

1. EXECUTIVE SUMMARY

WHEREAS, the City Council of the City of Manteca ("City Council"), pursuant to the Landscaping and Lighting Act of 1972, being Division 15, Part 2 of the Streets and Highways Code of the State of California ("1972 Act"), previously formed each Landscape Maintenance District ("LMD") referenced herein;

WHEREAS, the City Council previously adopted the Resolution Initiating Proceedings directing NBS to prepare and file a report for Fiscal Year 2019/20 presenting, for each LMD, the plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements, a diagram showing the area and properties to be assessed and an estimate of the costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within each LMD in proportion to the special benefit received, in accordance with Article XIID and the Proposition 218 Omnibus Implementation Act ("Proposition 218");

WHEREAS, the assessments for Fiscal Year 2019/20 have been levied in accordance with the assessment methodology as confirmed by the City Council upon the formation of each LMD and are proportional to the special benefit received by each parcel. The amount assessed to each parcel is equal to or less than the maximum assessment approved at the time of formation plus any allowable increases as described herein;

NOW THEREFORE, the following Fiscal Year 2019/20 assessments are made to finance the costs to maintain, operate and service the improvements within each LMD:

Landscape Maintenance District	Annual Cost ⁽¹⁾	Units ⁽²⁾	Annual Assessment per Unit	Maximum Assessment per Unit
Villa Ticino	\$25,225.92	304	\$82.98	\$108.58
Villa Tuscany and Villa Ticino 5&6	14,815.44	108	137.18	137.20
Mission Gardens	14,940.00	180	83.00	223.59
Woodward Park	8,970.56	272	32.98	58.32
Bianchi Ranch Units 1 and 2	24,700.00	190	130.00	390.53
Bianchi Ranch Unit 3	15,063.58	49	307.42	307.42
Bianchi Ranch Unit 4 and Paseo (SFR)	13,908.48	128	108.66	341.10
Bianchi Ranch Unit 4 and Paseo (MFR) ⁽³⁾	7,489.98	17.20	435.46	1,287.90
Sierra Creek	55,957.20	85	658.32	678.07
Dutra Farms	23,753.86	103	230.62	237.55
Dutra Farms Southeast Units 1, 2 and 3	22,760.96	272	83.68	96.95
Spring Meadows	20,127.56	122	164.98	227.95
Westbrook Estates Unit No. 3	10,348.62	69	149.98	169.48
Westport Plaza Unit No. 1	1,728.00	24	72.00	89.66
Dutra Farms NE Zone 1	16,205.96	67	241.88	261.59
Dutra Farms NE Zone 2 ⁽³⁾	33,180.74	15.928	2,083.17	2,083.83
Woodward West	52,212.30	115	454.02	454.02

ATTACHMENT 1

Landscape Maintenance District	Annual Cost ⁽¹⁾	Units ⁽²⁾	Annual Assessment per Unit	Maximum Assessment per Unit
Jasmine Hollow	16,121.00	245	65.80	65.82
Antigua	55,335.00	119	465.00	634.28
Terra Bella	82,532.96	152	542.98	761.16
Paseo West	68,225.22	189	360.98	447.93
Dutra Estates	79,792.02	399	199.98	257.08
Tesoro	153,000.00	510	300.00	1,000.12
Rodoni	65,833.02	99	664.98	839.41
Ken Hill	11,006.24	14	786.16	786.16
Union Ranch East	138,510.00	513	270.00	739.26
Union Ranch	53,075.72	1,426	37.22	83.95
Chadwick Square	26,955.00	599	45.00	151.03
Passante Estates	14,432.00	88	164.00	262.41
Portafina Estates	6,916.00	38	182.00	189.80
Gonsalves	28,181.76	82	343.68	343.70
Diamond Oaks	17,468.64	168	103.98	131.84
Almond Crest Units 1 and 2	16,852.56	172	97.98	117.16

(1) Includes rounding adjustment.

(2) Residential parcels or equivalent units.

(3) The unit value represents the total acreage.

1. EXECUTIVE SUMMARY

WHEREAS, the City Council of the City of Manteca ("City Council"), pursuant to the Benefit Assessment Act of 1982 ("1982 Act"), previously formed each Benefit Assessment District ("BAD") referenced herein;

WHEREAS, the City Council directed NBS to prepare and file a report for Fiscal Year 2019/20 presenting, for each BAD, the plans and specifications for the improvements, an estimate of the costs of the improvements, an assessment diagram and an assessment of the estimated costs of the improvements;

WHEREAS, the assessments for Fiscal Year 2019/20 have been levied in accordance with the assessment methodology as confirmed by the City Council upon the formation of each BAD and are proportional to the special benefit received by each parcel. The amount to be assessed to each parcel is equal to or less than the maximum assessment approved at the time of formation plus any allowable increases as described herein;

NOW THEREFORE, the following Fiscal Year 2019/20 assessments are made to finance the costs to maintain, operate and service the improvements within each BAD:

Benefit Assessment District	Annual Cost ⁽¹⁾	Units ⁽²⁾	Annual Assessment per Unit	Maximum Assessment per Unit
Bella Vista/Dutra Farms Southwest	\$16,248.84	258	\$62.98	\$109.84
Dutra Farms Southeast Units 2 and 3	14,057.60	191	73.60	100.58
Bella Vista Units 4 and 5	3,468.00	102	34.00	106.62
Dutra Estates	15,952.02	399	39.98	110.91

(1) Includes rounding adjustment.

(2) Residential parcels or equivalent units.