

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Mary K. Lindley, Parks, Recreation & Community Services Director 

DATE: May 1, 2007 (Meeting June 6, 2007)

SUBJECT: Consider Resolution Approving the Engineer's Report for the Landscaping and Lighting Maintenance Assessment Districts for Fiscal Year 2007/2008 and Providing Notice of Public Hearing on June 20, 2007

EXECUTIVE SUMMARY

The City Council is being asked to adopt the attached resolution, approving the Assessment Engineer's Report (provided under separate cover), which contains the methodology and formula for apportioning the property assessment for the City's Landscape and Lighting Maintenance Assessment Districts. Additionally, the resolution identifies the date for the Public Hearing to consider the levy of said assessment for FY 2007/08.

DISCUSSION

In 1984, a Landscaping and Lighting Maintenance Assessment District (AD 84-2), encompassing the entire City, was created to fund costs associated with street lighting and the maintenance of various landscaped areas in the City. This was a successor to the District enacted by the County of Ventura prior to the incorporation of the City. In subsequent years, Zones of Benefit were added to fund the maintenance of certain specific areas. Later, these Zones were changed to District 1 through District 12 (District 13 is now unassigned).

Since 1984, the City has formed additional assessment districts to fund the maintenance of certain landscape improvements in and adjacent to:

2001

- Tract 5201, Wilshire Builders (AD01-1, District 14)
- Tract 4928, Toll Brothers (AD01-2, District 15)
- Tract 5166, Cabrillo (AD01-3, District 16)

2004

- Tract 5307, Colmer Development (AD04-01, District 18)

2005

- PM 5264, M&M Development (AD05-01, District 19)

2006

- Tract 5133, Shea Homes (AD06-01, District 21)

2007

- Tract 5045, Pardee Homes (AD07-01, District 22)*
- Tract 5187, Lyon Homes (AD07-02, District 20)*
(*In process)

As part of the annual budget process, the City Council considers whether or not to renew the subject Assessment Districts and levy assessments for the upcoming fiscal year. In preparation for that consideration, it is necessary to prepare an Engineer's Report setting forth certain relevant information pertaining to such an action. On February 7, 2007, the City Council adopted Resolution No. 2007-2562 directing the preparation of said Engineer's Report.

Engineer's Report

The FY 07/08 Engineer's Report for the subject Assessment District has been distributed to the City Council by separate memo. This report sets forth certain relevant information, including the following:

- a Boundary Map(s);
- the reason for the assessments;
- the duration of the assessments;
- the method of assessments;
- the amount of the annual assessments;
- information regarding cost of living adjustments;

- information pertaining to reductions to the amounts levied in order to keep assessment fund reserve balances within certain prescribed limits; and
- a description of improvements to be maintained.

Improvements to be Maintained

The improvements and maintenance funded by the Assessment Districts is generally described as follows:

- a. **Street Lighting:** Street lighting energy and maintenance costs (Citywide assessment).
- b. **Landscape Maintenance:** The maintenance of certain designated parkways and medians (Citywide assessment).
- c. **Sub-Districts:**
 - 1 Pecan Avenue [T-2851]
 - 2 Steeple Hill Area [T-2865] ***
 - 3 Buttercreek/Peppermill [T-3032]
 - 4 Williams Ranch Rd [T-3274]
 - 5 Pheasant Run Area [T-3019 & T-3525] ***
 - 6 Inglewood St. [T-3306]
 - 7 Moorpark Business Park (L. A. Ave & Gabbert)
 - 8 Home Acres Buffer
 - 9 Moorpark Industrial Park (Condor Drive)
 - 10 Mountain Meadows (PC-3) ***
 - 11 Alyssas Ct. [T-4174]
 - 12 Carlsberg Specific Plan Area
 - 13 Unassigned
 - 14 Wilshire Builders [T-5201] (AD01-1)
 - 15 Toll Brothers [T-4928] (AD01-2)
 - 16 Cabrillo [T-5161] (AD01-3) ***
 - 17 Unassigned
 - 18 Colmer [T-5307] (AD04-1) ***
 - 19 M&M [PM 5264]
 - 20 Lyon Homes [T-5187] (AD07-02)
 - 21 Shea Homes [T-5133] (AD06-01)
 - 22 Pardee Homes [T-5045] (AD06-01)

*** Includes Landscape and Drainage Maintenance

FY 2007/08 Assessment Amounts and Adjustment

The method used to establish the assessment amounts is set forth in the Engineer's Report. This method (benefit spread formula, etc.) is unchanged from prior years. The assessment amounts proposed for FY07/08 are set forth in Exhibit 1. Pursuant to language set forth in the formation documents for Districts 12, 14, 15, 16, 18, and 19 the annual assessments for these Districts may be increased annually to cover cost-of-living

increases. The assessment amounts set forth in Exhibit 1 include these COLA Adjustments. Those adjusted assessment amounts are summarized as follows:

Zone/District	FY 06/07 Per Unit (Ac.) Assessment Amount	C.O.L.A. Adjustment Amount 3.701%	FY 07/08 Per Unit (Ac.) Assmnt. Amount	Total FY 07/08 Assessment
12 - Residential	\$468.86	\$17.35	\$486.19	\$260,597.84
12 - Commercial	\$169.73	\$6.28	\$176.01	\$12,945.56
12 - Institutional	\$1,528.27	\$56.56	\$1,584.77	\$6,085.52
				\$279,628.92
14	\$138.10	\$5.11	\$143.20	\$1,432.00
15	\$1,665.41	\$61.64	\$1,727.05	\$559,563.00
16	\$402.34	\$14.89	\$417.23	\$24,615.00
18	\$846.97	\$31.35	\$878.32	\$21,957.25
19	\$2,032.71	\$75.23	\$2,107.94	\$13,216.41
21			\$372.27	\$28,664.79

Improvement Reserve Ceiling

The Engineer's Report provides for a Capital Reserve Account for each District. Consistent with past City Council action, the Engineer's Report stipulates that Capital Reserve Account for any Zone/District should not exceed an amount equal to three (3) times the annual operating budget for that Zone/District. Should the projected Year-End Fund Balance for any Zone/District exceed that "ceiling", the amount of the assessment shall remain unchanged; but the amount of the assessment to be levied upon the affected properties shall be reduced to a lesser amount determined by the Assessment Engineer to be consistent with these guidelines.

Decreased Levy Amounts

Pursuant to the above policy, the amounts to be levied upon the parcels in certain Zones/Districts shall be less than the assessment amount set forth in Exhibit 1. A summary of those adjustments is as follows:

District	FY 07/08 Est. Ending Balance with FULL Assessment	Three Times Estimated Annual Expenses	Total Assessment Amount	Total Levy Amount	Remarks
1	\$28,826	\$23,547	\$9,702.00	\$6,112.00	63% of Assessment
10 Drains	\$34,083	\$15,285	\$7,252.00	\$725.00	10% of Assessment
15	\$2,190,869	\$340,485	\$559,563.00	\$111,913.00	20% of Assessment
16	\$53,568	\$24,600	\$16,017.00	\$8,008.00	50% of Assessment
16 Drains	\$36,107	\$15,000	\$8,598.00	\$860.00	10% of Assessment

Assessment Amounts Unchanged

The per lot (per acre) assessment amounts set forth in the Engineer's Report for Citywide Landscape and Lighting Zone/District, and Zone/Districts 1 through 11 are the same as those set last year. Any action to otherwise increase these assessments may not be taken without first seeking approval of such an increase via a mail ballot prepared and processed in accordance with the requirements of Proposition 218.

FY 06/07 Fund Deficits

It is anticipated that the FY 06/07 Year-End Fund Balance for certain Zones/Districts will show a deficit. A summary of those anticipated deficits is as follows:

Fund	Revenue **	Expenses	FY06/07 Ending Bal.
2300 - Lighting	\$237,560	\$256,862	(\$19,302)
2300 Landscape	\$175,818	\$343,662	(\$167,844)
2305 - Dist. 5	\$32,294	\$38,711	(\$15,512)
2307 - Dist. 7	\$16,215	\$15,476	(\$6,253)
2309 - Dist. 9	\$1,418	\$1,657	(\$664)

It is the intent of staff to process fund transfers to "zero-out" the projected FY 06/07 deficits noted above. Of the \$209,575 estimated deficit, \$103,224 will be recommended to be funded by gas tax and the remaining \$106,351 will be recommended to be funded by the general fund.

FY 07/08 Fund Deficits

It is anticipated that the FY 07/08 Year-End Fund Balance for certain Zones/Districts will once more show a deficit. A summary of those anticipated deficits is as follows:

Fund	FY 07/08 Begin Bal.	Revenue***	Expenses	FY 06/07 Ending Bal.
2300 - Landscaping	0	\$177,215	\$376,807	(\$199,759)
2300 - Lighting	0	\$231,765	\$302,000	(\$60,235)
2305 - Dist. 5 (L/S Only)	0	\$23,340	\$41,294	(\$17,954)
2306 - Dist. 6	\$648	\$954	\$1,750	(\$148)
2307 - Dist. 7	0	\$11,298	\$16,147	(\$4,849)
2308 - Dist. 8	\$4,931	\$15,243	\$33,685	(\$12,820)
2309 - Dist. 9	0	\$1,363	\$2,050	(\$687)
2310 - Dist 10 (L/S only)	0	\$195,892	\$247,671	(\$51,835)
Total				(\$348,286)

The estimated FY 07/08 fund deficits identified above are based on revenue estimates generated by the City's Assessment Engineer (SCI), which were provided after initial budget figures are compiled. As a result, they may not match the draft budget presented to the Council. As has been the case for the past several years, staff will return to the Council with a request to fund the actual deficits from the Gas Tax and General Fund reserves. Historically, this occurs about six to nine months after the end of the fiscal year after the City's auditors have completed their review of the City's financial records.

Resolution

Attached as Exhibit 2 is a Resolution approving the subject Engineer's Report and setting June 20, 2007, as the date of a public hearing to consider the levy of the assessments for the Landscaping and Lighting Assessment Districts for Fiscal Year 2007/08. This resolution will also serve as the public hearing notice for the June 20th public hearing.

STAFF RECOMMENDATIONS

Adopt Resolution No. 2007- _____ .

Attachments:

- Exhibit 1: Summary of Assessment Amounts
- Exhibit 2: FY 2007/08 Fund Activity Estimates
- Exhibit 3: Resolution

Exhibit 1:
 Summary of Assessment Amounts

Description	Total Assessment Amount (\$)	Per Lot Assessment			
		Landscape Maintenance		L/S & Drainage Maint	
		Number	Amount (\$)	Number	Amount (\$)
Citywide					
Street Lighting	241,764.84		20.84		
Landscaping	177,214.74		17.24		
Sub-Total	418,979.58		38.08		
1. Tract 2851	6,112.26	75	81.50		
2. Tract 2865 Landscaping	66,848.04	574	116.46		
LS / Drainage	6,990.72			48	145.64
	73,838.76				
3. Tract 3032	3,079.30	265	11.62		
4. Tract 3274	6,382.92	129	49.48		
5. T 3019/3525 Landscaping	15,273.52	142	107.56		
LS / Drainage	8,566.50			75	114.22
	23,840.02				
6. Tract 3306	924.00	22	42.00		
7. NE L. A. Ave / Gabbert Rd	11,297.78	91.74 ac	123.15 ac		
8. Buffer: City	7,669.20	498	15.40		
Buffer: Home Acres	7,573.68	201	37.68		
9. Condor Drive	1,356.14	49.44 ac	27.43 ac		
10. PC-3: L/S - Comm. Prop.	7,216.06	11.23 ac	642.57 ac		
L/S - Residential	135,858.50	1,775	76.54		
LS / Drainage - Res.	51,927.78			669	77.62
	195,002.34				
11. Tract 4174	3,040.02	9	337.78		
12. Carlsberg - Residential	260,597.84	536	486.19		
Com. / Ind.	12,946.56	73.56 ac	176.00		
Institutional	6,085.52	3.84 ac	1,584.77		
	279,629.92				
13. Unassigned					
14. Tract 5201 (Wilshire)	1,432.00	10	143.20		
15. Tract 4928 (Toll): Res.	111,916.08	216	345.42		
16. T 5161	8,868.88	59	150.32		
17. Unassigned					
18. T 5307	21,957.25	25	878.29		
19. T 5264 (M&M)	13,216.41	6	2,107.88		
Backup			7,678.19		
21. T 5133 (Shea)	28,664.79	77	372.27		
Total	1,224,781.33				

EXHIBIT 2

Exhibit 2

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[File: adfunds]

5/29/2007

Landscape / Lighting
Assessment Districts
Fund Activity: FY 07/08
As of 5/29/07

Fund	Description	Beginning Balance	Rev. Code	Levy Amount	Transfers In Rev #3720	Interest	Total Revenue	Exp. Code	FY 07/08 Projected Expenses	Total Available Less Expenses	Less Reserve	Ending Balance
2300	Lighting	(41,915)	3100	241,765	41,915		283,680	8901	302,000	(60,235)	0	(60,235)
	Improvements	0							0	0	0	0
	Landscaping	(271,182)	3102	177,215	271,182	0	448,397	7901 & 7902	376,974	(199,759)	0	(199,759)
2300		(313,097)	3102	418,980	313,097	0	732,077		678,974	(259,994)	0	(259,994)
2301	Dist 1: T-2851	26,973	3102	6,112	<	921	7,033	7901	7,849	26,157	(26,157)	0
2302	Dist 2: L/S [T2865]	132,717	3102	72,789		5,760	78,549	7901	79,337	131,929	(131,929)	0
	Dist 2: Drains	9,360	3103	1,050			1,050	8902	428	9,982	(9,982)	0
2302		142,077	3102	73,839	0	5,760	79,599		79,765	141,911	(141,911)	0
2303	Dist 3: T-3032	2,417	3102	3,079		230	3,309	7901	3,400	2,326	(2,326)	0
2304	Dist 4: T-3274	3,002	3102	6,383		230	6,613	7901	8,899	716	(716)	0
2305	Dist 5: L/S [T3019 & 3525]	(25,190)	3102	23,340	25,190		48,530	7901	41,294	(17,954)	0	(17,954)
	Dist 5: Drains	1,868	3103	500			500	8902	428	1,940	(1,940)	0
2305		(23,322)	3102	23,840	25,190	0	49,030		41,722	(16,014)	(1,940)	(17,954)
2306	Dist 6: T-3306	648	3102	924		30	954	7901	1,750	(148)	0	(148)
2307	Dist 7: NE LA & Gabbert	(2,222)	3102	11,298	2,222		13,520	7901	16,147	(4,849)	0	(4,849)
2308	Dist 8: Buffer	4,931	3102	15,243		691	15,934	7901	33,685	(12,820)	0	(12,820)
2309	Dist 9: Concor	(430)	3102	1,356	430	7	1,793	7901	2,050	(687)	0	(687)
2310	Dist 10: PC-3: L/S	(33,907)	3102	194,280	33,907	1,612	229,799	7901	247,727	(51,835)	0	(51,835)
	Dist 10: Drains	31,926	3103		<		725	8902	5,134	27,517	(27,517)	0
2310		(1,981)	3102	195,005	33,907	1,612	230,524		252,861	(24,318)	(27,517)	(51,835)
2311	Dist 11: T 4174	6,764	3102	3,040		230	3,270	7901	1,110	8,924	(8,924)	0
2312	Dist 12: Carlsberg	500,689	3102	20,644		18,432	298,076	7901	170,789	627,976	(627,976)	0
2313	Unassigned	0		0		0	0		0	0	0	0
	Sub-Total AD 84-2	346,449		1,038,743	374,846	28,143	1,441,732		1,299,001	489,180	(837,466)	(348,286)
2314	Dist 14: T-5201 [Wishire]	3,349	3102	1,432	<	70	1,502	7901	970	3,881	(3,881)	0
2315	Dist 15: T4928 [Toll]	1,744,801	3102	11,311	<	67,276	179,189	7901	113,778	1,810,211	(1,810,211)	0
2316	D-16: T-5161 [Cabrillo] L/S	45,751	3102	8,009	<	2,995	11,004	7901	8,200	48,556	(48,556)	0
	Dist 16: Drains	32,509	3103	860	<		860	8902	5,000	28,369	(28,369)	0
2316	Totals	78,260		8,869	0	2,995	11,864		13,200	76,925	(76,925)	0
2317	Unassigned	0		0		0	0		0	0	0	0
2318	D-18:T5307 [Walnut Acres] L	22,583	3102	16,343		1,152	17,495	7901	16,915	23,163	(23,163)	0
	Dist 18: Drains	6,698	3103	5,614			5,614	8902	5,000	7,312	(7,312)	0
2318		29,281		21,957	0	1,152	23,109		21,915	30,475	(30,475)	0
2319	Dist 19: M&M	23,575	3102	13,216		230	13,446	7901	13,216	23,805	(23,805)	0
2320	Dist 20: Lyon Track#5187	5,005	3102	8,969		230	20,737	7901	19,775	5,967	(5,967)	0
2321	Dist 21: Shea Track#5133	32,536	3102	28,665		230	28,895	7901	28,665	32,766	(32,766)	0
2322	Dist 22: Pardee Track#5045	4,411	3102	3,007		230	20,737	7901	19,775	5,373	(5,373)	0
2323	Dist 23: Suncal Track#5130	4,866	3102	0		230	2,300	7901	0	5,096	(5,096)	0
2324	Dist 24: Goldman Parkway	5,027	3102	0		0	0	7901	0	5,027	(5,027)	0
2325	Dist 25: Village @ Moorpark	5,000	3102	3,185		0	5,185	7901	5,000	5,185	(5,185)	0
	Total	2,282,560		1,224,795	374,846	100,786	1,746,626		1,535,295	2,493,891	(2,842,177)	(348,286)
	Est Transfer			1,224,781	14							Est Transfer
	FYE 6/30/07											FYE 6/30/08
	Levy Amount Less Than Assessment Amount											

Add expense to Budget per Mary & Ken

These #'s different than Jeanette's #s.

000135

Blue 100%

Landscape / Lighting
Assessment Districts
Fund Activity: FY07/08
Assessment / Levy Calculations

Fund	Description	A Beginning Balance	B FY 07/08 Projected Expenses	C Amount of Fund CAP [Est 3 Yr. Costs]	D	E Maximum Assessment Amount	F Levy Amount	Remarks
2300	Lighting	(41,915)				241,765	241,765	
	Improvements	0				0	0	
	Landscaping	(271,182)				177,215	177,215	
		(313,097)				418,980	418,980	
2301	Dist 1: T-2851	26,973	7,849	23,547		9,702	6,112 #	Levy = 63% of Assessment
2302	Dist 2: L/S [T2865]	132,717	79,337	238,011		72,789	72,789	
	Dist 2: Drains	9,360	428	10,000		1,050	1,050	
		142,077	79,765	248,011		73,839	73,839	
2303	Dist 3: T-3032	2,417	3,400	10,200		3,079	3,079	
2304	Dist 4: T-3274	3,002	8,899	26,697		6,383	6,383	
2305	Dist 5: L/S [T3019 & 3525]	(25,190)	41,294	123,882		23,340	23,340	
	Dist 5: Drains	1,868	428	10,000		500	500	
		(23,322)	41,722	133,882		23,840	23,840	
2306	Dist 6: T-3306	648	1,750	5,250		924	924	
2307	Dist 7: NE LA & Gabbert	(2,222)	16,147	48,441		11,298	11,298	
2308	Dist 8: Buffer	4,931	33,685	101,055		15,243	15,243	
2309	Dist 9: Condor	(430)	2,050	6,150		1,356	1,356	
2310	Dist 10: PC-3: L/S	(33,907)	247,727	743,181		194,280	194,280	
	Dist 10: Drains	31,926	5,134	15,402		7,252	7,252	Levy = 10% of Assessment
		(1,981)	252,861	758,583		201,532	195,005	
2311	Dist 11: T 4174	6,764	1,110	13,330		3,040	3,040	
2312	Dist 12: Carlsberg	500,689	170,789	512,367		279,644	279,644 #	
2313	Unassigned	0	0	0		0	0	Unassigned Fund #
	Sub-Total AD 84-2	346,449	620,027	1,887,513		1,048,859	1,038,743	
2314	Dist 14: T-5201 [Wishire]	3,349	970	3,880		1,432	1,432	
2315	Dist 15: T4928 [Toil]	1,744,801	113,778	341,334		559,563	111,913 #	Levy = 20% of Assessment
2316	D-16: T-5161 [Cabnillo] L/S	45,751	8,200	24,600		16,017	8,009 #	Levy = 50% of Assessment
	Dist 16: Drains	32,509	5,000	15,000		8,598	860 #	Levy = 10% of Assessment
		78,260	13,200	39,600		24,615	8,869	Unassigned Fund #
2317	Unassigned	0	0	0		0	0	
2318	D-18: T5307 [Walnut Acres]	22,583	16,915	50,745		16,343	16,343	
	Dist 18: Drains	6,698	5,000	15,000		5,614	5,614	
		29,281	21,915	65,745		21,957	21,957	
2319	Dist 19: M&M	23,575	13,216	39,649		13,216	13,216 #	
2320	Dist 20: Lyon Track#5187	5,005	19,775	59,325		20,507	20,507 #	
2321	Dist 21: Shea Track#5133	32,536	28,665	85,994		28,665	28,665 #	
2322	Dist 22: Pardee Track#50	4,411	19,775	59,325		20,507	20,507 #	
2323	Dist 23: SunCal	4,866	0	10,000 #		0	0	
2324	Dist 24: Goldman Parkwa	5,027	0	10,000 #		0	0	
2325	Dist 25: Village @ Moorpr	5,000	5,000	15,000		5,185	5,185 #	
		2,282,560	856,321			1,744,506	1,224,795	# = LEVY set by Administration action
								# = CAP set by administrative action (Higher than 300% of Annual Cost History)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA OF INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2007-08, PRELIMINARILY APPROVING ENGINEER'S REPORT, AND PROVIDING FOR NOTICE OF HEARING FOR THE CITY OF MOORPARK LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICTS

WHEREAS, by Resolution No. 2007-____, the City Council ordered the preparation of an Engineer's Report for the City's Landscaping and Lighting Maintenance Assessment Districts (the "Assessment Districts") for fiscal year 2007-08; and

WHEREAS, pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with 22565, *et. seq.*, of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution; and

WHEREAS, said Engineer's Report was filed with the City Clerk and the City Council has reviewed the Report and wishes to take certain actions relative to said Report and the levy of assessments recommended therein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Report for "Moorpark Landscaping and Lighting Maintenance Assessment Districts", for the fiscal year commencing on July 1, 2007 and ending on June 30, 2008, on file with the City Clerk, has been duly considered by the Moorpark City Council and is hereby deemed sufficient and approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under, and pursuant to, the foregoing resolution.

SECTION 2. It is the intention of this Council to levy and collect assessments within the Assessment Districts for fiscal year 2007-08. Within the Assessment Districts, the existing and proposed improvements, and any substantial changes proposed to be made to the existing improvements, are generally described as the installation, maintenance and servicing of public facilities, including but not limited to, street lights, public lighting facilities, landscaping, sprinkler systems, statuary, fountains, other ornamental structures and facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, fencing, entry monuments, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned, operated or maintained by the City of Moorpark. Installation means the construction of lighting and landscaping improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage and lights. Maintenance means the furnishing of

services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

SECTION 3. The Assessment Districts consists of the lots and parcels shown on the boundary map of the Assessment Districts on file with the City Clerk, and reference is hereby made to such map for further particulars.

SECTION 4. Reference is hereby made to the Engineer's Report for a full and detailed description of the improvements, the boundaries of the Assessment Districts, and the proposed assessments upon assessable lots and parcels of land within the Assessment Districts. The Engineer's Report identifies all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed.

SECTION 5. The fiscal year 2007-08 levy rates are not proposed to increase, with the exception of Zone 12, District 14, District 15, District 16, District 18, District 19 and District 21. The authorized maximum assessment rate for these Districts includes an annual adjustment by an amount equal to the annual change in the Los Angeles Area Consumer Price Index. As the amount of the annual increase in the Los Angeles Area Consumer Price Index from December 2005 to December 2006 is 3.286%, and an additional adjustment in the Los Angeles Area Consumer Price Index from December 2004 to December 2005 in the amount of .415% has occurred the authorized maximum levy rate for fiscal year 2007-08 is 3.701% above the maximum levy rate for fiscal year 2006-07. Including the authorized annual adjustment, the maximum authorized assessment rates for fiscal year 2007-08 are as follows:

District 12	\$486.19 per single family benefit unit \$176.00 per acre of commercial or industrial property \$1,584.77 per acre of institutional property
District 14	\$143.20 per single family benefit unit
District 15	\$1,726.99 per single family benefit unit
District 16	\$417.21 per single family benefit unit
District 18	\$878.29 per single family benefit unit
District 19	\$7,962.13 per acre of commercial or industrial property
District 21	\$427.61 per single family benefit unit

SECTION 6. Notice is hereby given that on June 20, 2007, at the hour of 7:00 o'clock p.m. in the Council Chambers, located at 799 Moorpark Avenue, Moorpark, California 93021, the Council will hold a public hearing to consider the ordering of the improvements and the levy of the proposed assessments.

SECTION 7. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to the City Clerk, City of Moorpark, 799 Moorpark Avenue, Moorpark, California 93021.

SECTION 8. The City Clerk shall cause a notice of the hearing to be given by publishing a copy of this resolution once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the City of Moorpark.

PASSED AND ADOPTED this 6th day of June 2007, by the following vote:

Patrick Hunter, Mayor

ATTEST:

City Clerk of the City of Moorpark