

REGULAR
JULY 19, 2023



Imperial City Council

Katherine Burnworth- Mayor
Robert Amparano-Mayor Pro Tem
Ida Obeso-Martinez-Council Member
Stacy Mendoza- Council Member
James Tucker-Council Member

AGENDA

Regular Meeting of the Imperial City Council

City Council Chambers
220 West 9th Street
Imperial, CA 92251-1637

July 19, 2023

Closed Session at 06:00 p.m.

Open Session at 07:00 p.m.

The Imperial City Council meetings, including public comments, are being livestreamed on the city's social media pages. By remaining in the room, you are giving your permission to be recorded. action items are made available for public inspection on the City's website, www.cityofimperial.org seventy-two (72) hours prior to the posted meeting time. Government Code section 54957.5(b)(2)(B)

1. You are encouraged to observe the City Council meetings via Livestream at the City of Imperial Facebook page.
2. All documents containing an executive summary and staff recommendation associated with open session

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact (760) 355-4373. A notification of 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting [28CFR 35.102-35.104 ADA title II].

6:00 P.M. CLOSED SESSION

CALL TO ORDER:

PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY: The City Council welcomes public input. Members of the public may address the City Council on Closed Session items by contacting the City Clerk's Office at 760-355-3334. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda (Government Code Section 54954.2). If you are compensated to communicate with City officials, you may be required to register and/or make certain disclosures as a lobbyist. Please see the City Clerk for additional information. There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

CONFERENCE WITH LEGAL COUNSEL: The City Council finds, based on advice from the City Attorney, that discussion in open session of the following described matter(s) will prejudice the position of the City in existing and anticipated litigation.

A. CONFERENCE WITH LABOR NEGOTIATIONS – G.C § 54957.6

Agency Designated Representatives: Dennis Morita, City Manager, Kristen Smith, Human Resources Manager, Diana Quintana, and Finance Manager

Employee Organizations:

Teamsters Local Union #542

B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – G.C § 54956.9

Number of Cases: Claim#2109734
Claim#23007035
Claim#4A2210BMYH50001

CITY COUNCIL CONVENES TO REGULAR MEETING

7:00 P.M. REGULAR MEETING

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

ADJUSTMENTS TO THE AGENDA: The City Council will discuss the order of the agenda, may amend the order, add urgency items, note abstentions or “no” votes on consent calendar items and request consent calendar items be removed from the consent calendar for discussion. The City Council may also remove items from the consent calendar prior to that portion of the agenda. For purposes of the official city record, the City Council may take care of these issues by entertaining a formal motion.

CITY ATTORNEY REPORT ON CLOSED SESSION ACTIONS:

PUBLIC COMMENT: There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

Matters not appearing on the agenda: If you wish to address the City Council concerning any item within the City Council’s jurisdiction, please raise your hand and be acknowledged by the Mayor. At that time, state your name and address for the record. The Mayor reserves the right to place a time limit of three (3) minutes on each person’s presentation. It is requested that longer presentations be submitted to the City Clerk’s Office in writing 48 hours before the meeting.

A. SPECIAL PRESENTATIONS:

- A-1. Recognition of the Imperial High School Girls Varsity Softball Team.
- A-2. Trunk or Treat Event Featuring Drifters Car Club.
- A-3. IV 9/11 Stair Climb.
- A-4. Update on Northpoint Development Project (Imperial Hotel).

B. CONSENT AGENDA:

All items appearing under “Consent Agenda” will be acted upon by the City Council with one motion without discussion. Should any Council member or other person request that any item be considered separately, that item will then be taken up at the time as determined by the Mayor.

- B-1** Approval of Claims and Warrants Report.
- B-2.** Approval of City Council Minutes of Regular City Council Meetings of June 21, 2023 and June 26, 2023.
- B-3.** Waive Further Reading and Adopt Ordinance **No. 827**, An Ordinance of the City Council of the City of Imperial, California, Amending the Codified Ordinances of the City of Imperial Adjusting Imperial City Council Compensation to \$720.00 Per Month. **(SECOND READING AND ADOPTION).**
- B-4.** Continuation of Emergency Action as Declared by Resolution No. 2023-21 for Repairs to Aten Road & Highway 86 Intersection.

C. PUBLIC HEARING ITEMS (DISCUSSION/ACTION- APPROVE-DISAPPROVE):

- C-1.** Public Hearing Approving the Engineer's Report and Ordering the Levy and Collection of Annual Assessments for the Fiscal Year 2023-2024 for the Imperial Lighting Maintenance District No. 1. (Paseo Del Sol & Wildflower Subdivisions).

Staff Report: John Herrera, Interim Finance Director

1. Open public hearing
2. Staff report
3. Public comment
4. Close public hearing
5. Council discussion
6. Recommended action(s)

Recommended Action (1): Adopt Resolution No. **2023-45**, A Resolution of the City Council of the City of Imperial, California, Amending and/or Approving the Engineer's Report for the Imperial Lighting Maintenance District No. 1, for Fiscal Year 2023-2024 (Paseo Del Sol & Wildflower Subdivisions).

Recommended Action (2): Adopt Resolution No. **2023-46**, A Resolution of the City Council of the City of Imperial, California, Ordering the Levy and Collection of Annual Assessments Related to the Imperial Lighting Maintenance District No. 1, for Fiscal Year 2023-2024. (Paseo Del Sol & Wildflower Subdivisions).

- C-2.** Public Hearing Approving the Engineer's Report and Ordering the Levy and Collection of Annual Assessments for the Fiscal Year 2023-2024 for the Imperial Landscape Maintenance District No. 1. (Paseo Del Sol & Wildflower Subdivisions).

Staff Report: John Herrera, Interim Finance Director

1. Open public hearing
2. Staff report
3. Public comment

4. Close public hearing
5. Council discussion
6. Recommended action(s)

Recommended Action (1): Adopt Resolution No. 2023-47, A Resolution of the City Council of the City of Imperial, California, Amending and/or Approving the Engineer's Report for the Imperial Landscape Maintenance District No. 1, for Fiscal Year 2023-2024. (Paseo del Sol & Wildflower Subdivisions).

Recommended Action (2): Adopt Resolution No. 2023-48, A Resolution of the City Council of the City of Imperial, California, Ordering the Levy and Collection of Annual Assessments Related to the Imperial Landscape Maintenance District No. 1, for Fiscal Year 2023-2024. (Paseo del Sol & Wildflower Subdivisions).

- C-3.** Public Hearing Approving the Engineer's Report and Ordering the Levy and Collection of Annual Assessments for the Fiscal Year 2023-2024 for the Imperial Landscape Maintenance District No. 2, Zone 2005-03 for Fiscal Year 2023-2024. (Sky Ranch).

Staff Report: John Herrera, Interim Finance Director

1. Open public hearing
2. Staff report
3. Public comment
4. Close public hearing
5. Council discussion
6. Recommended action

Recommended Action (1): Adopt Resolution No. 2023-49, A Resolution of the City Council of the City of Imperial, California, Amending and or Approving the Engineer's Report for the Imperial Landscape Maintenance District No. 2, for Fiscal Years 2023-2024. (Sky Ranch).

Recommended Action (2): Adopt Resolution No. 2023-50, A Resolution of the City Council of the City of Imperial, California, Ordering the Levy and Collection of Annual Assessments Related to Imperial Landscape Maintenance District No. 2, Zone 2005-03, for Fiscal Year 2023-2024. (Sky Ranch).

D. ACTION ITEMS (DISCUSSION/ACTION- APPROVE-DISAPPROVE):

- D-1.** Award On-Call Planning Services to HWL, Gafcon and LC Engineering.

Staff Report: Othon Mora, Community Development Director

Recommended Action: Staff recommends to Award On-Call plan review and inspection services to HWL, Gafcon and LC Engineering.

D-2. Victoria Ranch Subdivision – Unit No. 3B (2) Sewer Lift Station Acceptance.

Staff Report: Othon Mora, Community Development Director

Recommended Action (1): Accept the Sewer Lift Station Facility from Victoria Ranch Subdivision Unit No. 3(B)2.

Recommended Action (2): Authorize Recordation of Grant Deed for Sewer Lift Station from Imperial Ranch Partners, LLC.

D-3. Purchase of Portable Office Container.

Staff Report: Police Chief Michael Crankshaw

Recommended Action: Authorize Purchase and Accept Project Proposal for the Imperial Police Department.

D-4. Cease Emergency Repairs for City Wastewater Lines in Alleyway.

Staff Report: Jackie Loper, Public Services Director

Recommended Action: Approve Cease of Emergency

E. REPORTS:

E-1. Department Reports

E-2. City Manager Report

E-3. Mayor and Councilmember Reports

ADJOURNMENT:

Adjournment of this Regular Meeting of the City Council Until the Next Regularly Scheduled Meeting to be held on Wednesday, August 2, 2023, at 7:00 p.m.

AFFIDAVIT OF POSTING

I, Kristina M. Shields, City Clerk for the City of Imperial, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing revised notice was posted at the City of Imperial City Hall bulletin board at 420 S. Imperial Avenue, Imperial, CA and on the City of Imperial's website not less than 72 hours prior to the meeting, per Government Code 54954.2.

Dated: July 14, 2023



KRISTINA M. SHIELDS

CTCOTY City Clerk

City of Imperial

Check Register Report

Date: 07/12/2023
Time: 2:47 pm
Page: 1

CITY OF IMPERIAL

BANK: UNION BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
UNION BANK Checks								
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111789	07/07/23	Printed			195	ALLIED WASTE	TRASH JUNE 2023 74883	144,027.46
111792	07/07/23	Printed			5956	AMAZON CAPITAL SERVICES	1K4N-QXVJ-DX6H 75005	3,469.51
111793	07/07/23	Printed			8186	AMY BRAND	9819-0184/612 SKYVIEW	66.57
111794	07/07/23	Printed			8188	ANTONIO GONZALEZ	9414-1500/271 SANTA ROSALIA	34.30
111795	07/07/23	Printed			1851	AT&T LONG DISTANCE	760-355-1158 7/5/23	2,067.91
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111797	07/07/23	Printed			7158	BLUETARP FINANCIAL, INC.	F80688/5 75006	671.97
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111799	07/07/23	Printed			8181	BRIZAYDA SANTOS	TEEN MAKER SCHOLARSHIP 74595	375.00
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111803	07/07/23	Printed			6857	COUNTY MOTOR PARTS CO, INC	552680 74974	405.14
111804	07/07/23	Printed			3135	COUNTY OF SAN DIEGO, RCS	23IMPCPDN11 74903	2,194.50
111805	07/07/23	Printed			1287	DEMCO, INC.	7319837 73564	438.38
111806	07/07/23	Printed			4049	DIVISION OF THE STATE	2ND QTR APRIL-JUNE 2023 74879	19.60
111807	07/07/23	Printed			6642	EDD	6/30/23	50.00
111808	07/07/23	Printed			8191	ELLIS INVESTIGATIONS LAW	10364 74712	9,075.00
111809	07/07/23	Printed			314	FRANCHISE TAX BOARD	6/30/23	200.00
111810	07/07/23	Printed			8187	GEORGINA AHUMADA	9988-3076/498 TRESHILL#149	91.61
111811	07/07/23	Printed			762	GOLDEN WEST COLLEGE	POST SUP. COURSE-D CALDWELL 74399	186.00
111812	07/07/23	Printed			8182	GRACE LARA	TEEN MAKER SCHOLARSHIP 74597	375.00
111813	07/07/23	Printed			2096	HOME DEPOT CREDIT SERVICES	WE20487942 74961	2,744.90
111814	07/07/23	Printed			8180	ILLIANA ESTRADA	TEEN MAKER SCHOLARSHIP 74596	375.00
111815	07/07/23	Printed			120	IMPERIAL COUNTY FIRE DEPT.	JUNE 2023 74657	103,421.42
111816	07/07/23	Printed			8189	IMPERIAL DIESEL REPAIR LLC	597 74972	2,090.43
111817	07/07/23	Printed			028	IMPERIAL IRRIGATION DISTRICT	JULY 6, 2023	74,597.03
111818	07/07/23	Printed			221	IMPERIAL PRINTERS	23-2230 74713	80.81
111819	07/07/23	Printed			3187	IMPERIAL TRUSS & LUMBER CO.	B60488 75060	158.31
111820	07/07/23	Printed			123	IMPERIAL UNIFIED SCHOOL DIST.	AR23-00093 75053	1,350.00
111821	07/07/23	Printed			8192	JAGGET FLORES	9912-0059/662 HAMBLET	179.20
111822	07/07/23	Printed			8178	JETT DAVIS	TEEN MAKER SCHOLARSHIP 74594	375.00
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111825	07/07/23	Printed			8184	KAILANNI CECENA	TEEN MAKER SCHOLARSHIP 74589	375.00
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111829	07/07/23	Printed			1996	LEE TIRE CO.	388856 74905	2,772.91
111830	07/07/23	Printed			101	LINCOLN LIFE	6/30/23	658.67
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111832	07/07/23	Printed			260	MALLORY SAFETY AND SUPPLY LLC	5647575 74980	430.46
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111834	07/07/23	Printed			1190	MISSIONSQUARE - 304257	6/30/23	400.00
111835	07/07/23	Printed			7992	MUNITEMPS	130206 74880	66,179.38
111836	07/07/23	Printed			8193	NEHAL VITHALANI	9725-0301/2558 VISTA DEL MAR	9.88

Check Register Report

Date: 07/12/2023

Time: 2:47 pm

Page: 2

CITY OF IMPERIAL

BANK: UNION BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
UNION BANK Checks								
111837	07/07/23	Printed			2295	NEW BORDER TACTICAL, INC	A198351 C. FIERRO 74365	727.70
111838	07/07/23	Printed			2295	NEW BORDER TACTICAL, INC	A198380 D. LOSHEK 74387	143.70
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111841	07/07/23	Printed			4262	PYRAMID BUILDING & ENGINEERING	29-22-2 74973	799,187.50
111842	07/07/23	Printed			7940	RICARDO ARGUELLEZ	TUITION REIMB. BACKFLOW 74709	425.00
111843	07/07/23	Printed			5850	ROBERT OSORIA	DEPOSIT REFUND 74761	50.00
111844	07/07/23	Printed			7343	ROVE ENGINEERING INC	5864 74762	499,212.87
111845	07/07/23	Printed			8063	SAFARILAND, LLC	IO10-492583 74398	27.69
111846	07/07/23	Printed			1239	SHERWIN-WILLIAMS	1236-5 74648	319.92
111847	07/07/23	Printed			5706	SHI INTERNATIONAL CORP	B16997849 74499	1,189.49
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111849	07/07/23	Printed			135	SOCALGAS	420 S IMPERIAL 5/10-6/9/23	64.30
111850	07/07/23	Printed			2365	SPARKLETTS	9437092 JUNE23	380.61
111851	07/07/23	Printed			3570	SWANK MOTION PICTURES, INC	BO 2068626 74649	480.00
111854	07/07/23	Printed			5837	U.S. BANK	MR 05/18/2023 74860	7,518.73
111855	07/07/23	Printed			275	UNDERGROUND SERVICE ALERT OF	620230336 74878	181.00
111856	07/07/23	Printed			2008	UNITED PARCEL SERVICE	Y00924263 7/5/23	65.48
111857	07/07/23	Printed			944	UNITED WAY OF IMPERIAL COUNTY	6/30/23	6.00
111859	07/07/23	Printed			615	VALLEY PEST SERVICES, INC	14327627	1,322.00
111860	07/07/23	Printed			8150	VENCER PUBLIC AFFAIRS &	146 74658	2,000.00
111861	07/07/23	Printed			8177	VERONICA VADILLO SANTIAGO	0006112 REFUND-DAY CAMP 74650	386.25
111862	07/07/23	Printed			4572	VEXER ENGINEERING	1145 74763	6,800.00
111863	07/07/23	Printed			8185	WAHHAJ NASIR	TEEN MAKER SCHOLARSHIP 74599	375.00
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111997	07/12/23	Printed			2096	HOME DEPOT CREDIT SERVICES	1059 00009 31360 74979	1,817.85
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111999	07/12/23	Printed			1996	LEE TIRE CO.	390563 74976	387.07
112000	07/12/23	Printed			079	ONE SOURCE DISTRIBUTORS	S7070815.004 74983	3,973.35
112001	07/12/23	Printed			2782	PRINCIPAL LIFE INSURANCE COMP	1044724-10001 JULY 2023 74877	5,357.06
112002	07/12/23	Printed			8194	ROY PATTERSON	9976-1840/125 W BARIONI#317	81.39
112003	07/12/23	Printed			5706	SHI INTERNATIONAL CORP	B17040434 75009	95.36
112004	07/12/23	Printed			3262	SIMNSA HEALTH PLAN	119380 JULY 2023 74867	11,659.75
112005	07/12/23	Printed			7991	STORWISE-IMPERIAL	4180 74643	228.65
112006	07/12/23	Printed			3570	SWANK MOTION PICTURES, INC	BO 2068628 75052	480.00
112007	07/12/23	Printed			7708	TUCKER MINI STORAGE	JULY 2023 74642	125.00
112008	07/12/23	Printed			5674	WAGEWORKS, INC	INV5322874 JUNE 2023 74875	129.20
112009	07/12/23	Printed			7695	WINNCOM TECHNOLOGIES CORP	STDINV0224394 75029	1,843.98

Total Checks: 88

Checks Total (excluding void checks): 1,894,233.99

Total Payments: 88

Bank Total (excluding void checks): 1,894,233.99

Total Payments: 88

Grand Total (excluding void checks): 1,894,233.99



MINUTES

Regular Meeting of the Imperial City Council

City Council Chambers
220 West 9th Street
Imperial, CA 92251-1637

June 21, 2023

A. City Council Convenes to Work Session at 5:00 pm

Mayor Burnworth Called the Meeting to Order at 5:24 p.m.

Roll Call of the City Council:

Present: Tucker, Mendoza, Obeso-Martinez and Burnworth

Absent: Amparano

A-1. Goal Setting & Budget Performance Review for Fiscal Year 23-24

Direction Given to Staff. No Reportable Action.

B. City Council Convenes to Closed Session at 6:00 pm

City Council Convened to Closed Session at 6:16 p.m.

B-1. Conference with Legal Counsel – Anticipated Litigation

Significant Exposure to litigation pursuant to § 54956.9(b): Three (3) Potential Cases

B-2. Conference with Real Property Negotiators (§ 54956.8)

Property: APN 064-230-015000

Agency Negotiator: City Manager

Negotiating Parties: County of Imperial

Under Negotiation: Instructions to Agency Negotiator Regarding Lease, Price and Terms

B-3. Public Employee Performance Evaluation § 54957

Title: City Manager

C. City Council Convenes to Open Session at 7:00 pm

Mayor Burnworth Called the Meeting to Order at 7:07 p.m.

Roll Call of the City Council

Present: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth

Pledge of Allegiance Led by Mendoza

Adjustments to the Agenda

City Manager Morita confirmed there were no adjustments to the Agenda.

Action Taken in Closed Session

City Attorney Turner reported two of the three items were discussed in Closed Session. Direction was given to counsel. The third item regarding public employee evaluation will be pushed to a later agenda due to time constraints. No reportable action.

D. Public Appearances:

D-1. Matters not appearing on the agenda:

PUBLIC APPEARANCES: NONE

E. Special Presentations

E-1. Recognition of the Imperial High School Girls Varsity Softball Team.

City Manager Morita explained that this item would be on a future agenda and will work with the high school to coordinate the team's participation.

F. Consent Agenda:

All items appearing under "Consent Agenda" will be acted upon by the City Council in one motion without discussion. Should any Council member or other person request that any item be considered separately, that item will then be taken up at the time as determined by the Mayor.

- F-1.** Approval of Claims and Warrants Report.
- F-2.** Continuation of Emergency Action as Declared by Resolution 2023-15 for repairs to City Wastewater Line in alleyway.
- F-3.** Continuation of Emergency Action as Declared by Resolution 2023-21 for repairs to Aten Rd & HWY 86 Intersection.
- F-4.** Approval of City Council Meeting Minutes for June 7, 2023 and June 12, 2023.

ACTION:

Councilmember Tucker moved to Approve the Consent Agenda as presented. **Seconded by Obeso-Martinez.**

AYES: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth
NOES: None
ABSTAIN: None
ABSENT: None

MOTION CARRIED: 5-0

G. Action Items: (Discussion/Action– Approve-Disapprove)

G-1. Amendment to the Agreement with Chen Ryan, Inc. and the City of Imperial relating to expanding the project scope for the SR86 improvement project.

Staff Report: Jesus Villegas, Community Development Department

ACTION:

Councilmember Tucker moved to Approve the Amendment to the Agreement with Chen Ryan, Inc. and the City of Imperial relating to expanding the project scope for the SR86 improvement project. **Seconded by Mendoza.**

AYES: Tucker, Mendoza, Obeso-Martinez and Burnworth

NOES: Amparano

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 4-1

G-2. La Brucherie Widening Project from Aten Blvd. to Treshill Road Bid NO. 2022-04.

Staff Report: Jesus Villegas, Community Development Department

ACTION:

Councilmember Mendoza moved to Authorize Balancing Change Order and Final Contract Amount and Authorize the Payment of the Construction work done Excepting the 5% Retainage of the Amount Expended on the Installation of the 9 (Nine) Streetlights. **Seconded by Amparano**

AYES: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 5-0

G-3. Fiscal Year 2021 Stonegarden Memorandum of Understanding.

Staff Report: Chief Crankshaw, Police Department

ACTION:

Councilmember Tucker moved to Approve 2021 STONEGARDEN MOU as presented. **Seconded by Amparano.**

AYES: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth
NOES: None
ABSTAIN: None
ABSENT: None

MOTION CARRIED: 5-0

G-4. Resource Officer Agreement for School Year 2023-2024.

Staff Report: Chief Crankshaw, Police Department

ACTION:

Councilmember Tucker moved to Approve of the School Resource Officer Agreement for school year 2023/2024 as presented. **Seconded by Amparano.**

AYES: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth
NOES: None
ABSTAIN: None
ABSENT: None

MOTION CARRIED: 5-0

H. Reports

H-1. Department Reports

Parks and Recreation Director Lopez reported on the upcoming Imperial Dive in Event on June 23, 2023, showing Moana and thanked IID for their grant of \$5,000.00 towards the summer aquatics program.

H-2. City Manager Report

NONE

H-3. Mayor and Councilmember Reports

Mayor Burnworth expressed her appreciation to Parks & Recreation for the summer programs.

I. Adjournment

I-1. Adjournment of this Regular Meeting of the City Council Until the Next Regularly Scheduled Meeting, Wednesday, July 5, 2023, at 7:00 pm.

Mayor Burnworth Adjourned the Regular Meeting of the City Council at 7:41 p.m.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this 14th day of July, 2023.



ALEXIS BROWN,
Deputy City Clerk



Imperial City Council

*Katherine Burnworth- Mayor
Robert Amparano-Mayor Pro Tem
Ida Obeso-Martinez-Council Member
Stacy Mendoza- Council Member
James Tucker-Council Member*

MINUTES

Special Meeting of the Imperial City Council

City Council Chambers
220 West 9th Street
Imperial, CA 92251-1637

June 26, 2023

A. City Council Convenes to Open Session at 6:00 pm

Mayor Burnworth Called the Meeting to Order at 6:10 p.m.

Roll Call of the City Council

Councilmembers Present: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth

Pledge of Allegiance Led by Mayor Burnworth

Adjustments to the Agenda

City Manager Morita Confirmed No Adjustments to the Agenda as Presented

B. Public Appearances

B.1 - Matters appearing on the agenda.

Public Appearances: NONE

C. Action Items: (Discussion/Action– Approve-Disapprove)

C-1. Resolution of Continuing Appropriations Not to Exceed Thirty (30) Days

Staff Report: Diana Quintana, Finance Department

ACTION:

Mayor Pro Tem Amparano moved to Adopt Resolution No. 2023-22 to Authorize Continuing Appropriations in the Amount of \$20,489,133 for Operation Expenses Not to Exceed Thirty (30) Days. **Seconded by Obeso-Martinez.**

AYES: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth
NOES: None
ABSTAIN: None
ABSENT: None

MOTION CARRIED: 5-0

C-2. Vehicle Miles Traveled (VMT) California Environmental Quality Act (CEQA) Thresholds

Staff Report: Othon Mora, Community Development Department

ACTION:

Councilmember Tucker moved to Award the Contract to Minigar & Associates, Inc. to Provide Consulting Services for VMT CEQA Thresholds. **Seconded by Mendoza.**

AYES: Tucker, Mendoza, Obeso-Martinez, Amparano and Burnworth
NOES: None
ABSTAIN: None
ABSENT: None

MOTION CARRIED: 5-0

D. City Council Convenes to Closed Session.

Mayor Burnworth Convened to Closed Session at 6:16 p.m.

D-1. Public Employee Performance Evaluation § 54957
Title: City Manager

E. City Council Reconvenes to Open Session.

Action Taken in Closed Session

City Attorney Turner: City Council Discussed One Item in Closed Session. Direction was given, no reportable action.

F. Adjournment

F-1. Adjournment of this Special Meeting of the Imperial City Council

Mayor Burnworth Adjourned the Special Meeting of the City Council at 7:33 p.m.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this 14th day of July, 2023.


ALEXIS BROWN,
Deputy City Clerk

DATE SUBMITTED July 14, 2023

SUBMITTED BY City Manager

DATE ACTION REQUIRED July 19, 2023

COUNCIL ACTION (X)

PUBLIC HEARING REQUIRED ()

RESOLUTION ()

ORDINANCE 1ST READING ()

ORDINANCE 2ND READING (X)

CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION:

1. 2nd Reading and Adoption of Ordinance No. 827 Amending the Codified Ordinances of the City of Imperial Adjusting Imperial City Council Compensation to \$720.00.

BACKGROUND/SUMMARY:

The amount of Council compensation and the manner in which Council compensation is amended is a matter of State Law. Compensation is based upon population. The initial compensation for Imperial was \$300.00. Compensation may be increased by 5% per year. Council compensation was last adjusted to \$360.00 in December of 2002. Any increase to compensation takes effect at the next municipal election; in our case 2024. Since it has been 20 full calendar years since the date of the last increase, the council could increase its compensation in an amount not to exceed \$720.00.

FISCAL IMPACT: A change to \$720.00 per month would impact the second half of the 2024-2025 fiscal year in the sum of \$21,600.00 plus incidental withholding.

FINANCE
INITIALS _____

STAFF RECOMMENDATION:

Recommendation to approve adoption of Ordinance No. 827

DEPT. INITIALS _____

MANAGER'S RECOMMENDATION: Approve Staff Recommendation

CITY
MANAGER'S
INITIALS AM

MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REFERRED TO:

REJECTED ()

DEFERRED ()

ORDINANCE NO. 827

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, AMENDING THE CODIFIED ORDINANCES TO ADJUST THE SALARIES OF COUNCIL MEMBERS TO \$720.00

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

Section 1: Amending Section 2-1.1 of the Municipal Code.

The present Section 2-1.1 is amended to read as follows:

“Section 2-1.1 City Council Salary.

1. Each member of the City Council shall receive a monthly salary in the sum of Seven Hundred and Twenty dollars (\$720.00) per month as authorized by California Government Code section 36516. Said sum is payable at the same time and in the same manner as payment to each of the officers and employees of the City. This amount was calculated based upon the California Government Code section 36516(a)(4) which authorizes an annual increase not to exceed 5% for each calendar year from the operative date of the last adjustment of the salary which was December 2002.

2. This Ordinance becomes operative upon the date when one or more members of the Council of the City become eligible for the salary prescribed herein by virtue of beginning a new term of office following the general municipal election.”

Section 2: Severability. If Any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

Section 3: Effective Date Publication. This ordinance shall take effect thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to California Government Code section 36933.

[THIS SPACE INTENTIONALLY LEFT BLANK]

The foregoing ordinance was introduced at the regular meeting of the City Council of the City of Imperial held on July 5, 2023 and was finally adopted at a regular meeting of said Council on July 19, 2023, and said ordinance was duly passed and adopted in accordance with the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

KATHERINE BURNWORTH,
Mayor

ATTEST:

KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the 5th day of July, 2023, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the 19th day of July, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this _____ day of July, 2023.

KRISTINA M. SHIELDS,
City Clerk

DATE SUBMITTED 07/12/23
 SUBMITTED BY Public Services
 DATE ACTION REQUIRED 07/19/23

COUNCIL ACTION ()
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION: Continue Emergency at 1. Discuss, Approve/Disapprove continuation of Emergency at Aten Rd & HWY 86 Intersection Aten Rd & HWY 86 Intersection	
DEPARTMENT INVOLVED: Public Services	
BACKGROUND/SUMMARY: On June 1st, 2023 around 6:40 A.M., a Signal Pole on the Northwest corner of Aten Rd & Hwy 86 was knocked down by a Commercial Truck. The pole and supporting equipment were damaged beyond repair causing the intersection to be placed on red-flash, causing traffic back up and potential safety hazards to life & property. City manager has authorized purchase of a mobile signal that is hoped to provide temporary service by the end of the week. The City is working diligently to repair and restore control of intersection.	
FISCAL IMPACT: \$32K to date. Expected shipment date & new equipment is 4-6 months	FINANCE INITIALS <u>DP</u>
STAFF RECOMMENDATION: Approve Continuance	DEPT. INITIALS <u>[Signature]</u>
MANAGER'S RECOMMENDATION: Approve	CITY MANAGER'S INITIALS <u>AM</u>
MOTION: SECONDED: AYES: NAYES: ABSENT: APPROVED () DISAPPROVED () REFERRED TO: REJECTED () DEFERRED ()	

DATE SUBMITTED June 9, 2023
 SUBMITTED BY Public Services
 DATE ACTION REQUIRED June 12, 2023

COUNCIL ACTION ☒
 PUBLIC HEARING REQUIRED ☐
 RESOLUTION ☐
 ORDINANCE 1ST READING ☐
 ORDINANCE 2ND READING ☐
 CITY CLERK'S INITIALS ☐

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: Declare Emergency at Aten Rd & HWY 86 Intersection	DISCUSSION/ACTION: I. Discuss, Approve/Disapprove declaration of Emergency at Aten Rd & HWY 86 Intersection
DEPARTMENT INVOLVED: <u>Public Services</u>	
BACKGROUND/SUMMARY: On June 1 st , 2023 around 6:40 A.M., a Signal Pole on the Northwest corner of Aten Rd & Hwy 86 was knocked down by a Commercial Truck. The pole and supporting equipment were damaged beyond repair causing the intersection to be placed on red-flash, causing traffic back up and potential safety hazards to life & property. City manager has authorized purchase of a mobile signal that is hoped to provide temporary service by the end of the week. The City is working diligently to repair and restore control of intersection.	
FISCAL IMPACT: \$32K to date. Expected shipment date & new equipment is 4-6 months	FINANCE INITIALS 
STAFF RECOMMENDATION: Approve	DEPT. INITIALS 
MANAGER'S RECOMMENDATION: Approve	CITY MANAGER'S INITIALS 
MOTION	
SECONDED: AYES: NAYES: ABSENT:	APPROVED ☐ REJECTED ☐ DISAPPROVED ☐ DEFERRED ☐ REFERRED TO:

RESOLUTION NO. 2023-

**RESOLUTION DECLARING AN EMERGENCY,
AUTHORIZING THE CITY MANAGER TO TAKE SUCH
ACTION AS MAY BE NECESSARY IN RESPONSE
THERETO AND RATIFYING ACTION TAKEN TO DATE**

WHEREAS, the City operates and maintains a Traffic Signal Control System and associated lighting and traffic control operations and various intersections ("System"); and

WHEREAS, the System and associated lighting, provide safe and effective traffic flow;
and

WHEREAS, the System includes poles, concrete bases and foundations, signal lighting, pedestrian crossing features, wiring and conduit, pull/junction boxes, controller cabinet housing electronics and power backups ("Infrastructures"); and

WHEREAS, the Signal and supporting infrastructures located at the NW corner of Aten Rd and HWY 86 ("Signal") was struck by a Commercial Truck and was severely damaged beyond repair; and

WHEREAS, in order to safeguard vehicle traffic, pedestrians and to protect the public, life and property, it is necessary to take immediate action to repair the Signal and Infrastructures;
and

WHEREAS, the above described conditions constitute an emergency under applicable law and such emergency would not reasonably permit delays associated with a competitive solicitation for bids and the actions authorized herein are necessary to respond to the emergency;
and

WHEREAS, the City Council wishes to delegate authority to the City Manager to take such action as may be necessary to repair the Signal Pole in the Traffic Signal Control System, ratify action already taken and otherwise address the emergency as described herein.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above-referenced recitals are true and correct and are incorporated herein.
2. The City Council declares that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health or property, and hereby delegates to the City Manager the authority to take such immediate action as may be necessary to safeguard life, health or property in connection with repair to the Signal in the Traffic System in

accordance with Public Contracts Code Sections 20168 and 22050 and without otherwise complying with bid requirements required by law.

3. The City Council authorizes action set forth herein and further ratifies action authorized by the City Manager taken to date; including but not limited to purchase of a mobile signal, to address the Signal in the Traffic System and potential public and traffic hazard on the basis that the emergency described herein will not permit a delay resulting from a competitive solicitation of bids and the action is necessary to respond to the emergency.

APPROVED, PASSED AND ADOPTED, at the regular meeting of the City Council this 12th day of June.

Katherine Burnworth, Mayor

ATTEST:

City Clerk

DATE SUBMITTED

7/12/2023

SUBMITTED BY

SPECIAL TAX
ADMINISTRATOR

DATE ACTION REQUIRED

7/19/2023

COUNCIL ACTION (x)
PUBLIC HEARING REQUIRED (x)
RESOLUTION (x)
ORDINANCE 1ST READING ()
ORDINANCE 2ND READING ()
CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

**SUBJECT: RESOLUTION ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS:
IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1 (Paseo del Sol and Wildflower Subdivisions)**

DEPARTMENT INVOLVED: FINANCE

BACKGROUND/SUMMARY:

On July 5, 2023, the City Council Adopted three resolutions for intent to initiate, levy an assessment for Fiscal Year ("FY") 2023/24, order an engineer's report, and set a public hearing. Following the Adoption, a public hearing was set to be held on July 19, 2023 to take testimony and adopt resolutions to accept the engineer's report and approve an assessment levy for FY 2023/24.

The proposed FY 2023/24 annual assessment is \$47.18 per EDU (\$94.36 per Parcel) for Wildflower and \$45.70 per EDU (\$91.40 per Parcel) for Paseo del Sol, which are equal to the maximum assessment rates allowed.

FISCAL IMPACT: NOT TO EXCEED

The funds generated are used for the purposes stated in the original formation of this district. Each year the assessments on individual parcels may be increased up to the change in the Consumer Price Index.

ADMIN
SERVICES
SIGN INITIALS _____

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the resolutions to accept the engineer's report and approve an assessment levy for FY 2023/24.

DEPT. INITIALS _____

MANAGER'S RECOMMENDATION:

Approve as presented.

CITY
MANAGER'S
INITIALS JHM

MOTION TO ADOPT:

IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1

- (1) Approval of Resolution No. 2023-45, Approving the Engineer's Report; and
- (2) Approval of Resolution No. 2023-46, Ordering the Levy and Collection of Annual Assessments.

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REFERRED TO:

REJECTED ()

DEFERRED ()

RESOLUTION NO. 2023-45

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
IMPERIAL, CALIFORNIA, AMENDING AND/OR
APPROVING THE ENGINEER'S REPORT FOR THE
IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1,
FOR FISCAL YEAR 2023/24**

WHEREAS, the City Council, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did, by previous Resolution, order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the Fiscal Year ("FY") 2023/24 Engineer's Report for the City of Imperial "Imperial Lighting Maintenance District No. 1" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Imperial, who presented to the City Council a report titled: "City of Imperial, Lighting Maintenance District No. 1 (Paseo del Sol and Wildflower) Engineer's Report, Fiscal Year 2023/24" (the "Report") as required by the Act; and,

WHEREAS, the City Council may approve the Report, as filed, or may modify the Report and approve it as modified, pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES
RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:**

SECTION 1. The preceding recitals are true and correct.

SECTION 2. The Report as presented or as modified, contains the following:

- a. A Description of Improvements.
- b. A Diagram of the District.
- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The FY 2023/24 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIID Section 4.

- e. An “Assessment Range Formula” for calculating annual inflationary adjustments to the initial “Maximum Assessment” (Adjusted Maximum Levy per benefit unit), also approved by the property owners.
- f. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for FY 2023/24.
- g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for FY 2023/24.

SECTION 3. The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

SECTION 4. The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the FY 2023/24 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIID.

SECTION 5. The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the _____ day of July, 2023.

KATHERINE BURNWORTH,
Mayor

ATTEST:

KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the ____ of July, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this _____ day of July, 2023.

KRISTINA M. SHIELDS,
City Clerk

RESOLUTION NO. 2023-46

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
IMPERIAL, CALIFORNIA, ORDERING THE LEVY AND
COLLECTION OF ANNUAL ASSESSMENTS RELATED TO
THE IMPERIAL LIGHTING MAINTENANCE DISTRICT
NO. 1, FOR FISCAL YEAR 2023/24**

WHEREAS, the City Council has, by previous Resolutions, initiated proceedings to form and declared its intention to levy and collect annual assessments against parcels of land within the “City of Imperial Lighting Maintenance District No. 1” (the “District”) for Fiscal Year (“FY”) commencing July 1, 2023 and ending June 30, 2024, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the “Act”) to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council, has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer’s Report entitled “City of Imperial, Lighting Maintenance District No. 1 (Paseo del Sol and Wildflower) Engineer’s Report, Fiscal Year 2023/24” (the “Report”) in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 19, 2023, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIIIID.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1. The preceding recitals are true and correct.

SECTION 2. Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

SECTION 3. The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2023 and ending June 30, 2024 to pay the costs for the operation, maintenance and servicing of lighting and all related appurtenant facilities located within public places within and for the benefit of the District

SECTION 4. The City Council has examined and reviewed the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City council hereby finds and determines that:

- a. A special benefit will be received by parcels of land within the District and all parcels of land benefit from the operations, maintenance, and servicing of the improvements and related facilities.
- b. The District includes all of the lands so benefited; and
- c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the FY commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

SECTION 5. The Report and the FY 2023/24 assessments as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.

SECTION 6. The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Imperial or their designee and all such maintenance, operation and servicing of the lighting improvements and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Local streetlights in close proximity, within approximately 90 feet, to certain lots and parcels;
- Arterial streetlights, which provide a special benefit to all the assessable parcels in the District.

SECTION 7. The City Clerk or their designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the County Auditor of Imperial for FY 2023/24.

SECTION 8. The County Auditor of Imperial shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, so apportioned by the method of apportionment formula, outlined in the Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act*. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

SECTION 9. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the “Imperial Lighting Maintenance District No. 1”, and such money shall be expended only for the maintenance, operation and servicing of the lighting improvements and appurtenant facilities as described in Section 6 above.

SECTION 10. The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2023 and ending June 30, 2024.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the _____ day of July, 2023.

KATHERINE BURNWORTH,
Mayor

ATTEST:

KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the ____ of July, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this _____ day of July, 2023.

KRISTINA M. SHIELDS,
City Clerk



City of Imperial

Lighting Maintenance District No. 1 (Paseo Del Sol and Wildflower)

Engineer's Report
Fiscal Year 2023/24

Report Dated: July 5, 2023

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz, Suite 256
San Marcos, California 92078

760-510-0290
info@kgpf.net

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EXHIBITS

EXHIBIT A: PRELIMINARY ASSESSMENT ROLL FOR FISCAL YEAR 2023/24

EXHIBIT B: DISTRICT BOUNDARY MAPS

SECTION I. OVERVIEW

A. INTRODUCTION

The City of Imperial (“City”) annually levies and collects special assessments in order to continue the maintenance of the improvements within the Imperial Lighting Maintenance District No. 1 (“District”). The District was formed and annual assessments are levied, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”) and in compliance with the substantive and procedural requirements of the “*California State Constitution*” Article XIID (“Article XIID”).

This report constitutes the annual update of the Engineer’s Report (“Report”) which provides updated information regarding the budget and factors that affect the assessment. The annual budget for the maintenance and operation of the improvements is based on estimated expenses for the upcoming fiscal year. Parcels within the District are assessed proportionately for only those improvements and services that are a special benefit as determined in the original formation Engineer’s Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the Imperial County Assessor’s Office. The Imperial County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of all public comments and written protests at a noticed Public Hearing, the City Council will confirm the Report as submitted or amended and order the levy and collection of assessments for Fiscal Year (“FY”) 2023/24 pursuant to the 1972 Act. The assessment information approved will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel.

In November 2001, the District was formed comprising of one zone of improvement, Zone 2001-01 (Wildflower). The formation was pursuant to City Council resolution following a property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIID Section 4, to approve and confirm the Maximum Assessments and an Assessment Range Formula (inflationary factor) for the Zone 2001-01 (Wildflower) District. In February 2002, a second zone of improvement, Zone 2001-02 (Paseo del Sol), was annexed into the District following a similar property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIID Section 4, to approve and confirm the Zone 2001-02 (Paseo del Sol) Maximum Assessments and an Assessment Range Formula (inflationary factor). Although the City Council must consider all property owner comments or protests prior to levying an annual assessment each year, the Council may approve any proposed assessment that is less than or equal to the adjusted maximum assessment rate previously approved for each zone.

The Constitutional provisions of Article XIID do not alter the non-conflicting provisions of the 1972 Act and this Report and the method of apportionment contained herein utilize commonly accepted assessment engineering practices consistent with the Act and the

provisions of the Constitution. All new or increased assessments (including any annexations) will be subject to the substantive and procedural requirements of Article XIID Section 4. Changes in land use or parcel subdivisions resulting in an increase to a particular parcel or group of parcels are not considered an increased assessment.

SECTION II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The boundaries of the District are non-contiguous and consist of all parcels within the Zone 2001-01 (Wildflower) and Zone 2001-02 (Paseo del Sol). A map showing the boundaries of the District has been filed with the City Clerk and by reference is made part of this Report.

1. Zone 2001-01 (Wildflower)

Zone 2001-01 (Wildflower) is located in the west portion of the City, generally South of Joshua Tree Street and West of La Brucherie Road. Zone 2001-01 (Wildflower) consists of all assessable parcels located in the Wildflower No. 8 subdivision.

2. Zone 2001-02 (Paseo del Sol)

Zone 2001-02 (Paseo del Sol) is located in the northeast portion of the City, generally North of Aten Road, and East of Highway 86. Zone 2001-02 (Paseo del Sol) consists of all parcels located in the Paseo del Sol subdivision.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The Improvements to be maintained, operated, and serviced by the District are the local and arterial street lighting systems of the City that confer special benefit to the District parcels. The specific location of both local and arterial streetlight improvements within the City can be found on the Streetlight Inventory Maps maintained by the City and on file in the office of the City Engineer where they are available for inspection. The City also maintains a lamp location list that is a tabulated listing of every street in the District by alphabetical order. Included in the items listed for each lamp are the exact location by street address number and lamp size. Lamps are not placed in specific zones, unless they clearly only benefit certain parcels (e.g., alley lights, main streetlights and petitioned installation areas). Article XIID of the California Constitution defines "maintenance and operation expenses" as, "the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement". The District funding includes, but is not limited to, the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures and all appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the local and arterial lighting benefiting the District parcels.

The local street lighting improvements to be maintained, operated, and serviced by the District include utility company and City-owned streetlights within the right of way of the local public streets located within the boundaries of the District. These lights are in close proximity, approximately 90 feet, to the District parcels identified as receiving local lighting benefit in the Method of Assessment, and as such, provide special benefit to these parcels.

Specifications for street lighting within the District are indicated within a previously executed contract by and between the City and the local utility company, a copy of which is available in the Engineering Division of the Community Development Department.

The arterial street lighting improvements to be maintained, operated, and serviced by the District include a reasonable allocation of local utility company-owned and City owned streetlight maintenance, operation, and servicing on the major arterial streets within the City that provide special benefit to the parcels within the District whether or not such parcels are in close proximity to such lighting.

The local lighting and arterial lighting costs assessed in the existing County Streetlight District are not assessed through this District. Only costs above and beyond the existing County Streetlight District will be assessed as a part of the District improvements.

The detailed plans and specifications for the improvements are on file in the office of the City Clerk where they are available for public inspection. The plans and specifications for the improvements are voluminous and are not bound in this Engineer's Report but by this reference are incorporated herein and made a part of this Engineer's Report.

C. DISTRICT BOUNDARY MAPS

Assessment District boundary maps have been prepared for the Lighting Maintenance Assessment District in the format required by the 1972 Act, and are on file with the City Clerk, and, by reference, are made part of this Report. A subdivision map showing each of the parcels included within the boundaries of the District and subject to the annual assessment charge is incorporated as Exhibit "B" to this Report.

SECTION III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIID Section 4* a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits may be assessed and the District must separate the general benefits from the special benefits. Therefore, the District assesses only for improvements that provide special benefit and any improvements considered general benefit have been eliminated from the District Assessments.

B. BENEFIT ANALYSIS

1. Special Benefits

The streetlight improvements were installed by the developers, and by the sub dividers of the land, and the continued maintenance was guaranteed through the establishment of a Streetlight Maintenance District. If the installation of the improvements and the guaranteed maintenance did not occur, the lots would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate lot is a special benefit that permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity.

All the lots are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each lot within the District receives a special and distinct benefit from the improvements and to the same degree.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of the street lighting and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District. All of the above

mentioned contributes to a specific enhancement of the property values of each of the parcels within the District.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide a special enhancement to the property.

2. General Benefits

In addition to the special benefits received by the parcels within the District, there are incidental general benefits conferred by the proposed improvements. The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total streetlight maintenance costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City Funds. It is estimated that the general benefit portion of the benefit received from the improvements is less than one percent (1%) of the total benefit. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

C. ASSESSMENT METHODOLOGY

Based on the foregoing identification of special benefit, the eligible costs to be funded through the District will be determined as follows:

- First, the prior fiscal year's actual revenue and expenses for the District will be compared to the budgeted amount adopted by City Council, to determine the balance in the District's Reserve Fund.
- Second, the new energy rates for the upcoming fiscal year will be identified, and the new fiscal year budget requirements will be determined.
- Third, the new budget needs will be compared to the Reserve Fund to determine if the District's assessment rates should be increased or decreased based on the need for funds.
- The escalation factor will be determined by compiling a composite percentage increase in the energy costs for all of the lamp sizes that the City maintains. The percentage increase in the CPUC approved rate for each lumen bulb maintained by the City and applicable to the upcoming fiscal year will be obtained. The greater of the composite percentage increase in the CPUC rate or the annual CPI will be the escalation factor for the upcoming fiscal year. If the CPUC rate has decreased, then the escalation factor may be a negative percent and may result in decreased assessments for the District. The assessment rates will not be decreased if the District is operating with a deficit or if the Reserve Fund balance needs to be restored to reflect half a year's levy. If the District is not operating at a deficit, the result of decreasing CPUC rates will be a negative escalation factor and decreased assessments.

- The escalation factor will be applied to the prior year's assessment rates for the District to determine the upcoming year's maximum assessment. The assessments collected through the District levy and held in Reserve Funds can only be used for the types of expenses listed in the Improvements and Cost Estimate section of the current fiscal year's Engineer's Report.

1. Land Use Definitions

The District assessment is based on land use so that property owners are assessed in proportion to the benefits received. The land uses defined below are descriptive of all parcels expected to exist in the District in FY 2023/24. In the event there is a question regarding the land use designation of any parcel in the District, the City Engineer will be responsible for administratively assigning one of the land uses listed below.

Table 1
Land Use Designation

LAND USE CODE	LAND USE DESCRIPTION
APT	Multiple family residential parcels that benefit from local lighting
APT-X	Multiple family residential parcels that do not benefit from local lighting
CONDO	Condominium or town home parcels that benefit from local lighting
CONDO-X	Condominium or town home parcels that do not benefit from local lighting
EXEMPT	Parcels exempt by law from the assessment, or those parcels that do not receive any benefit from the District
MH	Mobile homes that benefit from local lighting
MH-X	Mobile homes that do not benefit from local lighting
NONRES	Non-residential parcels that benefit from local lighting
NONRES-X	Non-residential parcels that do not benefit from local lighting
RES	Single family residential parcels that benefit from local lighting
RES-X	Single family residential parcels that do not benefit from local lighting
VACANT	Parcels without a building or similar structure that benefit from local lighting
VACANT-X	Parcels without a building or similar structure that do not benefit from local lighting

Properties that do not benefit from local street lighting are designated with an "X" in the Land Use Code, and are not assessed for local lighting, but are assessed for their share of the costs for arterial lighting and engineering and incidentals. Properties that do not benefit from local street lighting are designated with an "X" in the Land Use Code, and are not assessed for local lighting, but are assessed for their share of the costs for arterial lighting and engineering and incidentals.

2. Local Lighting Apportionment

The special benefit from maintenance, operation, and servicing of local street lighting within the District only accrues to those parcels within the District located in areas where such lighting is provided. Therefore, parcels without local street lighting are not assessed

for the cost of providing such lighting. Generally, a parcel is determined to have local lighting provided if a streetlight is within approximately 90 feet of the parcel.

Regarding local lighting, there exists the core benefit of available lighting for every parcel in the District near a streetlight. This “Availability” benefit is apportioned to parcels in the District on a per parcel basis. In addition to this benefit, parcels in the District benefit from improved safety related to people who own or use the parcels in the District (“Safety to People”) and improved safety related to the parcel itself (“Safety to Property”).

a. Safety to People

The Safety to People benefit results in a special benefit to residential parcels because local street lighting improves traffic safety during ingress and egress to the property and creates a deterrent to crime against people on the property. Vacant, non-developable properties within the District are not perceived to receive Safety to People benefit.

b. Safety to Property

The Safety to Property benefit results in a special benefit to both residential and vacant non-developable parcels because local lighting maintenance, operation and servicing provides for the protection of buildings and personal property against crime such as theft and vandalism. The Safety to Property benefit is apportioned to properties in the District based on relative property size as available from the City of Imperial Planning Department for residential uses.

Table 2 shows the breakdown of the benefit units assigned to each land use for those properties located in areas with streetlights. The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as one (1) Equivalent Dwelling Unit (“EDU”). Other land use parcels receive slightly varying levels of benefit based on parcel usage and size. Equivalent factors have been developed to indicate the benefit received based on the single-family parcel. All other land uses are converted to EDUs in the manner shown in the following table:

Table 2
Local Lighting Benefit Factors

LAND USE DESCRIPTION	SAFETY TO PEOPLE	SAFETY TO PROPERTY	AVAILABILITY BENEFIT	TOTAL BENEFIT UNITS
Single Family Residential (SFR)	0.50 per unit	0.25 per unit	0.25 per parcel	1.00 per unit
Condominium	0.43 per unit	0.12 per unit	0.25 per parcel	0.80 per unit
Multi-Family up to 20 units	0.45 per unit	0.09 per unit	0.25 per parcel	0.54 per unit + 0.25 per parcel
Multi-Family more than 20 units	0.45 per unit	1.80 per parcel	0.25 per parcel	0.45 per unit + 2.05 per parcel
Mobile home up to 20 units	0.20 per unit	0.13 per unit	0.25 per parcel	0.33 per unit + 0.25 per parcel
Mobile home more than 20 units	0.20 per unit	2.60 per parcel	0.25 per parcel	0.20 per unit + 2.85 per parcel
Non-residential	1.00 per acre	1.50 per acre	1.50 per acre	4.00 per acre
Vacant	0.00 per parcel	0.25 per parcel	0.25 per parcel	0.50 per parcel

3. Arterial Lighting Apportionment

All parcels in the District receive a special benefit from the installation, maintenance, operation, and servicing of safety lighting and street lighting on arterial streets. The arterial lighting, traffic signals, safety lighting, and capital improvements (Arterial Lighting) are provided throughout the City and all properties in the District may easily access these improvements. In contrast to the Local Lighting, Arterial Lighting benefits properties primarily because the properties, and the persons using the properties, are provided safe arterial street access. Therefore, Arterial Lighting benefit will be apportioned to parcels in the District on a per unit basis taking into account demographic population information.

Vacant properties, which have no people residing on the property, also benefit from arterial lighting because of the convenience associated with emergency vehicle access and other traffic that must use the arterial streets to service the vacant properties in the District. Therefore, Vacant parcels are assigned a per parcel benefit point. Vacant parcels are assigned benefit points based on the core benefit attributable to every assessable parcel in the District from Arterial Lighting of 0.25 benefit points per parcel.

Table 3 shows the breakdown of the benefit units assigned to each land use for all assessable property in the District. The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as one (1) EDU. Other land use parcels receive slightly varying levels of benefit based on parcel usage and size. Equivalent factors have been developed to indicate the benefit received based on the single-family parcel. All other land uses are converted to EDUs in the manner shown in the following table.

Table 3
Arterial Lighting Benefit Factors

LAND USE DESCRIPTION	TOTAL BENEFITS UNITS
Single Family Residential (SFR)	1.00 per unit
Condominium	0.85 per unit
Multiple Family	0.95 per unit
Mobile Home	0.40 per unit
Non-residential	1.00 per 7,200 square feet ¹
Vacant	0.25 per parcel

¹ Minimum assessment is equal to a single-family residence.

4. District Engineering

District Engineering Costs include legal, assessment engineering, and other engineering related costs necessary to achieve the Districts compliance with Article XIID of the California Constitution. All parcels in the District benefit from the District Engineering Costs. Each parcel in the zone is allocated a proportionate share of the District Engineering Cost based on its assigned benefit units.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution Articles XIIC and XIID*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and an inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, a property owner protest ballot proceeding was conducted pursuant to the California State Constitution Article XIID Section 4. This property owner protest ballot proceeding includes the establishment of an initial Maximum Assessment as well as an Assessment Range Formula.

Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners) increased each year, based upon the latest composite percentage change in the Consumer Price Index, All Urban Consumers, for the Riverside-San Bernardino-Ontario Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

The Engineer shall compute the percentage difference between the percentage change each year in CPI for March and the CPI for the previous March. The Engineer shall then adjust

the previous maximum assessment rate by an amount not to exceed the percentage change for the upcoming fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

Beginning in the second fiscal year (FY 2002/03), for Zone 2001-01 (Wildflower) and beginning in the second fiscal year (FY 2003/04), for Zone 2001-02 (Paseo del Sol) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated require an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment the City must comply with the provisions of the Constitution Article XIID Section 4(c) that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

SECTION IV. DISTRICT BUDGET

Table 4
Proposed Budget

DESCRIPTION	ZONE 2001-01 WILDFLOWER	ZONE 2001-02 PASEO DEL SOL
DIRECT COSTS		
Local Lighting	\$2,000	\$2,000
Arterial Lighting	2,000	2,000
Capital Improvement/Replacement	0	0
DIRECT COSTS SUBTOTAL	\$4,000	\$4,000
INCIDENTAL COSTS/EXPENSES		
Engineering/District Administration	\$7,229	\$7,882
Incidentals	0	0
Credit from Other Sources	0	0
INCIDENTAL COSTS/EXPENSES	\$7,229	\$7,882
TOTAL ASSESSMENT	\$11,229	\$11,882
DISTRICT STATISTICS		
Total Parcels	119	130
Total Parcels Levied	119	130
Total Equivalent Dwelling Units	238	260
Applied Rate per EDU	\$47.18	\$45.70
Applied Rate per Parcel (2 EDU/Parcel)	\$94.36	\$91.40
Maximum Rate per EDU	\$47.18	\$45.70
Maximum Rate per Parcel (2 EDU/Parcel)	\$94.36	\$91.40

The Maximum Assessment per EDU for Zone 2001-01 (Wildflower) and for Zone 2001-02 (Paseo del Sol) shown above is based on the Initial Maximum Assessment and the Assessment Range Formula approved by the property owners within the District at the time of formation.

Zone 2001-01 (Wildflower) – The proposed FY 2023/24 annual assessment is \$47.18 per EDU (\$94.36 applied per home).

Zone 2001-02 (Paseo del Sol) – The proposed FY 2023/24 annual assessment is \$45.70 per EDU (\$91.40 applied per home).

CITY OF IMPERIAL

LIGHTING MAINTENANCE DISTRICT NO. 1 (PASEO DEL SOL AND WILDFLOWER)

Engineer's Report Fiscal Year 2023/24

Report Submitted by:



Scott Koppel
Koppel & Gruber Public Finance



Registered Engineer



EXHIBIT A
PRELIMINARY ASSESSMENT ROLL
FOR FISCAL YEAR 2023/24

Parcel identification for each lot or parcel within the District, shall be the parcel as shown on the Imperial County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps.

The following pages contain a listing of parcels assessed within this District, along with the Zone designation and proposed assessment amounts.



CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
(PASEO DEL SOL AND WILDFLOWER)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situation Address	Land Use	Residential	EDU	Assessment
			Code	Units		
2001-01	064-421-001-000	551 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-002-000	555 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-003-000	559 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-004-000	563 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-005-000	567 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-006-000	571 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-007-000	575 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-008-000	579 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-009-000	583 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-010-000	582 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-011-000	578 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-012-000	574 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-013-000	570 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-014-000	566 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-015-000	562 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-016-000	558 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-017-000	554 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-018-000	550 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-019-000	551 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-020-000	555 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-021-000	559 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-022-000	563 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-023-000	567 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-024-000	571 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-025-000	575 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-026-000	579 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-027-000	583 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-028-000	582 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-029-000	578 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-030-000	574 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-031-000	570 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-032-000	566 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-033-000	562 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-034-000	558 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-035-000	554 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-036-000	550 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-037-000	551 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-038-000	555 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-039-000	559 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-040-000	563 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-041-000	567 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-042-000	571 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-043-000	575 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-044-000	579 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-045-000	583 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-422-001-000	549 MESQUITE ST	RES	1	2	\$ 94.36



CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
(PASEO DEL SOL AND WILDFLOWER)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-01	064-422-002-000	545 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-003-000	541 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-004-000	537 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-005-000	533 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-006-000	529 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-007-000	525 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-008-000	521 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-009-000	517 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-010-000	513 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-011-000	509 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-012-000	2342 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-422-013-000	2338 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-422-014-000	2334 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-422-015-000	2330 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-001-000	2328 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-002-000	2324 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-003-000	2320 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-004-000	508 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-005-000	512 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-006-000	516 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-007-000	520 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-008-000	524 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-009-000	528 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-010-000	532 SILVERWOOD ST	RES	1	2	\$ 94.36
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2001-01	064-423-012-000	540 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-013-000	544 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-014-000	548 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-015-000	550 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-016-000	554 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-017-000	558 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-018-000	562 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-019-000	566 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-020-000	570 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-001-000	521 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-002-000	525 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-003-000	529 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-004-000	533 SAGEBRUSH ST	RES	1	2	\$ 94.36
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2001-01	064-424-012-000	536 MESQUITE ST	RES	1	2	\$ 94.36



CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
(PASEO DEL SOL AND WILDFLOWER)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-01	064-424-013-000	532 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-014-000	528 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-015-000	524 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-016-000	520 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-017-000	2343 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-018-000	2339 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-019-000	2335 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-020-000	2331 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-021-000	2329 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-022-000	2325 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-023-000	2321 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-024-000	521 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-025-000	525 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-026-000	529 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-027-000	533 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-028-000	537 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-029-000	541 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-030-000	545 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-031-000	549 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-032-000	548 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-033-000	544 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-034-000	540 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-035-000	536 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-036-000	532 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-037-000	528 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-038-000	524 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-039-000	520 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-02	044-611-001-000	201 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-002-000	203 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-003-000	205 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-004-000	207 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-005-000	209 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-006-000	211 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-007-000	213 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-008-000	215 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-009-000	217 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-010-000	219 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-001-000	200 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-002-000	202 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-003-000	204 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-004-000	206 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-005-000	208 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-006-000	210 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-007-000	212 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-008-000	214 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-009-000	216 W ACAPULCO DR	RES	1	2	\$ 91.40



CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
(PASEO DEL SOL AND WILDFLOWER)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-02	044-612-010-000	218 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-011-000	219 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-012-000	217 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-013-000	215 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-014-000	213 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-015-000	211 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-016-000	209 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-017-000	207 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-018-000	205 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-019-000	203 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-020-000	201 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-001-000	200 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-002-000	202 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-003-000	204 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-004-000	206 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-005-000	208 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-006-000	210 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-007-000	212 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-008-000	214 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-009-000	216 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-010-000	218 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-011-000	219 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-012-000	217 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-013-000	215 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-014-000	213 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-015-000	211 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-016-000	209 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-017-000	207 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-018-000	205 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-019-000	203 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-020-000	201 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-001-000	200 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-002-000	202 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-003-000	2442 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-004-000	2444 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-005-000	2446 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-006-000	2448 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-007-000	2447 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-008-000	2445 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-009-000	2443 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-010-000	206 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-011-000	208 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-615-001-000	220 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-002-000	222 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-003-000	224 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-004-000	226 ACAPULCO DR	RES	1	2	\$ 91.40



CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
(PASEO DEL SOL AND WILDFLOWER)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-02	044-615-005-000	228 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-006-000	230 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-007-000	232 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-008-000	233 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-009-000	231 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-010-000	229 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-011-000	227 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-012-000	225 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-013-000	223 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-014-000	221 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-616-001-000	221 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-002-000	223 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-003-000	225 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-004-000	227 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-005-000	229 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-006-000	231 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-007-000	233 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-008-000	235 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-009-000	2421 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-010-000	2423 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-011-000	2425 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-012-000	2427 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-013-000	2429 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-014-000	2431 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-015-000	2433 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-016-000	2435 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-017-000	2437 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-018-000	2439 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-019-000	2441 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-020-000	2443 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-021-000	2445 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-022-000	2447 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-023-000	2449 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-617-001-000	220 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-002-000	222 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-003-000	224 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-004-000	226 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-005-000	228 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-006-000	230 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-007-000	232 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-008-000	233 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-009-000	231 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-010-000	229 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-011-000	227 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-012-000	225 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-013-000	223 SAN FELIPE DR	RES	1	2	\$ 91.40

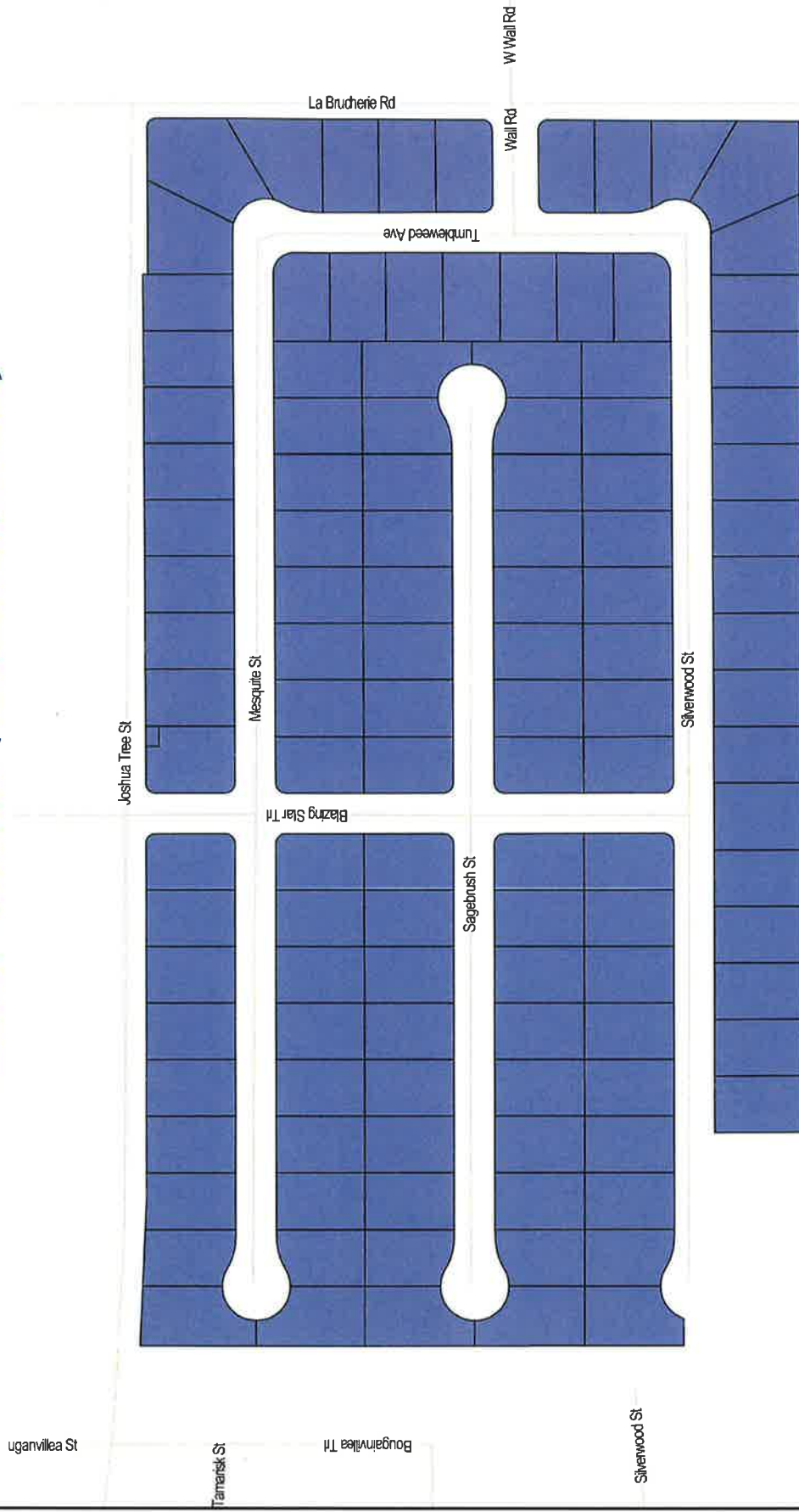


CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
(PASEO DEL SOL AND WILDFLOWER)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-02	044-617-014-000	221 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-001-000	2447 CABO SAN LUCAS AVE	RES	1	2	\$ 91.40
2001-02	044-618-002-000	2445 CABO SAN LUCAS AVE	RES	1	2	\$ 91.40
2001-02	044-618-003-000	2443 CABO SAN LUCAS AVE	RES	1	2	\$ 91.40
2001-02	044-618-004-000	220 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-005-000	222 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-006-000	224 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-007-000	2444 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-008-000	2446 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-009-000	2448 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-010-000	2447 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-011-000	2445 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-012-000	2443 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-013-000	228 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-014-000	230 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-015-000	232 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-016-000	2444 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-618-017-000	2446 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-618-018-000	2448 ENSENADA DR	RES	1	2	\$ 91.40
Total Levy						\$23,110.84
Total Parcel Count						249

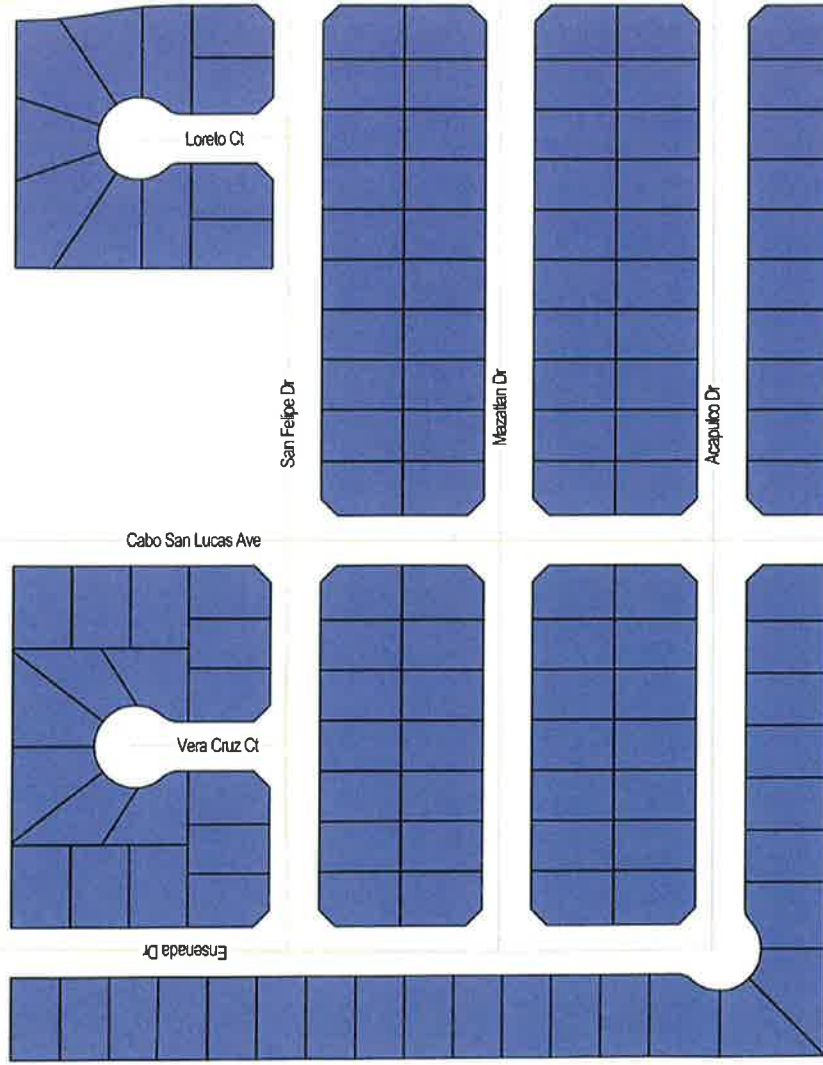
EXHIBIT B
DISTRICT BOUNDARY MAPS

**CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
ZONE 2001-01 (WILDFLOWER)**



CITY OF IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1 ZONE 2001-02 (PASEO DEL SOL)

Co





NOTICE OF PUBLIC HEARING

City of Imperial
Lighting Maintenance District No. 1
(Paseo Del Sol and Wildflower)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of Intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Lighting Maintenance District No. 1** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

Public Hearing: July 19, 2023 at 7:00 p.m.

At the hearing, all interested persons shall be afforded the opportunity to hear and be heard in person or via email. Public comments may be submitted to the City Clerk at cityclerk@cityofimperial.org. Email comments must be submitted prior to the time the Mayor closes the public hearing. Email comments shall be subject to the same rules as would otherwise govern speakers comments at the Board Meeting and as provided on the agenda. Emails received after the meeting, or after the item has been heard will not be accepted.

At that time, the City Council will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the costs and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the Hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address: City of Imperial, Attn: City Clerk, 420 South Imperial Avenue, Imperial, California, 92251. To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

For all information relating to these proceedings, the hearing procedure, the Report and any and all matters as set forth and contained in any document, your attention is directed to the person designated below: Kristina M. Shields, City Clerk of Dr. Daryl A. Belancur, Assistant to the City Clerk, City of Imperial, 420 South Imperial Avenue, Imperial, California, 92251. Telephone: (760) 355-3334.

JY9

#220757



NOTICE OF PUBLIC HEARING

City of Imperial
Landscape Maintenance District No. 1
(Paseo Del Sol and Wildflower)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of Intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Landscape Maintenance District No. 1** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

Public Hearing: July 19, 2023 at 7:00 p.m.

At the hearing, all interested persons shall be afforded the opportunity to hear and be heard in person or via email. Public comments may be submitted to the City Clerk at cityclerk@cityofimperial.org. Email comments must be submitted prior to the time the Mayor closes the public hearing. Email comments shall be subject to the same rules as would otherwise govern speakers comments at the Board Meeting and as provided on the agenda. Emails received after the meeting, or after the item has been heard will not be accepted.

At that time, the City Council will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the costs and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the Hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address: City of Imperial, Attn: City Clerk, 420 South Imperial Avenue, Imperial, California, 92251. To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

For all information relating to these proceedings, the hearing procedure, the Report and any and all matters as set forth and contained in any document, your attention is directed to the person designated below: Kristina M. Shields, City Clerk or Dr. Daryl A. Belancur, Assistant to the City Clerk, City of Imperial, 420 South Imperial Avenue, Imperial, California, 92251. Telephone: (760) 355-3334.

JY9

#220767



NOTICE OF PUBLIC HEARING
City of Imperial
Landscape Maintenance District No. 2
(Sky Ranch)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of Intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Landscape Maintenance District No. 2** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

Public Hearing: July 19, 2023 at 7:00 p.m.

At the hearing, all interested persons shall be afforded the opportunity to hear and be heard in person or via email. Public comments may be submitted to the City Clerk at cityclerk@cityofimperial.org. Email comments must be submitted prior to the time the Mayor closes the public hearing. Email comments shall be subject to the same rules as would otherwise govern speakers comments at the Board Meeting and as provided on the agenda. Emails received after the meeting, or after the item has been heard will not be accepted.

At that time, the City Council will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the costs and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the Hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address: City of Imperial, Attn: City Clerk, 420 South Imperial Avenue, Imperial, California, 92251. To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

For all information relating to these proceedings, the hearing procedure, the Report and any and all matters as set forth and contained in any document, your attention is directed to the person designated below: Kristina M. Shields, City Clerk or Dr. Daryl A. Betancur, Assistant to the City Clerk, City of Imperial, 420 South Imperial Avenue, Imperial, California, 92251. Telephone: (760) 355-3334.

JY9

**Agenda Item
No.**

C-2

DATE SUBMITTED

7/12/2023

SUBMITTED BY

SPECIAL TAX
ADMINISTRATOR

DATE ACTION REQUIRED

7/19/2023

COUNCIL ACTION (x)
PUBLIC HEARING (x)
REQUIRED
RESOLUTION (x)
ORDINANCE 1ST READING ()
ORDINANCE 2ND READING ()
CITY CLERK'S INITIALS ()

**IMPERIAL CITY COUNCIL
AGENDA ITEM**

SUBJECT: **RESOLUTION ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS:
IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO. 1 (Paseo del Sol and Wildflower Subdivisions)**

DEPARTMENT INVOLVED: FINANCE

BACKGROUND/SUMMARY:

On July 5, 2023, the City Council Adopted three resolutions for intent to initiate, levy an assessment for Fiscal Year ("FY") 2023/24, order an engineer's report, and set a public hearing. Following the Adoption, a public hearing was set to be held on July 19, 2023 to take testimony and adopt resolutions to accept the engineer's report and approve an assessment levy for FY 2023/24.

The proposed FY 2023/24 annual assessment is \$471.72 per EDU for Wildflower and \$457.00 per EDU for Paseo del Sol, which are equal to the maximum assessment rates allowed.

FISCAL IMPACT: NOT TO EXCEED

The funds generated are used for the purposes stated in the original formation of this district. Each year the assessments on individual parcels may be increased up to the change in the Consumer Price Index.

ADMIN
SERVICES
SIGN INITIALS _____

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the resolutions to accept the engineer's report and approve an assessment levy for FY 2023/24.

DEPT. INITIALS _____

MANAGER'S RECOMMENDATION:

Approve as presented.

CITY
MANAGER's
INITIALS JH21

MOTION TO ADOPT:

IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO. 1

- (1) Approval of Resolution No. 2023-47, Approving the Engineer's Report; and,
- (2) Approval of Resolution No. 2023-48, Ordering the Levy and Collection of Annual Assessments.

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REFERRED TO:

REJECTED ()

DEFERRED ()

RESOLUTION NO. 2023-47

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
IMPERIAL, CALIFORNIA, AMENDING AND/OR
APPROVING THE ENGINEER'S REPORT FOR THE
IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO. 1,
FOR FISCAL YEAR 2023/24**

WHEREAS, the City Council, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did, by previous Resolution, order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the Fiscal Year ("FY") 2023/24 Engineer's Report for the City of Imperial "Imperial Landscape Maintenance District No. 1" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Imperial, who presented to the City Council a report titled: "City of Imperial, Landscape Maintenance District No. 1 (Paseo del Sol and Wildflower) Engineer's Report, Fiscal Year 2023/24" (the "Report") as required by the Act; and,

WHEREAS, the City Council may approve the Report, as filed, or may modify the Report and approve it as modified, pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1. The preceding recitals are true and correct.

SECTION 2. The Report as presented or as modified, contains the following:

- a. A Description of Improvements.
- b. A Diagram of the District.
- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The FY 2023/24 Assessment based upon Method of Apportionment as approved by the property owners, pursuant to the provision of the California Constitution Article XIID Section 4.

- e. An “Assessment Range Formula” for calculating annual inflationary adjustments to the initial “Maximum Assessment” (Adjusted Maximum Levy per benefit unit), also approved by the property owners.
- f. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for FY 2023/24.
- g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for FY 2023/24.

SECTION 3. The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

SECTION 4. The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the FY 2023/24 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIID.

SECTION 5. The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the _____ day of July, 2023.

KATHERINE BURNWORTH,
Mayor

ATTEST:

KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the ____ of July, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this _____ day of July, 2023.

KRISTINA M. SHIELDS,
City Clerk

RESOLUTION NO. 2023-48

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
IMPERIAL, CALIFORNIA, ORDERING THE LEVY AND
COLLECTION OF ANNUAL ASSESSMENTS RELATED TO
THE IMPERIAL LANDSCAPE MAINTENANCE DISTRICT
NO. 1, FOR FISCAL YEAR 2023/24**

WHEREAS, the City Council has, by previous Resolutions, initiated proceedings to form and declared its intention to levy and collect annual assessments against parcels of land within “City of Imperial Landscape Maintenance District No. 1” (the “District”) for Fiscal Year (“FY”) commencing July 1, 2023 and ending June 30, 2024, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the “Act”) to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council, has prepared and filed with the City Clerk and the City Clerk has presented to the City Council an Engineer’s Report entitled “City of Imperial, Landscape Maintenance District No. 1 (Paseo del Sol and Wildflower) Engineer’s Report, Fiscal Year 2023/24 (the “Report”) in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 19, 2023, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIIID.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1. The preceding recitals are true and correct.

SECTION 2. Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

SECTION 3. The City Council desires to levy and collect assessments against parcels of land within the District for the FY commencing July 1, 2023 and ending June 30, 2024 to pay the costs for the operation, maintenance and servicing of landscaping and all related appurtenant facilities located within public places within and for the benefit of the District.

SECTION 4. The City Council has examined and reviewed the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City council hereby finds and determines that:

- a. A special benefit will be received by parcels of land within the District and all parcels of land benefit from the operations, maintenance, and servicing of the improvements and related facilities.
- b. The District includes all of the lands so benefited; and
- c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

SECTION 5. The Report and the FY 2023/24 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.

SECTION 6. The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Imperial or their designee and all such maintenance, operation and servicing of the landscaping improvements and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaping improvements may include but are not limited to: turf, ground cover, shrubs and trees, sprinkler and irrigation systems, ornamental lighting, drainage systems, masonry walls, entryway monuments and associated appurtenances;
- Storm drain basins to be maintained are located at the south side of the Wildflower development and the east end of the Paseo del Sol development;
- The location of landscaped easements, including street trees, may include but are not limited to: Joshua Tree Street, La Brucherie Road and Cross Road.

SECTION 7. The City Clerk or their designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the County Auditor of Imperial for FY 2023/24.

SECTION 8. The County Auditor of Imperial shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, so apportioned by the method of apportionment formula, outlined in the Report, and such levies shall be collected at the same time and in the same manner as the county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act*. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

SECTION 9. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the “Imperial Landscape Maintenance District No. 1”, and such money shall be expended only for the maintenance, operation and servicing of the landscaping improvements and appurtenant facilities as described in Section 6 above.

SECTION 10. The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2023 and ending June 30, 2024.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the _____ day of July, 2023.

KATHERINE BURNWORTH,
Mayor

ATTEST:

KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the ____ of July, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this _____ day of July, 2023.

KRISTINA M. SHIELDS,
City Clerk



City of Imperial
Landscape Maintenance District No. 1
(Paseo Del Sol and Wildflower)

Engineer's Report
Fiscal Year 2023/24

Report Dated: July 5, 2023

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz, Suite 256

San Marcos, California 92078

760-510-0290

info@kgpf.net

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EXHIBITS

- EXHIBIT A: PRELIMINARY ASSESSMENT ROLL FOR FISCAL YEAR 2023/24
EXHIBIT B: DISTRICT BOUNDARY MAPS

SECTION I. OVERVIEW

A. INTRODUCTION

The City of Imperial (“City”) annually levies and collects special assessments in order to continue the maintenance of the improvements within the Imperial Landscape Maintenance District No. 1 (“District”). The District was formed and annual assessments are levied, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”) and in compliance with the substantive and procedural requirements of the *California State Constitution*” Article XIID (“Article XIID”).

This report constitutes the annual update of the Engineer’s Report (“Report”) which provides updated information regarding the budget and factors that affect the assessment. The annual budget for the maintenance and operation of the improvements is based on estimated expenses for the upcoming fiscal year. Parcels within the District are assessed proportionately for only those improvements and services that are a special benefit as determined in the original formation Engineer’s Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the Imperial County Assessor’s Office. The Imperial County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of all public comments and written protests at a noticed Public Hearing, the City Council will confirm the Report as submitted or amended and order the levy and collection of assessments for Fiscal Year (“FY”) 2023/24 pursuant to the 1972 Act. The assessment information approved will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel.

In November 2001, the District was formed comprising of one zone of improvement, Zone 2001-01 (Wildflower). The formation was pursuant to City Council resolution following a property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIID Section 4, to approve and confirm the Maximum Assessments and an Assessment Range Formula (inflationary factor) for Zone 2001-01 (Wildflower) District. In February 2002, a second zone of improvement, Zone 2001-02 (Paseo del Sol), was annexed into the District following a similar property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIID Section 4, to approve and confirm the Zone 2001-02 (Paseo del Sol) Maximum Assessments and an Assessment Range Formula (inflationary factor). Although the City Council must consider all property owner comments or protests prior to levying an annual assessment each year, the Council may approve any proposed assessment that is less than or equal to the adjusted maximum assessment rate previously approved for each zone.

The Constitutional provisions of Article XIIID do not alter the non-conflicting provisions of the 1972 Act and this Report and the method of apportionment contained herein utilize commonly accepted assessment engineering practices consistent with the Act and the provisions of the Constitution. All new or increased assessments (including any annexations) will be subject to the substantive and procedural requirements of Article XIIID Section 4. Changes in land use or parcel subdivisions resulting in an increase to a particular parcel or group of parcels are not considered an increased assessment.

SECTION II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The boundaries of the District are non-contiguous and consist of all parcels with the Zone 2001-01 (Wildflower) and Zone 2001-02 (Paseo del Sol). A map showing the boundaries of the District has been previously filed with the City Clerk and by reference is made part of this Report.

1. Zone 2001-01 (Wildflower)

Zone 2001-01 (Wildflower) is located in the west portion of the City, generally South of Joshua Tree Street and West of La Brucherie Road. Zone 2001-01 (Wildflower) consists of all assessable parcels located in the Wildflower No. 8 subdivision.

2. Zone 2001-02 (Paseo Del Sol)

Zone 2001-02 (Paseo del Sol) is located in the northeast portion of the City, generally North of Aten Road, and East of Highway 86. Zone 2001-02 (Paseo del Sol) consists of all parcels located in the Paseo del Sol subdivision.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

Landscape improvements provided in the District may include but are not limited to: turf, ground cover, shrubs and trees, sprinkler and irrigation systems, ornamental lighting, drainage systems, masonry walls, entryway monument, and associated appurtenances. These improvements include all necessary service; operations; administration; and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory working condition. The City utilizes the services of landscape maintenance contractors and City crews for all regularly scheduled landscape maintenance. The specific locations of improvements within each zone of the District are described in the following section.

The District provides and ensures the continued maintenance, servicing, administration, and operation of various landscape improvements and associated appurtenances located within the District.

Landscaped Easements – The location of landscaped easements, including street trees, may include, but are not limited to: Joshua Tree Street, La Brucherie Road in Zone 2001-01 (Wildflower) and Cross Road in Zone 2001-02 (Paseo del Sol).

Storm Drain Basin Maintenance – The location of the storm drain basin to be maintained by the assessments is located at the south side of the Wildflower development in Zone 2001-01 (Wildflower) and the east end of the Paseo del Sol development in Zone 2001-02 (Paseo del Sol).

The assessable parcels receive special benefit from the ongoing maintenance of the landscaping, irrigation and drainage systems within the boundaries of the District. Specific improvements include all ground cover, turf, shrubs, trees, and associated appurtenances. The services provided include all necessary operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

The District through annual assessments budgeted and reviewed each fiscal year, funds the continued maintenance of these improvements. All assessable parcels identified as being within the District, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within the District in proportion to the benefit received. The funds collected are dispersed and used for only the operation and servicing of the District improvements.

The detailed plans and specifications for the improvements are on file in the office of the City Clerk where they are available for public inspection. The plans and specifications for the improvements are voluminous and are not bound in this Engineer's Report but by this reference are incorporated herein and made a part of this Engineer's Report.

C. DISTRICT BOUNDARY MAP

Assessment District boundary maps have been prepared for the Landscape Maintenance Assessment District in the format required by the 1972 Act, and are on file with the City Clerk, and, by reference, are made part of this Report. A subdivision map showing each of the parcels included within the boundaries of the District is incorporated as Exhibit "B" to this Report.

SECTION III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIID* Section 4 a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits may be assessed and the District must separate the general benefits from the special benefits. Therefore, the District assesses only for improvements that provide special benefit and any improvements considered general benefit have been eliminated from the District Assessments.

B. BENEFIT ANALYSIS

1. Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives benefit from the improvements maintained and funded by the assessments. Specifically, landscape improvements installed in connection with the development of these parcels. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping and amenities in close proximity to those properties.

The improvements generally include landscaped parkways, entryways, and appurtenant facilities. The annual assessments outlined in this Report are based on the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a healthy, vigorous, and satisfactory condition and benefit the properties. The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.

- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide a special enhancement to the property.

2. General Benefits

It has been determined that the lots or parcels within this District receive unique and special benefits from the maintenance of the improvements within the District. The improvements maintained by the District were installed and constructed in connection with the development of properties within the District and were neither required nor necessarily desired by properties outside the District boundaries. It has been determined that these improvements and the ongoing maintenance of those improvements provide special benefits to the parcels within the District and no parcels outside the District area benefit from the maintenance of the improvements within the District. Therefore, there are no benefits of a general nature to properties outside the District boundaries or the public at large.

C. ASSESSMENT METHODOLOGY

Pursuant to the Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

This District utilizes an Equivalent Dwelling Unit (EDU) method of apportionment. The EDU method of apportionment uses the single-family residential parcel as the basic unit of assessment. The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

Single Family Residential – This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that all other properties are compared and weighted against (i.e. Equivalent Dwelling Unit EDU).

Multifamily Residential – This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use is assessed 1.0 EDU per unit.

Planned-Residential Development – This land use is defined as any property not fully subdivided with a specific number of proposed residential lots to be developed on the parcel. This land use type is assessed at 1.0 EDU per planned (proposed) residential lot.

Vacant Multi-Residential – This land use is defined as property currently zoned for residential development, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Exempt Parcels – This land use identifies properties that are not assessed and are assigned 0.00 EDU. This land use classification may include but is not limited to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, rights-of-way, public greenbelts and parkways; utility rights-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, the Equivalent Dwelling Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EDU.

Table 1
Land Use Designation

PROPERTY TYPE	EDU	MULTIPLIER
Single Family Residential	1.000	per Unit/Lot/Parcel
Multi-family Residential	1.000	per Unit
Planned-Residential Development	1.000	per Planned Residential Lot
Vacant Multi-Residential	1.000	per Acre or portion of an Acre
Exempt	0.000	per Parcel

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for calculating benefit in Districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a

function of land-use type, size and development. The following outlines the EDU applied to the various parcels and properties within this District:

- **Zone 2001-01 (Wildflower)** – One hundred nineteen (119) single-family residential parcels, each receiving full and equal special benefit from the improvements. These parcels are assigned an Equivalent Dwelling Unit of 1.0 EDU to reflect their special benefits.
- **Zone 2001-02 (Paseo del Sol)** – One hundred thirty (130) single-family residential parcels, each receiving full and equal special benefit from the improvements. These parcels are assigned an Equivalent Dwelling Unit of 1.0 EDU to reflect their special benefits.

The Total Equivalent Dwelling Units (EDU) for Zone 2001-01 (Wildflower) in FY 2023/24 is 119 EDU's.

The Total Equivalent Dwelling Units (EDU) for Zone 2001-02 (Paseo del Sol) in FY 2023/24 is 130 EDU's.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy for each Zone, by the sum of the Zone EDU's, for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

Formula

$$\begin{aligned} \text{Total Balance to Levy} / \text{Total EDU} &= \text{Levy per EDU} \\ \text{Parcel EDU} \times \text{Levy per EDU} &= \text{Parcel Levy Amount} \end{aligned}$$

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution Articles XIII C and XIII D*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and an inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, a property owner protest ballot proceeding was conducted pursuant to the California State Constitution Article XIII D Section 4. This property owner

protest ballot proceeding includes the establishment of an initial Maximum Assessment as well as an Assessment Range Formula.

Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners) increased each year, based upon the latest composite percentage change in the Consumer Price Index, All Urban Consumers, for the Riverside-San Bernardino-Ontario Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

The Engineer shall compute the percentage difference between the percentage change each year in CPI for March and the CPI for the previous March. The Engineer shall then adjust the previous maximum assessment rate by an amount not to exceed the percentage change for the upcoming fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

Beginning in the second fiscal year (FY 2002/03), for Zone 2001-01 (Wildflower) and beginning in the second fiscal year (FY 2003/04), for Zone 2001-02 (Paseo del Sol) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated require an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment the City must comply with the provisions of the Constitution Article XIID Section 4(c) that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

SECTION IV. DISTRICT BUDGET

Table 2
Proposed Budget

DESCRIPTION	ZONE 2001-01 WILDFLOWER	ZONE 2001-02 PASEO DEL SOL
DIRECT COSTS		
Maintenance Costs, Labor and Utilities	\$54,136	\$57,410
Capital Improvement Expenditures	0	0
DIRECT COSTS SUBTOTAL		\$57,410
INCIDENTAL COSTS/EXPENSES		
Engineering/District Administration	\$2,000	\$2,000
Special Administration Costs	0	0
INCIDENTAL COSTS/EXPENSES	\$2,000	\$2,000
LESS: FUNDS ON HAND	\$0	\$0
TOTAL ASSESSMENT	\$56,136	\$59,410
DISTRICT STATISTICS		
Total Parcels	119	130
Total Parcels Levied	119	130
Total Equivalent Dwelling Units	119	130
Applied Rate per EDU	\$471.72	\$457.00
Maximum Rate per EDU	\$471.73	\$457.00

The Maximum Assessment per EDU for Zone 2001-01 (Wildflower) and for Zone 2001-02 (Paseo del Sol) shown above is based on the Initial Maximum Assessment and the Assessment Range Formula approved by the property owners within the District at the time of formation.

Zone 2001-01 (Wildflower) – The proposed FY 2023/24 annual assessment is \$471.72 per EDU.

Zone 2001-02 (Paseo del Sol) – The proposed FY 2023/24 annual assessment is \$457.00 per EDU.

CITY OF IMPERIAL

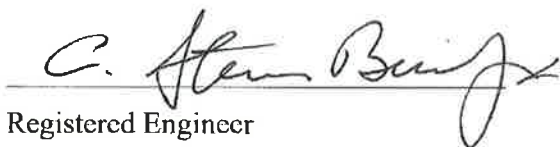
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (PASEO DEL SOL AND WILDFLOWER)

Engineer's Report Fiscal Year 2023/24

Report Submitted by:



Scott Koppel
Koppel & Gruber Public Finance



Registered Engineer



EXHIBIT A
PRELIMINARY ASSESSMENT ROLL
FOR FISCAL YEAR 2023/24

Parcel identification for each lot or parcel within the District, shall be the parcel as shown on the Imperial County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps.

The following pages contain a listing of parcels assessed within this District, along with the Zone designation and proposed assessment amounts.



CITY OF IMPERIAL
LIGHTING MAINTENANCE DISTRICT NO. 1
(PASEO DEL SOL AND WILDFLOWER)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-01	064-421-001-000	551 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-002-000	555 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-003-000	559 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-004-000	563 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-005-000	567 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-006-000	571 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-007-000	575 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-008-000	579 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-009-000	583 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-010-000	582 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-011-000	578 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-012-000	574 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-013-000	570 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-014-000	566 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-015-000	562 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-016-000	558 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-017-000	554 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-018-000	550 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-421-019-000	551 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-020-000	555 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-021-000	559 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-022-000	563 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-023-000	567 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-024-000	571 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-025-000	575 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-026-000	579 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-027-000	583 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-028-000	582 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-029-000	578 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-030-000	574 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-031-000	570 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-032-000	566 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-033-000	562 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-034-000	558 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-035-000	554 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-036-000	550 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-421-037-000	551 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-038-000	555 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-039-000	559 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-040-000	563 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-041-000	567 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-042-000	571 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-043-000	575 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-044-000	579 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-421-045-000	583 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-422-001-000	549 MESQUITE ST	RES	1	2	\$ 94.36



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Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-01	064-422-002-000	545 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-003-000	541 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-004-000	537 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-005-000	533 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-006-000	529 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-007-000	525 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-008-000	521 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-009-000	517 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-010-000	513 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-011-000	509 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-422-012-000	2342 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-422-013-000	2338 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-422-014-000	2334 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-422-015-000	2330 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-001-000	2328 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-002-000	2324 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-003-000	2320 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-423-004-000	508 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-005-000	512 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-006-000	516 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-007-000	520 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-008-000	524 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-009-000	528 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-010-000	532 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-011-000	536 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-012-000	540 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-013-000	544 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-014-000	548 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-015-000	550 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-016-000	554 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-017-000	558 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-018-000	562 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-019-000	566 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-423-020-000	570 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-001-000	521 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-002-000	525 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-003-000	529 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-004-000	533 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-005-000	537 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-006-000	541 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-007-000	545 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-008-000	549 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-009-000	548 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-010-000	544 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-011-000	540 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-012-000	536 MESQUITE ST	RES	1	2	\$ 94.36



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2001-01	064-424-013-000	532 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-014-000	528 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-015-000	524 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-016-000	520 MESQUITE ST	RES	1	2	\$ 94.36
2001-01	064-424-017-000	2343 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-018-000	2339 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-019-000	2335 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-020-000	2331 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-021-000	2329 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-022-000	2325 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-023-000	2321 TUMBLEWEED AVE	RES	1	2	\$ 94.36
2001-01	064-424-024-000	521 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-025-000	525 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-026-000	529 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-027-000	533 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-028-000	537 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-029-000	541 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-030-000	545 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-031-000	549 SILVERWOOD ST	RES	1	2	\$ 94.36
2001-01	064-424-032-000	548 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-033-000	544 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-034-000	540 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-035-000	536 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-036-000	532 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-037-000	528 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-038-000	524 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-01	064-424-039-000	520 SAGEBRUSH ST	RES	1	2	\$ 94.36
2001-02	044-611-001-000	201 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-002-000	203 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-003-000	205 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-004-000	207 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-005-000	209 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-006-000	211 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-007-000	213 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-008-000	215 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-009-000	217 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-611-010-000	219 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-001-000	200 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-002-000	202 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-003-000	204 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-004-000	206 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-005-000	208 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-006-000	210 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-007-000	212 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-008-000	214 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-009-000	216 W ACAPULCO DR	RES	1	2	\$ 91.40



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2001-02	044-612-010-000	218 W ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-612-011-000	219 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-012-000	217 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-013-000	215 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-014-000	213 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-015-000	211 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-016-000	209 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-017-000	207 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-018-000	205 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-019-000	203 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-612-020-000	201 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-001-000	200 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-002-000	202 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-003-000	204 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-004-000	206 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-005-000	208 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-006-000	210 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-007-000	212 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-008-000	214 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-009-000	216 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-010-000	218 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-613-011-000	219 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-012-000	217 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-013-000	215 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-014-000	213 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-015-000	211 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-016-000	209 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-017-000	207 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-018-000	205 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-019-000	203 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-613-020-000	201 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-001-000	200 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-002-000	202 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-003-000	2442 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-004-000	2444 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-005-000	2446 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-006-000	2448 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-007-000	2447 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-008-000	2445 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-009-000	2443 LORETO CT	RES	1	2	\$ 91.40
2001-02	044-614-010-000	206 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-614-011-000	208 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-615-001-000	220 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-002-000	222 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-003-000	224 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-004-000	226 ACAPULCO DR	RES	1	2	\$ 91.40



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Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2001-02	044-615-005-000	228 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-006-000	230 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-007-000	232 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-615-008-000	233 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-009-000	231 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-010-000	229 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-011-000	227 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-012-000	225 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-013-000	223 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-615-014-000	221 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-616-001-000	221 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-002-000	223 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-003-000	225 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-004-000	227 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-005-000	229 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-006-000	231 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-007-000	233 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-008-000	235 ACAPULCO DR	RES	1	2	\$ 91.40
2001-02	044-616-009-000	2421 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-010-000	2423 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-011-000	2425 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-012-000	2427 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-013-000	2429 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-014-000	2431 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-015-000	2433 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-016-000	2435 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-017-000	2437 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-018-000	2439 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-019-000	2441 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-020-000	2443 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-021-000	2445 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-022-000	2447 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-616-023-000	2449 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-617-001-000	220 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-002-000	222 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-003-000	224 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-004-000	226 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-005-000	228 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-006-000	230 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-007-000	232 MAZATLAN DR	RES	1	2	\$ 91.40
2001-02	044-617-008-000	233 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-009-000	231 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-010-000	229 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-011-000	227 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-012-000	225 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-617-013-000	223 SAN FELIPE DR	RES	1	2	\$ 91.40

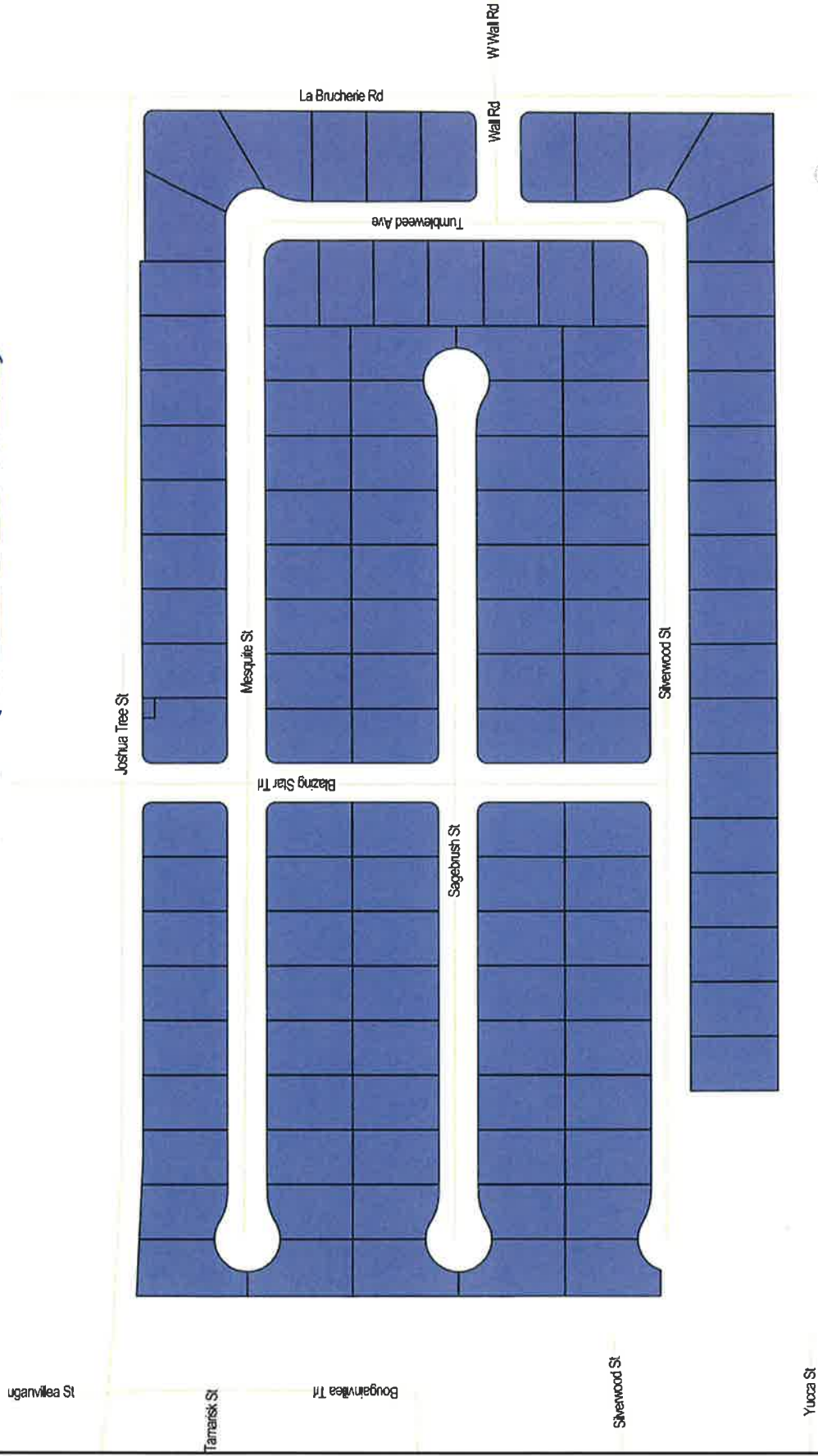


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2001-02	044-617-014-000	221 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-001-000	2447 CABO SAN LUCAS AVE	RES	1	2	\$ 91.40
2001-02	044-618-002-000	2445 CABO SAN LUCAS AVE	RES	1	2	\$ 91.40
2001-02	044-618-003-000	2443 CABO SAN LUCAS AVE	RES	1	2	\$ 91.40
2001-02	044-618-004-000	220 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-005-000	222 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-006-000	224 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-007-000	2444 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-008-000	2446 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-009-000	2448 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-010-000	2447 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-011-000	2445 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-012-000	2443 VERACRUZ CT	RES	1	2	\$ 91.40
2001-02	044-618-013-000	228 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-014-000	230 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-015-000	232 SAN FELIPE DR	RES	1	2	\$ 91.40
2001-02	044-618-016-000	2444 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-618-017-000	2446 ENSENADA DR	RES	1	2	\$ 91.40
2001-02	044-618-018-000	2448 ENSENADA DR	RES	1	2	\$ 91.40
					Total Levy	\$23,110.84
					Total Parcel Count	249

EXHIBIT B
DISTRICT BOUNDARY MAPS

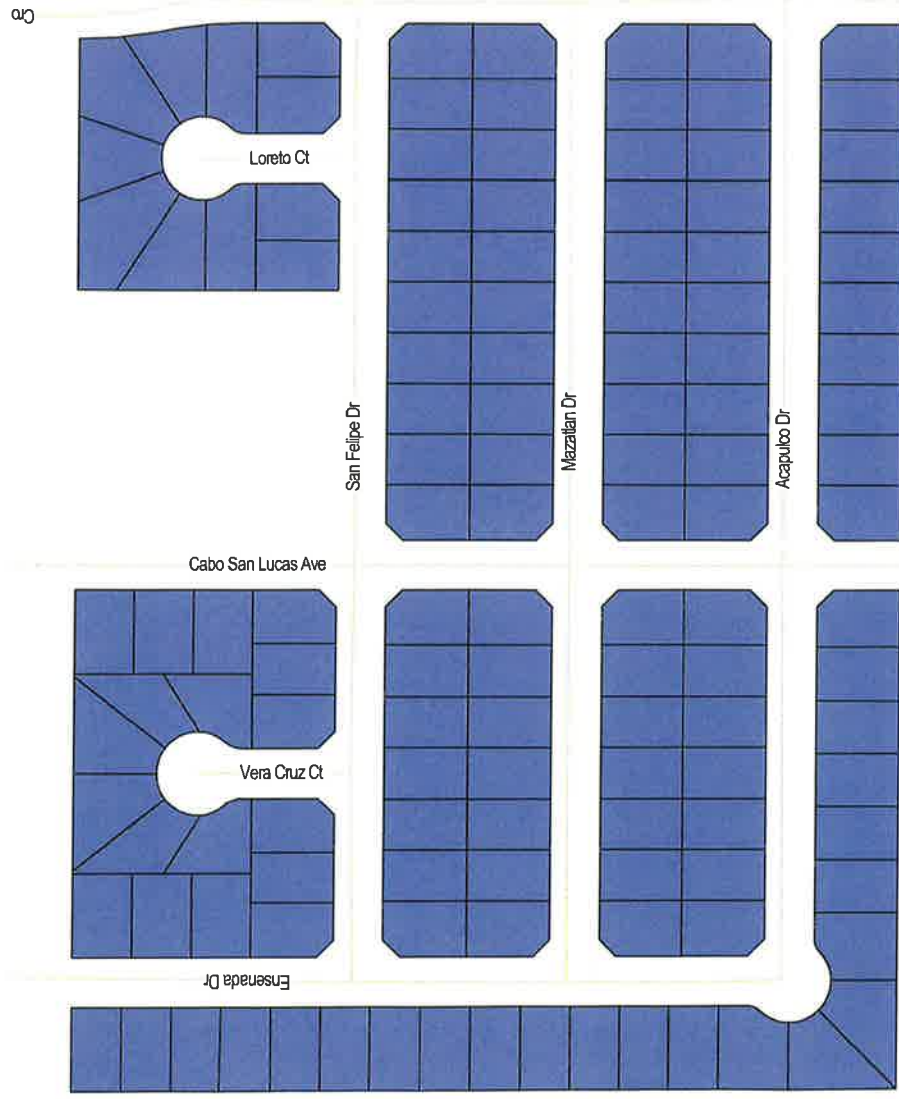
CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 1
ZONE 2001-01 (WILDFLOWER)



CITY OF IMPERIAL

LANDSCAPE MAINTENANCE DISTRICT NO. 1

ZONE 2001-02 (PASEO DEL SOL)





NOTICE OF PUBLIC HEARING

City of Imperial
Lighting Maintenance District No. 1
(Paseo Del Sol and Wildflower)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of Intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Lighting Maintenance District No. 1** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

Public Hearing: July 19, 2023 at 7:00 p.m.

At the hearing, all interested persons shall be afforded the opportunity to hear and be heard in person or via email. Public comments may be submitted to the City Clerk at cityclerk@cityofimperial.org. Email comments must be submitted prior to the time the Mayor closes the public hearing. Email comments shall be subject to the same rules as would otherwise govern speakers comments at the Board Meeting and as provided on the agenda. Emails received after the meeting, or after the item has been heard will not be accepted.

At that time, the City Council will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the costs and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the Hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address: City of Imperial, Attn: City Clerk, 420 South Imperial Avenue, Imperial, California, 92251. To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

For all information relating to these proceedings, the hearing procedure, the Report and any and all matters as set forth and contained in any document, your attention is directed to the person designated below: Kristina M. Shields, City Clerk or Dr. Daryl A. Betancur, Assistant to the City Clerk, City of Imperial, 420 South Imperial Avenue, Imperial, California, 92251. Telephone: (760) 355-3334.

#220757

JY9



NOTICE OF PUBLIC HEARING

City of Imperial
Landscape Maintenance District No. 1
(Paseo Del Sol and Wildflower)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of Intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Landscape Maintenance District No. 1** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

Public Hearing: July 19, 2023 at 7:00 p.m.

At the hearing, all interested persons shall be afforded the opportunity to hear and be heard in person or via email. Public comments may be submitted to the City Clerk at cityclerk@cityofimperial.org. Email comments must be submitted prior to the time the Mayor closes the public hearing. Email comments shall be subject to the same rules as would otherwise govern speakers comments at the Board Meeting and as provided on the agenda. Emails received after the meeting, or after the item has been heard will not be accepted.

At that time, the City Council will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the costs and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the Hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address: City of Imperial, Attn: City Clerk, 420 South Imperial Avenue, Imperial, California, 92251. To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

For all information relating to these proceedings, the hearing procedure, the Report and any and all matters as set forth and contained in any document, your attention is directed to the person designated below: Kristina M. Shields, City Clerk or Dr. Daryl A. Betancur, Assistant to the City Clerk, City of Imperial, 420 South Imperial Avenue, Imperial, California, 92251. Telephone: (760) 355-3334.

#220767

JY9



NOTICE OF PUBLIC HEARING
City of Imperial
Landscape Maintenance District No. 2
(Sky Ranch)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of Intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Landscape Maintenance District No. 2** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

Public Hearing: July 19, 2023 at 7:00 p.m.

At the hearing, all interested persons shall be afforded the opportunity to hear and be heard in person or via email. Public comments may be submitted to the City Clerk at cityclerk@cityofimperial.org. Email comments must be submitted prior to the time the Mayor closes the public hearing. Email comments shall be subject to the same rules as would otherwise govern speakers comments at the Board Meeting and as provided on the agenda. Emails received after the meeting, or after the item has been heard will not be accepted.

At that time, the City Council will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the costs and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the Hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address: City of Imperial, Attn: City Clerk, 420 South Imperial Avenue, Imperial, California, 92251. To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

For all information relating to these proceedings, the hearing procedure, the Report and any and all matters as set forth and contained in any document, your attention is directed to the person designated below: Kristina M. Shields, City Clerk or Dr. Daryl A. Betancur, Assistant to the City Clerk, City of Imperial, 420 South Imperial Avenue, Imperial, California, 92251. Telephone: (760) 355-3334.

JY9

DATE SUBMITTED 7/12/2023

SUBMITTED BY SPECIAL TAX
ADMINISTRATOR

DATE ACTION REQUIRED 7/19/2023

COUNCIL ACTION (x)
PUBLIC HEARING (x)
REQUIRED
RESOLUTION (x)
ORDINANCE 1ST READING ()
ORDINANCE 2ND READING ()
CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

**SUBJECT: RESOLUTION ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS:
IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO. 2
(Sky Ranch Subdivisions, Zone 2005-03)**

DEPARTMENT INVOLVED: FINANCE

BACKGROUND/SUMMARY:

On July 5, 2023, the City Council Adopted three resolutions for intent to initiate, levy an assessment for Fiscal Year ("FY") 2023/24, order an engineer's report, and set a public hearing. Following the Adoption, a public hearing was set to be held on July 19, 2023 to take testimony and adopt resolutions to accept the engineer's report and approve an assessment levy for FY 2023/24.

The proposed FY 2023/24 annual assessment is \$512.40 per EDU, which is equal to 56.10% of the maximum assessment allowed.

FISCAL IMPACT: NOT TO EXCEED

The funds generated are used for the purposes stated in the original formation of this district. Each year the assessments on individual parcels may be increased up to the change in the Consumer Price Index.

ADMIN
SERVICES
SIGN INITIALS _____

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the resolutions to accept the engineer's report and approve an assessment levy for FY 2023/24.

DEPT. INITIALS _____

MANAGER'S RECOMMENDATION:

Approve as presented.

CITY
MANAGER's
INITIALS 0x711

MOTION TO ADOPT:

- IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO. 2
(1) Approval of Resolution No. 2023-49, Approving the Engineer's Report; and,
(2) Approval of Resolution No. 2023-50, Ordering the Levy and Collection of Annual Assessments.

SECONDED:
AYES:
NAYES:
ABSENT:

APPROVED () REJECTED ()
DISAPPROVED () DEFERRED ()
REFERRED TO:

RESOLUTION NO. 2023-49

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF IMPERIAL, CALIFORNIA, AMENDING AND / OR
APPROVING THE ENGINEER'S REPORT FOR THE
IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO.
2, ZONE 2005-03 FOR FISCAL YEAR 2023/24**

WHEREAS, the City Council, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution, order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the Fiscal Year ("FY") 2023/24 Engineer's Report for the City of Imperial "Imperial Landscape Maintenance District No. 2, Zone 2005-03" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Imperial, who presented to the City Council a report titled: "City of Imperial, Landscape Maintenance District No. 2, Zone 2005-03 (Sky Ranch) Engineer's Report, FY 2023/24" (the "Report") as required by the Act; and,

WHEREAS, the City Council may approve the Report, as filed, or may modify the Report and approve it as modified, pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1. The preceding recitals are true and correct.

SECTION 2. The Report as presented or as modified, contains the following:

- a. A Description of Improvements.
- b. A Diagram of the District.
- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The FY 2023/24 Assessment based upon Method of Apportionment as approved by the property owners, pursuant to the provision of the California Constitution Article XIID Section 4.

- e. An “Assessment Range Formula” for calculating annual inflationary adjustments to the initial “Maximum Assessment” (Adjusted Maximum Levy per benefit unit), also approved by the property owners.
- f. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for FY 2023/24.
- g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for FY 2023/24.

SECTION 3. The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

SECTION 4. The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the FY 2023/24 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIID.

SECTION 5. The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the _____ day of July, 2023.

KATHERINE BURNWORTH,
Mayor

ATTEST:

KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the ____ of July, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this _____ day of July, 2023.

KRISTINA M. SHIELDS,
City Clerk

RESOLUTION NO. 2023-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED TO THE IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO. 2, ZONE 2005-03, FOR FISCAL YEAR 2023/24

WHEREAS, the City Council has, by previous Resolutions, initiated proceedings to form and declared its intention to levy and collect annual assessments against parcels of land within “the City of Imperial Landscape Maintenance District No. 2, Zone 2005-03” (the “District”) for Fiscal Year (“FY”) commencing July 1, 2023 and ending June 30, 2024, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the “Act”) to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council, has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer’s Report entitled “City of Imperial, Landscape Maintenance District No. 2, Zone 2005-03 (Sky Ranch) Engineer’s Report, FY 2023/24” (the “Report”) in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such report; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 19, 2023, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIID.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL DOES RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1. The preceding recitals are true and correct.

SECTION 2. Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

SECTION 3. The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2023 and ending June 30, 2024 to pay the costs for the operation, maintenance and servicing of landscaping and all related appurtenant facilities located within public places within and for the benefit of the District.

SECTION 4. The City Council has examined and reviewed the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City council hereby finds and determines that:

- a. A special benefit will be received by parcels of land within the District and all parcels of land benefit from the operations, maintenance, and servicing of the improvements and related facilities.
- b. The District includes all of the lands so benefited; and
- c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

SECTION 5. The Report and the FY 2023/24 assessments, as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

SECTION 6. The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Imperial or their designee and all such maintenance, operation and servicing of the landscaping improvements and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaping improvements may include but are not limited to: turf, ground cover, shrubs and trees, sprinkler and irrigation systems, ornamental lighting, drainage systems, masonry walls, entryway monuments and associated appurtenances;
- Side bars on interior street, easement along Aten Road and 9.5-acre park retention basin on the north side of Sky Ranch.

SECTION 7. The City Clerk or their designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the County Auditor of Imperial for FY 2023/24.

SECTION 8. The County Auditor of Imperial shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, so apportioned by the method of apportionment formula, outlined in the Report, and such levies shall be collected at the same time and in the same manner as the county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act*. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

SECTION 9. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the “Imperial Landscape Maintenance District No. 2”, and such money shall be expended only for the maintenance, operation and servicing of the landscaping improvements and appurtenant facilities as described in Section 6 above.

SECTION 10. The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2023 and ending June 30, 2024.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Imperial on the _____ day of July, 2023.

KATHERINE BURNWORTH,
Mayor

ATTEST:

KRISTINA M. SHIELDS,
City Clerk

CERTIFICATION

I, Kristina M. Shields, City Clerk of the City of Imperial, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the ____ of July, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Imperial, California, this _____ day of July, 2023.

KRISTINA M. SHIELDS,
City Clerk



City of Imperial

Landscape Maintenance District No. 2 (Sky Ranch)

Engineer's Report
Fiscal Year 2023/24

Report Dated: July 5, 2023

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via VeraCruz, Suite 256

San Marcos, California 92078

760-510-0290

info@kgpf.net

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EXHIBITS

Exhibit A: Preliminary Assessment Roll for Fiscal Year 2023/24

Exhibit B: District Boundary Map

SECTION I. OVERVIEW

A. INTRODUCTION

The City of Imperial (“City”) annually levies and collects special assessments in order to continue the maintenance of the improvements within the Imperial Landscape Maintenance District No. 2 (“District”). The District was formed and annual assessments are levied, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”) and in compliance with the substantive and procedural requirements of the *California State Constitution*” Article XIID (“Article XIID”).

This report constitutes the annual update of the Engineer’s Report (“Report”) which provides updated information regarding the budget and factors that affect the assessment. The annual budget for the maintenance and operation of the improvements is based on estimated expenses for the upcoming fiscal year. Parcels within the District are assessed proportionately for only those improvements and services that are a special benefit as determined in the original formation Engineer’s Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the Imperial County Assessor’s Office. The Imperial County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of all public comments and written protests at a noticed Public Hearing, the City Council will confirm the Report as submitted or amended and order the levy and collection of assessments for Fiscal Year (“FY”) 2023/24 pursuant to the 1972 Act. The assessment information approved will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel.

In September 2005, the District was formed comprising of one zone of improvement, Zone 2005-03 (Sky Ranch). The formation was pursuant to City Council resolution following a property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIID Section 4, to approve and confirm the Maximum Assessments and an Assessment Range Formula (inflationary factor). Although the City Council must consider all property owner comments or protests prior to levying an annual assessment each year, the Council may approve any proposed assessment that is less than or equal to the adjusted maximum assessment rate previously approved for each zone.

The Constitutional provisions of Article XIID do not alter the non-conflicting provisions of the 1972 Act and this Report and the method of apportionment contained herein utilize commonly accepted assessment engineering practices consistent with the Act and the provisions of the Constitution. All new or increased assessments (including any annexations) will be subject to the substantive and procedural requirements of Article XIID Section 4. Changes in land use or parcel subdivisions resulting in an increase to a particular parcel or group of parcels are not considered an increased assessment.

SECTION II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The boundaries of the District consist of all parcels with the Zone 2005-03 (Sky Ranch). A map showing the boundaries of the District has been previously filed with the City Clerk and by reference is made part of this Report.

Zone 2005-03 (Sky Ranch): Zone 2005-03 (Sky Ranch) is located in the west portion of the City, generally south of Industry Way, north of Aten Road, and east of the Dandelion Canal (Austin Road). Zone 2005-03 consists of all assessable parcels located in the Sky Ranch subdivision.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

Landscape improvements provided in the District may include but are not limited to: turf, ground cover, shrubs and trees, sprinkler and irrigation systems, ornamental lighting, drainage systems, masonry walls, entryway monument, and associated appurtenances. These improvements include all necessary service; operations; administration; and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory working condition. The City utilizes the services of landscape maintenance contractors and City crews for all regularly scheduled landscape maintenance. The specific locations of improvements within each zone of the District are described in the following section.

The District provides and ensures the continued maintenance, servicing, administration, and operation of various landscape improvements and associated appurtenances located within the District.

Landscaped Easements – The location of landscaped easements, including street trees, may include, but are not limited to: sidebars on interior streets, easements along Aten Road and a 9.5-acre park retention basin on the north side of the development.

The assessable parcels receive special benefit from the ongoing maintenance of the landscaping, irrigation and drainage systems within the boundaries of the District. Specific improvements include all ground cover, turf, shrubs, trees, and associated appurtenances. The services provided include all necessary operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

The District through annual assessments budgeted and reviewed each fiscal year, funds the continued maintenance of these improvements. All assessable parcels identified as being within the District, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within the District in proportion to the benefit received. The funds collected are dispersed and used for only the operation and servicing of the District improvements.

The detailed plans and specifications for the improvements are on file in the office of the City Clerk where they are available for public inspection. The plans and specifications for the improvements are voluminous and are not bound in this Engineer's Report but by this reference are incorporated herein and made a part of this Engineer's Report.

C. DISTRICT BOUNDARY MAP

Assessment District boundary maps have been prepared for the Landscape Maintenance Assessment District in the format required by the 1972 Act, and are on file with the City Clerk, and, by reference, are made part of this Report. A subdivision map showing each of the parcels included within the boundaries of the District and subject to the annual assessment charge is incorporated as Exhibit "B" to this Report.

SECTION III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIID Section 4* a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits may be assessed and the District must separate the general benefits from the special benefits. Therefore, the District assesses only for improvements that provide special benefit and any improvements considered general benefit have been eliminated from the District Assessments.

B. BENEFIT ANALYSIS

1. Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives benefit from the improvements maintained and funded by the assessments. Specifically, landscape improvements installed in connection with the development of these parcels. The desirability of properties within the District is enhanced by the presence of well-maintained landscaping and amenities in close proximity to those properties.

The improvements generally include landscaped parkways, entryways, and appurtenant facilities. The annual assessments outlined in this Report are based on the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a healthy, vigorous, and satisfactory condition and benefit the properties. The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.

- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide a special enhancement to the property.

2. General Benefits

It has been determined that the lots or parcels within this District receive unique and special benefits from the maintenance of the improvements within the District. The improvements maintained by the District were installed and constructed in connection with the development of properties within the District and were neither required nor necessarily desired by properties outside the District boundaries. It has been determined that these improvements and the ongoing maintenance of those improvements provide special benefits to the parcels within the District and no parcels outside the District area benefit from the maintenance of the improvements within the District. Therefore, there are no benefits of a general nature to properties outside the District boundaries or the public at large.

C. ASSESSMENT METHODOLOGY

Pursuant to the Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

This District utilizes an Equivalent Dwelling Unit (EDU) method of apportionment. The EDU method of apportionment uses the single-family residential parcel as the basic unit of assessment. The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

Single Family Residential – This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that all other properties are compared and weighted against (i.e. Equivalent Dwelling Unit EDU).

Multifamily Residential – This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use is assessed 1.0 EDU per unit.

Planned-Residential Development – This land use is defined as any property not fully subdivided with a specific number of proposed residential lots to be developed on the parcel. This land use type is assessed at 1.0 EDU per planned (proposed) residential lot.

Vacant Multi-Residential – This land use is defined as property currently zoned for residential development, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Exempt Parcels – This land use identifies properties that are not assessed and are assigned 0.00 EDU. This land use classification may include but is not limited to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, rights-of-way, public greenbelts and parkways; utility rights-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, the Equivalent Dwelling Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EDU.

Table 1
Land Uses and Equivalent Dwelling Units (EDU)

PROPERTY TYPE	EDU	MULTIPLIER
Single Family Residential	1.000	per Unit/Lot/Parcel
Multi-family Residential	1.000	per Unit
Planned-Residential Development	1.000	per Planned Residential Lot
Vacant Multi-Residential	1.000	per Acre or portion thereof
Exempt	0.000	per Parcel

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for calculating benefit in Districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a

function of land-use type, size and development. The following outlines the EDU applied to the various parcels and properties within this District:

- **Zone 2005-03 (Sky Ranch)** – Four hundred forty-nine (449) single-family residential parcels, each receiving full and equal special benefit from the improvements. These parcels are assigned an Equivalent Dwelling Unit of 1.0 EDU to reflect their special benefits.

The Total Equivalent Dwelling Units (EDU) for Zone 2005-03 (Sky Ranch) in FY 2023/24 is 449 EDU's.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy for each Zone, by the sum of the Zone EDU's, for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

$$\begin{aligned} & \text{Formula} \\ & \text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU} \\ & \text{Parcel EDU} \times \text{Levy per EDU} = \text{Parcel Levy Amount} \end{aligned}$$

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and an inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, a property owner protest ballot proceeding was conducted pursuant to the California State Constitution Article XIII D Section 4. This property owner protest ballot proceeding includes the establishment of an initial Maximum Assessment as well as an Assessment Range Formula.

Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners) increased each year, based upon the latest composite percentage change in the Consumer Price Index, All Urban

Consumers, for the Riverside-San Bernardino-Ontario Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

The Engineer shall compute the percentage difference between the percentage change each year in CPI for March and the CPI for the previous March. The Engineer shall then adjust the previous maximum assessment rate by an amount not to exceed the percentage change for the upcoming fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

Beginning in the second fiscal year (FY 2006/07), for Zone 2005-03 (Sky Ranch) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated require an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment the City must comply with the provisions of the Constitution Article XIID Section 4(c) that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

SECTION IV. DISTRICT BUDGET

The following is a brief description of the costs associated with the improvements and services to be funded through the District.

A. DIRECT COSTS

1. Maintenance Costs/Labor

This includes all regular scheduled labor, contractors and general maintenance costs including wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

2. Utilities

The furnishing of water and electricity required for the operation and maintenance of the improvements and facilities.

3. Equipment and Supplies

This item includes all materials, supplies, and equipment required to operate, maintain, and ensure the satisfactory condition of all improvements and appurtenant facilities.

4. Repair and Miscellaneous Expenses

Includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. These costs may include repair of damaged amenities due to storms, vandalism, etc. Also included may be planned upgrades or replacement of improvements and equipment that provides a direct benefit to the District.

B. ADMINISTRATION COSTS

1. District Administration

This item may include all or a portion of the administration and professional service costs associated with the coordination of District services and operations including response to public concerns and education, and procedures associated with the levy and collection of assessments. This item also includes the costs associated with professionals to provide administrative, legal, or engineering services specific to the District.

2. County Administration Fee

This is the cost to the District for the County to collect assessments on the annual property tax roll.

Table 2
Proposed Budget

DESCRIPTION	ZONE 2001-02 PASEO DEL SOL
DIRECT COSTS	
Maintenance Costs and Labor	\$114,443
Capital Improvement Expenditures	101,470
DIRECT COSTS SUBTOTAL	\$215,913
INCIDENTAL COSTS/EXPENSES	
Administration	\$14,156
Special Administration Costs	0
INCIDENTAL COSTS/EXPENSES	\$14,156
LESS: FUNDS ON HAND	0
TOTAL ASSESSMENT	\$230,069
DISTRICT STATISTICS	
Total Parcels	449
Total Parcels Levied	449
Total Equivalent Dwelling Units	449
Applied Rate per EDU	\$512.40
Maximum Rate per EDU	\$913.31

The proposed FY 2023/24 annual assessment is \$512.40 per EDU.

CITY OF IMPERIAL

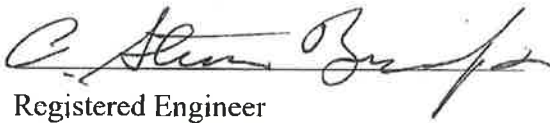
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (SKY RANCH)

Engineer's Report Fiscal Year 2023/24

Report Submitted by:



Scott Koppel
Koppel & Gruber Public Finance



Registered Engineer



EXHIBIT A
PRELIMINARY ASSESSMENT ROLL
FOR FISCAL YEAR 2023/24

Parcel identification for each lot or parcel within the District, shall be the parcel as shown on the Imperial County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps.

The following pages contain a listing of parcels assessed within this District, along with the Zone designation and proposed assessment amounts.



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2005-03	064-311-001-000	668 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-002-000	670 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-003-000	672 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-004-000	674 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-005-000	676 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-006-000	678 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-007-000	680 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-008-000	682 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-009-000	683 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-010-000	681 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-011-000	679 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-012-000	677 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-013-000	675 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-014-000	673 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-015-000	671 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-016-000	669 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-017-000	667 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-311-018-000	668 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-019-000	670 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-020-000	672 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-021-000	674 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-022-000	676 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-023-000	678 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-024-000	680 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-025-000	682 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-026-000	683 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-027-000	681 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-028-000	679 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-029-000	677 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-030-000	675 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-031-000	673 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-032-000	671 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-033-000	669 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-034-000	667 MC CARRAN CT	RES	1	1	\$ 512.40
2005-03	064-311-035-000	668 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-036-000	670 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-037-000	672 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-038-000	674 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-039-000	676 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-040-000	678 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-041-000	680 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-042-000	682 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-311-043-000	684 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-312-001-000	2458 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-002-000	2456 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-003-000	2454 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-004-000	2452 EARHART AVE	RES	1	1	\$ 512.40



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situation Address	Land Use	Residential		Assessment
			Code	Units	EDU	
2005-03	064-312-005-000	2450 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-006-000	2448 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-007-000	2447 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-008-000	2449 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-009-000	2451 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-010-000	2453 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-011-000	2455 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-012-000	2457 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-013-000	2459 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-312-014-000	2458 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-015-000	2456 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-016-000	2454 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-017-000	2452 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-018-000	2450 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-019-000	2448 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-020-000	2447 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-021-000	2449 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-022-000	2451 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-023-000	2453 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-024-000	2455 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-025-000	2457 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-026-000	2459 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-312-027-000	2458 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-028-000	2456 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-029-000	2454 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-030-000	2452 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-031-000	2450 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-032-000	2448 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-033-000	2447 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-034-000	2449 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-035-000	2451 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-036-000	2453 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-037-000	2455 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-038-000	2457 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-039-000	2459 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-312-040-000	2458 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-041-000	2456 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-042-000	2454 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-043-000	2452 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-312-044-000	2450 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-045-000	2448 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-046-000	2447 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-047-000	2449 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-048-000	2451 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-049-000	2453 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-050-000	2455 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-312-051-000	2457 STAPLETON AVE	RES	1	1	\$ 512.40



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use	Residential		Assessment
			Code	Units	EDU	
2005-03	064-312-052-000	2459 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-001-000	2461 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-002-000	2463 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-003-000	2465 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-004-000	2467 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-005-000	2469 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-006-000	2471 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-007-000	2473 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-008-000	2475 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-009-000	2476 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-010-000	2474 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-011-000	2472 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-012-000	2470 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-013-000	2468 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-014-000	2466 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-015-000	2464 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-016-000	2462 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-017-000	2460 STAPLETON AVE	RES	1	1	\$ 512.40
2005-03	064-314-018-000	2461 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-019-000	2463 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-020-000	2465 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-021-000	2467 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-022-000	2469 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-023-000	2471 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-024-000	2473 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-025-000	2475 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-026-000	2476 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-027-000	2474 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-028-000	2472 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-029-000	2470 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-030-000	2468 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-031-000	2466 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-032-000	2464 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-033-000	2462 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-034-000	2460 O'HARE AVE	RES	1	1	\$ 512.40
2005-03	064-314-035-000	2461 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-036-000	2463 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-037-000	2465 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-038-000	2467 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-039-000	2469 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-040-000	2471 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-041-000	2473 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-042-000	2475 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-043-000	2476 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-044-000	2474 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-045-000	2472 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-046-000	2470 LA GUARDIA AVE	RES	1	1	\$ 512.40



CITY OF IMPERIAL
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FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2005-03	064-314-047-000	2468 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-048-000	2466 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-049-000	2464 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-050-000	2462 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-051-000	2460 LA GUARDIA AVE	RES	1	1	\$ 512.40
2005-03	064-314-052-000	2461 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-053-000	2463 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-054-000	2465 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-055-000	2467 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-056-000	2469 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-057-000	2471 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-058-000	2473 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-059-000	2475 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-060-000	2476 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-062-000	2472 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-063-000	2470 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-064-000	2468 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-065-000	2466 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-066-000	2464 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-067-000	2462 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-068-000	2460 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-314-073-000	2474 EARHART AVE	RES	1	1	\$ 512.40
2005-03	064-315-014-000	625 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-015-000	623 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-016-000	621 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-017-000	619 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-018-000	617 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-019-000	615 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-020-000	613 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-021-000	611 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-022-000	609 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-023-000	607 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-315-033-000	2464 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-034-000	2462 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-035-000	2460 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-036-000	2458 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-037-000	2456 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-038-000	2454 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-039-000	2452 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-040-000	2450 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-041-000	2448 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-045-000	2440 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-046-000	2442 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-047-000	2444 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-315-048-000	2446 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-316-001-000	624 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-002-000	622 BOLEY FIELD DR	RES	1	1	\$ 512.40



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situation Address	Land Use	Residential		Assessment
			Code	Units	EDU	
2005-03	064-316-003-000	620 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-004-000	618 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-005-000	616 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-006-000	614 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-007-000	612 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-008-000	610 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-009-000	608 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-010-000	606 BOLEY FIELD DR	RES	1	1	\$ 512.40
2005-03	064-316-011-000	607 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-012-000	609 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-013-000	611 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-014-000	613 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-015-000	615 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-016-000	617 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-017-000	619 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-018-000	621 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-019-000	623 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-316-020-000	625 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-001-000	624 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-002-000	622 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-003-000	620 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-004-000	618 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-005-000	616 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-006-000	614 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-007-000	612 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-008-000	610 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-009-000	608 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-010-000	606 MC CARRAN DR	RES	1	1	\$ 512.40
2005-03	064-317-011-000	607 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-012-000	609 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-013-000	611 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-014-000	613 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-015-000	615 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-016-000	617 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-017-000	619 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-018-000	621 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-019-000	623 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-317-020-000	625 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-001-000	624 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-002-000	622 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-003-000	620 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-004-000	618 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-005-000	616 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-006-000	614 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-007-000	612 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-008-000	610 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-009-000	608 FLYING CLOUD DR	RES	1	1	\$ 512.40



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2005-03	064-318-010-000	606 FLYING CLOUD DR	RES	1	1	\$ 512.40
2005-03	064-318-011-000	607 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-012-000	609 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-013-000	611 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-014-000	613 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-015-000	615 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-016-000	617 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-017-000	619 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-018-000	621 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-019-000	623 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-318-020-000	625 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-001-000	624 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-002-000	622 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-003-000	620 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-004-000	618 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-005-000	616 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-006-000	614 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-007-000	612 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-008-000	610 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-009-000	608 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-010-000	606 DULLES DR	RES	1	1	\$ 512.40
2005-03	064-319-011-000	607 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-012-000	609 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-013-000	611 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-014-000	613 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-015-000	615 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-016-000	617 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-017-000	619 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-018-000	621 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-019-000	623 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-319-020-000	625 SHEFFIELD DR	RES	1	1	\$ 512.40
2005-03	064-321-001-000	668 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-002-000	670 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-003-000	672 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-004-000	674 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-005-000	676 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-006-000	678 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-007-000	680 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-009-000	683 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-010-000	681 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-011-000	679 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-012-000	677 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-013-000	675 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-014-000	673 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-015-000	671 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-016-000	669 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-321-017-000	667 SKY VIEW CT W	RES	1	1	\$ 512.40



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
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Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2005-03	064-321-018-000	668 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-019-000	670 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-020-000	672 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-021-000	674 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-022-000	676 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-023-000	678 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-024-000	680 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-025-000	682 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-026-000	683 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-027-000	681 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-028-000	679 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-029-000	677 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-030-000	675 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-031-000	673 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-032-000	671 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-033-000	669 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-034-000	667 KITTY HAWK CT	RES	1	1	\$ 512.40
2005-03	064-321-035-000	668 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-036-000	670 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-037-000	672 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-038-000	674 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-039-000	676 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-040-000	678 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-041-000	680 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-042-000	682 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-043-000	683 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-044-000	681 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-045-000	679 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-046-000	677 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-047-000	675 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-048-000	673 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-049-000	671 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-050-000	669 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-051-000	667 DULLES CT W	RES	1	1	\$ 512.40
2005-03	064-321-054-000	682 SKY VIEW CT W	RES	1	1	\$ 512.40
2005-03	064-322-001-000	2438 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-002-000	2436 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-003-000	2434 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-004-000	2432 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-005-000	2430 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-006-000	2428 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-007-000	2426 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-008-000	2424 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-009-000	2425 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-010-000	2427 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-011-000	2429 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-012-000	2431 EARHART CT	RES	1	1	\$ 512.40



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use Code	Residential Units	EDU	Assessment
2005-03	064-322-013-000	2433 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-014-000	2435 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-015-000	2437 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-016-000	2439 EARHART CT	RES	1	1	\$ 512.40
2005-03	064-322-017-000	2438 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-018-000	2436 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-019-000	2434 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-020-000	2432 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-021-000	2430 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-022-000	2428 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-023-000	2426 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-024-000	2424 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-025-000	2423 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-026-000	2425 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-027-000	2427 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-028-000	2429 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-029-000	2431 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-030-000	2433 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-031-000	2435 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-032-000	2437 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-033-000	2439 LA GUARDIA CT	RES	1	1	\$ 512.40
2005-03	064-322-034-000	2438 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-035-000	2436 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-036-000	2434 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-037-000	2432 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-038-000	2430 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-039-000	2428 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-040-000	2426 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-041-000	2424 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-042-000	2423 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-043-000	2425 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-044-000	2427 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-045-000	2429 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-046-000	2431 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-047-000	2433 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-048-000	2435 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-049-000	2437 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-050-000	2439 O'HARE CT	RES	1	1	\$ 512.40
2005-03	064-322-051-000	2438 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-052-000	2436 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-053-000	2434 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-054-000	2432 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-055-000	2430 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-056-000	2428 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-057-000	2426 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-058-000	2424 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-059-000	2423 STAPLETON CT	RES	1	1	\$ 512.40



CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use	Residential		Assessment
			Code	Units	EDU	
2005-03	064-322-060-000	2425 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-063-000	2431 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-064-000	2433 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-065-000	2435 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-066-000	2437 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-067-000	2439 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-068-000	2427 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-322-069-000	2429 STAPLETON CT	RES	1	1	\$ 512.40
2005-03	064-324-001-000	624 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-002-000	622 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-003-000	620 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-004-000	618 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-005-000	616 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-006-000	614 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-007-000	612 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-008-000	610 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-009-000	608 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-010-000	606 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-011-000	604 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-012-000	602 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-324-013-000	2414 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-014-000	2416 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-015-000	2418 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-016-000	2420 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-017-000	2422 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-018-000	2424 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-019-000	2426 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-020-000	2428 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-021-000	2430 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-022-000	2432 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-023-000	2434 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-024-000	2436 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-324-025-000	2438 SKY HARBOR WAY	RES	1	1	\$ 512.40
2005-03	064-325-001-000	625 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-002-000	623 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-003-000	621 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-004-000	619 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-005-000	617 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-006-000	615 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-007-000	613 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-008-000	611 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-009-000	609 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-010-000	607 SKY VIEW DR	RES	1	1	\$ 512.40
2005-03	064-325-011-000	606 KITTY HAWK DR	RES	1	1	\$ 512.40
2005-03	064-325-012-000	608 KITTY HAWK DR	RES	1	1	\$ 512.40
2005-03	064-325-013-000	610 KITTY HAWK DR	RES	1	1	\$ 512.40
2005-03	064-325-014-000	612 KITTY HAWK DR	RES	1	1	\$ 512.40

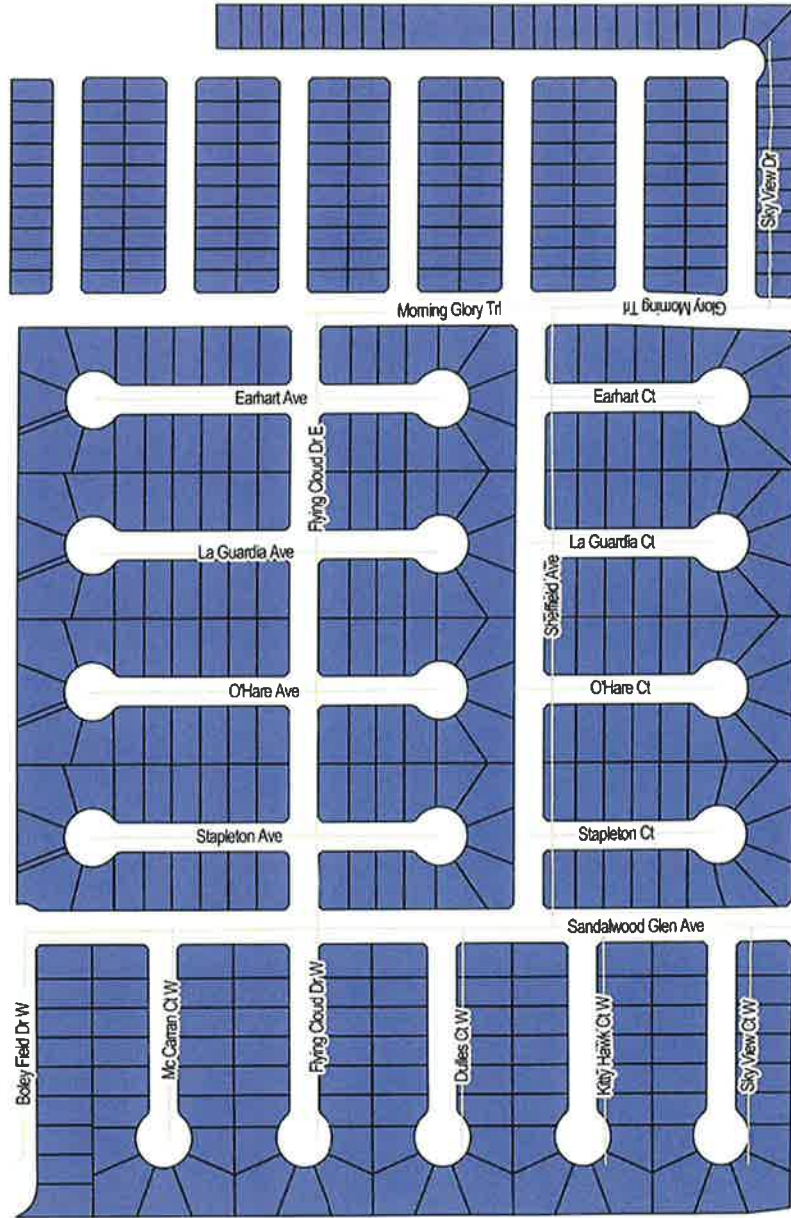


CITY OF IMPERIAL
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(SKY RANCH)
FISCAL YEAR 2023/24 TAX ROLL

Zone	APN	Situs Address	Land Use	Residential		EDU	Assessment
			Code	Units			
2005-03	064-325-015-000	614 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-325-016-000	616 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-325-017-000	618 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-325-018-000	620 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-325-019-000	622 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-325-020-000	624 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-001-000	625 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-002-000	623 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-003-000	621 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-004-000	619 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-005-000	617 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-006-000	615 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-007-000	613 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-008-000	611 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-009-000	609 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-010-000	607 KITTY HAWK DR	RES	1		1	\$ 512.40
2005-03	064-326-011-000	606 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-012-000	608 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-013-000	610 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-014-000	612 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-015-000	614 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-016-000	616 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-017-000	618 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-018-000	620 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-019-000	622 SHEFFIELD DR	RES	1		1	\$ 512.40
2005-03	064-326-020-000	624 SHEFFIELD DR	RES	1		1	\$ 512.40
			Total Levy				\$ 230,067.60
			Total Parcel Count				449

EXHIBIT B
DISTRICT BOUNDARY MAP

CITY OF IMPERIAL LANDSCAPE MAINTENANCE DISTRICT NO. 2 (SKY RANCH)



Austin Rd

Morning Glory Trl
W Allen Rd
Wisteria Ct

W Allen Rd

KOPPEL & GRUBER
PUBLIC FINANCE



NOTICE OF PUBLIC HEARING

City of Imperial
Lighting Maintenance District No. 1
(Paseo Del Sol and Wildflower)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Lighting Maintenance District No. 1** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

Public Hearing: July 19, 2023 at 7:00 p.m.

At the hearing, all interested persons shall be afforded the opportunity to hear and be heard in person or via email. Public comments may be submitted to the City Clerk at cityclerk@cityofimperial.org. Email comments must be submitted prior to the time the Mayor closes the public hearing. Email comments shall be subject to the same rules as would otherwise govern speakers comments at the Board Meeting and as provided on the agenda. Emails received after the meeting, or after the item has been heard will not be accepted.

At that time, the City Council will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the costs and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the Hearing referred to herein or having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address: City of Imperial, Attn: City Clerk, 420 South Imperial Avenue, Imperial, California, 92251. To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

For all information relating to these proceedings, the hearing procedure, the Report and any and all matters as set forth and contained in any document, your attention is directed to the person designated below: Kristina M. Shields, City Clerk or Dr. Daryl A. Betancur, Assistant to the City Clerk, City of Imperial, 420 South Imperial Avenue, Imperial, California, 92251. Telephone: (760) 355-3334.

#220757

JY9



NOTICE OF PUBLIC HEARING

City of Imperial
Landscape Maintenance District No. 1
(Paseo Del Sol and Wildflower)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Landscape Maintenance District No. 1** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

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#220767

JY9



NOTICE OF PUBLIC HEARING
City of Imperial
Landscape Maintenance District No. 2
(Sky Ranch)

Notice is hereby given that the City Council of the City of Imperial, did, on July 5, 2023 adopt its Resolution of Intention, receive and file a preliminary Report of the Engineer's ("Report") and authorize a time and place for a public hearing to consider the levy and collection of an assessment during Fiscal Year 2023/2024 within an existing landscaping and lighting district known and designated as **Landscape Maintenance District No. 2** (hereinafter referred to as the "District"). Said proceeding for this annual assessment levy within the District shall be had and take pursuant to the "Landscaping and Lighting Act of 1972" (Division 15 of the Streets and Highways Code of the State of California).

Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of the City Council of the City of Imperial will be held at 220 West 9th Street, Imperial, California, being on the following date and time:

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JY9

**Agenda Item
No.**

D-1

DATE SUBMITTED

7/12/2023

COMMUNITY
DEVELOPMENT
DIRECTOR

SUBMITTED BY

DATE ACTION REQUIRED

7/19/23

COUNCIL ACTION	(X)
PUBLIC HEARING	()
REQUIRED	
RESOLUTION	()
ORDINANCE 1 ST READING	()
ORDINANCE 2 ND READING	()
CITY CLERK'S INITIALS	()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION: ON-CALL PLANNING SERVICES

1. Award On-Call Planning services to HWL, Gafcon and LC Engineering

DEPARTMENT INVOLVED: BUILDING AND SAFETY DIVISION

BACKGROUND/SUMMARY:

The City of Imperial currently has a full-service Planning division. However, from time to time due to the extraordinary workloads or temporary staffing needs the City needs qualified firms to perform Planning duties on behalf of the City. The City released an RFP for On-Call planning services and received the following proposals.

1. HWL
2. Gafcon
3. LC Engineering

After carefully reviewing each proposal submitted by the review committee, staff is recommending the project be awarded to the three (3) consultants, HWL, Gafcon and LC Engineering.

FISCAL IMPACT: No Impact, is a Pass-through cost (Developer Deposits)

ADMIN
SERVICES
SIGN INITIALS

DM

STAFF RECOMMENDATION: Staff recommends to Award On-call plan review and inspection services to HWL, Gafcon and LC Engineering.

DEPT. INITIALS

DM

MANAGER'S RECOMMENDATION:

Approve

CITY
MANAGER'S
INITIALS

DM

MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()
DISAPPROVED ()

REJECTED ()
DEFERRED ()

REFERRED TO:



Scoring Summary

RFP No. P2023-03

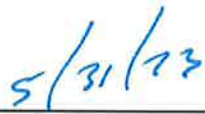
On-Call Planning Services

Date: Wednesday, May 31, 2023

Company	Totals
HWL	249
Gafcon	238
LC Engineering	238



Othon Mora, MCM, CBO



Date



May 4, 2023

Mr. Othon Mora
Community Development
City of Imperial
400 South Imperial Avenue, Suite 101
Imperial, California 92251

Howes, Weiler, Landy Planning and Engineering
2888 Loker Avenue East, Suite 217
Carlsbad, California 92010
Phone: 760-929-2288

Subject: RFP No. 2023-03 – On-Call Planning Services

Dear Mr. Mora:

Howes, Weiler, Landy Planning and Engineering (HWL) is pleased to submit our proposal to the City of Imperial (City) Community Development Department (Department) to provide **On-Call Planning Services**. The HWL team is excited to support the Department in processing, analyzing, and assessing projects on behalf of the City. We believe our strong skill set in technical planning, engineering, and CEQA services, coupled with our high standards for customer service, and demonstrated excellence in work products, sets us apart from the competition.

HWL is a boutique land planning and civil engineering firm based in Carlsbad, California that specializes in entitlement processing for large and small projects throughout Southern California. Founded in 2005, the key to our 18+ years of continued success is our personal approach to clients and projects, along with the long-term relationships we've built with local jurisdictions. Full project support is provided through HWL and partnering engineering firms to help realize the vision of our clients from design through occupancy. Our in-house staff includes land planners, CEQA planners, civil engineers, land surveyors, geotechnical engineers, and stormwater experts. Outside of our firm, we regularly partner with architects, environmental analysts, and specialty engineers to strengthen our team's abilities.

Ms. Sally Schiffman, Director of Planning, will act as the lead Project Manager and Primary Point of Contact for this contract. She is based out of the HWL Carlsbad office, located at 2888 Loker Avenue East, Suite 217, Carlsbad, California 92010. Mel Landy and Stan Weiler will have signatory authority for this contract. All three individuals have the authority to negotiate contract conditions.

If you have any questions about our scope of work, technical capabilities, experience, or staff, please do not hesitate to contact us at 760-929-2288 or via any of our emails: sschifman@hwl-pe.com, [swailer@hwl-pe.com](mailto:sweiler@hwl-pe.com), and/or mel@hwl-pe.com.

Sincerely,

Sally Schiffman
Director of Planning

L. Stan Weiler, AICP
Principal Planner/Owner

Mel Landy, PE
Principal Engineer/Owner

Executive Summary

The HWL team understands the City is seeking a Planning Consultant ("Consultant") that will work both on-site at City Hall and remotely according to the division's staffing needs. Under the direction of the City's Community Development Department or the City Manager, the Consultants will be expected to provide the range of expertise necessary to carry out the normal functions of a professional planner. We believe our strong skill set in technical planning, engineering, and CEQA services, coupled with our high standards for customer service, and demonstrated excellence in work products, sets us apart from the competition.

Abilities

HWL team members have developed refined skills providing public and private clients with consulting services including project management and contract planning for tasks of various scopes and sizes. We pride ourselves on excellence for all tasks. Our promise is to take ownership of assignments and strive to do whatever it takes to deliver success. Our team is available to provide key aspects of contract planning including serving as a Project Manager for large-scale and/or complex projects, preparing and peer reviewing CEQA documents and related technical reports, conducting development review, preparing staff reports and conditions of approval, attending and making presentations at Planning Commission and City Council meetings, working with the public, and other related tasks.

Experience

Our team is adaptable and able to respond quickly. We have the big picture in mind and understand the importance of providing the highest quality customer service, being effective project managers and maintaining communication with the City. Our team has a vast knowledge in reviewing and/or processing discretionary and ministerial permits, managing projects from "concept to construction" and the preparation of documents in compliance with Federal, State, County, and other applicable regulations/policies. Our project managers keep accurate project schedules and budget tracking reports at all times. There is seldom a situation that can arise that we have not already seen and resolved.

High-Quality Customer Service

The HWL team routinely provides superior customer service focused on clear communication and expectation-setting, providing creative and cost-efficient solutions for project challenges, and utilizing our quality assurance/quality control (QA/QC) procedures to deliver high quality deliverables on time and within budget. The lead Project Manager/Point of Contact for this contract is Sally Schifman. Ms. Schifman has provided numerous jurisdictions with planning and environmental services throughout her nearly 20-year career, including the cities of San Marcos, Oceanside, Carlsbad, Imperial, Rancho Cucamonga, Oxnard, and Berkeley. She is highly regarded by public and private clients for her exceptional service and responsiveness. Ms. Schifman will commit to the same level of excellence for the City of Imperial and its applicants. References have been provided and we invite the City to contact our references to hear firsthand the service the Department can expect from the HWL team.

Competitive Fees

The HWL team believes the fee rates for on-call staff support services are competitive, appropriate, and reflective of our skill set and expertise. Services shall be reimbursed on an hourly basis based on a not-to-exceed proposal agreed to prior to the start of work on each project/task order. Assignment scope and estimated costs will be presented to the Department and/or applicant prior to the authorization of work.

Qualifications and Personnel

HWL is a boutique land planning and civil engineering firm based in Carlsbad, California that specializes in entitlement processing for large and small projects throughout Southern California. Full project support is provided through HWL and partnering firms to help realize the vision of our clients from design through occupancy. Our in-house staff includes land planners, CEQA planners, civil engineers, land surveyors, geotechnical engineers, and stormwater experts. Outside of our firm, we regularly partner with architects, environmental analysts, and specialty engineers.

The HWL Team can serve as extension of staff from onset to occupancy of a project to ensure proper documentation and comprehensive analysis. Our planners and engineers have extensive experience in:

- Preparing and reviewing all types of discretionary applications
- Preparing, reviewing, and processing California Environmental Quality Act (CEQA) documentation
- Presenting projects to decision-makers
- Facilitating community outreach and coordination
- Drafting ordinances and development impact fees
- Reviewing and accepting post-entitlement and over-the-counter permits

HWL staff has worked with private and public clients for combined decades and is adept at navigating expeditious schedules while maintaining high quality work products and stellar customer service. In our experience working with private clients, we are regularly expected to provide faster turnarounds as project progress, and we advocate for the same from reviewing agencies. We would expect nothing less from ourselves in fulfilling our responsibilities as an extension of staff. To fulfill our responsibilities under this contract, HWL staff will:

- Attend public hearings, study sessions, subcommittee meetings and community meetings, as necessary. It is important for us to note that due to the distance between the HWL Carlsbad office and the City of Imperial planning office, it is not economically responsible for our staff to be available for in-house planning counter responsibilities. However, in our capacity as Planning Staff Support, we will answer public inquiries by telephone, online meeting platforms (i.e., Microsoft Teams), and USPS or email regarding property zoning and/or General Plan land uses, application submittal requirements, etc.
- Analyze projects for compliance with the City's General Plan, zoning ordinance, Imperial Municipal Code, Airport Land Use Compatibility Plan, Subdivision Map Act, Design Guidelines, applicable specific plans, and other policies.
- Review and process ministerial applications and discretionary entitlements, such as: Plan Review, Zoning Clearances, Business Licenses, Administrative Permits, Sign Permits, Conditional Use permits, Variances, Design Review, Rezones, Lot Line Adjustments, Tentative Maps, Annexations, and General Plan and Zoning amendments.
- Coordinate with other City reviewers to confirm comments are consistent and timely prior to releasing comments to the applicant during each review cycle.

- Upon conclusion of review, provide an acceptance letter confirming completeness and conformance with City standards and the project conditions of approval.
- Compile and analyze data on economic, social, environmental, and physical factors affecting land use.
- Meet with developers, engineers, property owners, contractors and other individuals to discuss, advice, explain processes and suggest improvements regarding potential projects, pre-applications, development applications, feasibility analysis, conceptual development plans and code interpretation.
- Write Planning Commission, and City Council staff reports, resolutions, ordinances, conditions of approval, memorandums, public notices and agendas, and give oral presentations.
- The HWL environmental team will prepare simple environmental documents and peer-review environmental documents and technical studies pursuant to the CEQA and other applicable legislation. This includes technical studies, exemptions, (Mitigated) Negative Declarations, Environmental Impact Reports, and associated permit applications related to an array of environmental topic areas, including those under CEQA, in a manner that is consistent with all local, State, and federal laws, policies and thresholds. Our team will be led by CEQA specialist Sally Schiffman, who understands the importance of comprehensive and legally sound environmental analysis and regularly collaborates with experts in technical disciplines. Ms. Schiffman has extensive experience with federal, State, and local environmental regulations, and has managed and written many CEQA documents of varying complexity over the course of her career. We find that by applying our CEQA knowledge to our land planning assignments, and vice versa, we can get in front of potential impact challenges and guide applicants and lead agencies towards better solutions, resulting in more successful projects. We pride ourselves on finding creatively logical solutions to complex issues.
- HWL staff has worked with private and public clients for combined decades and is adept at navigating expeditious schedules while maintaining high quality work products and stellar customer service. We have a well-established quality assurance/quality control (QA/QC) system that will be implemented throughout this contract. Our QA/QC system includes a rigorous set of steps to ensure that all our work products and deliverables are completed accurately and meet or exceed the assignment's goals. These include providing clear decisions and direction; continual supervision by experienced professionals; ongoing review of completed work products to ensure accuracy and completeness; utilizing project checklists; and consistent documentation of project decisions, assumptions, and recommendations.
- Review projects and provide comments within timelines specified by the Permit Streamlining Act and the City (shorter timelines may be required for certain projects). The preparation or review of CEQA documents varies greatly depending on the level of analysis required per State Guidelines. HWL staff has worked with private and public clients for combined decades and is adept at navigating expeditious schedules while maintaining high quality work products and stellar customer service. We have a well-established QA/QC system that will be implemented throughout this contract. Our QA/QC system includes a rigorous set of steps to ensure that all our work products and deliverables are completed accurately and meet or exceed the assignment's goals. These include providing clear decisions and direction; continual supervision by experienced professionals;

ongoing review of completed work products to ensure accuracy and completeness; utilizing project checklists; and consistent documentation of project decisions, assumptions, and recommendations.

The table below summarizes our anticipated turnaround times for projects assigned under the contract.

Task	Schedule
Entitlement Review	
1 st Submittal	30 days
Subsequent Submittals	14 to 21 days
Final Submittal (Prior to Acceptance Letter)	7 days or less
Preparation of Staff Report and Resolutions	7 days and in coordination with the Hearing review schedule(s)
Preparation for Public Hearing	3 to 7 days, depending on complexity of presentation
Environmental Review	
Technical Studies (1 st Submittal)	30 days
Technical Studies (Subsequent Submittals)	14 to 21 days
Statutory or Categorical Exemptions (Preparation)	7 days or less
Statutory or Categorical Exemptions (Recordation)	Within 5 days of a decision being made
Initial Study/(Mitigated) Negative Declaration (1 st Submittal)	30 days
Initial Study/(Mitigated) Negative Declaration (Subsequent Submittals)	14 to 21 days
Initial Study/(Mitigated) Negative Declaration (Final Submittal, prior to Notice of Completion)	7 days or less
Initial Study/(Mitigated) Negative Declaration (Recordation)	Within 5 days of a decision being made
Environmental Impact Report (1 st Submittal)	30 days
Environmental Impact Report (Subsequent Submittals)	21 to 30 days
Environmental Impact Report (Final Submittal, prior to Notice of Completion)	7 to 14 days
Initial Study/(Mitigated) Negative Declaration (Recordation)	Within 5 days of a decision being made

Key Personnel

Sally Schiffman, Director of Planning, Lead Planner for Staff Augmentation, has extensive experience with federal, state, and local land use regulations, and has worked on many CEQA, NEPA, CDFW, USFWS, SMARA, and Caltrans documents. She has conducted site visits, handled data collection and analysis, and attended project meetings with City and County officials, as well as private clients. As an experienced land use planner, Ms. Schiffman is proficient in city Zoning Ordinances, General Plans, Local Coastal Programs, Specific Plans, environmental plans, and all aspects of public customer service. Sally has participated directly in the writing, reviewing, and preparation of environmental and planning documents of varying degrees of difficulty. In addition, as an environmental planner, Ms. Schiffman has participated directly in the writing, reviewing, preparation, and project oversight of environmental documents of varying degrees of difficulty, from simple exemptions to complex Program EIRs.

Ms. Schiffman brings added strength to staff augmentation due to her experience in both the public and private sectors. Her responsibilities when employed at the City of Oceanside varied greatly, from staffing the public counter to processing discretionary permits to assisting with the preparation of the Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan preparation. Given her background in CEQA, Ms. Schiffman was regularly tasked with assessing projects for potential environmental impact and making determinations of required documentation. She was also assigned as the primary planner for regulated use and wireless facility conditional use permits. Ms. Schiffman was well-respected for her abilities to lead staff project review teams, manage difficult applicants, and maintain natural composure at public hearings.

Ms. Schiffman's experience in the private sector has provided her with extensive experience navigating the nuanced needs and politics of multiple jurisdictions including the cities of San Marcos, Vista, Oceanside, Carlsbad, El Cajon, San Diego, Imperial, Riverside, Pomona, Oxnard, and Berkeley, the counties of San Diego and Los Angeles, and universities including University of La Verne and University of California, Riverside. She is adept at efficiently learning local policies, standards, and unique regulations in new jurisdictions.

Stan Weiler, AICP, Principal Planner, has over 30 years of progressive experience in public and private land use planning in San Diego, Imperial, and Riverside counties. He brings a unique perspective and insight to every project because of his combination of both public and private sector experience. From the beginning of his employment at the cities of Carlsbad and San Marcos, Mr. Weiler's responsibilities increased quickly and led to several promotions. His duties included field surveys, preparation of Planning Commission staff reports, assistance in the implementation of the Carlsbad Growth Management Program, public assistance, review and approval of building permits, and service on the San Marcos Site Plan Review Committee. His work experience within the public sector has been an asset and has enabled him to anticipate issues that may potentially be raised by public sector agencies.

Mr. Weiler's private sector experience has allowed him to relate to the needs of the development community. His list of extensive project involvement ranges from large Specific and Master Plans to small infill projects, solid waste management projects, reuse of a resource recovery facility into a movie studio, as well as many other projects requiring General Plan Amendments, Zone Changes, Tentative Maps, Local Coastal Plan Amendments, Planned Unit Development Permits and Conditional Use Permits. Mr. Weiler has also prepared and processed several Growth Management Plans, accompanying Finance Plans, Municipal Service Reviews (Service Area Plans) and Development Impact Fee Programs. Mr. Weiler has

been responsible for the close coordination and preparation of the studies and reports required for the completion of these public facility documents.

Samantha Wool, Assistant Planner, has gained much experience over the last year working within the land use planning sector. Her previous position as a Project Coordinator for civil engineers developed her understanding of the land use industry making her proficient in navigating through multiple municipality processes and preparing accurate and complete deliverables for the client(s). Ms. Wool's previous work experience in retail and business entertainment has given her the foundation to work well around clients and carry a mature manner around professionals within the industry.

Mel Landy, PE, QSD, Principal Civil Engineer, has over 22 years of experience with civil engineering, land surveying, and land use planning for both public and private clients. He began his career in planning, familiarizing himself with regulatory and permitting processes in southern California. In 2003, became a Project Manager, processing commercial site design, residential subdivision design, and agency processing from raw land to agency approvals. Mel brings expertise to the team with his 23 years of experience with survey and civil engineering services and his knowledge of public agencies and their procedures.

Schedule of Fees

Hourly rates are provided for key positions anticipated for this contract. Services are assumed to be reimbursed on an hourly basis based on a not-to-exceed proposal agreed to prior to the start of work on each project/task order. Assignment scope and estimated costs will be presented to the Department and/or applicant prior to the authorization of work. Additional rates for associate or administrative staff may be included in assignment cost estimates as required and will be less than those presented below.

Primary Staff	2023-2024 Hourly Rate (June to June) ¹
Planning Services	
Principal/Director	\$200
Senior Planner/Project Manager	\$155
Associate Planner	\$135
Assistant Planner	\$115
Engineering Services	
Principal/Director	\$200
Licensed Stormwater Engineer	\$180
Licensed Engineer	\$180
Senior Engineer	\$160
Qualified Stormwater Practitioner (QSP)	\$155
Associate Engineer	\$155
1. Hourly Rates are anticipated to increase by three percent (3%) annually.	

References

The key to success as a team is reflective of our values, which emphasize personal integrity and strong professional ethics. We maintain a personal approach to projects, which has allowed us to build long-term relationships with clients and stellar reputations in local jurisdictions. References have been provided below, along with examples of projects our team has led. We invite the City to contact our references to hear firsthand the service the Department can expect from the HWL team.

Misc. Projects – City of Imperial

Reference: Othon Mora, Community Development Director | 760-355-1152 | omora@cityofimperial.org

Since 2005, HWL has assisted the City of Imperial on multiple projects. HWL prepared an update to the City's Service Area Plan (LAFCO - Municipal Service Review) as a part of its expanding Sphere of Influence and anticipated annexations (managed by Stan Weiler). This has entailed detailed review of the city's growth patterns, growth projections, and impacts on public facilities. As a part of this process, HWL conducted workshops with the public to help them understand the intent of the changes to the sphere of influence and the overall effects of future annexations.

HWL has also been instrumental in updating the city's Development Impact Fee Program (managed by Stan Weiler). The impact fees updated included Administrative, Parks, Law Enforcement, Fire Protection and Circulation. HWL previously provided significant input regarding the need for the city to demonstrate how the impact fees were collected and dispersed since the time of implementation in 2002. HWL devised a fee tracking methodology that the city is currently implementing.

In 2020, HWL planning staff was commissioned to prepare the City's 6th Cycle Housing Element. The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. Sally Schiffman was responsible for working closely with Imperial planning staff, as well as coordinating the State Department of Housing and Community Development (HCD), to finalize the document. Ms. Schiffman presented the Housing Element to City Council in early 2022, where it was unanimously adopted. HCD approved the document in September 2022.

Vista del Mar SRO Project – City of Vista

Reference: John Conley, City Manager | 760-726-1340 | jconley@ci.vista.ca.us

HWL has been processing discretionary permits for Single Room Occupancy (SRO) hotel conversions around San Diego County since 2017. SROs offer a lower cost and stable long-term living situation for individuals and small family units that may otherwise struggle to find housing at a rate that they can accommodate. Although SROs typically do not offer social or transitional support services, the proposed physical improvements, and changes to the management operations at these facilities, result in an enhancement for guests and have a positive influence on the surrounding community when compared to the existing transient operations. This project will allow an existing 75-room motel, located at 330 Mar Vista Drive in Vista, to operate as a 75-room SRO Hotel. The Vista del Mar Project will include interior and exterior site improvements, including, installation of efficiency kitchens in each unit, the expansion of shared laundry facilities, the renovation of an outdoor pool, and upgrades to communal areas such as the building lobby, parking lot, and outdoor landscaping.

2771 North Garey Avenue CEQA Section 15183 Evaluation and Contract Planning Services – City of Pomona

Reference: Vinny Tam, Senior Planner | 909-620-2284 | vinny.tam@pomona.gov

Ms. Schifman prepared a Community Plan Exemption Checklist to determine the project's eligibility for an exemption. Pursuant to CEQA Guidelines §15183, her team evaluated the environmental impacts of the project against the City of Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan, and Green Plan EIR. In addition, due to staff turnover in the city during the project, Ms. Schifman stepped in as extension of staff and assessed the project for compliance with entitlement requirements. The project began in February 2017 and was unanimously approved by the Planning Commission in December 2017.

Additional Various Projects, City of Pomona

- 851 Corporate Center Drive CEQA Section 15182/15183 Evaluation
- 528 East Grove Street CEQA Section 15183 Evaluation
- 1137 -1148 Phillips Boulevard Class 32 Exemption Evaluation

Additional References

Adam Finestone, City Planner, City of Escondido | 760-839-6203 | afinestone@escondido.org

Stephanie Tang, UCR Campus Planning, UC Riverside | 951-827-1484 | stephanie.tang@ucr.edu

Noah Alvey, Deputy Director of Community Development, City of El Cajon | 619-441-1795 | nalvey@elcajon.gov



CITY OF IMPERIAL

Statement of Interest and Qualifications
to Provide On-Call Planning Services

May 4, 2023



May 4, 2023

Othon Mora
Community Development Director
City of Imperial
400 South Imperial Avenue, Suite 101
Imperial, CA 92251

RE: STATEMENT OF INTEREST AND QUALIFICATIONS TO PROVIDE ON-CALL PLANNING SERVICES

Dear Mr. Mora,

As one of the fastest growing cities in the State of California, the vibrant City of Imperial ("City") is home to a diverse community of nearly 27,000 residents, family-friendly businesses, and various family-friendly events, including the Imperial Market Days and the Annual California Mid-Winter Fair. Known as a welcoming community, the City is seeking a team of qualified consultants to provide planning and project management services to serve the interests of the community. For more than 35 years, Gafcon, Inc. ("Gafcon") has been committed to providing successful value-added planning and urban development services utilizing a robust set of technical capabilities to deliver complex projects. Our proven track record of professionalism, commitment, and collaboration has led to the timely completion of hundreds of projects. Our team consists of Gafcon and Nicklaus Engineering, Inc. ("Nicklaus"). As a team, we would like to express our interest in supporting the City with comprehensive planning services for all projects requesting land use entitlements and engineering, including residential, commercial, and industrial buildings.

Our planning services are comprehensive. Working under your Planning Department, our team of experts will gather information to analyze complex applications and development plans for compliance with applicable guidelines and regulations. Our services include performing code enforcement, plan checks, and onsite final inspection for compliance with conditions of approval.

We understand that prompt service is critical to maintain the community's expectations relating to the growth plans of the City of Imperial. Our team will be available to work side by side with the City's team to answer phones, provide information to the City Council, Planning Commission, and the community. We pride ourselves on working collaboratively with other departments, agencies, and the public to formulate and implement community plans that ensure regulations are adequately explained and enforced.

The team we have assembled is uniquely qualified to meet the City of Imperial's needs and is a team that understands the anticipated and unanticipated challenges of tasks that may arise. We are ready to meet these challenges with our experience, technical competence, depth of resources, knowledge of the local environment, and a commitment to the local community. Our team provides:

Expert Knowledge | Our lead planner and urban designer, Howard Blackson, is a national leader in crafting innovative urban designs, planning projects, and using the latest techniques. He has served the local community in the Imperial Valley by completing the multi-modal transit planning and public outreach and project recommendations for the City of Holtville's street plans. Additionally, he has performed planning services for the City of El Centro's street and downtown areas. His relevant project experience includes on-call planning services for the Port of San Diego, master planning for the city of Riverside, specific plans for the National City, and other public entities. He currently teaches planning at San Diego State University with students from the Calexico campus. In addition to Mr. Blackson's weekly presence in your offices, our proposed day to day staff and planners will be Fernando Ramos, a civil engineer with 30 years of experience working on complex developments in the Imperial Valley, including serving in various roles at Sanders, Inc. and at the Holt Group, and another local experienced

planner from the Gafcon team.

Relevant Experience | The Gafcon team has extensive experience in the full range of planning, architecture, and engineering. We have contributed our expertise to more than \$60B in construction projects, including those for public agencies, such as the City of Coronado, City of Del Mar, City of Santa Monica, City of Los Angeles, City of San Marcos, City of Brea, City of Irvine, as well as the County of San Diego, County of Los Angeles, County of Orange, and County of San Bernardino, to name a few. In fact, for 20 years, Gafcon was the City of Coronado's choice firm to support their planning and construction. Among Nicklaus's many successful projects was the City of Yuma's Utilities Department Administration Complex and Maintenance Yard where Nicklaus served as the project architect and provided civil, geotechnical, environmental, surveying, bidding, construction administration. In addition, Nicklaus recently completed the civil design documents for the new City of El Centro Police Station.

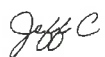
Responsiveness | We understand that efficiency, responsiveness, and high quality work are critical for effective services for cities. We pride ourselves in meeting time deadlines with high quality work. Our team will manage and monitor projects as they progress through the City procedures to ensure deadlines are met. With Nicklaus's expertise and experience, our team can deliver unmatched services at Imperial Valley. They have a proven history of working for public clients—similar to the City—throughout the Imperial Valley, including on-call contracts with Imperial County, City of El Centro, City of Brawley, City of Calxico, and the Imperial Irrigation District.

Extensive Resources | Jeff Causey, Principal-in-Charge, will lead the team and be responsible for ensuring the City has the right resources at the right time to deliver your planning services successfully. Howard Blackson will serve as the Senior Planner for this contract and he will collaborate with the City on a day-to-day basis supported by our new planning associate. If additional resources are required, our pool of approximately 150 employees will lend their unique expertise as needed. Creating value for our clients and our communities is a vital component of Gafcon's purpose. When the City partners with the Gafcon/Nicklaus Team, you receive the collective knowledge of industry experts who bring relevant and critical experience delivering services as a collaborative partner, focused on delivering quality public improvement projects that support and promote the growth of your community. Partnering with Gafcon/Nicklaus is the first step to establishing a team where everyone, from the surveyor to the project engineer to the inspector, is focused on accomplishing a single goal: yours.

Avoiding Perceptions of Conflict of Interest | The planning process exists to serve the public interest. While the public interest is the question of continuous debate both in principle and case by case applications, it is necessary to maintain the highest standards of ethics in planning. In smaller communities, it is sometimes difficult to find sufficient planners to meet the growth requirements of the community. In this instance, Gafcon is a highly qualified and local planner able to meet most of the City's needs for additional planning services. In addition, Gafcon is a proud member of the City of Imperial's community. We are a local business and, additionally, the development manager for Imperial Hotel Acquisitions LLC and Imperial JV Holdings LLC, which are developing a property in the City of Imperial. We will work with the City to develop a scope of services and ethical guidelines to ensure our planning services will not be involved in any city planning activities that affect the NorthPointe property on the corner of Neckel and SR-86 so we can meet the high ethical standards the City of Imperial proudly maintains in the Imperial Valley.

We are excited to develop a partnership with the City to deliver any service that supports your goals, including your active and future capital improvement projects that aim to rejuvenate the City. We appreciate your consideration and look forward to the opportunity to discuss our qualifications further.

Sincerely,



Jeff Causey
Principle in Charge

PRIMARY POINT-OF-CONTACT

Jeff Causey, Principle in Charge
116 South Imperial Avenue, Suite B
Imperial, CA 92251
858.875.0010 | jcausey@gafcon.com



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A. ABOUT GAFCON

Gafcon is a multi-disciplinary owners' representative firm with expertise in planning and managing complex development projects. With a local presence in City of Imperial, we are known throughout Southern California for providing unparalleled service and value to clients.

For more than 35 years, we have provided a broad range of real estate development, program planning, project management, technology, and design related services to public and private clients.

With more than 150 accomplished professionals serving both in-house and on-site, our size provides us with the resources to meet our clients' needs efficiently and effectively while providing solutions in development, management, planning, project controls, technology, and more.

Our in-depth knowledge of the real estate and development industry and its business issues gives us a unique combination of practical experience and intellectual acumen that we deliver to every client. Our business philosophy is client-centric: we treat our clients' challenges as our own. Staying ahead of trends within the development industry enables Gafcon to forecast the future of real estate development, proactively anticipating our clients' needs and focusing our services to deliver innovative solutions to complex problems.

Top 50 PM/CM Firms in the Nation

Gafcon has been recognized in Engineering News Record as one of the Top 50 Program Management Firms in the nation. Constructech Magazine presented Gafcon with a Vision Award for our use of technology in Program Management. Services include:

- Entitlement Planning
- Real Estate Advisory
- Constructability Review
- Construction Claims
- Construction Management
- Cost Estimating/Management
- Labor Relations
- Planning/Programming
- Program/Project Controls
- Program/Project Management
- Scheduling
- Technology Solutions

Gafcon Collaborators

With Nicklaus, we have assembled a partnership with highly experienced subconsultant professionals with local, national, and global perspectives and skill sets. Our comprehensive partnership combines the accessibility and local knowledge of a smaller firm, with the resources and expertise of a large-scale firm with a global reach. The following section highlights our partners specialized expertise.

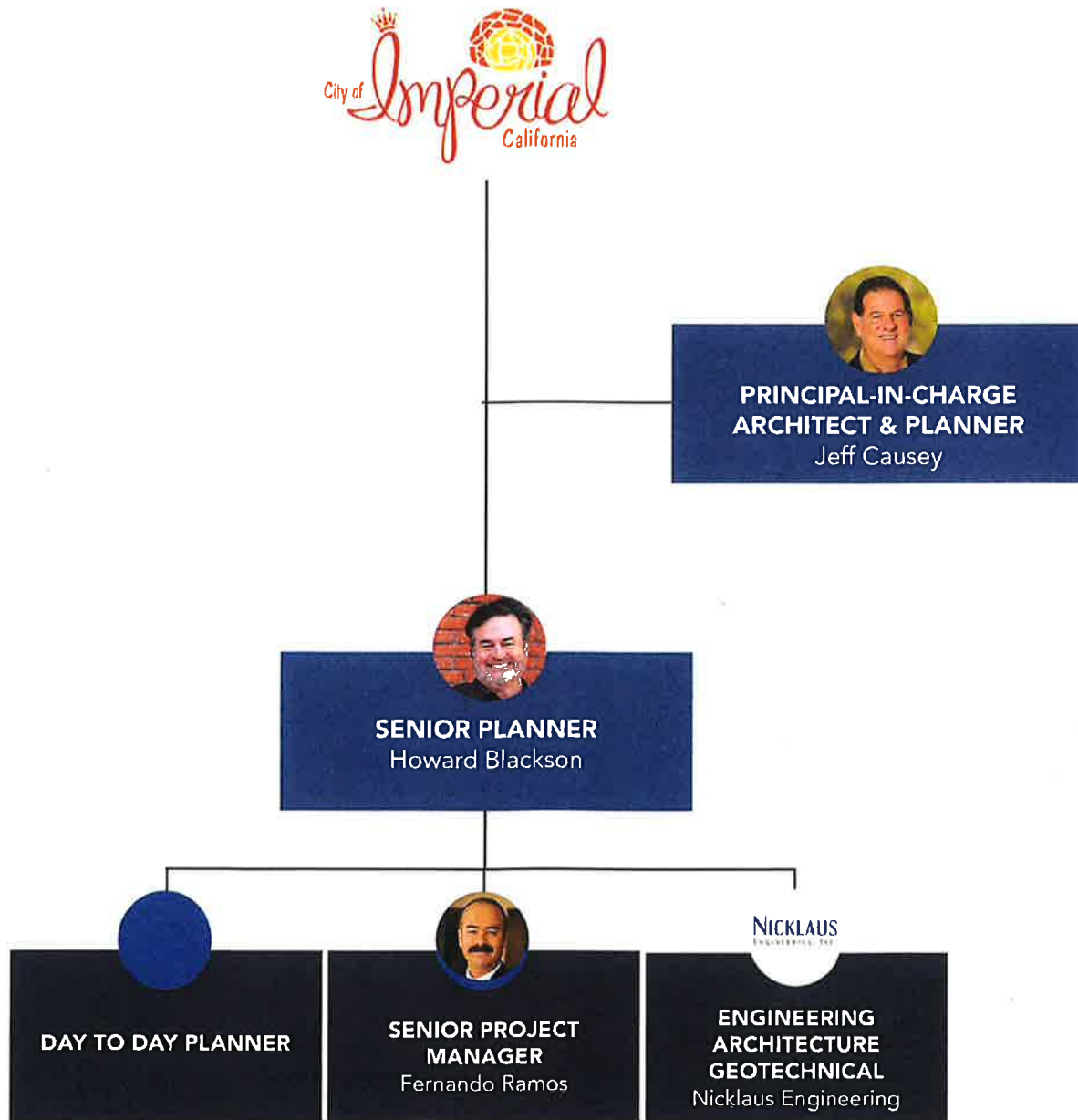
Customer Service

Our team is committed to providing excellent service to our customers through the quality of the services we provide. Our core values for customer service are based on the following key steps:

1. Voice of the customer – from day one, we will identify, prioritize, document, and assess the City's customer quality requirements to ensure consistent understanding and customer satisfaction.
2. Commitment to excellence, customer satisfaction, and continuous improvement.
3. Mitigation of customer risk by assessing processes, products, the performance of work, and services against defined performance requirements.
4. Identify, investigate, track, and correct non-conformances, including compliance with regulatory agency requirements and the contract specifications.
5. Effective communication of quality requirements to all stakeholders.
6. Oversight of planning, organizing, and directing quality resources for each project's success.
7. Management of quality standards at all levels of the project delivery team.

Our overarching goal is to make certain the City receives the very best of our services by designing and implementing our client-specific management plan. Our Principal-in-Charge, Jeff Causey, will be engaged throughout our contract's lifecycle, ensuring we are providing the right resources, our services are meeting your expectations, and making immediate corrections when necessary to safeguard successful execution of our work.

B. ORGANIZATIONAL CHART/PERSON(S)



C. KEY PROJECT PERSONNEL

JEFF CAUSEY, AIA, NCARB, LEED AP BD+C

Principal-in-Charge, Architect & Planner



YEARS OF EXPERIENCE

42

EDUCATION

BArch, University of Notre Dame

LICENSES/CERTIFICATIONS

Licensed Architect, CA No. C26744

National Council of Architectural Registration Boards (NCARB) No. 45919

Leadership in Energy and Environmental Design Accredited Professional for Building Design and Construction (LEED AP BD+C)

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)

Design-Build Institute of America (DBIA)

Society for College and University Planning (SCUP)

Urban Land Institute (ULI)

United States Green Building Council (USGBC)

Founding Board Member Ace Mentorship San Diego

Coalition for Adequate School Housing (CASH)

Community College Facility Coalition (CCFC)

SUMMARY

Based on over 40 years of international, national, and local architecture and planning experience, Jeff provides a diverse background in cultural understanding and alternate delivery methods worldwide. His experience includes residential, office, mixed-use, and bridged high-rise buildings, multi-phase residential towers, and post-tension concrete, steel, and hybrid structure systems. Jeff has designed and delivered more than 10M SF of public work facilities specializing in fast-track design-build delivery, meeting strict schedule and budget constraints. He has managed projects in a variety of markets, including residential, hospitality, retail, mixed-use, higher education, tribal, urban, and civic/public works.

EXPERIENCE

***Leichtag | Encinitas, CA | Director of Architecture and Planning |** The 68-Acre project is an eco-smart master planned community.

***Seaport San Diego, Master Plan and Program | San Diego, CA | Director of Architecture and Planning |** The \$3.5B project includes a tower, hotels, shops, and restaurants along with parks and promenades, a new urban beach, and upgraded commercial fishing facilities.

***Zizhu | Shanghai, China | Director of Architecture and Planning |** The \$12B+, 3,200-acre master planned community is situated along the Huangpu River includes residential, education, office, hotel, retail, entertainment, and transit.

***Bayfront Village Eco-Smart Community | San Diego, CA | Project Executive/Director |** A 3,400-unit mixed-use project, which includes residential, office, hotel, and entertainment.

***Pointe Resort Communities Master Plan (Pointe Squaw Peak, Pointe Tapatio, Pointe South Mountain) | Phoenix, AZ | Principal-in-Charge |** 2,000 guest suites, 50,000 SF of conference space, 250 residential units, waterparks, stables, retail, restaurants, office, and hotel.

***Forbes Landing Mixed Use Facility | Boston, MA | Principal-in-Charge |** The 1.45M SF facility includes hotels, residential, office, retail, and education.

Yuma Municipal Government Center | Yuma, AZ | Principal-in-Charge/Lead Master Planner | The 150,000 SF center includes city offices and council chambers.

El Centro Federal Courthouse | El Centro, CA | Principal-in-Charge/Lead Master Planner | A 62,000 SF Federal Courthouse.

** Specific Plans/Conditional Use Permits/CIM Design Review/California Coastal Commission*

HOWARD M. BLACKSON, III, CNU-A

Senior Planner



YEARS OF EXPERIENCE

23

EDUCATION

M.A.U.D., Urban Design,
University of Westminster,
London, UK

Certificate, Master Planning,
Harvard University

B.A., Geography, University of
Texas

ACCREDITATION

Congress for the New Urbanism,
2006

CIVIC APPOINTMENTS

Balboa Park Committee City of
San Diego (Current)

Climate Action Plan
Implementation Committee, City
of San Diego (2016 – 2019)

General Services Administration
Nation Register of Peer
Professionals, Design Excellent
Peer Review Committee
Member Washington DC
(Current)

Civic San Diego Board of
Directors, City of San Diego,
Downtown Redevelopment
Agency (2012 - 2013)

City of Del Mar Design Review
Board Design Expert Ex-Officio
Member (2010 - 2012)

SUMMARY

Howard is a national leader in crafting innovative urban design and planning projects and techniques. Howard has led placemaking projects at every scale, from cities and towns, to neighborhoods, streets, and the design of individual buildings. A creative and ambitious designer, Howard has led high-profile visioning and master planning projects for urban extensions, large scale new neighborhoods and urban infill projects throughout the world. He enables form-based codes, Innovation Districts, and Objective Design Standards through planning documents for public entities and private developers.

Howard has worked in Singapore, South Korea, and across North America. He is an accredited member of the Congress for the New Urbanism and has a Professional Certificate in Master Planning from Harvard University. Also, he is a member of the U.S. General Services Administration Design Excellence Peer Review Committee, Chairman of the Congress for the New Urbanism California Chapter, and recent Board Member of Civic San Diego.

EXPERIENCE

General Plan Update | Holtville, CA | Project Manager | Howard was responsible for updating the City's General Plan, Housing Element, and Service Area Plan per statewide sustainability parameters to provide a guide for future growth in this small town located in Imperial County.

Holtville Complete Street Plans, Holtville, CA | Responsible for provided multi-modal transit planning expertise to the team, the public outreach, and the project recommendations. Assisted Alta Planning & Design, with Complete Street urban design expertise and public outreach.

Towns of Ramona and Alpine Community Plan Implementation Projects | Ramona & Alpine, CA | Working with the County of San Diego Department of Planning and Development Services, Howard led county and community groups in adopting an award-winning, county initiated Zoning Ordinance Amendment to implement the General Plan and Community Plans for the Country Towns of Alpine, and Ramona with the population of 50,000.

Port of San Diego On-Call Planning Services | San Diego, California | Consultant | Serving as planning and design review on-call consultant for the Port's Development Services Department processing permits for a variety of projects.

FERNANDO RAMOS, CE

Senior Project Manager



YEARS OF EXPERIENCE

30

EDUCATION

B.S, Civil Engineering Universidad Autonoma de Baja California, Mexico

Post Graduate Studies, Business Administration applied to Civil Engineering, Universidad Autonoma de Baja California, México

LICENSES/CERTIFICATIONS

Professional Civil Engineer, Mexico RCE # 1774162

SUMMARY

Fernando has over 30 years in project management with expertise in design, construction, quality control, scheduling, budget, cost evaluation, and risk identification. He has been involved in the management of required and qualified personnel, resources, and design criteria for the preparation of engineering construction documents and construction management activities.

EXPERIENCE

Sanders, Inc. Architecture and Engineering | El Centro, CA | Senior Project Manager Consultant and Senior Project Manager | Solar and Geothermal Projects in the Imperial Valley, CA and the Country of Mexico.

J.A. Sanders Contractor | El Centro, CA) | Senior Project Manager | Responsible for the construction of the Operations and Maintenance Facilities for the Ocotillo Wind Project in Ocotillo, CA for Blattner Energy, Inc.

The Holt Group, Inc. | El Centro, CA | Development Design, Engineer, and Project Manager

- Prepare proposals for the public and private sector
- Setting up and coordinating local consulting teams for preparation of plans to be in compliance with the local regulations
- Prepare construction bidding documents and selection of contractor
- Prepare construction schedule, construction management, and document control
- Budget management, including payment requests, change orders, and RFI's

Intergen (International Generator) | Mexicali, B.C. | Off-Site Engineer | Conducted all efforts and coordination to build a \$20M Sewage Treatment Plant, 5.5 mile gray water aqueduct, and a natural gas pipeline and meter station for a 1,065 MW Power Plant.

Sempra Energy International | San Diego, CA | Project Manager | Developed a new Local Distribution Company (Natural Gas) and a natural gas compression station in Mexico. Installation of natural gas pipelines for residential, commercial, and industrial uses, managed a \$12M budget per year for the gas pipeline, and a \$35M compressor station.



Gafcon City of Imperial Office

D. IMPERIAL PLANNING WORK LOAD

NAMES OF KEY PERSONNEL	ROLE IN THIS CONTRACT	IMPERIAL PLANNING WORK LOAD %									
		10	20	30	40	50	60	70	80	90	100
Jeff Causey	Principle in Charge	X									
Howard Blackson	Senior Planner								X		
Fernando Ramos	Senior Project Manager							X			
TBA	Day to Day Planner										X
Nicklaus Engineering	Engineering Consulting	X									

TABLE SUMMARIZING SERVICE DELIVERY ESTIMATES:

MINISTERIAL APPLICATIONS	TIME FRAME (CALENDAR DAYS)	COST	TURNAROUND TIME
Business License	1	\$200+	1 week*
Plan Review	1	\$1,600	1 week
Zoning Clearance	1	\$1,600	2 weeks
Administrative Permit	5	\$4,800	2 weeks*
Sign Permit	5	\$4,800	1 week
Lot Line Adjustment	10	\$8,000	4 weeks*

DISCRETIONARY ENTITLEMENTS	TIME FRAME (CALENDAR DAYS)	COST	TURNAROUND TIME
Conditional Use Permit	30	\$10,000	<1 month
Zoning Variance	30	\$10,000	>1 month
Design Review	10	\$8,000	<1 month
Rezone	90	\$30,000	<3 months
Tentative Map	90	\$30,000	<3 months
LAFCO Annexation	360	\$120,000	>1 year
General Plan Amendment	180	\$60,000	<6 months
Zoning Amendment	90	\$30,000	<3 months
+(exceed fee cost recovery) *(Inter-department review factor)			

The above costs are based on the following hourly rates:

Principle in Charge \$160 | Senior Planner \$148 | Senior Project Manager \$148 | Day to Day Planner \$130

E. REVIEW SERVICES

Our approach is based on two types of project planning processes. The Table Summarizing Services Delivery Estimates outlines these two types, their estimated costs, and expected review timeframes. Based on a hierarchical list of ministerial project types and discretionary project review types, these range from faster and cheaper to approve permits (ministerial) to more time and expense to process permits (discretionary).

The ministerial projects are more predictable and cost effective to process. These should be a flat fee, as presented to the public as well. These permits are either immediate, such as Business Licenses, or within a week, Sign Permits. The fees and timeline are upfront and listed and will be generated electronically once initiated by an applicant.

Discretionary projects will have its own management, cost, and timeline process. Using a Project Manager approach on a cost recovery fee system, the time and fees needed to navigate an applicant through the entitlement and inter-department reviews will be by hourly fees for services. See our Fee Schedule and Rates by Staff Position.

To allow for a more predictable discretionary project permit process, the Project Manager approach walks an applicant through the pre-application process review and application completeness review per each type of application, from land use entitlements to subdivision. The process is that a pre-application meeting frames the applicants intent and expectations with the Project Manager. The pre-application process provides the applicant an estimated fee and timeline based on ongoing performance review outcomes. The inter-department coordination, such as environmental, stormwater, and engineering reviews, are led by the Project Manager, as well managing and scheduling the public hearings, such as Zoning Administrator review, and/or planning commission and city council hearings for final approval, denials, and/or resubmittals.

The approach above is based on our best practices and past success. At this stage of this project's request proposal process, we believe it is presumptive to provide a water-tight, final scope/fee proposal because we simply do not have all of the long-standing background and local information necessary to provide such. This approach is flexible upon investigating local expectations and experiences.

We understand the importance of appropriately matching the intention of the City's leadership (vision and policies) with the appropriate regulatory tools (measure for the appropriate amount of change expected in the region over a set timeframe).

We intend to clearly understand the level of political will, political courage, and the working relationship between City staff, elected leadership, and local citizens when processing property entitlements and permits in well-established neighborhoods, districts, and corridors.

F. HEALTHCARE SERVICES & OTHER CAPABILITIES

Plan review services are an essential part of the process of designing and constructing new healthcare facilities, as well as making additions and renovations to existing facilities. The purpose of these services is to ensure the plans and designs for the new or updated facilities are in compliance with relevant laws, regulations, and industry standards, as well as meet the needs of patients, staff, and the community.

For new healthcare facilities, plan review services typically involve a thorough review of architectural, engineering, and construction plans by a team of experts. This team may include architects, engineers, code enforcement officials, and other professionals who specialize in healthcare facility design and construction. The goal of the review is to identify any potential problems or issues with the plans, such as code violations, safety hazards, or design flaws, and to make recommendations for improvements.

For additions and renovations to existing healthcare facilities, plan review services may focus on ensuring the updated plans and designs are compatible with the existing structure and infrastructure. This may involve reviewing the structural integrity of the building, assessing the impact of the renovations on existing systems such as HVAC, plumbing, and electrical, and ensuring the updated plans comply with all applicable regulations and codes. Nicklaus has expertise in geotechnical consulting which is important given the the expansiveness of the soil and the seismic potential of the area.

In both cases, plan review services are critical to ensuring healthcare facilities are safe, functional, and effective in meeting the needs of patients and staff. By identifying and addressing potential issues during the design and planning phases, these services can help to prevent costly and time-consuming problems during construction and operation.

G. DISTANCE

Our Imperial Valley operations are run out of our office less than a quarter mile down the road. Our Senior Project Manager and Day to Day Planner live and work in the Imperial Valley.

**3. REFERENCE
PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

1

21. TITLE AND LOCATION (CITY AND STATE)

Del Mar Civic Center
Del Mar, CA

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2018

CONSTRUCTION (If applicable)

2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

City of Del Mar

b. POINT OF CONTACT

Kristen Crane, Management
Services Director

c. POINT OF CONTACT TELEPHONE NUMBER

858.755.9313

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)



In 2015, Gafcon was selected to manage the project's pre-construction phase from schematic design through the first stages of construction. The City of Del Mar's Civic Center is the largest capital project in the City's 61-year history. The Civic Center includes a 3K SF town hall, a 9K SF city hall, a 140-space parking structure, and a 13K SF plaza that hosts events, such as a weekly farmers market and serves as a de facto park where the public can enjoy panoramic ocean views.

Gafcon's scope of work included establishing an adjusted project budget, cost estimate, and program verification, along with plan review at each design submission; office location analysis; consultant services RFP scope determination, negotiation, agreement, and ongoing management; construction contract development; constructability review prior to bidding; creation of bid documents and bid process management; management of demolition of original City Hall; set up of construction processes; and management of excavation and grading foundations for the new City Hall.

Gafcon also provided labor compliance and project controls services utilizing Procore as the PMIS to monitor the budget and collaborate with City staff, architect, subconsultants/subcontractors for change management, design management, and field related required documents. In addition to thorough A/E document review at each milestone submission, an extensive 90% CD constructability review was performed by Gafcon's team of subject experts resulting in more than 1,300 comments to be addressed by the A/E team. Without this comprehensive constructability review, the construction phase would have been fraught with change orders and delays. The bid resulted in securing a very competent and collaborative contractor, who executed the project diligently and swiftly. The \$17.8M public project was completed on time and within budget.

Project Cost: \$17.8M

a.

(1) FIRM NAME

Gafcon, Inc.

(2) FIRM LOCATION (CITY AND STATE)

San Diego, CA

(3) ROLE

Prime

3. REFERENCE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

2

21. TITLE AND LOCATION (CITY AND STATE)

City of Coronado Capital Improvement Projects (CIP) Program
Coronado, CA

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2018

CONSTRUCTION (If applicable)

2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

City of Coronado

b. POINT OF CONTACT

William "Bill" Cecil, Former Capital
Projects Manager (Retired)

c. POINT OF CONTACT TELEPHONE NUMBER

858.794.0455

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)



In 1992, the City of Coronado selected Gafcon as their project management consultant to assist in the coordination of a new \$40M capital improvement program. The City adopted an ambitious program to replace older, cramped municipal facilities. The City has since developed from a "sleepy Navy bedroom community" into a major attraction for its beaches, hotels, and island environment. Again, in 2015, the City selected Gafcon as their project manager/construction manager for the new City Hall and Town Hall, as well as other Capital Improvement Projects. Gafcon services included design management, construction management, and staff augmentation services for the new 9,250 SF City Hall, 3,200 SF Town Hall, and John D. Spreckels Center and Bowling Green, parking, and public plaza.

JOHN D. SPRECKELS CENTER & BOWLING GREEN

In 2015, Gafcon began managing construction for the new \$5M John D. Spreckels Center and Bowling Green, parking lot, and public plaza. Gafcon provided a full range of project management services, including RFP preparation and response review; partnering session leadership; change order management; claims dispute resolution; claims avoidance; and project controls such as budgeting, estimating, and scheduling. Gafcon also provided shop drawing and submittal management; public works contract law research; chaired coordination meetings, coordinated technical inspection services, labor compliance; stakeholder coordination, project close out administration; and move-in planning and coordination.

The new 9K SF facility features a multipurpose room, activity room, service kitchen, office space, lounge, lawn bowling clubroom, and restroom. The project engages Spreckels Park on one side and the lawn bowling green on the other, bringing both into the space by way of an open floor plan and large windows. The facility is centrally located in the community with easy access for patrons. All building materials were selected with a sensitivity toward natural finishes. In 2017, the project received Leadership in Energy and Environmental Design (LEED) Silver Certification from the U.S. Green Building Council.

Program Value Cost: \$60M

a.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	Gafcon, Inc.	San Diego, CA	Prime

**3. REFERENCE
PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

3

21. TITLE AND LOCATION (CITY AND STATE)	22. YEAR COMPLETED	
The Trust for Public Land, Kellogg Park Ventura, CA	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2018	2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
The Trust for Public Land	Edna Robidas, Project Manager	323.240.0362

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)



Gafcon provided labor relations and project and construction management for the project, which included extensive coordination with project field consultants such as Native Americans, archaeologists, flora and fauna experts, local artists, along with both federal and state associated specialists. The park project was completed ahead of schedule and at a lower than estimated construction cost.

The 2.4 acres where Kellogg Park now sits was initially slated for a dense residential development. Fortunately, The Trust for Public Land was able to purchase the vacant land after learning of the local Ventura community members passionate plea for more park space. After eight years, Kellogg Park opened to the ecstatic public with unique playground designs, open space and outdoor fitness equipment areas, an amphitheater with community art, an interactive water play area, decorative gates and fencing, landscaping, and evening lighting throughout associated structures, such as a community garden shed and a state-of-the-art, high-grade stainless-steel restroom.

Sustainability was also an important feature for the park. A sand-filter swale reflects the natural character of the nearby Ventura River, which filters stormwater runoff as well as serving as a use amenity with learning and play facilities scattered along its course. Ultimately, the runoff is taken to a stormwater amphitheater that features native plants. Other sustainable features included minimal turf and water-efficient irrigation.

Project Cost: \$2.8M

a.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	Gafcon, Inc.	San Diego, CA	Prime

3. REFERENCE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT			20. EXAMPLE PROJECT KEY NUMBER								
			4								
21. TITLE AND LOCATION (CITY AND STATE)			22. YEAR COMPLETED								
Seaport San Diego San Diego, CA			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Ongoing							
23. PROJECT OWNER'S INFORMATION											
a. PROJECT OWNER		b. POINT OF CONTACT		c. POINT OF CONTACT TELEPHONE NUMBER							
1HWY1, LLC.		Alex Buggy, Project Manager		203.340.0880							
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (INCLUDE SCOPE, SIZE, AND COST)											
 The Port of San Diego selected 1HWY1 as the developer for the highly anticipated redevelopment of premier waterfront located between Downtown San Diego and the San Diego Bayfront. As the active managing partner of the Seaport San Diego project, Yehudi "Gaf" Gaffen provides leadership and direction for the strategy and execution with Gafcon providing program management services. With a team of associated partners, Gaf has assembled an experienced team of world-renowned professional consultants with both local and national perspectives to implement the design and vision. The proposed project includes a tower, hotels, shops, and restaurants for a vibrant destination, along with parks and promenades, a new urban beach, and upgraded commercial fishing facilities. Seaport San Diego will provide an improved harbor, boat docking, public piers, aquaculture, and water transit along with a leading-edge aquarium, a learning center, and a Blue Tech innovation center. The proposed project includes public infrastructure, including piers, harbors, marinas, breakwaters, and wave protection. With an all-star and world class development team, Seaport San Diego will be setting a new standard for collaborative waterfront development in Southern California. Project Cost: \$3.5B											
<table border="1"> <tr> <td rowspan="2">a.</td> <td>(1) FIRM NAME</td> <td>(2) FIRM LOCATION (CITY AND STATE)</td> <td>(3) ROLE</td> </tr> <tr> <td>Gafcon, Inc.</td> <td>San Diego, CA</td> <td>Prime</td> </tr> </table>					a.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE	Gafcon, Inc.	San Diego, CA	Prime
a.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE								
	Gafcon, Inc.	San Diego, CA	Prime								

4. ADDITIONAL DATA - EMPLOYEE EXPERIENCE

On-Call Planning Services | Port of San Diego, California
Serving as planning and design review on-call consultant for the Port's Development Services Department processing permits for a variety of projects.

Objective Design Standards and Streamlined Permit Processing Program | City of Carlsbad, California

Managed and crafted by-right housing for multi-family and mixed-use projects in downtown Carlsbad per State Laws SB35 and SB330. Provided urban design expertise and public outreach for an architectural style-based code.

Innovation District and Master Plan | City of Riverside, California

In 2017, the City unanimously approved the initiated the creation of an innovation district between Downtown and UC Riverside to implement a transit-supported, high density mixed-use area using an innovative "freestyle", flexible zoning code and objective development standards that lessen "red tape" to enable more diverse development with a streamlined, by-right process, adopted in January 2022.

Downtown Maricopa Station Area Form-Based Code | City of Maricopa, Arizona

In response to a revitalized AMTRACK station, the City of Maricopa utilized a Form-Based Code to implement a mixed-use historic downtown area on mostly vacant and under-utilized land with a by-right, architecturally-focused code.

Downtown National City Specific Plan Update(s) | City of National City, California

Responsible for quality control on urban design elements to update the City of National City's Downtown Form-Based Code/Specific Plan (2020), and the original 2004 plan.

Downtown Community Plan and Zoning Ordinance* | City of Las Cruces, New Mexico

In alignment with a new Dona Ana county-wide Comprehensive Plan Update, utilized a Form-Based Code to implement a prior downtown visionary plan. 2019 Charter Award, Congress for the New Urbanism, Urban Design Award for Dona Ana County, New Mexico, Plan 2040 Comprehensive Plan

San Manuel Nation Capital City | Arrowhead Springs, San Bernardino, California

A new capitol city designed as a citadel town to be the center of governance and international exchange on the San Manuel Nation's ancient homelands. A city center with resort amenities such as golf courses, natural hot springs spas, hotels, trails, pools, and community centers.

Downtown Ramona FBC Update* | Ramona, California

Responsible for amending and updating the original formbased code adopted in 2014. Howard was responsible for updating a 2014 adopted Form-Based Code for the County of San Diego's Town of Ramon. To implement the previously adopted General Plan and Community Plan, the county hired Michael Baker to update the code in its annual review. Towns of Ramona and Alpine Community Plan* Ramona & Alpine, California Implementation Projects. County of San Diego Dept. of Planning and Development Services. Led the county and community groups in adopting an award-winning, county initiated Zoning Ordinance Amendment to implement the General Plan and Community Plans of the Country Towns of Alpine, and Ramona, population of 50,000.

Downtown Community Plan and Zoning Ordinance* | City of Las Cruces, New Mexico

In alignment with a new Dona Ana county-wide Comprehensive Plan Update, utilized a Form-Based Code to implement a prior downtown visionary plan with decades old urban renewal issues.

Downtown Master Plan Form-Based Code* | City of San Marcos, Texas

The City of San Marcos utilized a Form-Based Code to implement a prior downtown visionary plan with town/gown issues with Texas State University.

Downtown National City Specific Plan Update* | National City, California

Responsible for quality control on urban design elements for the team. Howard was responsible for assisting an on-call contract firm, KTU+A, in updating the City of National City's Downtown Form-Based Code/Specific Plan with urban design and local knowledge expertise.

General Plan Update* | Holtville, California

Responsible for acting as project manager of the general plan update, housing element update, and service area plan update. Howard was responsible for updating the city's General Plan, Housing Element, and Service Area Plan per state-wide sustainability parameters to provide a guide for future growth in this small town located in Imperial County.

Holtville Complete Street Plans* | Holtville, California

Responsible for provided multi-modal transit planning expertise to the team, the public outreach, and the project recommendations. Assisted Alta Planning & Design, with Complete Street urban design expertise and public outreach.

San Marcos Creek Specific Plan Form-Based Code* | San Marcos, California

Crafted a Form-Based Code Chapter in the Community Design Element of a 600-acre natural creek and redevelopment project to develop a 'real' town center in a suburban north County San Diego bedroom community. And updated again in 2018. 2008 American Planning Association San Diego Chapter, Merit Award. 2008 Smart Growth Award, Urban Land Institute San Diego Chapter, Form-Based Code Chapter.

Ka'u Community Development Plan* | Ka'u, Hawaii

Project Manager to craft a new Community Development Plan for an area the size of the island of Maui in southern half of the Big Island of Hawaii. Innovatively using a SmartCode and a business plan approach for Economic Development Plans to implement General Planning policies.

**Projects completed with another firm.*

4. ADDITIONAL DATA

With decades as investors, owner's representatives, general partners, and managing members for billions of dollars in real estate development projects, we are endowed with a singular understanding of the challenges and advantages inherent in complex placemaking.

Planning/Programming

Our approach is to process the project through feasibility, technical studies, planning, financial structuring, design, entitlements, permitting, construction, commissioning, and closeout. We will develop a collaborative planning and entitlement process within the economic requirements of a project to provide the means to successfully navigate land use.

Financial Feasibility Studies and Pro Forma

We compare the potential of the development to the land purchase and acquisition costs, permit and review costs, construction costs, insurances, closing costs, and more to determine whether the benefits of a completed development will outweigh the initial costs invested.

Real Estate Advisory

We collaborate with leading economists, industry experts, and seasoned financial professionals to construct an accurate account of current and future market forces to inform and guide project development.

Financial Structuring

Gafcon Development's team defines the financial framework for the development to include financial performance, funding requirements, funding opportunities, and financial strategies to execute the vision of the project.

Since 1987, Gafcon has been providing Owners with the following services:

Management

- Program Management
- Project Management
- Construction Management
- Pre-Construction
- Peer and Constructability Reviews
- Scheduling
- Estimating
- Budgeting, Planning, and Programming
- Contractor & Community Outreach

Development

- Planning/Programming
- Financial Feasibility Studies and Pro Forma
- Real Estate Advisory
- Financial Structuring

Labor Relations

- Labor Compliance
- Project Labor Agreement
- Skilled and Trained
- Local Hire/Outreach and DBE Services

Adaptive Re-Use

- Multifamily Renovations
- Pre-construction, Construction, Post-construction

Nicklaus Engineering

Our partner, Nicklaus Engineering, has unequalled experience in private and municipal works in desert southwest including in the areas of civil engineering and architecture.

We are proud to call the following municipalities our clients.

City of Beverly Hills	City of Los Angeles	City of Thousand Oaks
City of Chula Vista	City of Moreno Valley	County of Los Angeles
City of Coronado	City of National City	County of Orange
City of Del Mar	City of San Marcos	County of San Bernardino
City of Desert Hot Springs	City of Santa Ana	County of San Diego
City of El Cajon	City of Santa Monica	County of San Mateo
City of Encinitas	City of Santee	County of Ventura
City of Irvine	City of Southgate	Port of Los Angeles
City of La Mesa	City of Susanville	Port of San Diego

4. ADDITIONAL DATA



Altasea at the Port of Los Angeles

AltaSea at the Port of Los Angeles is a unique public-private ocean institute that convenes and nurtures the best and brightest pioneers and organizations in science, business, and education. Our team supports overall real estate development decision-making and comprehensive program management services through its deep bench of industry experts—taking innovative ideas from concept to real-world application.

The 35-acre campus, built on a historic pier with access to the deep ocean, will expand science-based understanding of the sea, incubate and sustain ocean-related businesses, and pioneer new ocean-related education programs. The architectural design will convert old warehouses into a high-performance ocean-oriented science and business hub to accelerate scientific collaboration, facilitate job creation, and foster a more sustainable ocean.

The project will be completed in stages. The first phase will include the restoration of warehouses at Berths 58-60 to create a space where scientific, business, and educational communities can connect and collaborate to develop solutions for coastal/ocean-related challenges. Home to the Southern California Marine Institute, a consortium of 23 universities and colleges, the Science Center will provide a home for the world's top scientists to conduct breakthrough ocean-related research and discover solutions to environmental problems. The Education Pavilion will include an indoor classroom, a coffee or snack bar, and scenic outside amphitheater-style seating where students and lifelong learners can attend lectures, demonstrations, and exhibitions.

Date of Performance: 08/2017 - Ongoing



City of El Cajon Public Safety Facilities Program and Emergency Operation Center

Gafcon was selected by the City of El Cajon to act as the Program Manager for its Public Safety Facilities Program. The program plan improved public safety and emergency response throughout El Cajon by replacing aging, overcrowded police and fire facilities with combined earthquake-safe facilities, including the latest public safety technology and an Emergency Operation Center.

The Public Safety Center was planned to include an indoor firearms range, certified forensic science laboratory, evidence, and property storage. The estimated project costs were \$50M with completion scheduled for mid- 2010. The new 332,150 SF Public Safety Center is a five-story structure with 212,750 SF of parking integrated on three levels. The state-of-the-art facility includes administrative and operational space for all police divisions. It also features a modern communication and dispatch center, an emergency operations center, community meeting room, indoor firing range, crime laboratory, property processing and evidence storage area, short-term custody facility, and a central data center. The new facility will house all police functions in one location for the first time in many years, helping enhance public service for the El Cajon community.

The team designed the "green" building to meet the LEED Gold standard, installing energy efficient IT and AV equipment throughout the building to reduce energy consumption. The project includes an energy efficient mechanical system, natural ventilation, solar power, an efficient lighting system, and other renewable energy highlights. Fire Station 8 is a new 8,500 SF project with two fire engine vehicle bays and ambulance bay, as well as dormitory rooms, living, exercise, kitchen, and office space for the firefighters assigned to the station. The Animal Control Shelter was also constructed on the existing site and provides up-to-date animal kennels, exercise areas, adoption areas, and administrative spaces for the staff and volunteers.

Date of Performance: 02/2006 - 04/2011

4. ADDITIONAL DATA

NICKLAUS ENGINEERING, INC.

CIVIL ENGINEERING • ARCHITECTURE • ENVIRONMENTAL ENGINEERING & CONSULTING
INDUSTRIAL HYGIENE • GEOTECHNICAL • CONSTRUCTION MANAGEMENT

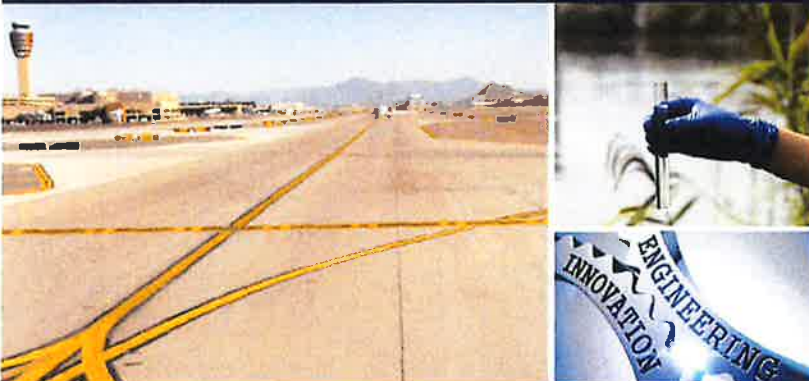
8(a) | SDB | DBF | EDWOSB



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Office Locations:

AZ • CA • OR • NC • TX • WA • FL

Point of Contact

Stacy Gutierrez (928) 344-8374 • stacyg@neiaw.com

NAICS Codes: 541310 / 541330 / 541340 / 541380 / 541620 / 561210 / 562910 / 237210

CORE DISCIPLINES

A/E SERVICES

Civil Engineering • Architecture
Master Planning • Aviation Facility Design

ENVIRONMENTAL SERVICES

RCRA • CERCLA • UST • Site Investigation
Remediation • Asbestos/Lead/Microbial/IAQ

GEOTECHNICAL

Soils Investigations • HSA Drilling
Cone Penetration Testing
Asphalt/Concrete/Soil Testing

CONSTRUCTION

Horizontal • Vertical • Construction Management

LICENSES

- ✓ Registered Engineers (CA, AZ, FL, NV, NM, SC, TX)
- ✓ Registered Architects (AZ, CA)
- ✓ Certified Industrial Hygienist (CIH)
- ✓ Registered Geologists (CA, AZ, SC)
- ✓ ROC #302576 A - General Engineering
- ✓ ROC #302575 B-1 - General Commercial Contractor

CERTIFICATIONS

- ✓ EM385-1-1 Certified
- ✓ OSHA - 30 Hour Construction Safety & Health
- ✓ OSHA 40hr HAZWOPER
- ✓ OSHA 8hr HAZWOPER Supervisor
- ✓ OSHA Confined Space Certified
- ✓ AHERA Asbestos - Inspector/Management Planner
Contractor Supervisor/Project Designer
- ✓ Certified Asbestos Consultant (CAC)
- ✓ EPA Certified Lead Based Paint Inspector/Assessor
- ✓ USACE Construction Quality Management (CQM)
- ✓ Certified Professional in Stormwater Quality (CPSWQ)
- ✓ Qualified SWPPP Developer/Practitioner (QSD/QSP)
- ✓ Qualified Industrial Stormwater Practitioner (QISP)
- ✓ Enviro Sustainability Professional (ENVSP)
- ✓ Certified Federal Contract Manager (CFCM)
- ✓ Certified Professional Contract Manager (CPCM)

BENEFITS NICKLAUS OFFERS TO CLIENTS

PROVEN PAST PERFORMANCE
EXCEPTIONAL CPARS
CIH HEALTH & SAFETY MANAGER
PROVEN SAFETY RECORD
REGISTERED PROFESSIONALS

www.neiaw.com

4. ADDITIONAL DATA

NICKLAUS ENGINEERING, INC.

CIVIL ENGINEERING

Nicklaus has been providing full development design within the Yuma community for over 40 years. Our diverse team is ready to provide efficient high-quality design services to meet any of your needs.



ARCHITECTURE

Nicklaus has substantial experience providing a full array of services from conceptual design for proposed development to tenant improvements for existing facilities. Our team prides itself on providing build-to-suit facilities that exceed the expectations of our clients.



ENVIRONMENTAL SERVICES

Nicklaus' environmental division has grown nationally but remains grounded within the desert southwest community. Our expertise extends from Phase I's and asbestos sampling to environmental compliance and remediation system design and installation.



GEOTECHNICAL ENGINEERING

Nicklaus has a long history providing geotechnical engineering design service throughout the desert southwest. Our team of engineers, geologists and technicians is fully capable of providing unmatched service regardless of the complexity of the project.



STACY GUTIERREZ, PE, CIH
President/CEO (928) 920-4054

ANTONIO ALVAREZ, PE
Vice President, A/E (928) 246-1616

ERIC GARDNER, PE, PTOE, MBA
Vice President, Environmental (928) 581-5425

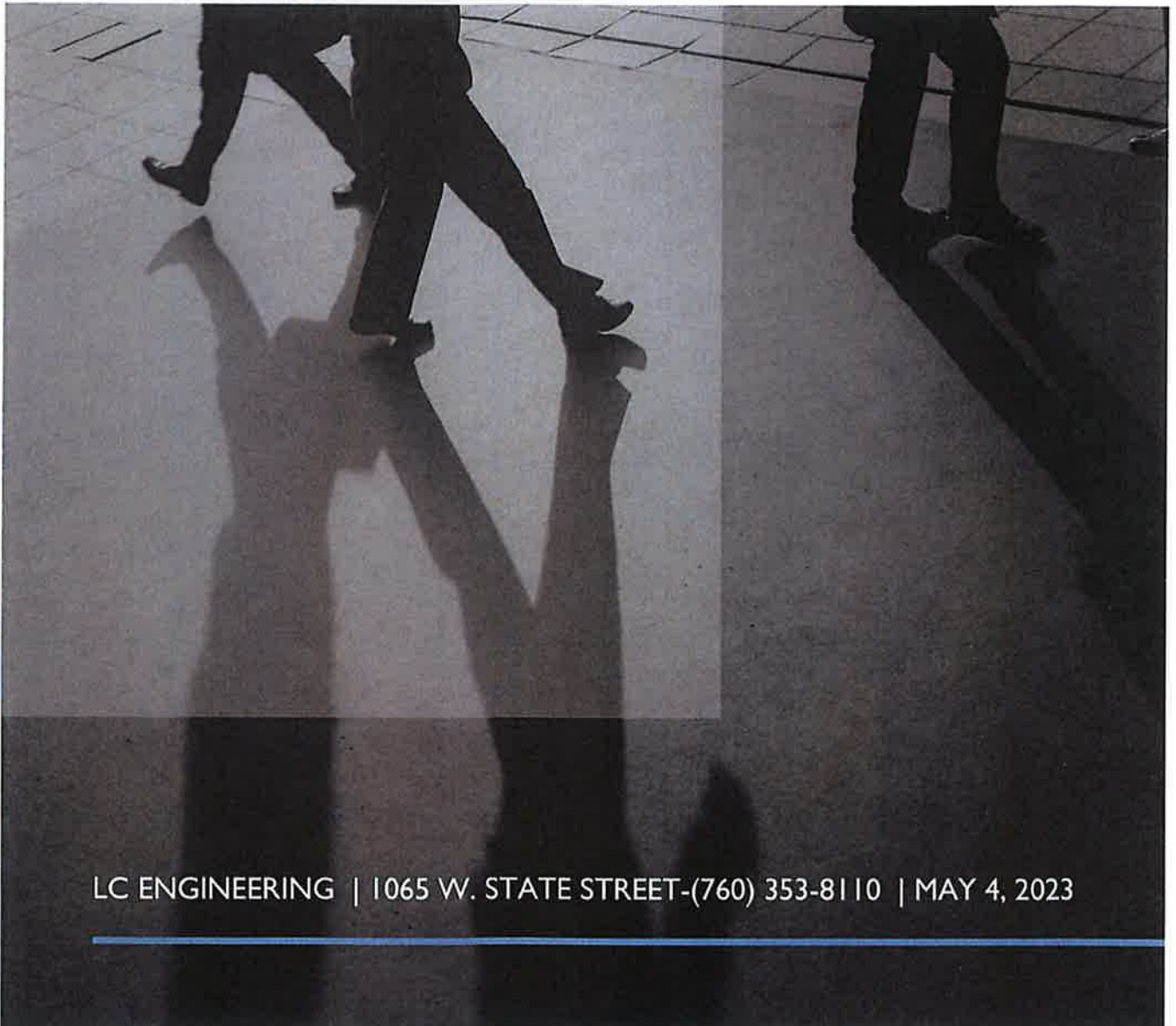


San Diego (HQ) | Los Angeles | Orange County | Imperial Valley

116 South Imperial Avenue, Suite B
Imperial, CA 92251

PROPOSAL FOR ON-CALL SERVICES 2023-03

PREPARED FOR THE CITY OF IMPERIAL



LC ENGINEERING | 1065 W. STATE STREET-(760) 353-8110 | MAY 4, 2023



LC ENGINEERING CONSULTANTS INC.

CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES

May 4, 2023

Othon Mora
Community Development
City of Imperial
400 South Imperial Avenue, Suite 1010
Imperial, CA 92251

Re: Request for Proposal 2023-03, On-Call Planning Services

Mr. Mora,

LC Engineering, Consultants, Inc. (LCE) is pleased to submit the following Proposal for California Environmental Quality Act On-Call Consulting Services.

LC Engineering Consultants, Inc. (LCE) is pleased to submit the following Proposal 2023-03, On-Call Services. Our Team is familiar with the City of Imperial Area and has performed Planning, Engineering and Surveying services for several projects around the area, including the Springfield Subdivision and 15th Street and Imperial Avenue Improvements as part of the City of Imperial Middle School Off-Site Improvements, Neckel Road west of the intersection with Highway 86 including street, water and sewer improvement. Most recently our team has been on the design team for CRP, Imperial Apartments, Morning Star Subdivision Project, and the Specific Plan Update for Victoria Ranch, 2023.

Our staff has had close contact with many of the City's staff regarding the design of *Major Subdivisions Street Improvement Projects*, performing project management on large projects as well as performance of numerous construction surveys and entitlement projects. We keep up-to-date copies of local documents in house such as: City of Imperial Construction Standard Detail Drawings, Construction Specifications, Map Specifications, Imperial County Standard Details and Drawings, Assessor's Maps, Recorded Surveys and Plats and many other local area documents. We also work in the land use planning and entitlement realm where we have worked in the private and public sector facilitating, initial studies, conditional use permits, annexations, and associated CEQA/NEPA documentation. We have working relationships, contact names and telephone numbers for most of the City's staff, utility companies and other local consultants and contractors in the area. These items help us be more efficient by responding to a client request faster and with more certainty when a question or issue needs immediate attention.

Our office in El Centro will provide the Engineering Services by LCE Principal Engineer Mr. Carlos Corrales, P.E., P.L.S. Mr. Corrales is a Professional Engineer who has worked in the Imperial County Area in the engineering field for the past 32 years. Our El Centro office is only 5 miles away from the proposed site. We have projects we are currently working on but we are used to multitasking and could begin another project for the City immediately. Our design team is located within the City limits. The lack of travel time is a significant saving factor in time and funding to the City of Imperial, no hotel rooms and no per diem required. LCE is prepared to respond to all the work items outlined in the RFP. LCE recognized that this proposal represents

an exciting opportunity for our firm and our team. LCE will provide service to the City of Imperial with excellence, enthusiasm and integrity.

Our office in El Centro will provide the Engineering Services by LCE Principal Engineer Mr. Carlos Corrales, P.E., P.L.S. Mr. Corrales is a Professional Engineer who has worked in the Imperial County Area in the engineering field for the past 35 years.

Our El Centro office is only 5 miles away from the proposed site. We have projects we are currently working on but we are used to multitasking and could begin another project for the City immediately. Our design team is located within the City limits. The lack of travel time is a **significant saving factor** in time and funding to the City of Imperial, no hotel rooms and no per diem required. LCE is prepared to respond to all the work items outlined in the RFP.

LCE recognizes that this proposal represents an exciting opportunity for our firm and our team. LCE will provide service to the City of Imperial with excellence, enthusiasm, and integrity.

Project Understanding: LCE understands that the City of Imperial seeks a highly qualified, multi-talented full service planning and engineering consulting design team who can provide On-Call Planning Consulting Services for the review of planning related documents submitted by private development or for the preparation of environmental documents for City Projects.

LCE understands that the City of Imperial seeks a highly qualified, multitasked full-service planning and engineering consulting design team who can provide On-Call Planning Consulting Services for the review of planning related documents submitted by private development or for the preparation of for City Projects. LCE has put together a team of experts (LC Engineering in conjunction with Dubose Design Group ("Team")) who can aid the City of Imperial ("City") Community Development Department requests written responses to a Request for Proposal (RFP) for selection of an On-Call Planning Consultant ("Consultant") to provide consulting services for one or more proposed projects including, but not limited to, general plan amendments, rezones, plot plans, tentative subdivision maps, conditional use permits, transportation plans and specific plans.

LCE team are talented and able to collaborate, and manage the work of, other members of the with the City of Imperials team. Commitment to time frame: The LCE Team will execute. Execution means our engineers know and understand the contract documents and will enforce them. LCE will identify problems early, provide solutions and make timely decisions to keep the project moving. LCE will manage the schedule and work closely with the City of Imperial representatives to resolve issues and keep the project on track. Our project staff, as well as our management, is committed to working days, nights, weekends, whatever it takes to satisfy the City of Imperial and ensure every project's success. Note: The fee estimate is included inside a separate sealed envelope Thank you for the opportunity to provide this proposal regarding the On-Call Planning Consulting Services.

The "LCE Team" is prepared to be Present at City Hall and hold Regular Office Hours as agreed upon by Staff and Consultant. Dubose Design Group has over 20 years of experience and pride itself on the ability to engage with the community and developers. It is understood that our firm will attend public hearings, study sessions, subcommittee meetings and community meetings as necessary on an on-call basis. The Team has experience working in the Private and Public section attendance of all necessary meetings required by the City of Imperial. The team has prided itself on the years of experience and the connection that have been developed

over the many years of service and looks forward to only strengthening good working relationships with other city departments, other jurisdictions, and the public.

It is understood and imperative that the "Team" must maintain good working relationships with other city departments, other jurisdictions as well as other local agencies as well as the public. Dubose Design Group and LC Engineering has a plethora of experience and a wide range of experience working with multiple agencies as well as the public serving multiple project in different industries.

The Team understands that analyzing Project for compliance with the City's General Plan, Zoning Ordinance, City of Imperial's Municipal Code, Airport Land Use Compatibility Plan, Subdivision Map Act, Design Guidelines, applicable specific plans and other policies. As designers, private sector planners and engineers we are very well versed in these specific areas of expertise. Our staff is knowledgeable in compiling data, analyzing said data on economic, social, environmental, and physical factors using Qualitative and Quantitative data that pertains to land-use.

Our Team is equipped with experts who can facilitate, and review all said items set forth and is prepared to aid the City of Imperial. The team is prepared to review and process ministerial applications and discretionary entitlements, such as: Plan Review, Zoning Clearances, Business Licenses, Administrative Permits, Sign Permits, Conditional Use Permits, Variances, Design Review, Rezone, Lot Line Adjustments, Tentative Maps, Annexations, and General Plan and Zoning Amendments.

Our Team has the expertise and ability to write Planning Commission, and City Council staff reports, resolutions, ordinances, conditions of approval, memorandums, public notices, and agendas, and give oral presentations. The team is well versed in writing said documents and excels in public speaking. Our team also has the ability to compile documentation to aid the City through the CEQA process, aid to develop mitigation monitoring and reporting plans, prepare environmental documents such as Initial Studies and environmental determinations, should the City of Imperial. As well as leading projects through the Environmental process, ie. Project Management. Our team is familiar with working with lead environmental consultants, the State of California and the Federal Government.

Our team thrives in the role of project management. The team is comfortable in learning multiple projects competing priorities while maintaining quality, meeting schedules, and staying within budget. Our Team is capable and is prepared to answer public inquires by telephone, mail, or in person at a public counter regarding property zoning and/or General Plan land uses, applications submittal requirements, as the needed through on-call planning demands.

Commitment to time frame: The LCE Team will execute. Execution means our engineers know and understand the contract documents, and will enforce them. LCE will identify problems early, provide solutions and make timely decisions to keep the project moving. LCE will manage the schedule and work closely with the City of Imperial representatives to resolve issues and keep the project on track. Our project staff, as well as our management, is committed to working days, nights, weekends, whatever it takes to satisfy the City of Imperial and ensure every project success.

Note: The fee estimate is included inside a separate sealed envelope

Thank you for the opportunity to provide this proposal regarding the On-Call Environmental Consulting Services. If you have any questions, please call our office at (760) 353-8110. We look forward to assisting you on this project.

This Proposal is valid for a ninety (90) day period.

Sincerely,
LC Engineering Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'C. Corrales', is written over the printed name.

Carlos Corrales, P.E., L.S.
Principal Engineer

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APPENDICES

- A. Project Team Resumes
- B. Sub-Consultants
- C. Addendums

2. SUMMARY OF QUALIFICATIONS

A. LOCAL/REGIONAL FIRM

LC ENGINEERING CONSULTANTS, INC. (LCE) is a California Corporation offering planning, civil engineering, surveying, construction, inspections with offices in El Centro, California. LC Engineering Consultants, Inc. incorporated in 2017 and currently retains a diverse and professional staff that includes registered civil engineers, registered land surveyors, senior project managers, graduate engineers, engineering technicians and a Planning sub-consultant (Dubose Design Group, Inc). The principal staff of LC Engineering Consultants, Inc. has combined work experience of over 60 years in engineering design, land surveying and construction inspections throughout Imperial County, California and Yuma, Arizona.

LCE works in conjunction with Dubose Design Group (DDG) toward strong public-private partnerships by strategically involving stakeholders throughout the development process. Our staff routinely interacts with the local community, State, County and City Government and works closely with their respective Departments in the review, approval and processing of private, public, residential, commercial and industrial projects as well as surveying mapping services and civil engineering services for various local government agencies in Imperial County including the County of Imperial, City of El Centro, City of Brawley, City of Imperial and the Imperial Irrigation District. The firm boasts a demonstrated track record of project entitlement and commitment to the economic development of the Imperial Valley.

B. SERVICES & EXPERIENCE

LCE Principals (Carlos Corrales and Mauricio Lam) and Dubose Design Group Principals (Tom Dubose and Annette Leon) have a wealth of experience (through DD&E, Nolte etc..) in working with projects funded either in full or in part by various grant programs. Included are 18 completed multi-family housing projects throughout Imperial County and also in the design of several housing subdivisions for private companies included but no limited to Victoria Homes, McMillin Homes, DR Horton just to name a few. We have also been the design engineers for municipal improvement projects throughout the County, also providing planning and plan check services to the County of Imperial, City of Imperial, City of Brawley, City of Yuma etc...

C. QUALITY OF STAFF AND AVAILABILITY

LCE and DDG principal staff résumés are attached for review. Our resumes demonstrate the excellent quality of our staff and the wealth of experience they possess. LCE and DDG boasts one of Imperial Valley's largest groups of professionally licensed planners, land surveyors and civil engineers who also have a long history in working with projects of this type throughout Imperial Valley. LCE and DDG staff would be made available to complete the project as quickly and efficiently as possible.

D. QUALITY OF QUALIFICATIONS- THOROUGHNESS AND APPEARANCE

LCE has enjoyed a rapid and expansive growth since its founding in 2017. You will note from the short list of some of LCE's clients above the high frequency in which they continue to repeatedly contract with LCE to perform exactly the services which are required here. This is no accident, as LCE's works continue to be of higher production quality and relatively lower costs in

relation to other firms, especially those not rooted in Imperial Valley.

LCE works in partnership with professional consultants to provide quality service to our clients, including the following services; Planning, Traffic Engineering, Soils Engineering, Aerial Surveying Companies, etc.

E. IDENTIFICATION OF PROPOSER

LEGAL NAME AND ADDRESS OF THE COMPANY

LC Engineering Consultants, Inc.
1065 State Street
El Centro, CA. 92243
Tel. (760) 353-8110
Fax (760) 352-6408
Website: lcec-inc.com

LEGAL FORM OF THE COMPANY

LC ENGINEERING CONSULTANTS, INC. (LCE) is a California Corporation ("S" Corporation), incorporated in 2017 and is a local Firm.

Development Design and Engineering is wholly owned by:

- Carlos Corrales CEO/President
- Mauricio Lam CFO/Principal Engineer

CONTACT PERSON

Carlos Corrales P.E., P.L.S.
Principal Engineer
1065 State Street
El Centro, CA. 92243
Tel (760) 353-8110
Fax (760) 352-6408
Email: carloscorrales@lcec-inc.com

F. PROPOSED PROJECT TEAM

The Project Team, included herewith, provides a clear overview of the proposed partnership between the City of Imperial, LCE for this project, as well as each individuals proposed project role and responsibility. LCE is the prime consultant, with Dubose Design Group (Planning Consultant), providing specific sub-consultant expertise.

PROJECT TEAM INFORMATION

Carlos Corrales, P.E., L.S. – QSD/QSP

Project Role	Principal, Project Manager,
Relationship to the firm	Principal Engineer, Owner

Our office in El Centro, California will provide the Engineering Services by LCE Principal Engineer Mr. Carlos Corrales, P.E., L.S.-QSD/QSP, Mr. Corrales is a California Registered Civil Engineer and has over 32 years of experience on the design of subdivision maps, multiple street projects, sidewalks, curb and gutters, water and sewer systems, grading plans, erosion control plans,

www.lcec-inc.com
tel 760.353.8110

1065 State Street
El Centro CA 92243

info@lcec-inc.com
fax 760.352.6408

industrial building, erosion control plans, Storm Water Pollution Prevention Plan (SWPPP), etc.

Related Project Experience: Mr. Corrales has completed a significant number of Street Improvement Projects (new paving, curb & gutter, sidewalk, street lighting, drainage, water and sewer services) including Engineering and Surveying services for the 8th Street Design between McCabe Road and Dannenberg Road for the Buena Vista Subdivision and the East side of 8th Street between Bradshaw Dr. and Cruickshank Dr. for the Chelsea Apartments Site. Other similar projects are Dannenberg Road & Dogwood Road as part of the Off-site Improvement for the IV Plaza Project in El Centro, On-site and Off-site improvements for the Imperial Center in Heber, Off-site improvements for the Heber Middle School in Heber, the Off-site Improvements for Imperial Middle School in the City of Imperial to name a few. As a LCE Principal Engineer and Senior Project Manager, Mr. Corrales will make certain that the project receives the full allocation of resources necessary to successfully complete your project on time and within budget.

Team Member	Office Location	Phone No. Area Code 760	Fax No. Area Code 760	Email Address
Carlos Corrales, PE, PLS	El Centro,	353-8110	352-6408	carloscorrales@lcec-inc.com
Mauricio Lam	El Centro	353-8110	352-6408	Mauriciolam@lcec-inc.com
Annette Leon	El Centro	353-8110	352-6408	Annette@dubosedesigngroup.com
Tom Dubose	El Centro	353-8110	352-6408	Tom@dubosedesigngroup.com
Gary Scott, PLA	West Des Moines	353-8110	352-6408	Gdscott99@gmail.com

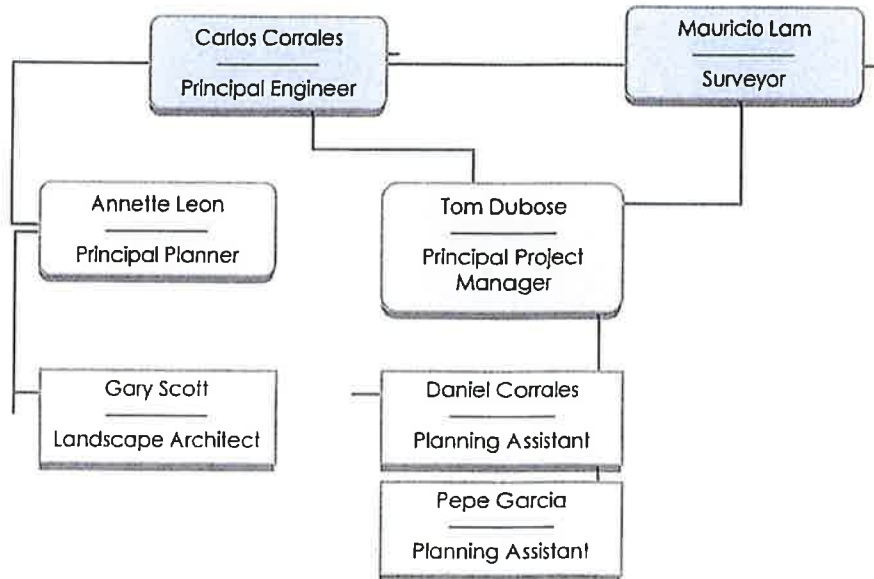
Dubose Design Group

Project Role Planning Consultants

Relationship to the firm Sub-consultant

Founded in 2017, DuBose Design Group Inc. is the successor to Development Design & Engineering, a company which historically has serviced the Imperial County for 20 years in the discipline of civil engineering, land planning, surveying, and permitting adding in 2018 Landscape design services and landscape architectural service by way of partnering with Gary Scott Landscape Architecture.

Organization Chart LC Engineering Team



3. EXPERIENCE FOR SIMILAR PROJECTS

The LC Engineering Consultants (LCE) Team has an extensive knowledge of projects similar to the California Environmental Quality Act On-Call Consulting Services.

MORNING STAR SUBDIVISION PROJECT

SERVICES PROVIDED: Planning Services, General project management, Civil Engineering Design, Preparation of SWPPP, Construction Staking and as needed Construction Management services (Survey services were handled through other sub-consultant)

DATE COMPLETED: 2019

COST: \$ 3,500,000.00 USD

Project Management services included: Preparation of required secondary documents for processing of Final Map thru City and coordination with Client for recording to include: Preparation of Owner's Certificates, Beneficiary's Certificates and ROW Deeds as required Collect data as required for client to obtain necessary Tax Certificates Prepare letters to City of Imperial Planning addressing satisfaction of Conditions of Approval. Confer with client regarding items required from client to complete final submittal package including bonds, tax payments and executed certificates and agreements. Assemble final submittal packages consisting of signed and sealed Mylar copy of Final Map and secondary documents, including those prepared by DDG, and make delivery to City Planning. Preparation and processing of applications through the City of Imperial for Morning Star Subdivision associated entitlement

applications. Permitting and processing the city driven Zone Change, General Plan Amendment, and final map plans through the City of Imperial Planning & Development Services as well as aid in all CEQA needed documentation.

CONTROLLED THERMAL RESOURCES

SERVICES PROVIDED: Planning Consultant Services, and Professional engineering services for first geothermal plant on the Salton Seabed. Renewable Energy Project.

COST: \$ 25,000,000 + USD

DATE COMPLETED: Entitlement Services for Exploration wells completed June 2017
Entitlement for modifications ongoing
Entitlement for Geothermal Plant in process.
Engineering for Exploration Process in process

Land Use Planning, Entitlement and Civil Engineering Services Professional Services for Controlled Thermal Resources. Dubose Design Group has assisted the developer as well as the County of Imperial Planning and Development Services staff in managing the environmental processing and what can be done on the developmental by keeping the project moving and on schedule. Dubose Design Group has also worked with the developer to preparation certain studied to be included in the environmental documents, as well as attended all public meetings, regular interface with County of Imperials staff and other County's consultants ie (BRG), and attendance at regularly scheduled coordination meetings as necessary when work is in progress weekly calls when EIR was in process.

Once Entitlement was complete, MMRP implementation was coordinated and project coordination commenced and building permitting as well and engineering project management began and scheduling and budgeting was forecasted. Dubose Design Group and LLC worked well with other local agencies including IID, Public Works, CAL CUPA, EHS, and RWQCB.

MELON PROPERTIES

SERVICES PROVIDED: Planning Consultant Services, and Professional engineering services for a Multi-Unit Apartment project in Holtville, CA. (LOT MERGER/ ROAD ABANDONMENT/ ANNEXATION/ FAIR SHAIR TAX AGREEMENT)

COST: \$ 6,000,000 USD

DATE COMPLETED: Ongoing

Land Use Planning, Entitlement and Civil Engineering Services Professional Services for Melon Properties. Dubose Design Group has assisted the developer as well as the City of Holtville's staff in managing the environmental processing and all environmental studies needed for the Mitigated Negative Declaration through the City of Holtville. The project is pending Annexation through LAFCO. The project will undergo a road abandonment once the project is annexed into the City of Holtville. It currently has a pending lot merger through the County of Imperial pending annexation through LAFCO. DDG has attended all public meetings, regular interface with City of Imperial's staff and City's consultant (EGI) is n attendance at regularly scheduled coordination meetings as necessary when work is in progress for Mitigated Negative Declaration

ELEVATE BRAWLEY & IMPERIAL COUNTY BEHAVIORAL HEALTH (PUBLIC PRIVATE PARTNERSHIP)

SERVICES PROVIDED: Planning Consultant Services for Imperial County Behavioral Health seeking a Conditional Use Permit

COST: \$ 10,000. 00 (Entitlement Fee)

DATE COMPLETED: 2018

Land use and planning professional services. The proposed project is located at 229 E. Main Street in Brawley California. The proposed project needed to be in conformance with the City of Brawley's General Plan and Zoning Ordinance. The proposed project is located within the City of Brawley's Downtown Overlay District's West Village. The proposed project received a CUP in 2018. DDG attended all meeting required by the City of Brawley.

WEST WIND TRUCKING FACILITY

SERVICES PROVIDED: Zone Change, General Plan Amendment & Conditional Use Permit (CUP) Proposal for Trucking Firm Facility, located at the intersection of Heber Rd. & HWY 111.

COST: \$ 2,000,000

DATE COMPLETED: In Progress

Land use and planning professional services. Zone Change, General Plan Amendment & Conditional Use Permit (CUP) Proposal for Trucking Firm Facility, located at the intersection of Heber Rd. & HWY 111.

4. REFERENCES

Agency References:	Contact name:	Telephone:
City of Brawley	Tyler Salcido City Planning Director	760-344-8822
City of El Centro	Abraham Campos – Public Works Director	760-377-5182
County of Imperial	John Gay – Deputy Director Public Works-Eng.	442-265-1818
City of Somerton	Sam Palacios—Interim Public Works Director	928-627-7432

5. ANALYSIS OF EFFORT/METHODOLOGY

A. PROJECT APPROACH AND SCOPE OF WORK

LC Engineering Consultants(LCE) and DuBose Design Group (DDG) approach to provide the services requested in the RFP for Planning On-Call Consulting Services Project in the City of Imperial will be according to the following scope of work:

- LCE team are talented and able to collaborate, and manage the work of, other members of the with the City of Imperials team. Commitment to time frame: The LCE Team will execute. Execution means our engineers know and understand the contract documents and will enforce them. LCE will identify problems early, provide solutions and make timely decisions to keep the project moving. LCE will manage the schedule and work closely with the City of Imperial representatives to resolve issues and keep the project on track. Our project staff, as well as our management, is committed to working days, nights, weekends, whatever it takes to satisfy the City of Imperial and ensure every project's success. Note: The fee estimate is included inside a separate sealed envelope Thank you for the opportunity to provide this proposal regarding the On-Call Planning Consulting Services.
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- It is understood and imperative that the "Team" must maintain good working relationships with other city departments, other jurisdictions as well as other local agencies as well as the public. Dubose Design Group and LC Engineering has a plethora of experience and a wide range of experience working with multiple agencies as well as the public serving multiple project in different industries.
- The Team understands that analyzing Project for compliance with the City's General Plan, Zoning Ordinance, City of Imperial's Municipal Code, Airport Land Use Compatibility Plan, Subdivision Map Act, Design Guidelines, applicable specific plans and other policies. As designers, private sector planners and engineers we are very well versed in these specific areas of expertise. Our staff is knowledgeable in compiling data, analyzing said data on economic, social, environmental, and physical factors using Qualitative and Quantitative data that pertains to land-use.
- Our Team is equipped with experts who can facilitate, and review all said items set forth and is prepared to aid the City of Imperial. The team is prepared to review and process ministerial applications and discretionary entitlements, such as: Plan Review, Zoning Clearances, Business Licenses, Administrative Permits, Sign Permits, Conditional Use Permits, Variances, Design Review, Rezone, Lot Line Adjustments, Tentative Maps, Annexations, and General Plan and Zoning Amendments.
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Target Date(s)

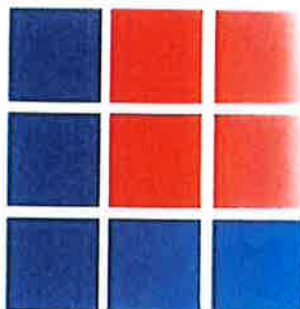
Release Date	Monday, April 18, 2023
Submittal Date	Wednesday, May 4, 2023
Completion Date	N/A – On-Going Service – On-Call

6. COST AND FEES

Hourly Rate Schedule

APPENDIX A

PROJECT TEAM RESUMES:



Carlos Corrales, PE, PLS, QSD, QSP

Principal Engineer

Summary of Qualifications

Mr. Corrales has been a licensed civil engineer in California, Arizona, and Mexico for 30 years, with the last 14 years in a principal capacity in El Centro, CA. Through years of major and minor subdivision design, grading and street improvement plans, and hydrologic and hydraulic work in Imperial County, Carlos is well acquainted with Imperial County engineering standards.

EDUCATION

B.S., Civil Engineering

Emphasis: Construction Mgmt.
Universidad Autónoma de Baja
California, Mexicali, Baja California,
México

PROFESSIONAL LICENSES

Mex. Professional Civil Engineer,
1982, Federal Registration #
1342525

CA Professional Civil Engineer,
1996, Certificate # 55432

AZ Professional Civil Engineer, 1997,
Certificate # 32030

CA Professional Land Surveyor,
2002, Certificate # 7838

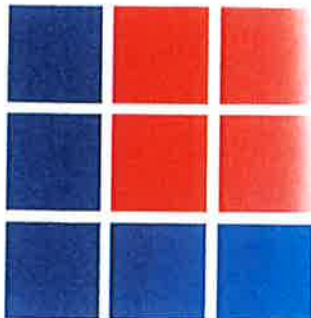
California Construction General
Permit QSD/QSP Sept. 2011
Certificate # 20842

Carlos is a seasoned civil designer possessing effective communication methods which are used to meet client objectives as well as obtain agency approvals, a true balance of cost effectiveness and quality engineering. At the same token, Carlos helps local agencies by providing plan-checking consultant services. Carlos oversees the work of several staff engineers, manages our company survey crew, and directs the work of sub-consultants on special projects.

His strong background in storm water system design and SWPPP preparation experience provided him with the practical prerequisites for becoming a Qualified SWPPP Developer (QSD) and Qualified SWPPP Practitioner (QSP). Design and implementation of BMPs are second nature to Carlos, as well as producing required documentation needed for State of California reporting mandates.

Relevant Project Experience

- **Mt. Signal Solar Farm, Imperial County, CA - Present**
Grading plans, improvement plans, and Imperial Irrigation District (IID) required Master Facility Encroachment Agreement plans for a \$750M+ PV Solar Farm. Plans are being reviewed by Imperial County.
- **Imperial Center Infrastructure Project, Imperial County, CA - 2010**
Grading plans, improvement plans, Caltrans encroachment permit plans, IID encroachment permit plans, and construction staking for an \$8M +/- infrastructure project that received a \$2.5M grant from U.S. EDA.
- **Imperial Regional Detention Facility**
Grading plans, improvement plans in County right of Way and Caltrans Right of Way, SWPPP, drainage report and construction staking for the \$86M +/- 76 Acre detention facility.
- **Imperial Valley College Off-Site Improvements**
Civil Engineering Design and SWPPP preparation for Aten Road and Old Highway 111 Improvement Plans and traffic signal light design coordination for driveway No. 2. Completed in 2011 with a cost of \$1,420,000.00.
- **Heber Middle School Off-Site Improve**
Civil Engineering Design for Correll and Dogwood Road Improvement Plans and Traffic Signal Light, completed in 2010 with a cost of \$1,750,000.00



Mauricio Lam, P.E., P.L.S.

Principal Engineer

Summary of Qualifications

Mauricio is a Professional Engineer/Surveyor in LCE's office in El Centro with over 35 years of experience. He has participated in numerous design/construction projects in the United States and in México. His expertise includes engineering design in the areas of land development and public works entertaining both public and private sectors, construction management, and Land Surveying.

Prior to LCE, Mauricio worked as a senior project manager in various construction management projects for public works and land development projects including residential, commercial, and industrial projects. Lam conducted the efforts to prepare all aspects of the civil engineering design including the boundary, topographic and construction staking surveys required for the projects under his direction. Mauricio has vast knowledge coordinating full engineering and surveying staff. His international experience includes setting up and coordinating local (foreign) consulting teams for preparation of the engineering and building plans to be in compliance with the local regulations (in coordination with US consulting firms).

Locally, Mr. Lam has worked in Imperial County since 1989 entertaining both private and public sectors. Mr. Lam has worked previously from prior experience in all cities within the Imperial County, including the County of Imperial among other areas.

Professional Background

EDUCATION

B.S., Civil Engineering UABC
1987

Post-Graduate Studies: Business
Administration applied to Civil
Engineering Projects UABC 1988

On-Leadership Seminars at
Levinson Institute, Boston, Mass
2008

Continuous Management and
Technical Courses 2000-to date

PROFESSIONAL LICENSES

Professional Civil Engineer,
California RCE #57392
Professional Civil Engineer,
Arizona RCE #31,829
Professional Civil Engineer,
Mexico RCE #1522852
Professional Land Surveyor,
California PLS #8440

Jan 2018 – Present

LC ENGINEERING CONSULTANTS, INC.
Principal Engineer/Surveyor

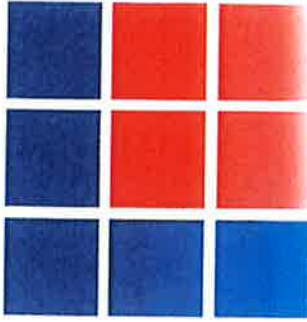
LC Engineering Consultants, Inc. (LCE) is a full Civil Engineering and Land Surveying Company providing Services to the Local Investors and Developers in Imperial County and surrounding areas, as well as providing with our Professional Services to the Local Governmental Agencies and Utility Purveyors. Mr. Lam directs and supervises LCE's technical staff to develop Civil Engineering Design Plans for a wide variety of Projects, and coordinates the Construction Management and Construction Staking operations at the Construction Sites when these Services are requested by our clients providing a full circle of support to lead our client's projects to a successful completion since the inception stage of the projects.

Jan 2013 – Jan 2018

MC² ENGINEERING AND SURVEYING SOLUTIONS
Owner

Independent Consultant providing Civil Engineering and Land Surveying services in Imperial County, with an office in El Centro, California. Among the Services provided are Construction Management, Engineering design, and Land Surveying services for both the Public and Private sectors.

Strengths: Decision maker, Team player, technical knowledge and solution solver at construction sites.



Sept 2005-Jan 2013

NOLTE VERTICAL V, INC. (NV5)
Office Director

As the Office Director/Engineering/Surveying Manager for the Imperial County Office, Lam conducted the day to day operations for the projects NV5 entertained in Southern California, in areas including Civil Engineering design, Planning, Permitting, Land Surveying and Construction Management and Inspection Services. NV5 serves both the Private and Public Sectors in a wide variety of projects including: Renewable Projects (Solar), Land Development Projects, Natural Gas High Pressure Transmission Line Projects, Water and Sewer Treatment Plants, Road design, Water and Sewer gravity and pressurized systems, Land Surveying and Construction Management Services to mention a few.

January 2004-Sep2005

THE HOLT GROUP, INC.
Sr. Project Manager

Conducted the efforts to prepare Civil Engineering Designs Projects for Land Development and Public Works Project as well as the Boundary, Topographic and Construction Staking Surveys required on all projects under my direction. Coordination of a full Engineering Staff and Surveying staff as well.

July 2001-Dec 2003

The Holt Group, Inc.
Owner Rep./Resident Engineer, The Blythe Energy Project

The Blythe Energy Project is a 520 MGW Combined Cycle Power Generation Plant with an approximate value of \$450 million dollars. As a Resident Engineer/Owner Rep., within my included the following activities:

- Monitoring the construction progress of the project to ensure compliance with the Project Conditions of Certification issued by the California Energy Commission (CEC), Local Ordinances Rules and Regulations (LORS), approved Plans and Specifications.
- Daily Site Inspections
- Coordination of Special Inspectors
- Document Control
- Coordination with General Contractor and Subcontractors
- Review and Approval of submittals, among others.

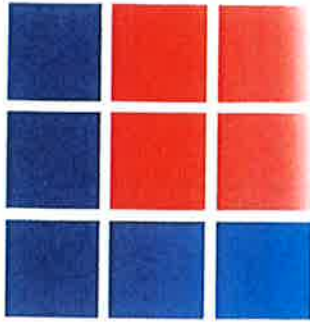
July 2000-July 2001

Kitchell Contractors, Inc. Of Arizona (Phoenix, Az.)
Sr. Project Manager, México Division

Coordination of a construction project with an approximate value of 10,000,000 dollars, consisting of a 250K sf manufacturing building plant (1st phase) in Nogales, México for Waterloo Industries, Inc.

I was involved in the following areas during the development of the above-mentioned project:

- Property research and acquisition
- Setting up and coordinating local consulting teams for the design and preparation of the building plans, plans had to be in compliance with the local regulations (in coordination with US consulting firms).
- Conducting construction bidding processes and selection of contractors.
- Construction Management and document control.
- Construction Inspections.
- Coordination of meetings with Mexican regulating agencies.
- Coordination of a full engineering staff on-site (field and office).
- Budget Management



Oct.1998-July 2000

**David Evans & Assoc., Inc. (San Diego, Ca. Office)
Group Leader International/Engineering Departments.**

Conducted the efforts and coordination to build 5 Telecommunication cable stations that vary from 1500 to 2500 square meters in size in the countries of México (2), Panama (2) and Venezuela (1). The project consisted in the construction of a global telecommunications fiber optic cable loop to link all countries in North, Central and South America to an existing global telecommunications network, my participation was for the 1st phase of this project only. The following were activities conducted under my direction in the above-mentioned project:

- Property research and acquisition
- Setting up and coordinating local consulting teams for preparation of the building plans to be in compliance with the local regulations (in coordination with US consulting firms).
- Conducting construction bidding processes and selection of contractors.
- Construction Management and document control.
- Construction Inspections.
- Coordination of meetings with Mexican regulating agencies.
- Budget Management
- Conducting meetings and permit processes with all the involved entities at federal, state and municipal levels for the installation of a fiber optic sea cable within the limits of each countries' territorial sea boundaries.

Aug.1996-Oct.1998

**The Holt Group, Inc. (El Centro, Ca. and Blythe, Ca. offices)
Project Manager.**

Coordination of engineering and surveying staff to develop topographical and improvement plans, construction staking and construction inspection services in projects throughout the Imperial and Riverside Counties' area. The engineering projects I participated in included the following disciplines:

- Land Surveying and construction staking
- Public Works (Road design, Drainage studies, water and sewer)
- Commercial and Industrial sites
- Land Development

March 1991-Aug.1996

**South Valley Engineering, Inc. (El Centro, California)
Project Manager.**

Sep.1989-March 1991

**The Holt Group, Inc. (Palm Springs, Ca. and Brawley, California offices)
Project Engineer**

June 1988-Sept.1989

**ERA Arquitectos, SA de CV (Mexicali, Baja California, México)
Resident Engineer/Construction Manager**

Feb.1988-May 1988

**Constructora Costa Azul (Mexicali, Baja California, México)
Engineering Supervisor Intern.**

Jan.1987-Jan 1988

**Taller Especializado en Arquitectura (Mexicali, Baja California, México)
Construction Supervisor.**

Jan.1986-Dec.1986

**Inmobiliaria del Estado (Mexicali, Baja California, México)
Construction Supervisor (Social Service).**

Professional references and detailed project experience information is available upon request.

APPENDIX B

SUB-CONSULTANTS

EDUCATION

- Imperial Valley College
- University of California San Diego
- Professional Certificate Program
- Real Estate Development Program
- Construction Management Program

AFFILIATIONS

- Executive Committee Board Member and Past Chairman of IVEDC Board member of Border
- Community Capital Corporation (New Markets Tax Credits)
- Board member of Pacific Southwest Community Development Corporation (Low Cost Housing Property Owner/Manager)
- Past Board Member and Past President of Brawley Union High School (20 years)
- Past Member and Chairman of the Air Pollution Control Board of Appeals (20 years)
- Founder member and Past President of the Imperial Valley Community Foundation
- Founding Member and past President of Regional Economic Development Inc. (REDI)
- Current Board Member of IVC Foundation
- Past Co-Chairman of Imperial/Mexicali Binational Regional Alliance
- Board Member of the Call-Baja Mega Region
- Current 1st Vice President and past President of DesertValleys Builders Association



SUMMARY OF QUALIFICATIONS

Tom has more than 30 years experience in project management for a wide range of industrial, agricultural, and housing development in the Imperial Valley. He manages various phases of development, from concept to start up through execution, including installation and operations. The services Tom provides include planning, permitting, entitlement, surveying and civil engineering services.

Throughout Tom's career, he has played a key role as an economic development leader in the Imperial Valley. He provides client interface and liaison work with government agencies and the private sector to advance proposed projects in the Imperial Valley including industrial recruiting of companies and industries interested in the area. In particular, Tom serves solar, wind, biomass, biofuel and geothermal renewable energy developers.

He is well-served in presenting and managing complex projects to regulators and political decision makers for both small-and large-scale projects. He manages and directs the planning and drafting of subdivision maps, tentative maps, final maps, and improvement plans for large utility scale renewable energy development projects.



RELEVANT EXPERIENCE

President | DuBose Design Group, Inc., El Centro, CA
January 2018- Present

- Focuses on liaison work with governmental agencies involved with planning regulations and approval of development projects.
- Experienced in presenting and explaining complex projects to decision-makers.
- Experienced in making presentations at public meetings, including the use of visual aids.
- Managed and directed work of the draftsman involving subdivision map preparation, tentative maps, final maps, grading and improvement plans, utility plans and record of surveys.

President | Development Design and Engineering, Inc., El Centro, CA
July 1998-January 2018
Manager/Project Manager | Lyon Engineers, Inc., El Centro, CA
August 1988- June 1998



RELEVANT PROJECT MANAGEMENT EXPERIENCE

Master Plan Communities that include Architectural & Landscape Design Guidelines

- Victoria Ranch Specific Plan | **City of Imperial**
- Sky Ranch Master Plan | **City of Imperial**
- La Paloma Specific Plan | **City of Brawley**
- Florentine PUD | **City of Brawley**
- Las Aldeas Specific Plan | **City of El Centro**
- Waterford/Anderson Specific Plan | **City of El Centro**
- Jasper Road Corridor | **Multiples Specific Plans & PUD's City of Calexico**

AFFILIATIONS

Parks & Recreation
Commissioner
Imperial County
2017- Present

SIMILAR PROJECTS

City of Downey, CA
Parks & Recreation Dept.
Parks & Recreation
Master Plan, 2013
(Cal Poly Pomona)

City of Fullerton, CA
Infill Development,
Land Use Project, 2011
(Cal Poly, Pomona)

Beatty, NV
Second Street Commercial
Corridor (Highway 95)
Project, 2008
UNLV

AWARDS

National Honor Award
Recipient
American Society of
Landscape Architects
(ASLA), Nevada
2009

Interdisciplinary EDR
Design Shift Charette
Competition Winner
Trash for Teaching-
California Edison
Los Angeles, 2012

Graduate Fellowship
Fund Scholar
California State
Polytechnic University,
Pomona, 2013

Women of the Imperial
Valley Co-Keynote



SUMMARY OF QUALIFICATIONS

Annette Leon serves as the Vice President of DuBose Design Group where she oversees all planning & landscape architecture (under the direction of G. Scott) related projects. She has worked on many complex projects throughout her career in both professions, concentrating on Imperial County. Her past experience and academic accomplishments have made her an asset to Dubose Design Group. Ms. Leon's academic research has been focused primarily in Imperial County. Ms. Leon is currently working towards her Landscape Architecture license under the direct supervision of Landscape Architect Gary Scott, FASLA.



EDUCATION

General Education | Imperial Valley Collage
Bachelor of Landscape Architecture | University of Nevada Las Vegas
Master's in urban and Regional Planning | California State Polytechnic University, Pomona

Academic Research | Undergraduate & Graduate Studies

- Undergraduate Capstone for Professional Undergraduate Degree (BLArch)
 - All Politics Aside: Connecting Bi-National Communities Through the Design of International Land Ports of Entry, Case Study Calexico, CA
- Master Thesis for Professional Graduate Degree (MURP):
 - Agricultural Preservation in the Age of Renewable Energy. Case Study Imperial County.



EXPERIENCE

Vice President | DuBose Design Group, Inc., El Centro, CA

2018 – PRESENT

- Project Lead for Planning and Landscape Architecture Related Projects.
- Technical writing and supporting graphics studies include: Water Supply Assessments, Key
- Observation Point Analysis, Air Port Land Use Compatibility Analysis, Land Evaluation and Site Assessment (LESA) modeling, Electrical and Circulation Flow Diagrams Air Quality Modeling (Tier1), & Noise Assessments, and created cannabis permitting model for Imperial County.
- Vast knowledge in the California Environmental Quality Act, California Water Code & Energy Code, as well as Imperial County General Plan and Division 5 Ordinance.
- Strong graphic communication and design skills of interpretation.
- Community outreach and local understanding of jurisdiction.
- Vast knowledge in local (ie, City of Imperials & Imperial Irrigation District's), state and federal permitting process for project ranging from industrial to residential land uses.
- Landscape architectural education concentrating in arid desert climates of the desert southwest portion of the United States.
- Experience Relevant to City Imperial County, Entitlement, Project Coordination, Water Supply Assessment, & Airport Land Use Compatibility Analysis. Planning, Entitlement, Project Coordination and Processing, El Portal Housing Subdivision, Water Supply Assessment.
- Landscape Architectural work under the direct supervision of Landscape Architect Gary Scott

Project Planner | Development Design & Engineering, El Centro, CA

2013– 2017

- Planning Lead: Project coordination and management of planning and engineering related projects in Imperial County, primarily industrial and renewable energy projects.
- Technical Studies and graphic illustrations
- Landscape conceptual documents



Daniel Corrales
1065 West State St
El Centro, CA - 92243 
(760) 353-8110 
danielcorrales@lcec-inc.com 

WORK EXPERIENCE AND REFERENCES:

Graphic Design

Freelance – Southern California

2011-Present

VEMMA

Affiliate – Worldwide

2013-2014

Development Design & Engineering

El Centro, CA

2003-2013

LANGUAGES:

English

Spanish

SKILLS:

AutoCAD

Brand/Visual Identity

Type Setting/Layout

Web/HTML/CSS/PHP

Marketing

Custom Lettering

Video Filming/Editing

Photography/Editing

SEO

Illustration

Drafting



SUMMARY OF QUALIFICATIONS

Mr. Daniel Corrales is the Assistant Project Planner at Dubose Design Group and has been with the company since 2016. Mr. Corrales holds a degree of Graphic Design where his skill sets are shown as drafting and illustration with the company. He is also responsible for assisting the Senior Principal Project Planners with day to day tasks.



EDUCATION

Fine Arts Graphic Design, B.A | CSU Fullerton, CA, Fullerton, CA

French & Elementary Typography | Université Paris 8 Saint Denis, Paris, France

General Education – Fine Arts | Cerritos College, Cerritos, CA



EXPERIENCE

Drafter & Assistant Planner | DuBose Design Group, Inc., El Centro, CA
2016 – PRESENT

- Develop engineering blueprints and drawings using AutoCAD.
- Through designs, ensure projects are in compliance with regional and company standards.
- Designed and presented designs to Government of County of Imperial for long term land development projects.
- Provide project design support.
- Involved in drafting project of varying scales.
- Project coordination and management of entitlement, improvement plans, mapping/surveying, environmental, encroachment permits, budgeting and account receivable for residential, commercial, industrial and renewable energy development projects in Imperial County, CA.



EDUCATION:

Bachelor of Science - Landscape Architecture from the University of Wisconsin-Madison, 1980

REGISTRATIONS:

Licensed Landscape Architect in California and Iowa



EXPERIENCE

GARY D. SCOTT FASLA PLA CPRP

President | Gary Scott Landscape Architecture PC

2017 – PRESENT

Gary serves as the owner and President of the company, specializing in public facilitation, strategic planning, parks/trails planning and design, operations analysis, capital improvement programming and implementation, and commercial/industrial/public landscape design. Clients include:

- City of Clive, IA – Parks and Recreation department strategic plan workshop
- City of Coralville, IA – Trail Plan Update
- Dubose Design Group, El Centro CA – Landscape architecture services for multiple public and private development projects

In partnership with Management Partners, Inc.:

- City of Cedar Rapids, IA – Parks and Recreation department operations analysis
- City of South Miami, FL – Parks and Recreation department operational audit

Director of Parks and Recreation | City of West Des Moines, Iowa

1990-2016

Gary led a dynamic department in a rapidly growing community of 63,500, with major emphasis on planning, financing, acquiring, and building/renovating the parks, open space, and trail/bikeway system, which increased in size by 275% and invested \$52 million in capital improvements. He managed an operating budget of \$6.0 million, 25 full-time and 150 seasonal employees, 40 parks and greenways with 1275 acres of parkland, and 50 miles of trails. He focused his professional efforts on public engagement, long-range planning, local and regional partnerships, trail planning and design, public art, financing for public projects, and non-profit/local government management. For over 25 years, he initiated, organized, and participated in regional planning projects for trails and greenways in Des Moines and Central Iowa. Specific accomplishments include:

- Prepared/updated the Master Parks and Trails Plan in 1991, 1997, 2001 and 2011, ultimately covering a planning area of 70 square miles and a projected municipal population of 127,000.
- Oversaw the planning, design, and construction of 50 miles of multi-purpose trails.
- Directed the design and construction of 6 miles of landscaped medians in high traffic commercial areas.
- Managed the planning, design, and construction of a 6-block downtown streetscape project.

Assistant Director of Parks and Recreation | City of West Des Moines, Iowa

1989-1990

Associate Planner/Landscape Architect | City of West Des Moines, Iowa

1984-1989

Landscape Designer | Cochran and Wilken, Inc. (now HDR Inc. in Springfield, IL)

1980-1984

APPENDIX C

ADDENDUMS:

NO ADDEDUM WAS SENT OUT BY THE
CITY TO OUR KNOWLEDGE.

DATE SUBMITTED

07/12/2023

SUBMITTED BY

COMMUNITY
DEVELOPMENT
DIRECTOR

DATE ACTION REQUIRED

07/19/2023

COUNCIL ACTION (x)

PUBLIC HEARING REQUIRED ()

RESOLUTION ()

ORDINANCE 1ST READING ()

ORDINANCE 2ND READING ()

CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION:

VICTORIA RANCH SUBDIVISION – UNIT NO. 3B(2) SEWER LIFT STATION
ACCEPTANCE

1. ACCEPT SEWER LIFT STATION FACILITY FROM VICTORIA RANCH
SUBDIVISION UNIT NO. 3B(2)
2. AUTHORIZE RECORDATION OF GRANT DEED FOR SEWER LIFT
STATION FROM IMPERIAL RANCH PARTNERS, LLC

DEPARTMENT
INVOLVED:

COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:

City staff conducted regular field inspections during the construction of the Sewer Lift Station Facility located on the South West corner of Aten Blvd and Legakes Ave as shown in Exhibit A. At this time the improvements have been completed.

Now the developer is requesting the City to accept lift station and to record Grand Deed dedicating Lot BB of Victoria Ranch Subdivision Unit No. 3B(2) per Map on file in Book 27, Page 1 of Final Maps to the City of Imperial.

Staff recommends the acceptance of Sewer Lift Station Facility as shown in Exhibit A attached.

FISCAL IMPACT: NO FISCAL IMPACT

ADMIN
SERVICES
SIGN INITIALS

DP

STAFF RECOMMENDATION:

Staff recommends acceptance of sewer lift station facility from Victoria Ranch Subdivision Unit No. 3B(2) and Authorization to record Grant Deed.

DEPT. INITIALS

DM

MANAGER'S RECOMMENDATION:

approve

CITY
MANAGER'S
INITIALS

DM

MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REFERRED TO:

REJECTED ()

DEFERRED ()

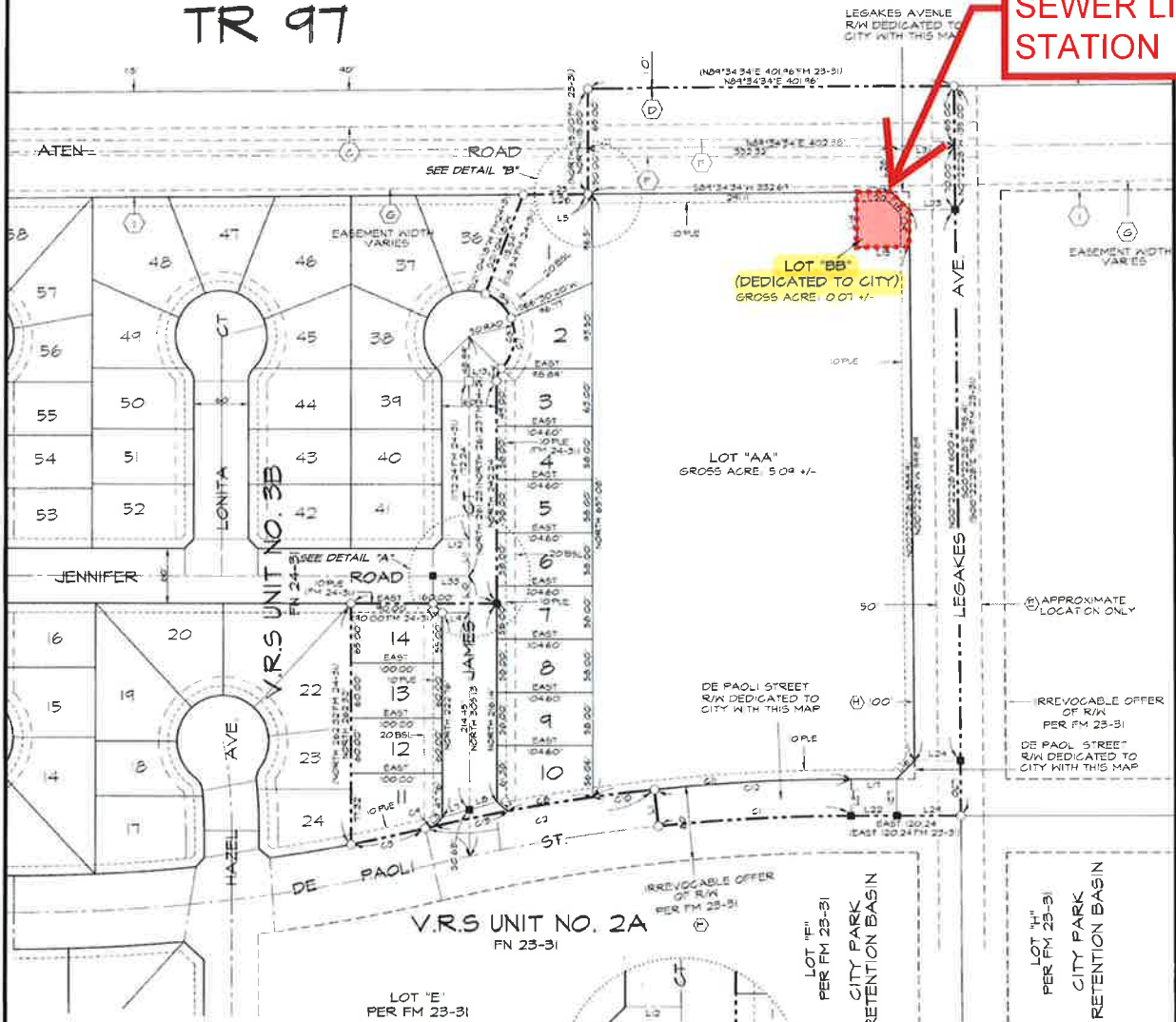
EXHIBIT A

VICTORIA RANCH SUBDIVISION - UNIT NO. 3B (2)

A PORTION OF TRACT 62, T.15 S., R.14 E., S.B.M.
IN THE CITY OF IMPERIAL, COUNTY OF CALIFORNIA

TR 97

LOCATION OF
SEWER LIFT
STATION

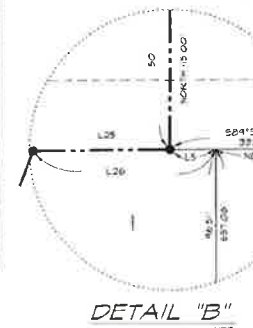
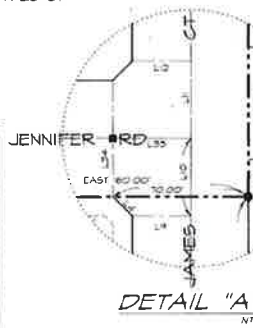


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	REFERENCE
C1	212.02	2000.00	6°10'42"	FM 23-31
C2	212.02	2000.00	6°10'42"	FM 23-31
C3	235.82	2042.00	7°10'42"	FM 23-31
C4	82.80	145.00	2°25'14"	FM 24-31
C5	9.50	20.00	44°24'55"	FM 24-31
C6	9.50	20.00	44°24'55"	FM 24-31
C7	49.4	50.00	13°20'35"	FM 24-31
C8	49.4	50.00	13°20'35"	FM 24-31
C9	34.65	50.00	45°26'05"	FM 24-31
C10	34.65	50.00	45°26'05"	FM 24-31
C11	34.65	50.00	45°26'05"	FM 24-31
C12	34.65	50.00	45°26'05"	FM 24-31
C13	34.65	50.00	45°26'05"	FM 24-31
C14	34.65	50.00	45°26'05"	FM 24-31
C15	34.65	50.00	45°26'05"	FM 24-31
C16	34.65	50.00	45°26'05"	FM 24-31
C17	34.65	50.00	45°26'05"	FM 24-31
C18	34.65	50.00	45°26'05"	FM 24-31
C19	34.65	50.00	45°26'05"	FM 24-31
C20	34.65	50.00	45°26'05"	FM 24-31
C21	34.65	50.00	45°26'05"	FM 24-31
C22	34.65	50.00	45°26'05"	FM 24-31
C23	34.65	50.00	45°26'05"	FM 24-31
C24	34.65	50.00	45°26'05"	FM 24-31
C25	34.65	50.00	45°26'05"	FM 24-31

LINE TABLE

LINE	LENGTH	BEARING	REFERENCE
L1	40.00	S68°10'42" E	FM 23-31
L2	40.00	S68°10'42" E	FM 23-31
L3	15.34	S50°11'50" E	FM 24-31
L4	12.41	S58°53'34" W	FM 24-31
L5	14.14	S45°00'00" E	FM 24-31
L6	14.14	S45°00'00" E	FM 24-31
L7	4.60	S45°14'34" W	FM 24-31
L8	1.11	NORTH	FM 24-31
L9	3.15	S14°31'01" W	FM 24-31
L10	3.15	S14°31'01" W	FM 24-31
L11	40.00	EAST	FM 24-31
L12	40.00	NORTH	FM 24-31
L13	40.00	EAST	FM 24-31
L14	40.00	EAST	FM 24-31
L15	51.00	N64°34'24" W	FM 24-31
L16	28.38	S44°48'48" W	FM 24-31
L17	41.84	EAST	FM 24-31
L18	25.50	S45°28'57" E	FM 24-31
L19	4.4	S45°28'57" E	FM 24-31
L20	26.98	N64°34'24" W	FM 24-31
L21	40.00	S60°33'48" E	FM 24-31
L22	30.24	EAST	FM 24-31
L23	30.00	S64°32'22" W	FM 24-31
L24	30.00	N64°31'01" W	FM 24-31
L25	10.48	S64°34'24" W	FM 24-31
L26	75.00	N64°34'24" E	FM 24-31
L27	40.00	NORTH	FM 24-31
L28	50.00	S60°25'26" E	FM 24-31
L29	30.00	EAST	FM 24-31
L30	60.00	S60°22'28" E	FM 24-31
L31	10.26	S64°34'24" E	FM 24-31
L32	8.24	NORTH	FM 24-31
L33	40.00	EAST	FM 24-31
L34	30.00	NORTH	FM 24-31

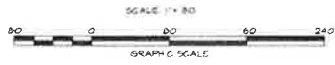


SURVEYOR'S NOTES

- A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "G OLSON LS 101" WILL BE SET AT ALL LOT CORNERS WITHIN 40 DAYS OF COMPLETION OF PUBLIC IMPROVEMENTS. EXCEPT OCCUPANCY OF BUILDINGS AND/OR STRUCTURES WILL NOT BE ALLOWED ON LOTS WITHOUT CORNERS SET FOR THAT LOT WHERE SAID CORNERS FALL IN AREAS OF CONCRETE OR LEAD WITH BRASS TAG STAMPED "G OLSON LS 101" WILL BE SET.
- THE INCREMENTAL DISTANCES SHOWN ON THIS MAP MAY NOT SUM TO THE OVERALL DISTANCE INDICATED DUE TO ROUND OFF ERROR.

LEGEND:

- SET A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "P.L.S. 101"
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "P.L.S. 101"
- SET A 4" DIAMETER CONCRETE CYLINDER WITH BRASS TAG STAMPED "G OLSON LS 101" IN A HELL BOX
- FOUND 4" DIAMETER CONCRETE CYLINDER WITH BRASS TAG STAMPED "G OLSON LS 101" IN A HELL BOX PER VICTORIA RANCH SUBDIVISION UNITS NO. 3A AND 3C UNLESS NOTED OTHERWISE
- ④ SURVEYOR'S MONUMENTATION NOTE AS DESCRIBED ON SHEET 2
- (GOL) RECORD DATA PER UNITED STATES GENERAL LAND OFFICE PLAT FOR T.15 S., R.14 E., S.B.M. APPROVED DECEMBER 22, 1908
- (ROS) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK AND PAGE AS SPECIFIED
- (PM) RECORD DATA PER PARCEL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (FM) RECORD DATA PER FINAL MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (OR) RECORD DATA PER OFFICIAL RECORD MAP RECORDED IN BOOK AND PAGE AS SPECIFIED
- (A) RECORDED EASEMENT PER SHEET 1
- SUBDIVISION BOUNDARY



FM B27 P3

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

City of Imperial
City Manager
420 S. Imperial Avenue
Imperial, CA 92251

APN: 044-671-095-000

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is -0-

CITY TAX \$0.00

- ☐ Monument Preservation Fee is: \$
- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances
remaining at time of sale.
- ☐ Unincorporated area ☒ City of Imperial

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Imperial Ranch Partners, LLC, a California Limited Liability Company

hereby GRANT(S) to City of Imperial, a Municipal Corporation in the State of California
the following described real property in the City of Imperial, County of Imperial, State of California:

See Exhibit "A" attached hereto and made a part hereof.

Date: December 6, 2022

Imperial Ranch Partners, LLC, a California Limited Liability Company

By: 

Name: James B. Lessley

Its: President

MAIL TAX STATEMENT AS DIRECTED ABOVE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California
County of Imperial

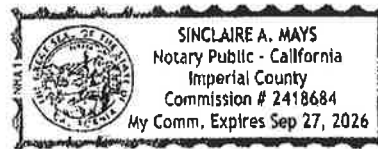
On December 6, 2022 before me Sinclair A. Mays, Notary Public, personally appeared James B. Lessley, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Sinclair A. Mays



(seal)

EXHIBIT "A"
LEGAL DESCRIPTION

Lot BB of Victoria Ranch Subdivision – Unit No. 3B(2), in the city of Imperial, County of Imperial, State of California, according to Map on file in Book 27, Page 1 of Final Maps in the Office of the County Recorder of Imperial County.

APN: 044-671-095

DATE SUBMITTED 07/11/2023
 SUBMITTED BY Imperial Police Dept.
 DATE ACTION REQUIRED 07/19/2023

COUNCIL ACTION (X)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ ACTION; PURCHASE OF PORTABLE OFFICE CONTAINER (DEPT. STORAGE AREA)

- ACCEPTANCE OF PROJECT PROPOSAL FOR THE IMPERIAL POLICE DEPARTMENT.

DEPARTMENT INVOLVED: POLICE DEPARTMENT

BACKGROUND/SUMMARY:

On-premise – 40' Portable Office / Equipment Storage Conex Container

Narrative:

In direct connection with the growth of the Police Department, both in personnel and equipment, the useable workspace at the station is at capacity. This project will immediately address the lack of space issue. By utilizing a fully renovated 40' storage container as a portable on-premise solution, as well as, storing department equipment in a climate-controlled area. The container will be painted a desert tan color to match the existing building. The specs show (1) dividing interior wall with a center access door. The separation allows for an 8' x 14' office space and 8' x 26' storage area.

The container will be retrofitted will (2) 3'x4' window w/ security bars, (1) exterior commercial grade metal side entry door and (2) standard swing doors at the end of the container. It will be insulated / drywall / electrical / 1.5 ton mini-split HVAC. The container will be placed in the open area on the far east side of the building (where the Department's Command Vehicle used to be parked) and will have good access to existing power.

Not only will this container provide the additional work space for our personnel, the ability to house all of the department's equipment in this manner allows for a better storage condition that prolongs the life of city equipment and improves tracking and accountability. Another plus is the ability to re-locate the container if the need arises.

Scope of Work:

Purchase of fully renovated 40' storage container to listed specs. (Delivery & placement) is included in quote (Aztec Containers)

Prep and grade selected location w/ class-B gravel overlay (City)

IID connection – to container sub-panel (approx. 12' or less)

FISCAL IMPACT:

Projected Cost:

\$37,227.00 Full unit cost (Delivered & Set)
\$3,500.00 Electrical connections
\$1,600.00 Cargo Storage / Shelving system
+ 15% Built-in Cost Contingency
\$48,676.00

Funding: Fund 65 – City Developmental Impact Fees
 (\$48,676.00)

FINANCE
INITIALSDP

STAFF RECOMMENDATION:

DEPT.
INITIALSMR 400

7/12/23

MANAGER'S RECOMMENDATION:

approveCITY
MANAGE
R's
INITIALSSTH

MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REFERRED TO:

REJECTED ()

DEFERRED ()



To: Michael Crankshaw
Phone: 760 960 1603
Email: mcrankshaw@cityofimperial.org

From: Manny Hernandez

Date: 5/25/2023

Waiting for an updated quote - good for 30 days

Hello Mike,

Thank you for the opportunity to be of service.

Let me know how you want your office container built and we will build to your specifications.

Aztec Container has been in business since 1969. Our clients include the federal government, military, state, county and city agencies, schools as well as many Fortune 500 companies.

Pictures are not representative of this quote. Provided for demonstration purpose.

We are pleased to submit the following quote:

40ft Office:

- 40ft New One Trip Storage Container color beige, with cargo doors on one end.
- Metal Stud Framing, (R13) Insulation, Drywall, Textured & Painted (White)
- Original Storage Container Plywood Flooring.
- Drywall Partition with office door (hollow core door) [Office]
- Cargo Doors, Framed, Insulated & made Operational.
- Doors: (1) 42" Steel Walk in Door with Lock & Deadbolt.
- Windows (2) 3' x 4' Double Pane Sliding Glass Windows.
- (2) Security Bars, one with Emergency Exit – (18 Gauge 3' X 4' window)
- Electrical: (6) Recessed 6" LED Lights, (2) On/Off switch, (4) 110-volt Duplex Outlet, (1) 220-volt Outlet for Air Conditioning & Heat Unit and (1) 125-amp Breaker Box.
- Air Conditioning / Heating Unit: 18,000 BTU Cooling and 12,000 BTU Heating 220 volt.
- Price includes delivery to Imperial, CA.
Sales tax not included, (will be determined when invoice is sent for approval).
- **Total with delivery = \$37,117.00**

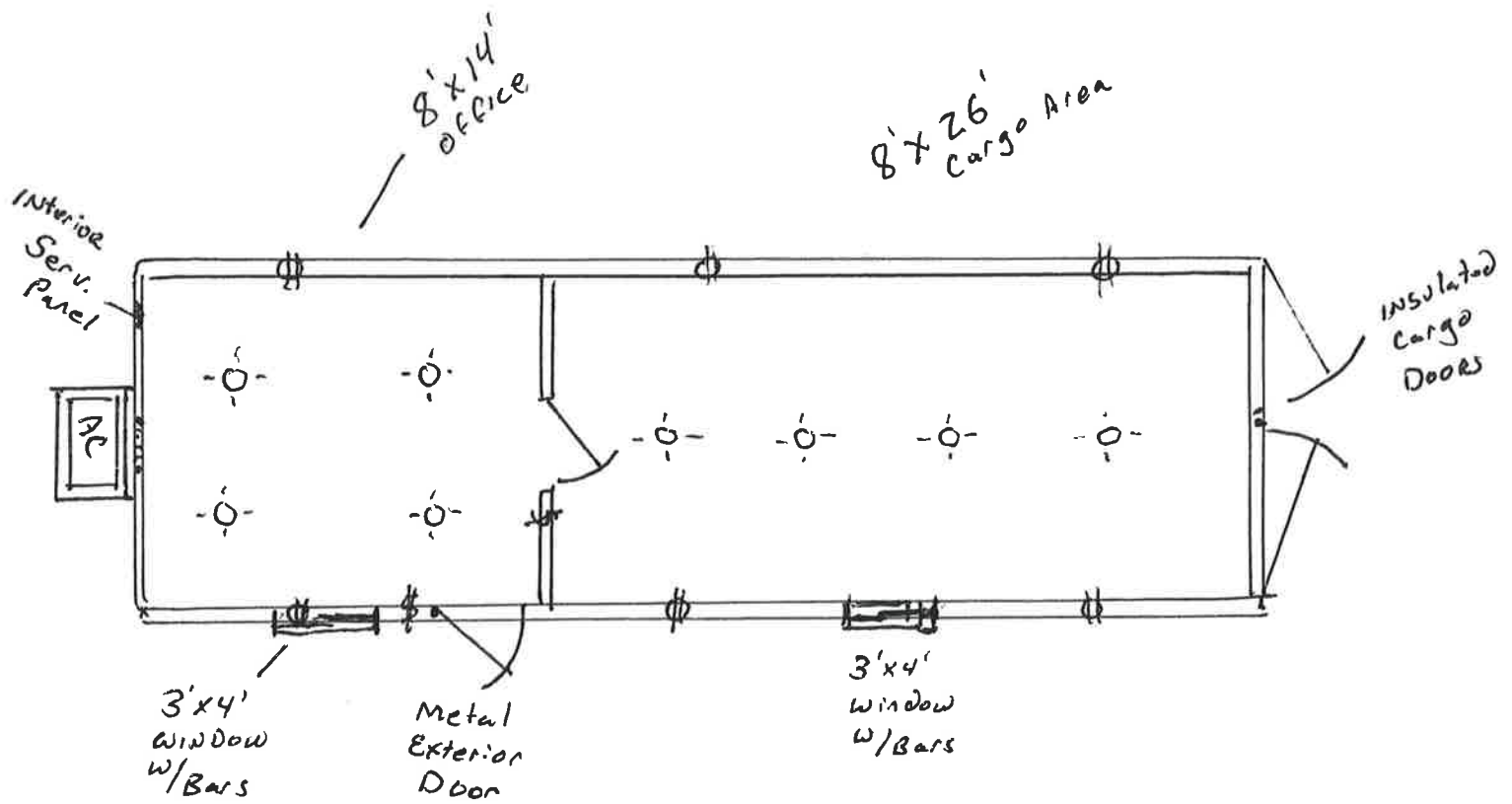
All quotes are valid for 5 days and are subject to equipment availability at time of order.

Let me know what additional information you need to make your purchase decision.

Respectfully,
Manny Hernandez

Office: [800-624-8045](tel:800-624-8045)
Manny@AztecContainer.com | www.AztecContainer.com







Door



Office



Cargo Area



D-A

07/12/2023

Public Services

07/19/2023

COUNCIL ACTION	()
PUBLIC HEARING REQUIRED	()
RESOLUTION	()
ORDINANCE 1 ST READING	()
ORDINANCE 2 ND READING	()
CITY CLERK'S INITIALS	()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: Cease Emergency Wastewater Line Repairs		DISCUSSION/ACTION:	
1. Cease Emergency of repairs for City Wastewater lines in Alleyway			
DEPARTMENT INVOLVED: Public Services -Wastewater			
BACKGROUND/SUMMARY:			
There is a City wastewater line located in the alley to the west of El Zarape Restaurant. A sewer backup occurred at the restaurant and, upon inspection, it was discovered that the City wastewater line is in a deteriorated condition and is not properly sloped. As a consequence of the condition of the wastewater line, there is significant exposure to an interruption in service and/or a sewer spill. Such condition poses a threat to the public health and safety. Council adopted Resolution 2023-15 on April 19 th .			
Currently line is temporarily functioning. Public Services has ordered repair parts and will complete replacement upon arrival.			
FISCAL IMPACT: \$2,830.04 + In-House Labor & Equipment Use		FINANCE INITIALS 	
STAFF RECOMMENDATION: Approve Cease of Emergency		DEPT. INITIALS 	
MANAGER'S RECOMMENDATION: 		CITY MANAGER'S INITIALS 	
MOTION:			
SECONDED: AYES: NAYES: ABSENT: APPROVED () DISAPPROVED () REFERRED TO: REJECTED () DEFERRED ()			

DATE SUBMITTED	<u>April 19, 2023</u>	Agenda Item No.	
SUBMITTED BY	Public Services	COUNCIL ACTION	(X)
DATE ACTION REQUIRED	<u>April 19, 2023</u>	PUBLIC HEARING REQUIRED	()
		RESOLUTION	(X)
		ORDINANCE 1 ST READING	()
		ORDINANCE 2 ND READING	()
		CITY CLERK'S INITIALS	()

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT: DISCUSSION/ACTION: Resolution Declaring Emergency and Authorizing Repair
 I. Approval of Resolution to authorize repair of a city wastewater line on an emergency basis.

DEPARTMENT INVOLVED:
Public Services

BACKGROUND/SUMMARY:

There is a City wastewater line located in the alley to the west of El Zarape Restaurant. A sewer backup occurred at the restaurant and, upon inspection, it was discovered that the City wastewater line is in a deteriorated condition and is not properly sloped. As a consequence of the condition of the wastewater line, there is significant exposure to an interruption in service and/or a sewer spill. Such condition poses a threat to the public health and safety and it is recommended that Council adopt the attached resolution which would authorize repair of the wastewater line on an emergency basis.

FISCAL IMPACT: TO BE DETERMINED

**FINANCE
INITIALS**

STAFF RECOMMENDATION: Approve Resolution

DEPT. INITIALS

MANAGER'S RECOMMENDATION: Adopt resolution to authorize repair on an emergency basis

**CITY
MANAGER'S
INITIALS**

MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVED ()

REJECTED ()

DEFERRED ()

REFERRED TO:

RESOLUTION NO. 2023-15

**RESOLUTION DECLARING AN EMERGENCY,
RATIFYING ACTION TAKEN TO ADDRESS THE
EMERGENCY AND AUTHORIZING REPAIR ON AN
EMERGENCY BASIS**

WHEREAS, the City operates and maintains a wastewater collection system ("System");
and

WHEREAS, the System includes a line which runs from south to north in the alley immediately adjacent to and west of El Zarape restaurant and serves properties in that vicinity ("Wastewater Line"); and

WHEREAS, the City received notice of a sewer backup at El Zarape; and

WHEREAS, inspection of the Wastewater Line disclosed that it is in a deteriorated condition due to its age and does not have proper slope; and

WHEREAS, if not addressed on an emergency basis, the Wastewater Line could result in a sewer spill and pose a threat to the public health and safety; and

WHEREAS, the above described conditions constitute an emergency under applicable law and such emergency would not reasonably permit delays associated with a competitive solicitation for bids and the actions taken herein were necessary to respond to the emergency; and

WHEREAS, in order to safeguard the public health and safety, it was necessary to take immediate action to repair/replace the Wastewater Line; and

WHEREAS, the City Council wishes to ratify action taken by staff and the City Manager to address the conditions which constitute the emergency.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. The above-referenced recitals are true and correct and are incorporated herein.**
- 2. The City Council declares that the public interest and necessity demands the immediate expenditure of public money to safeguard life, health or property, and hereby ratifies action taken by staff and the City Manager to repair/replace the Wastewater Line emergency basis to safeguard life, health or property in accordance with applicable provisions of the Public Contracts Code and without otherwise complying with bid requirements required by law.**

3. The City Council authorizes payment for repair/replacement of the Wastewater Line.

APPROVED, PASSED AND ADOPTED, at the regular meeting of the City Council this 19th day of April, 2023.

Katherine Burnworth, Mayor

ATTEST:

City Clerk