

PARADISE VALLEY MAINTENANCE AND MONITORING

DISTRICT ENGINEER'S REPORT
(Modified)

FISCAL YEAR 2021-2022

CONTENTS

1. Assessment
2. Method of Apportionment
3. Certifications
4. District Budget (Modified)
5. Assessments for Each Parcel (Modified)

ASSESSMENT

WHEREAS, on July 6, 2010, the City Council of City of Fairfield adopted Resolution 2010-188, approving and ordering the formation of the Paradise Valley Maintenance and Monitoring District (PVMMD), a Geologic Hazard Abatement District within the meaning of California Public Resources Code Division 17 (the "PVMMD"), and appointing itself as the board of directors of the PVMMD (the "PVMMD Board"). This formation was described in the Petition for Formation and in the PVMMD Plan of Control;

WHEREAS, in order to pay for the cost and expenses of maintaining and operating the improvements for the PVMMD as described in the Plan of Control, pursuant to Public Resources Code sections 26500 *et seq.*, it will be necessary to provide a reliable source of funding;

WHEREAS, Public Resources Code sections 26650 *et seq.* authorize, after a noticed public hearing, the levy and collection of an assessment upon specially benefited property within the PVMMD to pay for the maintenance and operation of PVMMD improvements. Article XIII (D) of the California Constitution imposes additional requirements for the levy and collection of said assessment;

WHEREAS, an Engineer's Report has been prepared by a registered professional engineer, certified in the State of California, in compliance with Public Resources Code section 26651 (a) and section 4(b) of Article XIII(D) of the California Constitution. The Engineer's Report sets forth the purpose of the PVMMD, the estimated budget, the total assessment, the proposed estimate to be levied against each parcel within such territory, and a description of the method used in formulating the estimated assessments; and

WHEREAS, on October 5, 2010, the council of the City of Fairfield, California, acting as the PVMMD Board, adopted Resolution 2010-274 approving the assessments against those parcels in the PVMMD as identified on the boundary map, which are specially benefitted by the PVMMD;

WHEREAS, said resolution provided for the levy and collection of assessments and reference is hereby made to the Engineer's Report on file in the office of the city engineer in the City of Fairfield for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the order of the council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said district.

The amount to be paid for the maintenance of said improvements, and the expenses incidental thereto, are as shown in section 4 of this report.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said maintenance and monitoring district and also the lines and dimensions of each lot or parcel of land within said maintenance assessment district as the same existed at the time of the passage of said resolution, each of which lots or parcels having been given a separate number upon said diagram.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said maintenance assessment district by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within said maintenance assessment district in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the assessor's maps of the County of Solano for the fiscal year 2021-2022 and includes all of such parcel excepting those portions thereof within existing public roads or right-of-way to be acquired in these proceedings for public road purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the county recorder of said County.

Dated: July 20, 2021

Ryan Panganiban
District Engineer
R.C.E. No. 74795
Expires 12/31/21

METHOD OF APPORTIONMENT OF ASSESSMENT

The assessments are apportioned on an equal basis to each of the single-family residential lots and an equal basis to each of the medium-density residential lots within the Paradise Valley Areas “I”, “K”, and “L” subdivisions.

PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT

ENGINEER'S REPORT CERTIFICATIONS
FISCAL YEAR 2021-2022

The undersigned respectfully submits the enclosed report as directed by the PVMMD

Board. Dated: July 20, 2021

Ryan Panganiban
District Engineer
R.C.E. No. 74745
Expires 12/31/21

I, the Board clerk of the Paradise Valley Maintenance and Monitoring District, hereby certify that the Engineer's Report, together with assessment roll and assessment diagram thereto attached, was filed with me on July 20, 2021.

PVMMD Board Clerk

I, the Board clerk of the Paradise Valley Maintenance and Monitoring District, hereby certify that the Engineer's Report, together with assessment roll and assessment diagram thereto attached, was approved and confirmed by the PVMMD Board on July 20, 2021.

PVMMD Board Clerk

I, the Board clerk of the Paradise Valley Maintenance and Monitoring District, hereby certify that the enclosed assessment roll and assessment diagram were filed with the county auditor of the County of Solano, California, on August 10, 2021.

PVMMD Board Clerk

FUND 090 - PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT (PVMMMD)
FY2021-22 REQUESTED BUDGET (MODIFIED WITH REDUCED RATES)

| REVENUES |
|--------------------------------------|
| 6106 - SPECIAL ASSESSMENTS |
| 6401 - INT INC ON POOLED INVESTMENTS |
| 090-99-000 REVENUE |
| TOTAL REVENUES |

| FY19-20 ACTUALS |
|-----------------|
| 187,742 |
| 27,528 |
| 215,270 |
| 215,270 |

| FY20-21 ACTUALS* | FY20-21 PROJ** |
|------------------|----------------|
| 208,408 | 212,071 |
| 17,000 | 17,000 |
| 225,408 | 229,071 |
| 225,408 | 229,071 |

| FY21-22 REQ'D |
|----------------|
| 161,552 |
| 14,800 |
| 176,352 |
| 176,352 |

| VARIANCE |
|-----------------|
| (50,519) |
| (2,200) |
| (52,719) |
| (52,719) |

| EXPENSES |
|-------------------------------------|
| 8123 - SALARIES AND BENEFITS CHARGE |
| 8404 - WEED ABATEMENT |
| 8409 - DITCH CLEANING |
| 8441 - OTHER CONTRACTUAL SERVICES |
| 8442 - OPEN SPACE MAINTENANCE |
| 8445 - MAINTENANCE ROADS & DRAINS |
| 8449 - REPAIRS/REPLACEMENT |
| 8539 - OTHER-DRAINAGE MAINTENANCE |
| 8901 - ADMIN/MGMT FEES |
| 8902 - LEGAL FEES |
| 9003 - ADVERTISING |
| 090-68-001 EXPENSES |
| 9038 - COUNTY ADMIN EXPENSES |
| 090-99-000 EXPENSES |
| TOTAL EXPENSES |

| FY19-20 ACTUALS |
|-----------------|
| - |
| 25,840 |
| - |
| - |
| - |
| - |
| - |
| - |
| - |
| - |
| - |
| 25,840 |
| 2,028 |
| 2,028 |
| 27,868 |

| FY20-21 ACTUALS* | FY20-21 PROJ** |
|------------------|----------------|
| - | - |
| - | 25,000 |
| - | - |
| 45,171 | 70,014 |
| - | - |
| - | - |
| - | - |
| - | - |
| 17,157 | 21,052 |
| 1,880 | 3,000 |
| 174 | 300 |
| 64,381 | 119,366 |
| 2,121 | 2,121 |
| 2,121 | 2,121 |
| 66,502 | 121,487 |

| FY21-22 REQ'D |
|----------------|
| - |
| 25,000 |
| 12,000 |
| 85,880 |
| - |
| 21,000 |
| - |
| 51,000 |
| 22,022 |
| 3,000 |
| 300 |
| 220,202 |
| 2,121 |
| 2,121 |
| 222,323 |

| VARIANCE |
|----------------|
| - |
| - |
| 12,000 |
| 15,866 |
| - |
| 21,000 |
| - |
| 51,000 |
| 970 |
| - |
| - |
| 100,836 |
| (0) |
| - |
| (0) |
| 100,836 |

| BEGINNING UNRESTRICTED CASH BALANCE |
|---|
| Add: Beginning accrued Interest |
| Less: Ending Accrued Interest |
| Less: Beginning AP |
| Add: Ending AP |
| NET SURPLUS/DEFICIT |
| ENDING UNRESTRICTED CASH BALANCE |

| |
|------------------|
| 1,203,582 |
| 5,976 |
| (5,767) |
| - |
| 23,053 |
| 187,402 |
| 1,414,246 |

| | |
|------------------|------------------|
| 1,414,246 | 1,414,246 |
| 5,767 | 5,767 |
| (2,950) | (2,950) |
| (23,053) | (23,053) |
| - | - |
| 158,906 | 107,584 |
| 1,552,916 | 1,501,594 |

| |
|------------------|
| 1,501,594 |
| 2,950 |
| (2,960) |
| - |
| - |
| (45,971) |
| 1,455,614 |

*FY20-21 Actuals as of 6/7/2021, including invoices that are approved but not yet processed
**FY20-21 Projections as of 6/7/2021

PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT
FISCAL YEAR 2021-22 ASSESSMENTS (MODIFIED WITH REDUCED RATES)

| <u>BOOK</u> | <u>PAGE</u> | <u>PARCEL</u> | <u>AMOUNT</u> |
|--------------------|--------------------|----------------------|----------------------|
| 167 | 80 | 5 | \$ - |
| 167 | 80 | 17 | \$ - |
| 167 | 80 | 21 | \$ - |
| 167 | 80 | 22 | \$ - |
| 167 | 841 | 1 | \$ 878.00 |
| 167 | 841 | 2 | \$ 878.00 |
| 167 | 841 | 3 | \$ 878.00 |
| 167 | 841 | 4 | \$ 878.00 |
| 167 | 841 | 5 | \$ 878.00 |
| 167 | 841 | 6 | \$ 878.00 |
| 167 | 841 | 7 | \$ 878.00 |
| 167 | 841 | 8 | \$ 878.00 |
| 167 | 841 | 9 | \$ 878.00 |
| 167 | 841 | 10 | \$ 878.00 |
| 167 | 841 | 11 | \$ 878.00 |
| 167 | 841 | 12 | \$ 878.00 |
| 167 | 841 | 13 | \$ 878.00 |
| 167 | 841 | 14 | \$ 878.00 |
| 167 | 841 | 15 | \$ 878.00 |
| 167 | 841 | 16 | \$ - |
| 167 | 841 | 17 | \$ 878.00 |
| 167 | 841 | 18 | \$ 878.00 |
| 167 | 841 | 19 | \$ 878.00 |
| 167 | 841 | 20 | \$ 878.00 |
| 167 | 841 | 21 | \$ 878.00 |
| 167 | 841 | 22 | \$ 878.00 |
| 167 | 842 | 1 | \$ 878.00 |
| 167 | 842 | 2 | \$ 878.00 |
| 167 | 842 | 3 | \$ 878.00 |
| 167 | 842 | 4 | \$ 878.00 |
| 167 | 842 | 5 | \$ 878.00 |
| 167 | 842 | 6 | \$ 878.00 |
| 167 | 842 | 7 | \$ 878.00 |
| 167 | 842 | 8 | \$ 878.00 |
| 167 | 842 | 9 | \$ 878.00 |
| 167 | 842 | 10 | \$ 878.00 |
| 167 | 842 | 11 | \$ 878.00 |
| 167 | 842 | 12 | \$ 878.00 |
| 167 | 843 | 1 | \$ 878.00 |
| 167 | 843 | 2 | \$ 878.00 |
| 167 | 843 | 3 | \$ 878.00 |
| 167 | 843 | 4 | \$ 878.00 |
| 167 | 843 | 5 | \$ 878.00 |
| 167 | 843 | 6 | \$ 878.00 |

PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT
FISCAL YEAR 2021-22 ASSESSMENTS (MODIFIED WITH REDUCED RATES)

| <u>BOOK</u> | <u>PAGE</u> | <u>PARCEL</u> | <u>AMOUNT</u> |
|--------------------|--------------------|----------------------|----------------------|
| 167 | 843 | 7 | \$ 878.00 |
| 167 | 843 | 8 | \$ 878.00 |
| 167 | 843 | 9 | \$ 878.00 |
| 167 | 843 | 10 | \$ 878.00 |
| 167 | 843 | 11 | \$ 878.00 |
| 167 | 843 | 12 | \$ 878.00 |
| 167 | 851 | 1 | \$ 878.00 |
| 167 | 851 | 2 | \$ 878.00 |
| 167 | 851 | 3 | \$ 878.00 |
| 167 | 851 | 4 | \$ 878.00 |
| 167 | 851 | 5 | \$ 878.00 |
| 167 | 851 | 6 | \$ 878.00 |
| 167 | 851 | 7 | \$ 878.00 |
| 167 | 851 | 8 | \$ 878.00 |
| 167 | 851 | 9 | \$ 878.00 |
| 167 | 852 | 1 | \$ 878.00 |
| 167 | 852 | 2 | \$ 878.00 |
| 167 | 852 | 3 | \$ 878.00 |
| 167 | 852 | 4 | \$ 878.00 |
| 167 | 852 | 5 | \$ 878.00 |
| 167 | 852 | 6 | \$ 878.00 |
| 167 | 852 | 7 | \$ 878.00 |
| 167 | 852 | 8 | \$ 878.00 |
| 167 | 852 | 9 | \$ 878.00 |
| 167 | 852 | 10 | \$ 878.00 |
| 167 | 852 | 11 | \$ 878.00 |
| 167 | 852 | 12 | \$ 878.00 |
| 167 | 852 | 13 | \$ 878.00 |
| 167 | 852 | 14 | \$ 878.00 |
| 167 | 852 | 15 | \$ 878.00 |
| 167 | 852 | 16 | \$ 878.00 |
| 167 | 852 | 17 | \$ 878.00 |
| 167 | 852 | 18 | \$ 878.00 |
| 167 | 852 | 19 | \$ 878.00 |
| 167 | 852 | 20 | \$ 878.00 |
| 167 | 852 | 21 | \$ 878.00 |
| 167 | 852 | 22 | \$ 878.00 |
| 167 | 852 | 23 | \$ 878.00 |
| 167 | 852 | 24 | \$ 878.00 |
| 167 | 852 | 25 | \$ 878.00 |
| 167 | 852 | 26 | \$ 878.00 |
| 167 | 853 | 1 | \$ 878.00 |
| 167 | 853 | 2 | \$ 878.00 |
| 167 | 853 | 3 | \$ 878.00 |

PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT
FISCAL YEAR 2021-22 ASSESSMENTS (MODIFIED WITH REDUCED RATES)

| <u>BOOK</u> | <u>PAGE</u> | <u>PARCEL</u> | <u>AMOUNT</u> |
|-------------|-------------|---------------|---------------|
| 167 | 853 | 4 | \$ 878.00 |
| 167 | 853 | 5 | \$ 878.00 |
| 167 | 854 | 1 | \$ 878.00 |
| 167 | 854 | 2 | \$ 878.00 |
| 167 | 855 | 1 | \$ 878.00 |
| 167 | 855 | 2 | \$ 878.00 |
| 167 | 855 | 3 | \$ 878.00 |
| 167 | 855 | 4 | \$ 878.00 |
| 167 | 855 | 5 | \$ 878.00 |
| 167 | 855 | 6 | \$ 878.00 |
| 167 | 855 | 7 | \$ 878.00 |
| 167 | 856 | 1 | \$ 878.00 |
| 167 | 856 | 2 | \$ 878.00 |
| 167 | 856 | 3 | \$ 878.00 |
| 167 | 856 | 4 | \$ 878.00 |
| 167 | 856 | 5 | \$ 878.00 |
| 167 | 856 | 6 | \$ 878.00 |
| 167 | 856 | 7 | \$ 878.00 |
| 167 | 856 | 8 | \$ - |
| 167 | 861 | 1 | \$ 878.00 |
| 167 | 861 | 2 | \$ 878.00 |
| 167 | 861 | 3 | \$ 878.00 |
| 167 | 861 | 4 | \$ 878.00 |
| 167 | 861 | 5 | \$ 878.00 |
| 167 | 861 | 6 | \$ - |
| 167 | 861 | 7 | \$ 878.00 |
| 167 | 861 | 8 | \$ 878.00 |
| 167 | 861 | 9 | \$ 878.00 |
| 167 | 861 | 10 | \$ 878.00 |
| 167 | 861 | 11 | \$ 878.00 |
| 167 | 861 | 12 | \$ 878.00 |
| 167 | 861 | 13 | \$ 878.00 |
| 167 | 861 | 14 | \$ 878.00 |
| 167 | 861 | 15 | \$ 878.00 |
| 167 | 861 | 16 | \$ 878.00 |
| 167 | 861 | 17 | \$ 878.00 |
| 167 | 861 | 18 | \$ 878.00 |
| 167 | 861 | 19 | \$ 878.00 |
| 167 | 861 | 20 | \$ 878.00 |
| 167 | 861 | 21 | \$ 878.00 |
| 167 | 861 | 22 | \$ 878.00 |
| 167 | 861 | 23 | \$ 878.00 |
| 167 | 861 | 24 | \$ 878.00 |
| 167 | 861 | 25 | \$ 878.00 |

PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT
FISCAL YEAR 2021-22 ASSESSMENTS (MODIFIED WITH REDUCED RATES)

| <u>BOOK</u> | <u>PAGE</u> | <u>PARCEL</u> | <u>AMOUNT</u> |
|-------------|-------------|---------------|---------------|
| 167 | 861 | 26 | \$ 878.00 |
| 167 | 862 | 1 | \$ 878.00 |
| 167 | 862 | 2 | \$ 878.00 |
| 167 | 862 | 3 | \$ 878.00 |
| 167 | 862 | 4 | \$ 878.00 |
| 167 | 862 | 5 | \$ 878.00 |
| 167 | 862 | 6 | \$ 878.00 |
| 167 | 862 | 7 | \$ 878.00 |
| 167 | 862 | 8 | \$ 878.00 |
| 167 | 862 | 9 | \$ 878.00 |
| 167 | 862 | 10 | \$ 878.00 |
| 167 | 862 | 11 | \$ 878.00 |
| 167 | 862 | 12 | \$ 878.00 |
| 167 | 862 | 13 | \$ 878.00 |
| 167 | 862 | 14 | \$ 878.00 |
| 167 | 862 | 15 | \$ 878.00 |
| 167 | 863 | 1 | \$ 878.00 |
| 167 | 863 | 2 | \$ 878.00 |
| 167 | 863 | 3 | \$ 878.00 |
| 167 | 863 | 4 | \$ 878.00 |
| 167 | 863 | 5 | \$ 878.00 |
| 167 | 864 | 1 | \$ 878.00 |
| 167 | 864 | 2 | \$ 878.00 |
| 167 | 864 | 3 | \$ - |
| 167 | 864 | 4 | \$ 878.00 |
| 167 | 864 | 5 | \$ 878.00 |
| 167 | 951 | 1 | \$ 439.00 |
| 167 | 951 | 2 | \$ 439.00 |
| 167 | 951 | 3 | \$ 439.00 |
| 167 | 951 | 4 | \$ - |
| 167 | 951 | 5 | \$ 439.00 |
| 167 | 951 | 6 | \$ 439.00 |
| 167 | 951 | 7 | \$ 439.00 |
| 167 | 951 | 8 | \$ 439.00 |
| 167 | 951 | 9 | \$ 439.00 |
| 167 | 951 | 10 | \$ 439.00 |
| 167 | 951 | 11 | \$ 439.00 |
| 167 | 951 | 12 | \$ 439.00 |
| 167 | 951 | 13 | \$ 439.00 |
| 167 | 951 | 14 | \$ 439.00 |
| 167 | 951 | 15 | \$ 439.00 |
| 167 | 951 | 16 | \$ 439.00 |
| 167 | 951 | 17 | \$ - |
| 167 | 951 | 18 | \$ - |

PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT
FISCAL YEAR 2021-22 ASSESSMENTS (MODIFIED WITH REDUCED RATES)

| <u>BOOK</u> | <u>PAGE</u> | <u>PARCEL</u> | <u>AMOUNT</u> |
|--------------------|--------------------|----------------------|----------------------|
| 167 | 951 | 19 | \$ 439.00 |
| 167 | 951 | 20 | \$ 439.00 |
| 167 | 951 | 21 | \$ 439.00 |
| 167 | 951 | 22 | \$ 439.00 |
| 167 | 951 | 23 | \$ 439.00 |
| 167 | 951 | 24 | \$ - |
| 167 | 951 | 25 | \$ 439.00 |
| 167 | 951 | 26 | \$ 439.00 |
| 167 | 951 | 27 | \$ 439.00 |
| 167 | 951 | 28 | \$ 439.00 |
| 167 | 951 | 29 | \$ 439.00 |
| 167 | 951 | 30 | \$ 439.00 |
| 167 | 951 | 31 | \$ 439.00 |
| 167 | 951 | 32 | \$ 439.00 |
| 167 | 951 | 33 | \$ 439.00 |
| 167 | 951 | 34 | \$ 439.00 |
| 167 | 951 | 35 | \$ 439.00 |
| 167 | 951 | 36 | \$ 439.00 |
| 167 | 951 | 37 | \$ 439.00 |
| 167 | 951 | 38 | \$ 439.00 |
| 167 | 951 | 39 | \$ 439.00 |
| 167 | 951 | 40 | \$ 439.00 |
| 167 | 951 | 41 | \$ 439.00 |
| 167 | 951 | 42 | \$ 439.00 |
| 167 | 951 | 43 | \$ 439.00 |
| 167 | 951 | 44 | \$ 439.00 |
| 167 | 951 | 45 | \$ 439.00 |
| 167 | 951 | 46 | \$ 439.00 |
| 167 | 951 | 47 | \$ 439.00 |
| 167 | 951 | 48 | \$ 439.00 |
| 167 | 951 | 49 | \$ - |
| 167 | 951 | 50 | \$ 439.00 |
| 167 | 951 | 51 | \$ 439.00 |
| 167 | 951 | 52 | \$ 439.00 |
| 167 | 951 | 53 | \$ 439.00 |
| 167 | 951 | 54 | \$ - |
| 167 | 951 | 55 | \$ - |
| 167 | 951 | 56 | \$ - |
| 167 | 951 | 57 | \$ - |
| 167 | 952 | 1 | \$ 439.00 |
| 167 | 952 | 2 | \$ 439.00 |
| 167 | 952 | 3 | \$ 439.00 |
| 167 | 952 | 4 | \$ 439.00 |
| 167 | 952 | 5 | \$ 439.00 |

PARADISE VALLEY MAINTENANCE AND MONITORING DISTRICT
FISCAL YEAR 2021-22 ASSESSMENTS (MODIFIED WITH REDUCED RATES)

| <u>BOOK</u> | <u>PAGE</u> | <u>PARCEL</u> | <u>AMOUNT</u> |
|------------------------------------|--------------------|----------------------|----------------------|
| 167 | 952 | 6 | \$ 439.00 |
| 167 | 952 | 7 | \$ 439.00 |
| 167 | 952 | 8 | \$ 439.00 |
| 167 | 952 | 9 | \$ 439.00 |
| 167 | 952 | 10 | \$ 439.00 |
| 167 | 952 | 11 | \$ - |
| 167 | 952 | 12 | \$ 439.00 |
| 167 | 952 | 13 | \$ 439.00 |
| 167 | 952 | 14 | \$ 439.00 |
| 167 | 952 | 15 | \$ 439.00 |
| 167 | 952 | 16 | \$ 439.00 |
| 167 | 952 | 17 | \$ 439.00 |
| 167 | 952 | 18 | \$ 439.00 |
| 167 | 952 | 19 | \$ 439.00 |
| 167 | 952 | 20 | \$ 439.00 |
| 167 | 952 | 21 | \$ 439.00 |
| TOTAL FY2021-22 ASSESSMENTS | | | \$161,552.00 |