	August	2.017%
LMD No. 46 (Daily Ranch)	March	2.191%
LMD No. 47 (Sycamore Place)	December	1.454%
LMD No. 49 (Cameron Ranch)	January	0.872%
LMD No. 50 (Pleasant Valley Senior Housing)	January	0.872%
LMD No. 51 (Pfeiler)	December	1.454%
LMD No. 52 (Wingfield)	October	0.673%
LMD No. 53 (Huff Court)	December	1.454%
LMD No. 54 (Meadowcrest Villas)	October	0.673%
LMD No. 55 (Wingfield West)	October	0.673%
LMD No. 58 (Westwind)	December	1.454%
LMD No. 60 (Artisan)	November	3.232%

(1) The inflator is the Consumer Price Index – All Urban Consumers (CPI) for the Los Angeles-Long Beach-Anaheim CA region compared year over year as of the month listed in the table and beginning with the year listed in the original Engineer’s Report. For years where the CPI is less than zero the inflation factor is zero.

8. ASSESSMENT DIAGRAMS

The Assessment Diagrams for the District are incorporated by reference in Section 10.7 of this Report. The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions shown on the maps of the County Assessor of the County of Ventura, at the time this report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.

9. ASSESSMENT ROLL

The Assessment Roll for Fiscal Year 2021/22 is listed on the following pages. The following table summarizes the Fiscal Year 2021/22 assessments for the Districts.

District	2021/22 Levy Amount	2021/22 Actual Rate ⁽³⁾	2021/22 Maximum Rate
LMD No. 3 (River Ridge)	\$84,035.76	\$162.86	\$162.86
LMD No. 10 (Country Club Estates)	24,076.08	157.36	157.36
LMD No. 11 (St. Tropez)	6,990.26	84.22	84.22
LMD No. 12 (Standard Pacific)	22,394.10	87.82	87.82
LMD No. 13 (Le Village)	18,044.80	112.78	112.78
LMD No. 14 (California Cove)	36,692.96	173.08	173.08
LMD No. 16 (California Lighthouse)	19,551.70	73.78	73.78
LMD No. 23 (Greystone)	5,587.60	91.60	91.60
LMD No. 24 (Vineyards)	18,300.00	183.00	183.00
LMD No. 25 (The Pointe)	23,798.88	110.18	110.18
LMD No. 27 (Rose Island)	20,771.50	415.43	415.44
LMD No. 28 (Harborside)	38,272.55	107.81	269.09
LMD No. 30 (Haas Automation)	11,441.33	128.96	623.5
LMD No. 31 (Rancho De La Rosa)	87,705.86	376.42	376.42
LMD No. 32 (Oak Park)	3,726.81	138.03	998.86
LMD No. 33 (El Paseo)	65,204.20	343.18	343.19
LMD No. 34 (Sunrise Pointe & Sunset Cove)	67,739.49	248.13	248.13
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	97,897.80	296.66	496.2
LMD No. 37 (Pacific Breeze)	8,883.35	74.65	306.81
LMD No. 38 (Aldea Del Mar)	108,947.58	370.57	405.99
LMD No. 39 (Promesa/Sueno)	100,540.72	561.68	1,048.53
LMD No. 39 (DR Horton/Seawinds)	34,670.35	533.39	993.77
LMD No. 40 (Cantada)	42,828.13	379.01	745.99
LMD No. 41 (Pacific Cove)	44,193.60	368.28	637.07
LMD No. 42 (Cantabria & Coronado)	10,186.87	51.71	955.49
LMD No. 43 (Greenbelt) ⁽¹⁾	113,821.78	varies	varies
LMD No. 46 (Daily Ranch) ⁽²⁾	178,804.93	varies	varies
LMD No. 47 (Sycamore Place)	30,700.38	276.58	638.62
LMD No. 49 (Cameron Ranch)	19,412.75	554.65	554.65
LMD No. 50 (Pleasant Valley Senior Housing)	24,523.80	408.73	408.75
LMD No. 51 (Pfeiler)	105,739.77	482.83	648.65
LMD No. 52 (Wingfield)	10,212.68	51.32	396.11
LMD No. 53 (Huff Court)	3,775.92	471.99	472.01
LMD No. 54 (Meadowcrest Villas)	12,080.00	241.60	463.58
LMD No. 55 (Wingfield West)	30,997.23	756.03	756.09

District	2021/22 Levy Amount	2021/22 Actual Rate ⁽³⁾	2021/22 Maximum Rate
LMD No. 58 (Westwind)	29,047.20	186.20	470.63
LMD No. 60 (Artisan)	41,922.35	41,922.35	63,803.73
Total	\$1,603,521.07		

- (1) LMD No. 43 (Greenbelt) 2021/22 Maximum Rates are as follows: Zone 1- Parc Rose \$1,510.16/acre, Zone 2- Solana II \$347.23/unit, Zone 3- Tiera Vista \$1,455.50/acre, Zone 4- Mayfield \$277.22/unit. Refer to the Assessment Roll in Section 9 for the 2021/22 Actual Rates by Zone.
- (2) LMD No. 46 (Daily Ranch) 2021/22 Maximum Rates are as follows: Area A- \$826.51/unit, Area B- \$799.62/unit, Area C- \$714.13/unit. The City pays for the maintenance of the Area D improvements, which have been removed from the LMD. Refer to the Assessment Roll in Section 9 for the 2021/22 Actual Rates by Area.
- (3) The 2021/22 Actual Rate will be rounded down to the nearest even penny. The 2021/22 Levy Amount may differ slightly from the Assessment Roll and final applied levy amounts due to rounding.

10. APPENDICES

The following pages provide each appendix item previously referenced within this report.

10.1 Description of Boundaries of the Districts

Listed below are the Districts, along with their respective general locations and boundaries, based on the original diagrams and as confirmed and modified by the boundary audit.

District	General Location
LMD No. 3 (River Ridge)	The district generally consists of property north of W. Gonzales Road, east of N. Patterson Road, south of W. Vineyard Avenue, and west of Rhonda Street.
LMD No. 10 (Country Club Estates)	The district generally consists of property north of Carmen Way, along and east of River Ridge Road, south of W. Vineyard Avenue, and west of Ventura Road.
LMD No. 11 (St. Tropez)	The district generally consists of property along and north of Rosebud Drive, east of N. H Street, south of Violet Way, and along and west of Grapevine Drive.
LMD No. 12 (Standard Pacific)	The district generally consists of property along and north of Moraine Way, east of N. Patterson Road, south of W. Gonzales Road, and west of Joliet Place.
LMD No. 13 (Le Village)	The district generally consists of property north of W. Vineyard Avenue, east of N. Ventura Road, south of Stone Creek Drive, and along and west of Larkhaven Lane.
LMD No. 14 (California Cove)	The district generally consists of property north of Stone Creek Drive and along Upper Bay Drive, east and south of N. Ventura Road, and along and west of Honeysuckle Drive.
LMD No. 16 (California Lighthouse)	The district generally consists of property north of Ninth Street, east of S. Ventura Road, south of W. Seventh Street, and west of Kingfisher Way.
LMD No. 23 (Greystone)	The district generally consists of property along and north of Quail Run Way, east of Kentia Street, along and south of Timber Creek Trail, and west of N. H Street.
LMD No. 24 (Vineyards)	The district generally consists of property north of W. Vineyard Avenue, east of Kentia Street, south of Rosebud Drive, and west of N. H Street.
LMD No. 25 (The Pointe)	The district generally consists of property along and north of New Haven Place, east of S. Patterson Road, south of W. Fifth Street, and west of Saratoga Street.
LMD No. 27 (Rose Island)	The district generally consists of property north of Raiders Way, east of Dallas Drive, south of Channel Islands Boulevard, and west of Cota Drive.
LMD No. 28 (Harborside)	The district generally consists of property north of E. Gonzales Road, east of N. Oxnard Boulevard, along and south of Hermosa Way, and west of Indiana Drive.
LMD No. 30 (Haas Automation)	The district generally consists of property north of E. Fifth Street, east of S. Rice Avenue, south of Sturgis Road, and west of S. Del Norte Boulevard.
LMD No. 31 (Rancho De La Rosa)	The district generally consists of property north of Camino Del Sol, east of N. Juanita Avenue, south of Camino De La Luna, and west of N. Rose Avenue.

District	General Location
LMD No. 32 (Oak Park)	The district generally consists of property north of E. Gonzales Road, east of Entrada Drive, south of Caliente Way, and west of Indiana Drive.
LMD No. 33 (El Paseo)	The district generally consists of property north of Camino Del Sol, east of Kohala Street, south of Jacinto Drive, and west of Paseo Ortega.
LMD No. 34 (Sunrise Pointe & Sunset Cove)	The district generally consists of property north of Camino Del Sol, along and east of Festivo Street, south of Jacinto Drive, and west of Kohala Road and property north of Jacinto Drive, east of Kohala Road, along and east of Ocaso Place and along and west of Paseo Ortega.
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	The district generally consists of property north of Camino De La Luna and Katrina Way, east of N. Juanita Avenue, south of Cesar Chavez Drive, and west of N. Rose Avenue.
LMD No. 37 (Pacific Breeze)	The district generally consists of property along and north of Mainsail Lane, east of Rialto Street, south of West Seventh Street, and west of S. Ventura Road.
LMD No. 38 (Aldea Del Mar)	The district generally consists of property north of Martin Luther King Jr. Drive, along and east of Limonero Place and Vacquero Circle, south of E. Gonzales Road, and west of Sonata Drive.
LMD No. 39 (Promesa/Sueno & DR Horton/Seawinds)	The district generally consists of property north of Morado Place, east of N. Oxnard Boulevard, south of Martin Luther King Jr. Drive and Ocotlan Way, and west of N. Juanita Avenue.
LMD No. 40 (Cantada)	The district generally consists of property north of Cesar Chavez Drive, east of N. Rose Avenue, south of Socorro Way, and west of Williams Drive.
LMD No. 41 (Pacific Cove)	The district generally consists of property north of E. Hueneme Road, east of Saviers Road, south of E. Clara Street, and along and west of Dunbar Drive.
LMD No. 42 (Cantabria & Coronado)	The district generally consists of property north of Cesar Chavez Drive, east of Sonata Drive and Teresa Street, south of E. Gonzales Road, and west of N. Rose Avenue.
LMD No. 43 (Greenbelt)	The district generally consists of property north of Cesar Chavez Drive, east of Williams Drive, south of Wankel Way, and west of Graves Avenue.
LMD No. 46 (Daily Ranch)	The district generally consists of property north of Camino Del Sol, east of Oxnard Boulevard, south of Morado Place, and west of Robert J. Frank Intermediate School.
LMD No. 47 (Sycamore Place)	The district generally consists of property north of E. Gonzales Road, east of Indiana Drive, south of Caliente Way, and west of Snow Avenue.
LMD No. 49 (Cameron Ranch)	The district generally consists of property north of Milagro Place, east of Gibraltar Street, along and south of Ocaso Place, and west of Kohala Street.
LMD No. 50 (Pleasant Valley Senior Housing)	The district generally consists of property north of E. Pleasant Valley Road, east of Lemon Avenue, south and west of Butler Road.

District	General Location
LMD No. 51 (Pfeiler)	The district generally consists of property north of Cesar Chavez Drive, along and east of Fuente Drive, south of Martin Luther King Jr. Drive, and west of Pinata Drive.
LMD No. 52 (Wingfield)	The district generally consists of property along and north of Naples Road, along and east of Northport Lane, south of Dunkirk Drive, and west of S. Patterson Road.
LMD No. 53 (Huff Court)	The district generally consists of property north of Penny Way, east of Patricia Street, south of Firethorne Place, and west of Gina Drive.
LMD No. 54 (Meadowcrest Villas)	The district generally consists of property north of W. Robert Avenue, south and east of N. A Street, and west of N. Oxnard Boulevard.
LMD No. 55 (Wingfield West)	The district generally consists of property along and north of Dunkirk Road, east of Jolly Roger Way, south of W. Fifth Street, and west of Northport Lane.
LMD No. 58 (Westwind)	The district generally consists of property north of E. Clara Street, east of Columbus Place, south of Spruce Drive and Howell Road, and west of Cypress Road.
LMD No. 60 (Artisan)	The district generally consists of property north of Wankel Way, east of Williams Drive, south of Gonzales Road, and west of N. Lombard Street.

Please refer to Resolution 15,031 approved by City Council on June 20, 2017, for details related to the eighteen (18) additional districts previously dissolved. Further, please refer to Resolution 15,145 approved by City Council on June 5, 2018, for details related to the two (2) additional districts dissolved.

10.2 Description of Improvements by District

Listed below are the Districts along with a summary of their respective improvement descriptions, based on the Engineer’s Reports referenced in Section 10.7 of this Report.

District	District Improvements
LMD No. 3 (River Ridge)	Trees, shrubs, and ground cover
LMD No. 10 (Country Club Estates)	Trees, shrubs, and ground cover
LMD No. 11 (St. Tropez)	Trees, shrubs, and ground cover
LMD No. 12 (Standard Pacific)	Trees, shrubs, and ground cover
LMD No. 13 (Le Village)	Trees, shrubs, and ground cover
LMD No. 14 (California Cove)	Trees, shrubs, and ground cover
LMD No. 16 (California Lighthouse)	Trees, shrubs, and ground cover
LMD No. 23 (Greystone)	Trees, shrubs, and ground cover
LMD No. 24 (Vineyards)	Trees, shrubs, and ground cover
LMD No. 25 (The Pointe)	Trees, shrubs, and ground cover
LMD No. 27 (Rose Island)	Trees, shrubs, turf, sidewalks, screen walls/fencing, and ground cover
LMD No. 28 (Harborside)	Trees, shrubs, turf, sidewalks, sound and screen walls/fencing, and ground cover
LMD No. 30 (Haas Automation)	Trees, shrubs, turf, sidewalks, screen walls/fencing, and ground cover
LMD No. 31 (Rancho De La Rosa)	Trees, shrubs, turf, ornamental vegetation, parkways, sidewalks, sound and screen walls, mailboxes, and fences
LMD No. 32 (Oak Park)	Trees, shrubs, turf, sidewalks, sound and screen walls/fencing, ground cover and Borchard Oak Park
LMD No. 33 (El Paseo)	Trees, shrubs, turf, sidewalks, sound and screen walls/fencing, and ground cover
LMD No. 34 (Sunrise Pointe & Sunset Cove)	Trees, shrubs, turf, sidewalks, sound and screen walls/fencing, and ground cover
LMD No. 36 (Villa Santa Cruz & Villa Carmel)	Trees, shrubs, turf, sidewalks, theme light poles, screen walls/fencing, and ground cover
LMD No. 37 (Pacific Breeze)	Trees, shrubs, turf, sidewalks, and ground cover
LMD No. 38 (Aldea Del Mar)	Trees, shrubs, turf, sidewalks, theme light poles, screen walls/fencing, and ground cover
LMD No. 39 (Promesa/Sueno & DR Horton/Seawinds)	Trees, shrubs, turf, sidewalks, theme light poles, screen walls/fencing, mailboxes and ground cover
LMD No. 40 (Cantada)	Trees, shrubs, turf, sidewalks, theme light poles, screen walls/fencing, and ground cover
LMD No. 41 (Pacific Cove)	Trees, shrubs, turf, sidewalks, theme light poles, sign monuments, and ground cover
LMD No. 42 (Cantabria & Coronado)	Trees, shrubs, turf, sidewalks, theme light poles, screen walls/fencing, medians, and ground cover
LMD No. 43 (Greenbelt)	Trees, shrubs, turf, sidewalks, theme light poles, park benches, trash containers, overhead structures, screen walls/fencing, and ground cover

District	District Improvements
LMD No. 46 (Daily Ranch)	Trees, shrubs, turf, sidewalks, theme light poles, park benches, trash containers, overhead structures, screen walls/fencing, mailboxes, medians, detention basins, ground cover and Promesa/Sueno Park amenities
LMD No. 47 (Sycamore Place)	Trees, shrubs, turf, sidewalks, theme light poles, screen walls/fencing, medians, entry sign monuments, mailboxes, and ground cover
LMD No. 49 (Cameron Ranch)	Trees, shrubs, turf, sidewalks, theme light poles, ornamental lighting, screen walls/fencing, medians, and ground cover
LMD No. 50 (Pleasant Valley Senior Housing)	Trees, shrubs, turf, sidewalks, screen walls/fencing, and ground cover
LMD No. 51 (Pfeiler)	Trees, shrubs, turf, sidewalks, theme light poles, screen walls/fencing, mailboxes, detention basins, ground cover and Pfeiler Park amenities
LMD No. 52 (Wingfield)	Trees, shrubs, turf, sidewalks, ornamental lighting, medians, mailboxes, and ground cover
LMD No. 53 (Huff Court)	Trees, shrubs, turf, sidewalks, ornamental lighting, screen walls/fencing, mailboxes, and ground cover
LMD No. 54 (Meadowcrest Villas)	Trees, shrubs, turf, sidewalks, screen walls/fencing, and ground cover
LMD No. 55 (Wingfield West)	Trees, shrubs, turf, sidewalks, theme light poles, mailboxes, and ground cover
LMD No. 58 (Westwind)	Trees, shrubs, turf, sidewalks, theme light poles, ground cover and Garden City Acres Park amenities
LMD No. 60 (Artisan)	Trees, shrubs, turf, sidewalks, theme light poles, park benches, trash containers, doggie bag sections, overhead structures, screen walls/fencing, and ground cover

10.3 Map of Improvements

The following maps show the general location of the improvements for each District. The improvements listed may not be exhaustive and are subject to modification, further improvement and/or removal.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 3 (River Ridge)



-  DETENTION BASIN
-  HARDSCAPE
-  LANDSCAPE
-  MEDIAN
-  PARK
-  TRAFFIC CIRCLE
-  DISTRICT BOUNDARY
-  CITY BOUNDARY



Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 1 of 2



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 3 (River Ridge)



Coordinate System: NAD 1983 StatePlane California
FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2



Authorized Improvements LMD No. 10 (Country Club Estates)



- HARDSCAPE
- LANDSCAPE
- MEDIAN
- DISTRICT BOUNDARY
- CITY BOUNDARY

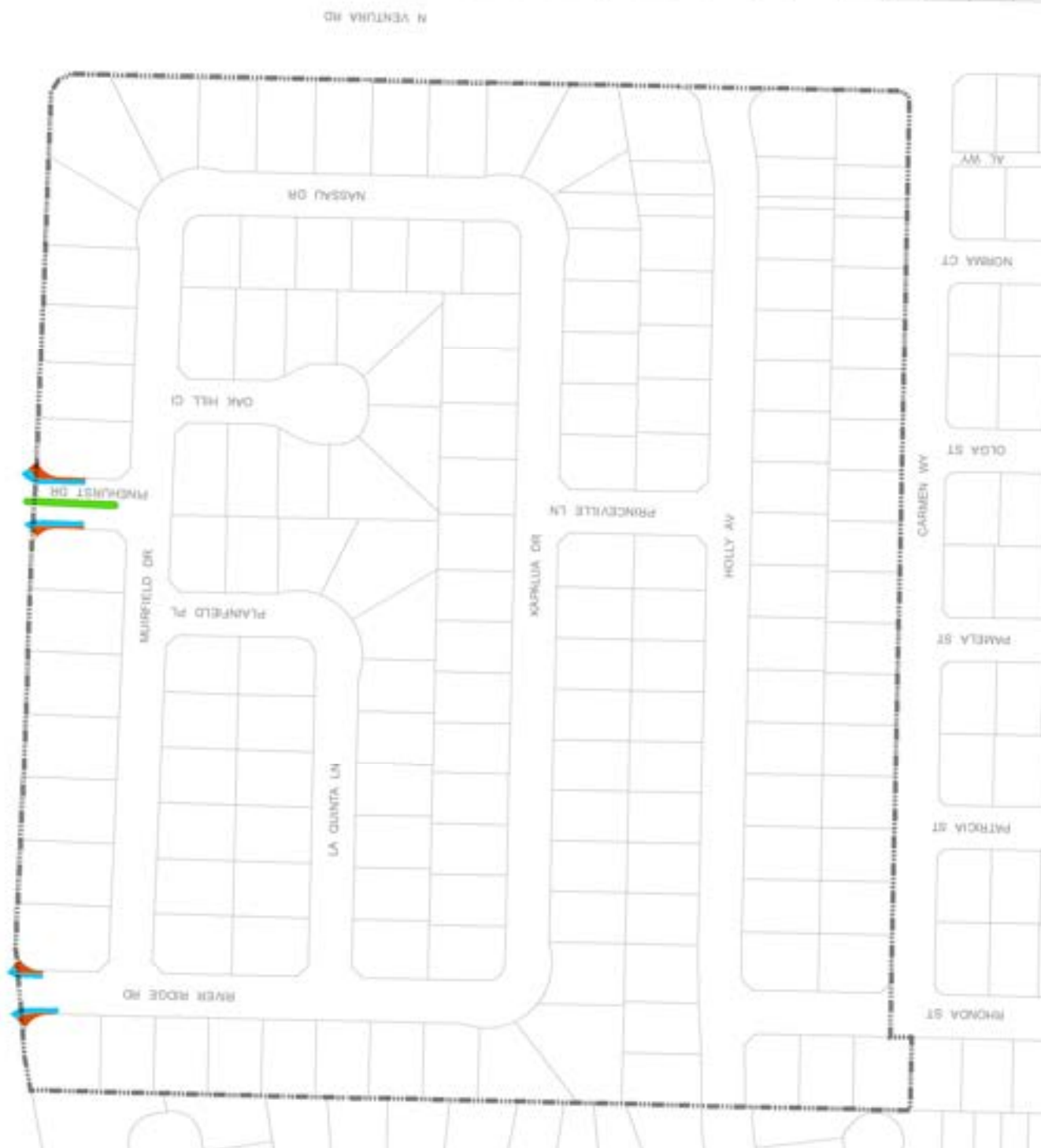


0 75 150 300 Feet

Page 1 of 2

Coordinate System: NAD 1983 StatePlane
California FIPS 0405 Feet

Source: City of Oxnard & Ventura County



Authorized Improvements LMD No. 10 (Country Club Estates)



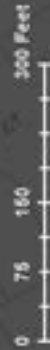
TREES



DISTRICT BOUNDARY



CITY BOUNDARY



N VENTURA RD

NASSAU DR

OAK HILL CT

PLANFIELD DR

MURFIELD DR

PLANFIELD DR

LA QUINTA LN

RIVER RIDGE RD

SORBUSA DR

PRINCEVILLE LN

HOLLY AV

CARMEN WY

RHONDA ST

PATRICIA ST

PAMELA ST

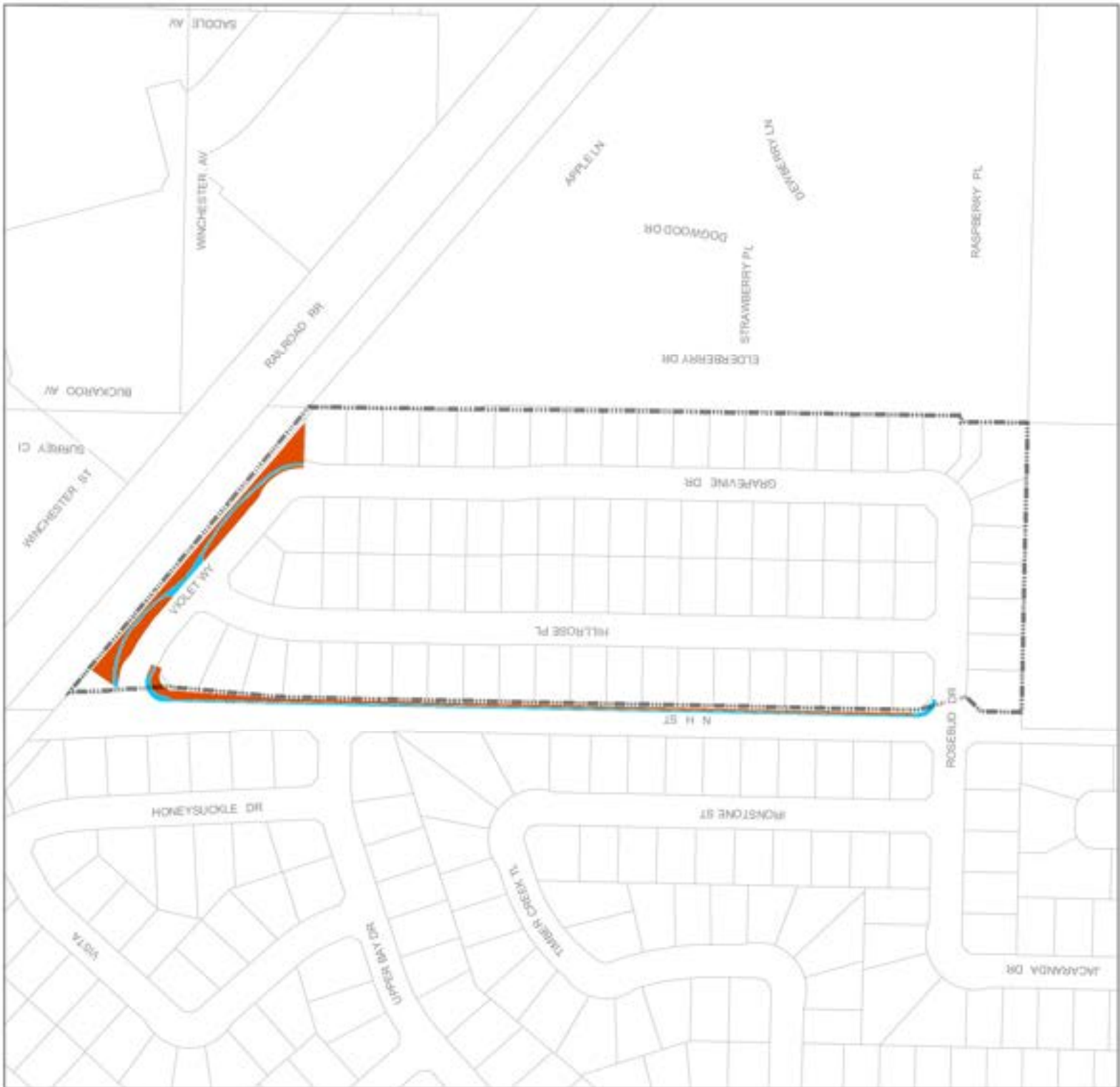
NORMA CT

AL W

Authorized Improvements LMD No. II (St. Tropez)



-  HARDSCAPE
-  LANDSCAPE
-  DISTRICT BOUNDARY
-  CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. II (St. Tropez)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



0 250 500 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

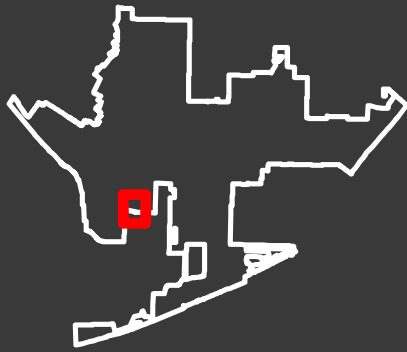
OXNARD, CA



CITY OF OXNARD

District Boundaries

LMD No.12
(Standard Pacific)



LANDSCAPE

MEDIAN

TRAFFIC CIRCLE

DISTRICT BOUNDARY

CITY BOUNDARY



0 150 300 Feet

Coordinate System: NAD 1983 StatePlane
California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by NBS - September 2020

Page 1 of 1

W Gonzales Rd

W Gonzales Rd

Wood Opal Way

Beryl Ave

Zircon Ave

Volcano Ct

Ebony Dr

Gallatin Pl

Evangeline Pl

Uranium Dr

Amethyst Ave

Joliet Pl

Topaz Ct

Talus St

Cabrillo Way

Ruby Dr

Amber Ave

Pyrite Pl

Nebula St

Norite Pl

Basalt St

Yukonite Pl

Oneida Way

Oneida Pl

Moraine Way

Natalie Pl

Coronado Pl

Authorized Improvements LMD No. 12 (Standard Pacific)



▲ TREES

▭ DISTRICT BOUNDARY

▭ CITY BOUNDARY



W DORRIS RD

ARCADE LN

W SPENCER ST

E SPENCER ST

W TASSER

WOOD CIRCLE WY

WILKINS CT

WILSON DR

WILSON DR

WILSON DR

WILSON DR

WILSON DR

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Authorized Improvements LMD No. 13 (Le Village)



- HARDSCAPE
- LANDSCAPE
- MEDIAN
- CITY BOUNDARY



0 76 150 300 Feet

Page 1 of 2

Coordinate System: NAD 1983 StatePlane
California FIPS 0403 Feet

Source: City of Oxnard & Ventura County



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 13 (Le Village)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



0 265 530 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

01/17/2017 10:00 AM



Authorized Improvements LMD No. 14 (California Cove)



-  HARDSCAPE
-  LANDSCAPE
-  MEDIAN
-  TRAFFIC CIRCLE
-  CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 14 (California Cove)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



890 Feet

445

0

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2



CITY OF OXNARD

Map of Authorized Improvements

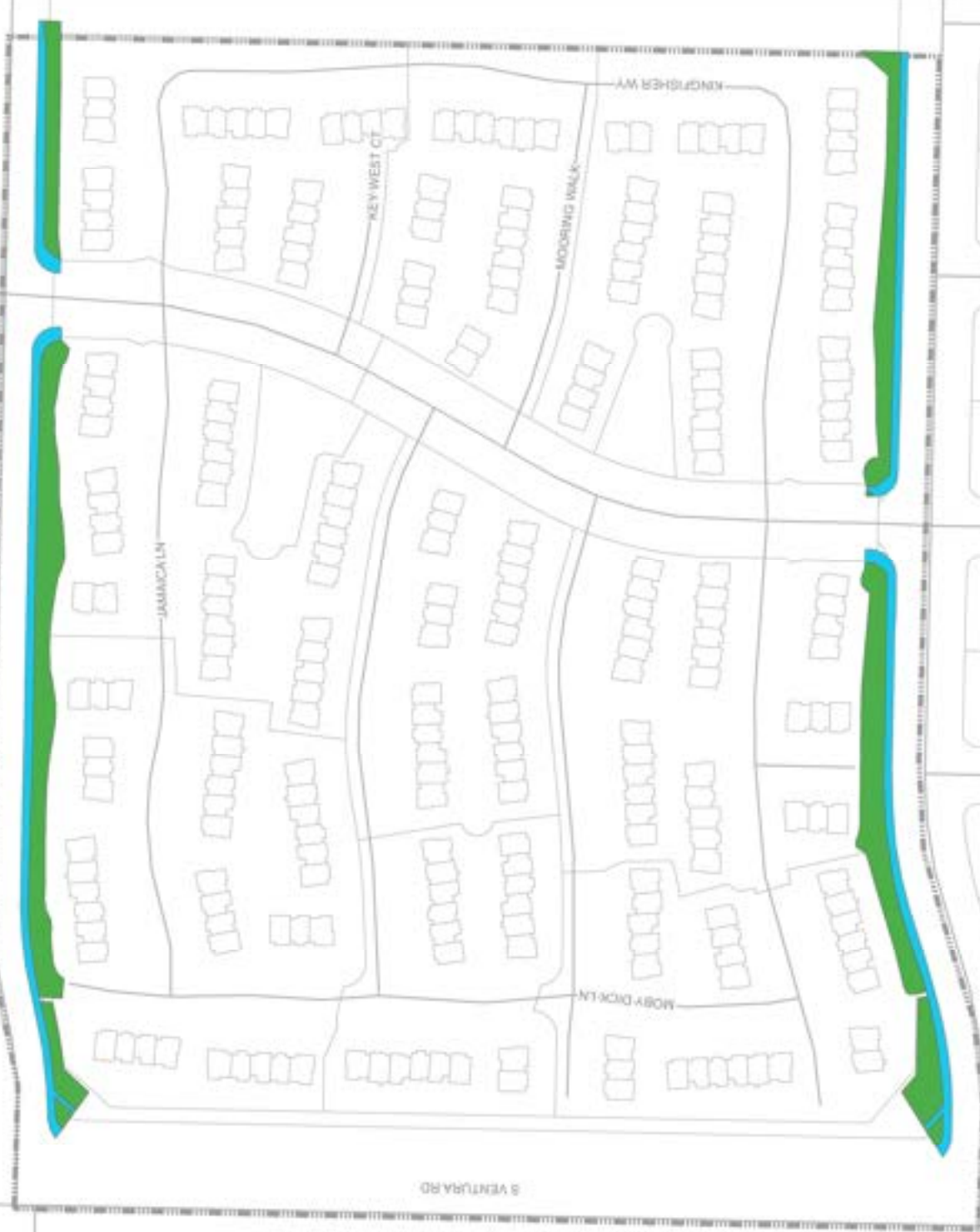
LMD No. 16 (California Lighthouse)



-  DETENTION BASIN
-  HARDSCAPE
-  LANDSCAPE
-  MEDIAN
-  PARK
-  TRAFFIC CIRCLE
-  DISTRICT BOUNDARY
-  CITY BOUNDARY



0 175 350 Feet



Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County
 Prepared by: NBS - January 2017

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 16 (California Lighthouse)



- TREES
- DISTRICT BOUNDARY
- CITY BOUNDARY



0 175 350 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 23 (Greystone)



- STREETS
- HARDSCAPE
- LANDSCAPE
- DISTRICT BOUNDARY
- CITY BOUNDARY



0 200 400 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by NBS - April 2016

Page 1 of 2



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 23 (Greystone)



TREES



0 220 440 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2



Authorized Improvements LMD No. 24 (Vineyards)



-  HARDSCAPE
-  LANDSCAPE
-  MEDIAN
-  TRAFFIC CIRCLE
-  CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 24 (Vineyards)



TREES

DISTRICT BOUNDARY

CITY BOUNDARY



0 220 440 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

TIMBER CREEK TL

KENTIA ST

ROSEBUD DR

JACARANDA DR

QUAIL RUN WY

LARKHAVEN LN

ORION WY

ISH N

NIGHTINGALE PL

W VINEYARD AV

Authorized Improvements LMD No. 25 (Pointe)



-  HARDSCAPE
-  LANDSCAPE
-  MEDIAN
-  CITY BOUNDARY



Authorized Improvements LMD No. 25 (Pointe)



TREES

CITY BOUNDARY



W 5TH ST

FREEPORT LN

S PATTERSON RD

ENSON PL

COMWELL DR

BIRNACLE ST

RAFT LN

PERITH PL

NEW HAVEN PL

RAFT LN

STERN LN

NOVA DR

DELLOP PL

MISTRAL PL

LANFARD WY

GRICE WY

FRANSON WY

W 7TH ST

GARFISH LN

GARFISH CT

STERN LN

NOVA DR

DELLOP PL

AL WY

TAFERRAL LN

TAFERRAL LN

DEVILISH DR

REUP ST

TAFERRAL LN

STERN LN

NOVA DR

DELLOP PL

AL WY

W 9TH ST

WALEY DR

OUTSAIL LN

STERN LN

TAFERRAL LN

REUP ST

DEVILISH DR

TAFERRAL LN

REUP ST

RAFT LN

OSARTOOLA ST

Authorized Improvements LMD No. 27 (Rose Island)



-  HARDSCAPE
-  LANDSCAPE
-  TRAFFIC CIRCLE
-  CITY BOUNDARY



Page 1 of 2

Coordinate System: NAD 1983 StatePlane
California FIPS 0403 Feet

Source: City of Oxnard & Ventura County



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 27 (Rose Island)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



0 110 220 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

E CHANNEL ISLANDS BL

VOLTAIRE CI

RIPLEY WY

VOLTAIRE DR

CRESPI DR

PICO PL

DALLAS DR

RAIDERS WY



Authorized Improvements LMD No. 28 (Harborside)



- HARDSCAPE
- LANDSCAPE
- MEDIAN
- CITY BOUNDARY



Authorized Improvements LMD No. 28 (Harborside)



- ◆ TREES
- CITY BOUNDARY



Authorized Improvements LMD No. 30 (Haas Automation)



-  HARDSCAPE
-  LANDSCAPE
-  CITY BOUNDARY



Authorized Improvements LMD No. 30 (Haas Automation)



EASTMAN AV

TREES

CITY BOUNDARY



Authorized Improvements LMD No. 31 (Rancho De La Rosa)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- CITY BOUNDARY



Authorized Improvements
 LMD No. 31
 (Rancho De La Rosa)



TREES

CITY BOUNDARY



Authorized Improvements LMD No. 32 (Oak Park)



Scale: 1" = 100 Feet

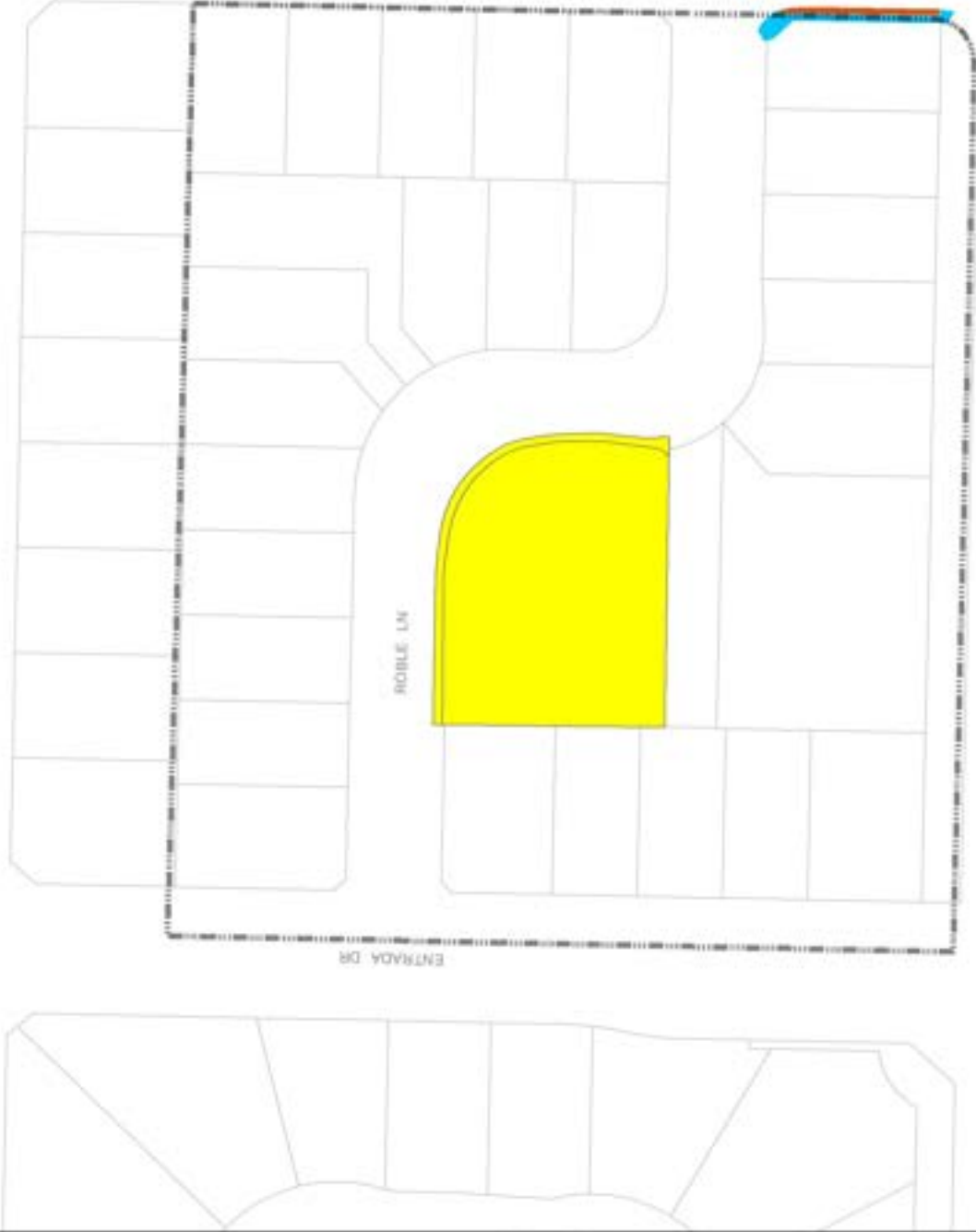
-  HARDSCAPE
-  LANDSCAPE
-  PARK
-  CITY BOUNDARY



Page 1 of 2

Coordinate System: NAD 1983 StatePlane
California FIPS 0403 Feet

Source: City of Oakard & Ventura County



ROBLE LN

ROBLE LN

ENTRADA DR

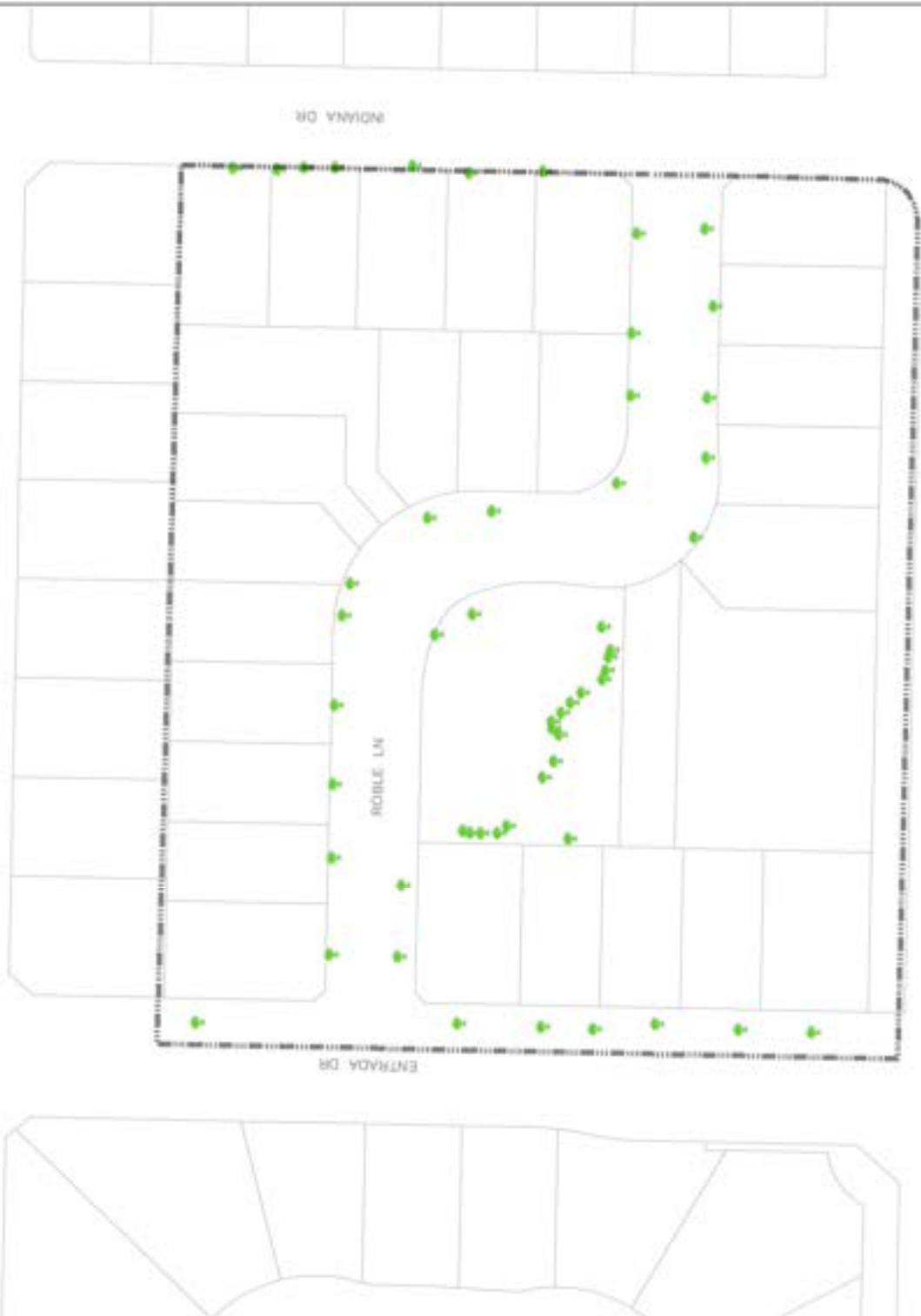
E GONZALES RD

Authorized Improvements LMD No. 32 (Oak Park)



TREES

CITY BOUNDARY



ROBLE LN

ROBLE LN

ENTRADA DR

E GONZALES RD

Authorized Improvements LMD No. 33 (El Paso)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- CITY BOUNDARY



0 50 100 200 Feet



Authorized Improvements LMD No. 33 (El Paso)



- TREES
- CITY BOUNDARY



0 50 100 200 Feet

Page 2 of 2

Coordinate System: NAD 1983 StatePlane
California FIPS 0405 Feet

Source: City of Oxnard & Ventura County



Authorized Improvements
 LMD No. 34
 (Sunrise Pointe & Sunset Cove)



◆ TREES

□ CITY BOUNDARY



Authorized Improvements
 LMD No. 36
 (Villa Santa Cruz & Villa Carmel)



-  DETENTION BASIN
-  HARDSCAPE
-  LANDSCAPE
-  TRAFFIC CIRCLE
-  CITY BOUNDARY



Page 1 of 2
 Coordinate System: NAD 1983 StatePlane
 California FIPS 0405 Feet
 Source: City of Oxnard & Ventura County



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 36 (Villa Santa Cruz & Villa Carmel)



TREES

DISTRICT BOUNDARY

CITY BOUNDARY



Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 37 (Pacific Breeze)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY



Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet
 Source: City of Oxnard & Ventura County
 Prepared by: NBS - January 2017
 Page 1 of 2



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 37 (Pacific Breeze)



AMATOGA ST
 REALTO ST

- TREES
- DISTRICT BOUNDARY
- CITY BOUNDARY



0 155 310 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2



Authorized Improvements LMD No. 38 (Aldea Del Mar)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- TRAFFIC CIRCLE
- CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 38 (Aldea Del Mar)



-  TREES
-  DISTRICT BOUNDARY
-  CITY BOUNDARY



0 100 200 400 Feet



Authorized Improvements LMD No. 39 (Promesa/Sueno & DR Horton/Seawinds)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- PARK
- CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 39 (Promesa/Sueno and DR Horton/Seawinds)



Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

Authorized Improvements LMD No. 40 (Cantada)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- TRAFFIC CIRCLE
- CITY BOUNDARY



Authorized Improvements LMD No. 40 (Cantada)



TREES

CITY BOUNDARY



Authorized Improvements LMD No. 41 (Pacific Cove)



- HARDSCAPE
- LANDSCAPE
- TRAFFIC CIRCLE
- CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 41 (Pacific Cove)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



0 200 400 Feet

Coordinate System: NAD 1983 StatePlane California
FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2



Authorized Improvements LMD No. 42 (Cantabria & Coronado)



- HARDSCAPE
- LANDSCAPE
- TRAFFIC CIRCLE
- CITY BOUNDARY



CITY OF OXNARD

Maintenance Cost Responsibility

LMD No. 42 (Cantabria & Coronado)



TREES

DISTRICT BOUNDARY

CITY BOUNDARY



0 285 570 Feet

RESPLANADO WY

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

Authorized Improvements LMD No. 43 (Greenbelt)



TREES

CITY BOUNDARY



Authorized Improvements LMD No. 46 (Daily Ranch)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 46 (Daily Ranch)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



0 175 350 700 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by NBS - January 2017

Page 2 of 2



Authorized Improvements LMD No. 47 (Sycamore Place)



-  HARDSCAPE
-  LANDSCAPE
-  TRAFFIC CIRCLE
-  CITY BOUNDARY



Authorized Improvements LMD No. 47 (Sycamore Place)



TREES

CITY BOUNDARY



Authorized Improvements LMD No. 49 (Cameron Ranch)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- CITY BOUNDARY



Authorized Improvements LMD No. 49 (Cameron Ranch)



◆ TREES

□ CITY BOUNDARY



RIBERA

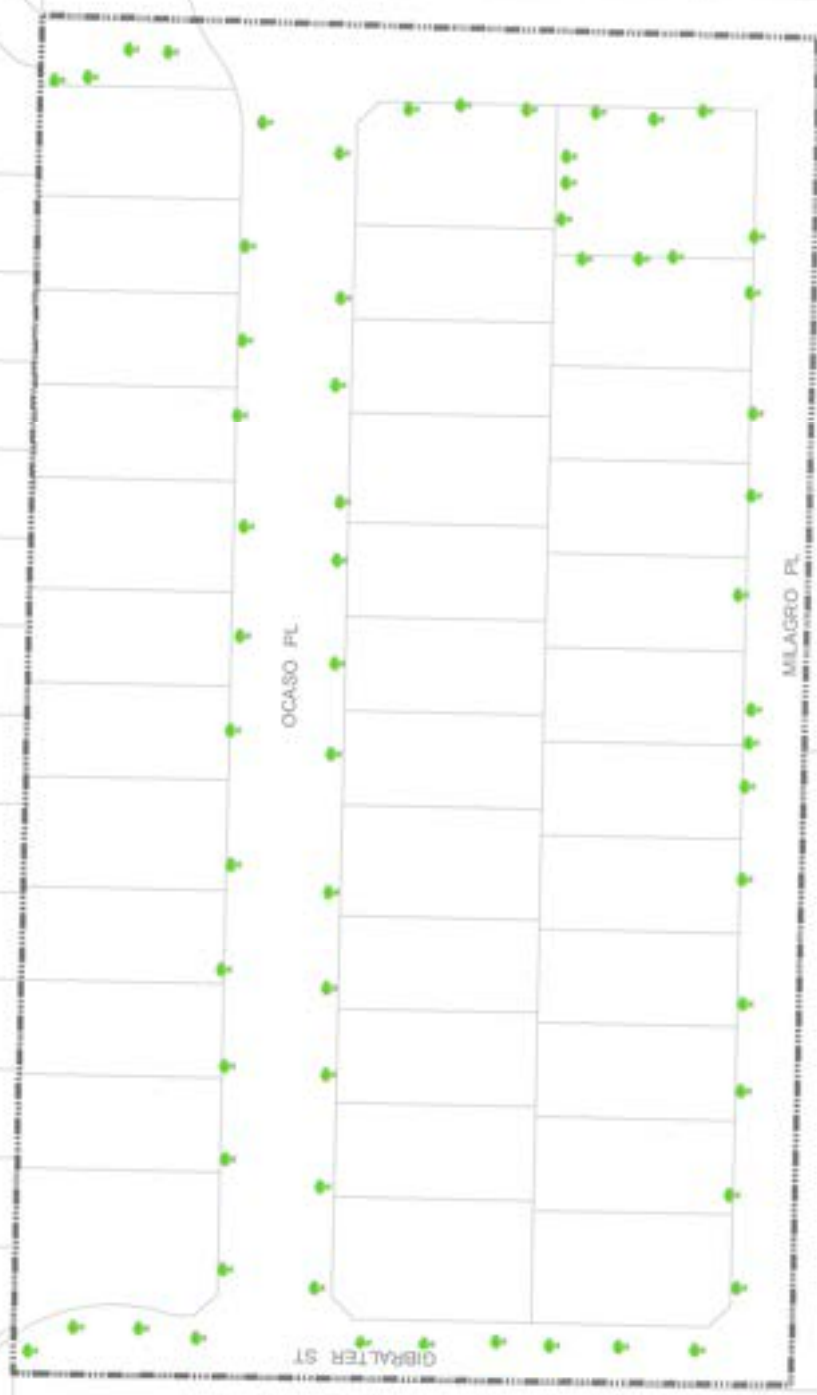
POSADA DR

OCASO PL

GIBRALTER ST

MILAGRO PL

KOHLA ST



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 50 (Pleasant Valley Senior Housing)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY



0 175 350 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 1 of 2



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 50 (Pleasant Valley Senior Housing)



TREES

DISTRICT BOUNDARY

CITY BOUNDARY



0 175 350 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2











CITY OF OXNARD

Map of Authorized Improvements

LMD No. 51 (Pfeiler)



-  DETENTION BASIN
-  HARDSCAPE
-  LANDSCAPE
-  MEDIAN
-  PARK
-  TRAFFIC CIRCLE
-  DISTRICT BOUNDARY
-  CITY BOUNDARY



Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 1 of 2



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 51 (Pfeiler)



TREES

DISTRICT BOUNDARY

CITY BOUNDARY



Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

Authorized Improvements LMD No. 52 (Wingfield)



-  LANDSCAPE
-  TRAFFIC CIRCLE
-  CITY BOUNDARY



Authorized Improvements LMD No. 52 (Wingfield)



TREES

CITY BOUNDARY



Authorized Improvements LMD No. 53 (Huff Court)



-  LANDSCAPE
-  CITY BOUNDARY



Authorized Improvements LMD No. 53 (Huff Court)



TREES

CITY BOUNDARY



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 54 (Meadow Crest Villas)



-  DETENTION BASIN
-  HARDSCAPE
-  LANDSCAPE
-  MEDIAN
-  PARK
-  TRAFFIC CIRCLE
-  DISTRICT BOUNDARY
-  CITY BOUNDARY



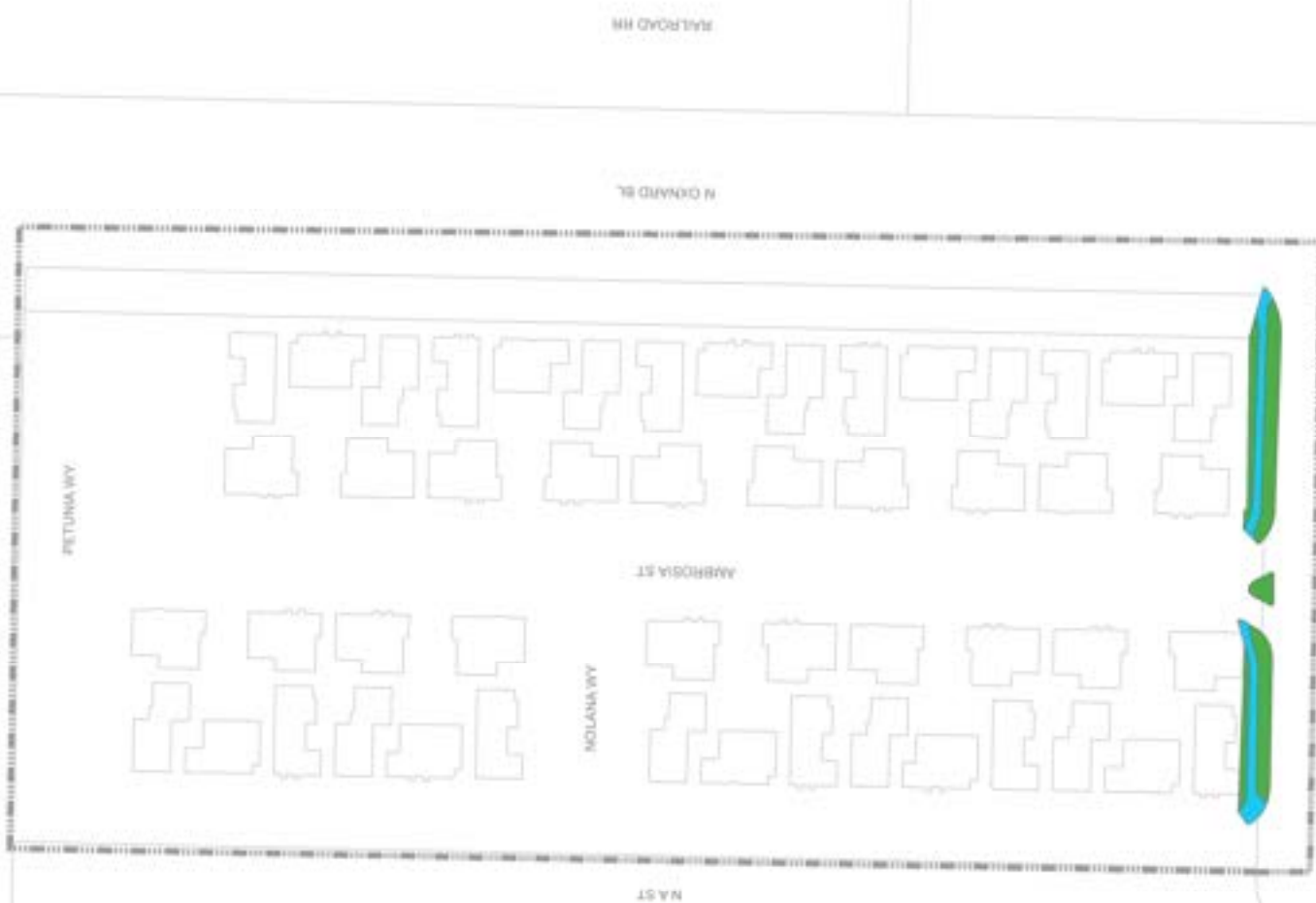
0 110 220 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 1 of 2



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 54 (Meadow Crest Villas)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



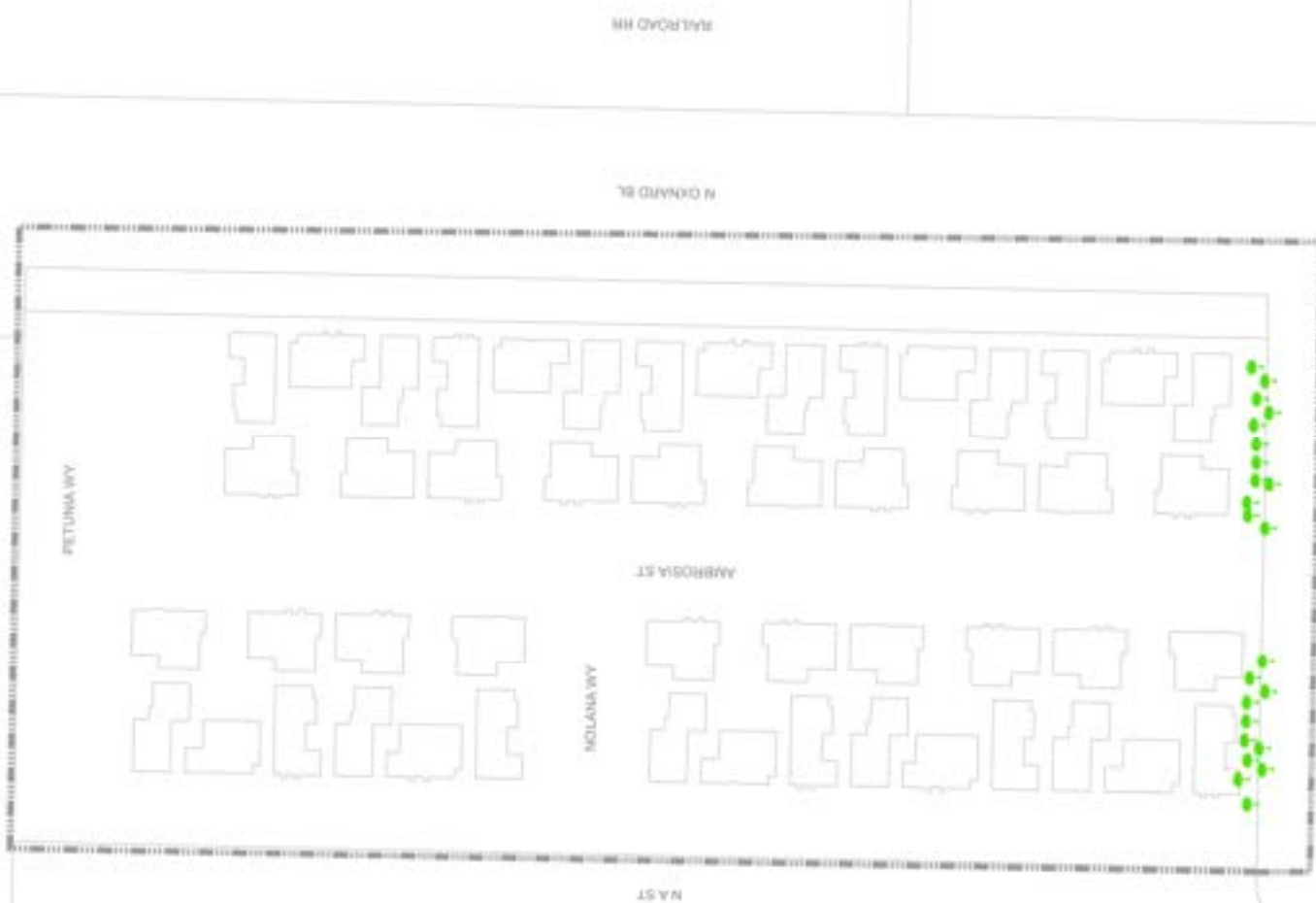
0 110 220 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2



Authorized Improvements LMD No. 55 (Wingfield West)



-  HARDSCAPE
-  LANDSCAPE
-  TRAFFIC CIRCLE
-  CITY BOUNDARY



Page 1 of 2
 Coordinate System: NAD 1983 StatePlane
 California FIPS 0403 Feet
 Source: City of Oxnard & Ventura County



Authorized Improvements LMD No. 55 (Wingfield West)



TREES

CITY BOUNDARY



Page 2 of 2

Coordinate System: NAD 1983 StatePlane
California FIPS 0403 Feet

Source: City of Oxnard & Ventura County

W 5TH ST

PORTOFINO PL

RIVERA CT

DULAN CT

DUNKIRK DR

ROSEWATER PL

OLYMPUS LN

NORTHPORT LN

MARTE CARLO DR

DUNKIRK DR

ELI ROSSER WY

Authorized Improvements LMD No. 58 (Westwind)



- █ HARDSCAPE
- █ LANDSCAPE
- █ TRAFFIC CIRCLE
- CITY BOUNDARY



Page 1 of 2
 Coordinate System: NAD 1983 StatePlane
 California FIPS 4605 Feet
 Source: City of Oxnard & Ventura County



CITY OF OXNARD

Map of Authorized Improvements

LMD No. 58 (Westwind)



TREES

DISTRICT BOUNDARY

CITY BOUNDARY



240

1/2" = 60 Feet BRISSOM WY

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

CITY OF OXNARD

Maintenance Cost Responsibility

LMD No. 60 (Artisan)



- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY



0 162.5 325 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 1 of 2

E GONZALES RD

WILLIAMS DR

WANKEL WY

IMPATENS DR

VINCA WY

FLORA LN

VIOLA WY

CITY OF OXNARD

Maintenance Cost Responsibility

LMD No. 60 (Artisan)



TREES



DISTRICT BOUNDARY



CITY BOUNDARY



0 162.5 325 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 04405 Feet

Source: City of Oxnard & Ventura County

Prepared by: NBS - January 2017

Page 2 of 2

E GONZALES RD

WILLIAMS DR

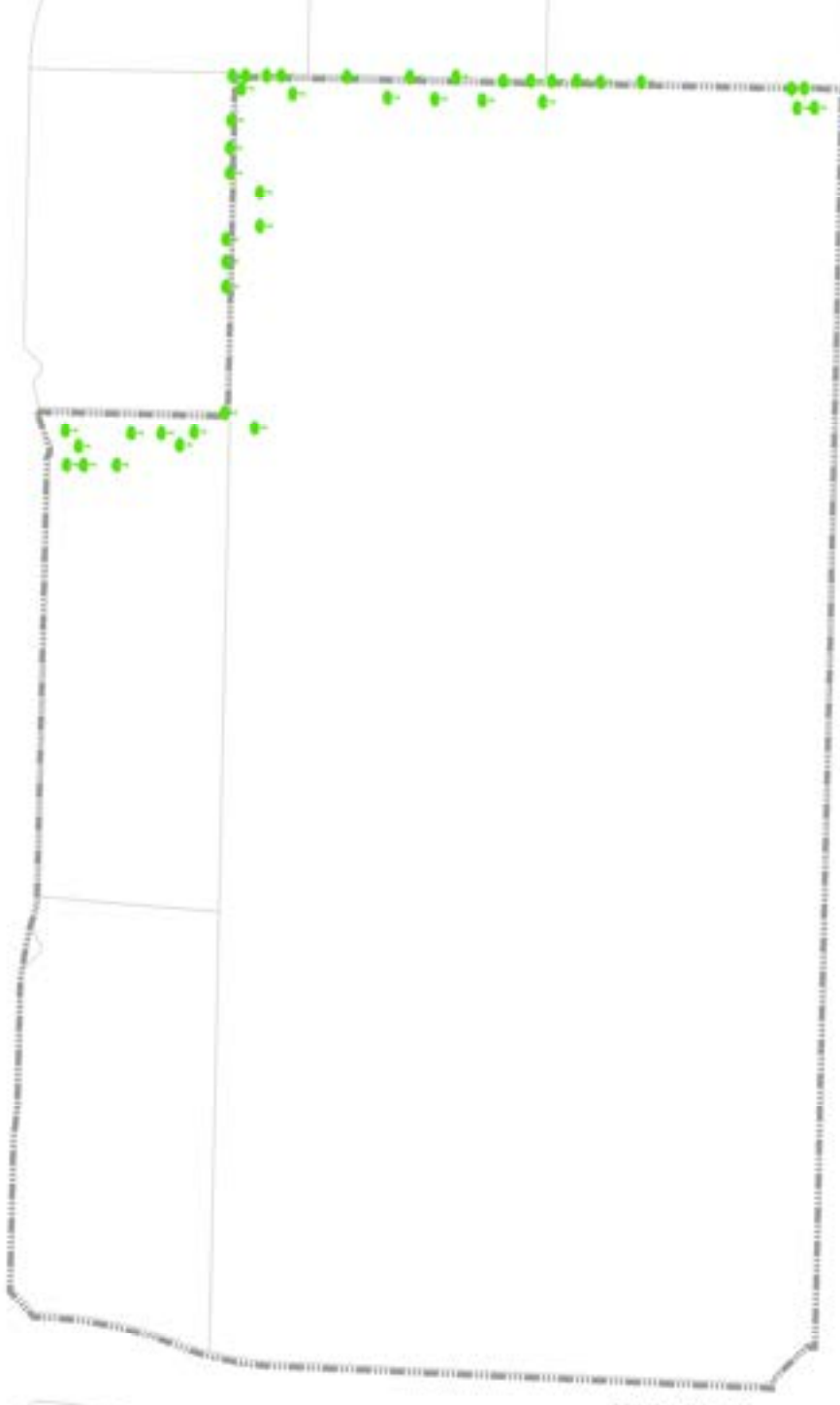
WANKEL WY

IMPATENS DR

VINCA WY

FLORA LN

VIOLA WY



10.4 Levels of Service

Listed below is the current Landscape Maintenance Service Levels and Frequency of Operations for Maintenance Assessment Districts.

Turf Maintenance Schedule	Frequency	Level of Service				
		A	B	C	D	F
Mowing, Edging & Trimming around sprinklers heads	Weekly	X				
	Every 2 weeks		X			
	Every third week			X		
	Monthly				X	
	Quarterly					X
Aerate to reduce compaction and stress	3x per year	X				
	Annually		X	X	X	
	Not performed					X
Dethatch (remove thatch layer to promote growth)	Annually	X	X	X		
	Not performed				X	X
Overseed Stressed Areas	Annually	X	X	X		
	Not performed				X	X

Fertilization Schedule	Frequency	Level of Service				
		A	B	C	D	F
Turf	Quarterly	X				
	Bi-annually		X			
	Annually			X	X	
	None					X
Shrubs, Ground Cover and Vines	Monthly	X				
	Quarterly		X			
	Bi-annually			X		
	Annually				X	
	None					X

Trash and Debris Removal	Frequency	Level of Service				
		A	B	C	D	F
Entire Area including but not limited to: Turf, Shrubs, Groundcover and Gutters	Daily	X				
	Weekly		X	X	X	
	Monthly					
	Not Performed					X

Graffiti	Frequency	Level of Service				
		A	B	C	D	F
Inspect and remove as needed	Respond within 24 hours of notification	X	X	X	X	
	Not Performed					X

Pest Control Schedule	Frequency	Level of Service				
		A	B	C	D	F
Complete control and/or eradication of all plant pests within the landscape as scheduled	Spray and Treat as required	X	X	X	X	
	Not Performed					X

Weed Control Schedule	Frequency	Level of Service				
		A	B	C	D	F
Complete control and/or eradication of all weeds within the landscape as scheduled	Weekly	X				
	2x Month		X			
	Monthly			X	X	
	Not Performed					X

Irrigation	Frequency	Level of Service				
		A	B	C	D	F
Inspect and adjust/repair as needed	Weekly	X				
	Every 2 weeks		X			
	Every third week			X		
	Quarterly				X	
	Respond to complaints					X

Pruning and Trimming Schedule		Frequency	Level of Service				
			A	B	C	D	F
Groundcover/ Vines/Shrubs	Trim to prevent encroachment	Consistently neat	X				
		Monthly		X	X		
		Quarterly				X	
		Semi-annually					X
Trees	Maintain all trees in their natural shape	X					
	Maintain all trees in their natural shape to 13.5' above street and 9' above sidewalks		X				
	Trim as needed to prevent encroachments or hazards			X			
	Report encroachments or hazards				X	X	
Palm Trees	Trim Annually	X	X	X	X		
	Not Performed					X	

10.5 Special Benefit Landscape Calculations

10.5.1 LMD NO. 3 (RIVER RIDGE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	516	7,436

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	7,436
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	53,366	0	53,366	2.00%	1,067
Totals:	53,366	0	53,366		1,067
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	96	0	0	2.00%	2
Totals:	96	0	0		2
Street Tree Improvements General Benefit					2.00%

10.5.2 LMD NO. 10 (COUNTRY CLUB ESTATES)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	152	2,190

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	2,190
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	5,085	0	5,085	2.00%	102
Totals:	5,085	0	5,085		102
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	9	0	9	2.00%	1
Totals:	9	0	9		1
Street Tree Improvements General Benefit					2.00%

10.5.3 LMD NO. 11 (ST. TROPEZ)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	83	1,196

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
N H ST	1,807
Average Number of Vehicles per Day	1,807
Less: Estimated Special Benefit Trips	1,196
Estimated Number of Pass-Through Trips	611
<i>General Benefit Percentage</i>	<i>33.81%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	15,670	3,134	12,536	33.81%	4,239
Interior	16,684	0	16,684	2.00%	334
Totals:	32,354	3,134	29,220		4,573
Landscaping Improvements General Benefit					14.13%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	35	7	28	33.81%	9
Interior	19	0	19	2.00%	1
Totals:	54	7	47		10
Street Tree Improvements General Benefit					18.24%

10.5.4 LMD NO. 12 (STANDARD PACIFIC)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	255	3,675

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	3,675
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	4,720	0	4,720	2.00%	94
Totals:	4,720	0	4,720		94
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	11	0	11	2.00%	1
Totals:	11	0	11		1
Street Tree Improvements General Benefit					2.00%

10.5.5 LMD NO. 13 (LE VILLAGE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	160	2,306

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
STONE CREEK	4,110
Average Number of Vehicles per Day	4,110
Less: Estimated Special Benefit Trips	2,306
Estimated Number of Pass-Through Trips	1,804
<i>General Benefit Percentage</i>	<i>43.90%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	7,607	1,521	6,086	43.90%	2,672
Interior	18,690	0	18,690	2.00%	374
Totals:	26,297	1,521	24,776		3,046
Landscaping Improvements General Benefit					11.58%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	10	2	8	43.90%	4
Interior	25	0	25	2.00%	1
Totals:	35	2	33		5
Street Tree Improvements General Benefit					11.46%

10.5.6 LMD NO. 14 (CALIFORNIA COVE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	212	3,055

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
H STREET	3,653
STONE CREEK	4,559
Average Number of Vehicles per Day	4,106
Less: Estimated Special Benefit Trips	3,055
Estimated Number of Pass-Through Trips	1,051
<i>General Benefit Percentage</i>	<i>25.60%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	24,256	4,851	19,405	25.60%	4,968
Interior	57,154	0	57,154	2.00%	1,143
Totals:	81,410	4,851	76,559		6,111
Landscaping Improvements General Benefit					7.51%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	31	6	25	25.60%	7
Interior	65	0	65	2.00%	1
Totals:	96	6	90		8
Street Tree Improvements General Benefit					7.97%

10.5.7 LMD NO. 16 (CALIFORNIA LIGHTHOUSE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	265	2,329

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
7 th ST	3,701
9 th ST	3,505
Average Number of Vehicles per Day	3,603
Less: Estimated Special Benefit Trips	2,329
Estimated Number of Pass-Through Trips	1,274
<i>General Benefit Percentage</i>	<i>35.35%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	57,410	11,482	45,928	35.35%	16,235
Interior	0	0	0	NA	0
Totals:	57,410	11,482	45,928		16,235
Landscaping Improvements General Benefit					28.28%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	67	13	54	35.35%	19
Interior	0	0	0	NA	0
Totals:	67	13	54		19
Street Tree Improvements General Benefit					28.28%

10.5.8 LMD NO. 23 (GREYSTONE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	61	879

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
H ST	2,088
Average Number of Vehicles per Day	2,088
Less: Estimated Special Benefit Trips	879
Estimated Number of Pass-Through Trips	1,209
<i>General Benefit Percentage</i>	<i>57.90%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	11,567	2,313	9,254	57.90%	2,475
Interior	0	0	0	2.00%	0
Totals:	11,567	2,313	9,254		2,475
Landscaping Improvements General Benefit					46.32%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	21	4	17	57.90%	4
Interior	82	0	82	2.00%	2
Totals:	103	4	99		6
Street Tree Improvements General Benefit					11.04%

10.5.9 LMD NO. 24 (VINEYARDS)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	100	1,441

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
H ST	3,541
Average Number of Vehicles per Day	3,541
Less: Estimated Special Benefit Trips	1,441
Estimated Number of Pass-Through Trips	2,100
<i>General Benefit Percentage</i>	<i>59.31%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	12,627	2,525	10,102	59.31%	5,991
Interior	10,192	0	10,192	2.00%	204
Totals:	22,819	2,525	20,294		6,195
Landscaping Improvements General Benefit					27.15%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	23	5	18	59.31%	11
Interior	127	0	127	2.00%	3
Totals:	150	5	145		14
Street Tree Improvements General Benefit					8.97%

10.5.10 LMD NO. 25 (THE POINTE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	216	3,113

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	3,113
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	25,374	0	25,374	2.00%	507
Totals:	25,374	0	25,374		507
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	355	0	355	2.00%	7
Totals:	355	0	355		7
Street Tree Improvements General Benefit					2.00%

10.5.11 LMD NO. 27 (ROSE ISLAND)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	50	721

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
DALLAS	1,821
RAIDERS	3,302
Average Number of Vehicles per Day	2,562
Less: Estimated Special Benefit Trips	721
Estimated Number of Pass-Through Trips	1,841
<i>General Benefit Percentage</i>	<i>71.88%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	22,965	4,593	18,372	71.88%	13,205
Interior	5,204	0	5,204	2.00%	104
Totals:	28,169	4,593	23,576		13,309
Landscaping Improvements General Benefit					47.25%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	46	9	37	71.88%	26
Interior	22	0	22	2.00%	1
Totals:	68	9	59		27
Street Tree Improvements General Benefit					39.54%

10.5.12 LMD NO. 28 (HARBORSIDE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	225	3,242
Condo	8.79	130	1,143
Totals:		355	4,385

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trip/SFR and 2.98 trip/Condo unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	N/A
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	4,385
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	N/A

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	56,047	0	56,047	2.00%	1,121
Totals:	56,047	0	56,047		1,121
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	174	0	174	2.00%	3
Totals:	174	0	174		3
Street Tree Improvements General Benefit					2.00%

10.5.13 LMD NO. 30 (HAAS AUTOMATION)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Gross Sq Ft of Leasable Area (thousands)	Total Number of Trips (Special Benefit)
Industrial Park	10.34/1,000sq ft	1,029	10,641

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 3.51 trips/1,000 sq ft to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	10,641
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	68,756	0	68,756	2.00%	1,375
Totals:	68,756	0	68,756		1,375
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	108	0	108	2.00%	2
Totals:	108	0	108		2
Street Tree Improvements General Benefit					2.00%

10.5.14 LMD NO. 31 (RANCHO DE LA ROSA)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	233	3,358

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
JUANITA	6,939
Average Number of Vehicles per Day	6,939
Less: Estimated Special Benefit Trips	3,358
Estimated Number of Pass-Through Trips	3,581
<i>General Benefit Percentage</i>	<i>51.61%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	5,554	1,111	4,443	51.61%	2,293
Interior	73,370	0	73,370	2.00%	1,467
Totals:	78,924	1,111	77,813		3,760
Landscaping Improvements General Benefit					4.77%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	12	2	10	51.61%	5
Interior	460	0	460	2.00%	9
Totals:	472	2	470		14
Street Tree Improvements General Benefit					3.00%

10.5.15 LMD NO. 32 (OAK PARK)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	27	389

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	389
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	1,020	0	1,020	2.00%	20
Totals:	1,020	0	1,020		20
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	35	0	3,533	2.00%	1
Totals:	35	0	3,533		1
Street Tree Improvements General Benefit					2.00%

10.5.16 LMD NO. 33 (EL PASEO)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	190	2,738

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	2,738
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	33,752	0	33,752	2.00%	675
Totals:	33,752	0	33,752		675
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	276	0	276	2.00%	5
Totals:	276	0	276		5
Street Tree Improvements General Benefit					2.00%

10.5.17 LMD NO. 34 (SUNRISE POINTE & SUNSET COVE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	273	3,994

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	3,994
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	50,461	0	50,461	2.00%	1,663
Totals:	50,461	0	50,461		1,663
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	455	0	455	2.00%	9
Totals:	455	0	455		9
Street Tree Improvements General Benefit					2.00%

10.5.18 LMD NO. 36 (VILLA SANTA CRUZ & VILLA CARMEL)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	330	4,755

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
CESAR CHAVEZ	7,990
JUANITA	5,786
Average Number of Vehicles per Day	6,888
Less: Estimated Special Benefit Trips	4,755
Estimated Number of Pass-Through Trips	2,133
<i>General Benefit Percentage</i>	<i>30.96%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	136,300	27,260	109,040	30.96%	33,760
Interior	81,711	0	81,711	2.00%	1,634
Totals:	218,011	27,260	190,751		35,394
Landscaping Improvements General Benefit					16.24%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	240	48	192	30.96%	60
Interior	637	0	637	2.00%	13
Totals:	877	48	829		73
Street Tree Improvements General Benefit					8.23%

10.5.19 LMD NO. 37 (PACIFIC BREEZE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	119	1,715

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
7 th ST	2,765
Average Number of Vehicles per Day	2,765
Less: Estimated Special Benefit Trips	1,715
Estimated Number of Pass-Through Trips	1,050
<i>General Benefit Percentage</i>	<i>37.97%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	13,603	2,721	10,882	37.97%	4,132
Interior	1,752	0	1,752	2.00%	35
Totals:	15,355	2,721	12,634		4,167
Landscaping Improvements General Benefit					27.14%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	24	5	19	37.97%	7
Interior	0	0	0	2.00%	0
Totals:	24	5	19		7
Street Tree Improvements General Benefit					30.38%

10.5.20 LMD NO. 38 (ALDEA DEL MAR)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	238	3,430
Condo	8.79	56	492
Totals:		294	3,922

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/SFR unit and 2.98 trips/Condo unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	3,922
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	65,303	0	65,303	2.00%	1,306
Totals:	65,303	0	65,303		1,306
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	489	0	489	2.00%	10
Totals:	489	0	489		10
Street Tree Improvements General Benefit					2.00%

10.5.21 LMD NO. 39 (PROMESA/SUENO & DR HORTON/SEAWINDS)

Including both Tracts 5198-1 and 5198-2

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	179	2,579
Condo	8.79	65	571
Totals:		244	3,150

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/SFR unit and 2.98 trips/Condo unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	3,150
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	155,957	0	155,957	2.00%	3,119
Totals:	155,957	0	155,957		3,119
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	434	0	434	2.00%	9
Totals:	434	0	434		9
Street Tree Improvements General Benefit					2.00%

10.5.22 LMD NO. 40 (CANTADA)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	113	993

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	993
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	43,408	0	43,408	2.00%	868
Totals:	43,408	0	43,408		868
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	181	0	181	2.00%	4
Totals:	181	0	181		4
Street Tree Improvements General Benefit					2.00%

10.5.23 LMD NO. 41 (PACIFIC COVE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	120	1,729

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	1,729
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	10,615	0	10,615	2.00%	212
Totals:	10,615	0	10,615		212
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	174	0	174	2.00%	3
Totals:	174	0	174		3
Street Tree Improvements General Benefit					2.00%

10.5.24 LMD NO. 42 (CANTABRIA & CORONADO)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	197	1,732

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
CESAR CHAVEZ	3,312
Average Number of Vehicles per Day	3,312
Less: Estimated Special Benefit Trips	1,732
Estimated Number of Pass-Through Trips	1,580
<i>General Benefit Percentage</i>	<i>47.70%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	29,737	5,947	23,790	47.70%	11,349
Interior	133,030	0	133,030	2.00%	2,661
Totals:	162,767	5,947	156,820		14,010
Landscaping Improvements General Benefit					8.61%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	38	8	30	47.70%	14
Interior	447	0	447	2.00%	9
Totals:	485	8	477		23
Street Tree Improvements General Benefit					4.83%

10.5.25 LMD NO. 43 (GREENBELT)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	161	1,415
Multi-Family	10.06	777	7,817
Totals:		938	9,232

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/Condo unit and 3.41 trips/Multi-Family unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	9,232
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	188,189	0	188,189	2.00%	3,764
Totals:	188,189	0	188,189		3,764
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	235	0	235	2.00%	5
Totals:	235	0	235		5
Street Tree Improvements General Benefit					2.00%

10.5.26 LMD NO. 46 (DAILY RANCH)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	262	3,775

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	3,775
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	115,927	0	115,927	2.00%	2,319
Totals:	115,927	0	115,927		2,319
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	437	0	437	2.00%	9
Totals:	437	0	437		9
Street Tree Improvements General Benefit					2.00%

10.5.27 LMD NO. 47 (SYCAMORE PLACE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	111	1,600

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	1,600
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	28,033	0	28,033	2.00%	561
Totals:	28,033	0	28,033		561
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	300	0	300	2.00%	6
Totals:	300	0	300		6
Street Tree Improvements General Benefit					2.00%

10.5.28 LMD NO. 49 (CAMERON RANCH)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	35	504

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	504
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	24,685	0	24,685	2.00%	494
Totals:	24,685	0	24,685		494
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	63	0	63	2.00%	1
Totals:	63	0	63		1
Street Tree Improvements General Benefit					2.00%

10.5.29 LMD NO. 50 (PLEASANT VALLEY SENIOR HOUSING)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	60	527

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
BUTLER	1,200
Average Number of Vehicles per Day	1,200
Less: Estimated Special Benefit Trips	527
Estimated Number of Pass-Through Trips	673
<i>General Benefit Percentage</i>	<i>56.05%</i>

(1) Average Number of Vehicle Trips per Day per City staff.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	14,124	2,825	11,299	56.05%	6,333
Interior	0	0	0	2.00%	0
Totals:	14,124	2,825	11,299		6,333
Landscaping Improvements General Benefit					44.84%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	31	6	25	56.05%	14
Interior	0	0	0	2.00%	0
Totals:	31	6	25		14
Street Tree Improvements General Benefit					44.84%

10.5.30 LMD NO. 51 (PFEILER)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	219	3,156

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	N/A
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	3,156
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	N/A

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	60,627	0	60,627	2.00%	1,213
Totals:	60,627	0	60,627		1,213
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	437	0	437	2.00%	9
Totals:	437	0	437		9
Street Tree Improvements General Benefit					2.00%

10.5.31 LMD NO. 52 (WINGFIELD)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	199	2,868

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	2,868
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	4,884	0	4,884	2.00%	98
Totals:	4,884	0	4,884		98
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	271	0	271	2.00%	5
Totals:	271	0	271		5
Street Tree Improvements General Benefit					2.00%

10.5.32 LMD NO. 53 (HUFF COURT)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	8	115

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	115
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	7,854	0	7,854	2.00%	157
Totals:	7,854	0	7,854		157
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	36	0	36	2.00%	1
Totals:	36	0	36		1
Street Tree Improvements General Benefit					2.00%

10.5.33 LMD NO. 54 (MEADOWCREST VILLAS)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	50	440

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
ROBERT	1,200
Average Number of Vehicles per Day	1,200
Less: Estimated Special Benefit Trips	440
Estimated Number of Pass-Through Trips	760
<i>General Benefit Percentage</i>	<i>63.38%</i>

(1) Average Number of Vehicle Trips per Day per City staff.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	5,365	1,073	4,292	63.38%	2,720
Interior	0	0	0	2.00%	0
Totals:	5,365	1,073	4,292		2,720
Landscaping Improvements General Benefit					50.70%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	23	5	18	63.38%	12
Interior	0	0	0	2.00%	0
Totals:	23	5	18		12
Street Tree Improvements General Benefit					50.70%

10.5.34 LMD NO. 55 (WINGFIELD WEST)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	41	591

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	<i>N/A</i>
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	591
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	31,585	0	31,585	2.00%	632
Totals:	31,585	0	31,585		632
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	199	0	199	2.00%	4
Totals:	199	0	199		4
Street Tree Improvements General Benefit					2.00%

10.5.35 LMD NO. 58 (WESTWIND)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	156	1,371

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
CLARA	2,582
CYPRESS ²	1,200
HOWELL ²	1,200
Average Number of Vehicles per Day	1,661
Less: Estimated Special Benefit Trips	1,371
Estimated Number of Pass-Through Trips	2,89
<i>General Benefit Percentage</i>	<i>17.42%</i>

- (1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.
- (2) Average Number of Vehicle Trips per Day per City staff.

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	31,659	6,332	25,327	17.42%	4,412
Interior	0	0	0	2.00%	0
Totals:	31,659	6,332	25,327		4,412
Landscaping Improvements General Benefit					13.94%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	69	14	55	17.42%	10
Interior	0	0	0	2.00%	0
Totals:	69	14	55		10
Street Tree Improvements General Benefit					13.94%

10.5.36 LMD NO. 60 (ARTISAN)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
Multi-Family	10.06	284	2,857

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 3.41 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day ¹
<i>Not Applicable</i>	N/A
Average Number of Vehicles per Day	N/A
Less: Estimated Special Benefit Trips	2,857
Estimated Number of Pass-Through Trips	N/A
<i>General Benefit Percentage</i>	N/A

(1) No landscaping classified as exterior being maintained by the District

Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	19,369	0	19,369	2.00%	387
Totals:	19,369	0	19,369		387
Landscaping Improvements General Benefit					2.00%

Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	42	0	42	2.00%	1
Totals:	42	0	42		1
Street Tree Improvements General Benefit					2.00%

10.6 Traffic Calculations

The following show the various traffic calculations utilized in determining the General Benefit quantification.

10.6.1 LMD NO. 11 (ST. TROPEZ)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	83	1,196

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	212	3,055

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	3,055	20%	611	1,196	1,807
Estimated Average Number of Vehicles per Day					1,807

10.6.2 LMD NO. 13 (LE VILLAGE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	160	2,306

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	212	3,055
ELEMENTARY SCHOOL	2.45	594	1,455
Totals:			4,515

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
STONE CREEK	4,515	40%	1,804	2,306	4,110
Estimated Average Number of Vehicles per Day					4,110

10.6.3 LMD NO. 14 (CALIFORNIA COVE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	212	3,055

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	243	3,502
ELEMENTARY SCHOOL	2.45	594	1,455
Totals:			4,957

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	1,196	50%	598	3,055	3,653
STONE CREEK	3,761	40%	1,504	3,055	4,559
Estimated Average Number of Vehicles per Day					4,106

10.6.4 LMD NO. 16 (CALIFORNIA LIGHTHOUSE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
CONDO	8.79	265	2,329

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	136	1,960
CONDO	8.79	312	2,742
Totals:			4,702

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
7 th ST	2,742	50%	1,371	2,329	3,701
9 th ST	1,960	60%	1,176	2,329	3,505
Estimated Average Number of Vehicles per Day					3,603

10.6.5 LMD NO. 23 (GREYSTONE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	61	879

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	295	4,251

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	4,251	28.44%	1,209	879	2,088
Estimated Average Number of Vehicles per Day					2,088

10.6.6 LMD NO. 24 (VINEYARDS)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	100	1,441

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	356	5,130

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	5,130	40.94%	2,100	1,441	3,541
Estimated Average Number of Vehicles per Day					3,541

10.6.7 LMD NO. 27 (ROSE ISLAND)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	50	721

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
HIGH SCHOOL	1.71	2,575	4,403

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
DALLAS	4,403	25%	1,101	721	1,821
RAIDERS	4,403	75%	3,302	0	3,302
Estimated Average Number of Vehicles per Day					2,562

10.6.8 LMD NO. 31 (RANCHO DE LA ROSA)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	233	3,358

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	728	10,490
CONDO	8.79	65	571
MIDDLE SCHOOL	1.62	1,159	1,878
Totals:			12,939

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
JUANITA	12,939	27.68%	3,581	3,358	6,939
Estimated Average Number of Vehicles per Day					6,939

10.6.9 LMD NO. 36 (VILLA SANTA CRUZ & VILLA CARMEL)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	330	4,755

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	728	12,249
CONDO	8.79	65	571
ELEMENTARY SCHOOL	2.45	638	1,563
MIDDLE SCHOOL	1.62	1,159	1,878
Totals:			16,261

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
CESAR CHAVEZ	9,954	32.50%	3,235	4,755	7,990
JUANITA	6,307	16.34%	1,031	4,755	5,786
Estimated Average Number of Vehicles per Day					6,888

10.6.10 LMD NO. 37 (PACIFIC BREEZE)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	119	1,715

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	216	3,113
MULTI-FAMILY	10.06	54	543
Totals:			3,656

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
7 th ST	3,656	28.71%	1,050	1,715	2,765
Estimated Average Number of Vehicles per Day					2,765

10.6.11 LMD NO. 42 (CANTABRIA & CORONADO)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
CONDO	8.79	197	1,732

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	330	4,755
ELEMENTARY SCHOOL	2.45	638	1,563
Totals:			6,318

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
CESAR CHAVEZ	6,318	25%	1,580	1,731	3,311
Estimated Average Number of Vehicles per Day					3,311

10.6.12 LMD NO. 58 (WESTWIND)

District Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips (Special Benefit)
CONDO	8.79	156	1,371

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type ¹	Number of Units within District	Total Number of Trips
SFR	14.41	120	1,729
CONDO	8.79	118	1,037
Totals:			2,766

(1) Institute of Transportation Engineers Trip Generation Report, 9th Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
CLARA	2,766	43.75%	1,211	1,371	2,582
CYPRESS ¹	1,200	N/A	N/A	N/A	1,200
HOWELL ¹	1,200	N/A	N/A	N/A	1,200
Estimated Average Number of Vehicles per Day					1,661

(1) Average Number of Vehicle Trips per Day per City staff.

Adina McCargo

Subject: FW: Traffic Study for General vs. Special Benefit Calculation for FY 16-17 Budget

From: Samonte, Jason [mailto:jason.samonte@oxnard.org]
Sent: Friday, April 1, 2016 5:01 PM
To: Tiffany Ellis <tellis@nbsgov.com>
Cc: Bihis, Earnel <earnel.bihis@oxnard.org>; Pablo Perez <pperez@nbsgov.com>; Adina McCargo <amccargo@nbsgov.com>
Subject: Re: Traffic Study for General vs. Special Benefit Calculation for FY 16-17 Budget

Hi Tiffany,

For local residential streets with one lane of traffic in each direction operating at Level Of Service C, an acceptable Average Daily Traffic vehicle volume in both directions is 1200.

Thanks,
Jason

On Friday, April 1, 2016, Tiffany Ellis <tellis@nbsgov.com> wrote:

Good Morning Jason and Earnel,

I just wanted to follow up regarding the City having an estimated average daily trips by street type/category. Is there a standard the City uses when a traffic study has not been prepared for "local" streets?

Thanks,

TIFFANY ELLIS

senior consultant

[800.676.7516](tel:800.676.7516) | tellis@nbsgov.com

10.7 Engineer's Reports

The Fiscal Year 2016/17 Consolidated Engineer's Reports contain the Fiscal Year 1998/99 or formation Engineer's Reports, whichever is older, for each District. Reference is made to the Fiscal Year 2016/17 Consolidated Engineer's Reports adopted by City Council Resolution No. 14,943 on June 21, 2016.

11. REFERENCES

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