RESOLUTION NO. 16-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, GENERALLY DESCRIBING ANY PROPOSED IMPROVEMENTS OR SUBSTANTIAL CHANGES IN EXISTING IMPROVEMENTS AND ORDERING THE PUBLIC WORKS MANAGER TO PREPARE AND FILE A REPORT FOR LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

WHEREAS, the City Council of the City of Lancaster has previously approved the formation of Lancaster Drainage Benefit Assessment District (hereinafter referred to as "the District") for the continued maintenance, operation, and servicing of the drainage improvements within the District; and

WHEREAS, on November 5, 1996, the California electorate approved Proposition 218, the self-titled "Right to Vote on Taxes Act" (hereinafter referred to as "the Proposition") and

WHEREAS, said Proposition sets forth procedures that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedures require the City Council to identify all parcels which will have a special benefit conferred upon them, including property owned by federal, state or local governmental agencies; determine the "proportionate special benefit" to each property in relationship to the entirety of cost of acquiring or constructing an improvement or of "maintaining and operating" such an improvement; order assessment of special benefits only; order the mailing of ballots to each property owner and tabulate ballots at the Public Hearing.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Council of the City of Lancaster proposes to establish an assessment for drainage maintenance and improvement purposes to be levied against properties in Lancaster Drainage Benefit Assessment District pursuant to the provisions of the Benefit Assessment Act of 1982 being Chapter 6.1 of Part 1 of Division 2 of the California Government Code (hereinafter referred to as "the Act") and the Proposition.

Section 2. Generally, the proposed improvements are maintenance, servicing, and installation of drainage improvements within the District.

Section 3. The Public Works Manager is hereby ordered to prepare and file a report in accordance with said Act and the Proposition.

Section 4. The amounts to be assessed for the expenses of the continued maintenance, servicing, operating, and installation of the drainage improvements shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected and shall be disbursed and expended for maintenance, operation, and service of the District, all as described in the Engineer's Report and Section 2 above.

PASSED, APPROVED, and ADOPTED this 24th day of May, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 16-21, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

_____

RESOLUTION NO. 16-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, FIXING TIME AND PLACE FOR PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

WHEREAS, the City Council has by its Resolution No. 16-21, generally described any proposed new improvements and substantial changes in the existing improvements, and ordered the Public Works Manager to prepare a report relative to Lancaster Drainage Benefit Assessment District (hereinafter referred to as the "District"); and

WHEREAS, the Public Works Manager has prepared said Engineer's Report and filed the same with the City Clerk and said City Clerk has presented said Engineer's Report to this City Council for consideration; and

WHEREAS, the Public Works Manager has prepared a diagram showing the boundaries of the District, and said diagram has been filed with the City Clerk, and the City Clerk has presented said diagram to this City Council for consideration; and

WHEREAS, the Engineer's Report and the diagram have been filed with the City Clerk and are open to the public for inspection and may be referred to for all details regarding the improvements, the boundary of the District, the assessments, total costs, and a description of the parcels to be assessed; and

WHEREAS, the City Council may determine, after public notice and hearing, an annual assessment on each parcel of real property within the District.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. Said Engineer's Report be, and the same is hereby preliminarily approved including the recommendations made thereon, the City Clerk is hereby directed to endorse the fact and date of such approval on said Engineer's Report and to file said Engineer's Report in the office of said City Clerk.

Section 2. Said diagram be and the same is hereby approved, the City Clerk is hereby directed to endorse the fact and date of such approval on said diagram and to file said diagram in the office of the City Clerk.

Section 3. June 14, 2016, at 5:00 p.m. in the Council Chambers, 44933 Fern Avenue, Lancaster, California, is hereby fixed as the date, time and place for the public hearing on the levy and collection of the proposed assessment.

Section 4. The City Clerk shall cause notice of the filing of said assessment and the setting of the time, date and place for the hearing on the proposed assessment to be published pursuant to Section 6066 of the Government Code and posted in at least three public places within the jurisdiction of the City.

PASSED, APPROVED, and ADOPTED this 24th day of May, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

BRITT AVRIT, CMC
City Clerk
City of Lancaster

APPROVED:

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 16-22, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

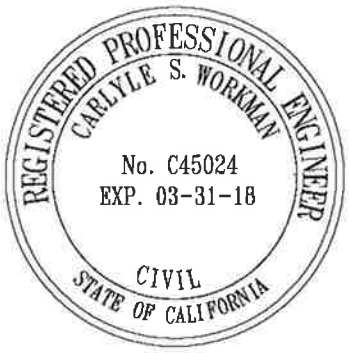
_____

ENGINEER'S REPORT

REGARDING LEVYING OF AN ASSESSMENT FOR

LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

FOR DRAINAGE MAINTENANCE PURPOSES PURSUANT TO
PROVISIONS OF THE BENEFIT ASSESSMENT ACT OF 1982
(CHAPTER 6.1, PART 1, DIVISION 2,
GOVERNMENT CODE, STATE OF CALIFORNIA)
AND
ARTICLE XIIID OF THE CALIFORNIA CONSTITUTION



Prepared by:

PUBLIC WORKS MANAGER
CARLYLE S. WORKMAN, P.E. C45024

City of Lancaster
44933 Fern Avenue
Lancaster, California 93534

Approved this ____ day of _____, 20____

ATTEST

_____

BRITT AVRIT, CMC, City Clerk
City of Lancaster

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

CONTENTS:

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

PURPOSE

This report is being prepared to determine the annual assessment for the properties within the boundaries of the Lancaster Drainage Benefit Assessment District for Fiscal Year 2016-2017. By State Law, the local jurisdiction may, after notice and public hearing, adopt a resolution determining and proposing for adoption an annual assessment to be levied and collected on each parcel within the District.

OVERVIEW

The City Council previously formed the Lancaster Drainage Benefit Assessment District and approved each annexation. The first year's assessment was paid by the developers of the properties that were annexed.

Once the drainage improvements are constructed by the developer and accepted by City Council for maintenance, the developer's fees are used to maintain the improvements until the next annual assessment is levied and collected.

The Law requires that the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service. Also, the revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied. Service, as defined, includes the cost of maintaining any facility used to provide drainage service.

The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel, which will be derived from the provision of the service.

ORDINANCE NO. 739 COMPLIANCE

In compliance with Ordinance No. 739, all properties used exclusively for religious or charitable purposes have been exempted from the payment of Drainage Maintenance Assessments.

CAPITAL DRAINAGE IMPROVEMENTS ADDED TO THE DISTRICT

Project No.	Title
NONE	

IMPROVEMENTS

Drainage improvements including catch basins, pipes, retention/detention basins, channels, parkway drains, spillways, streets and gutters, etc., currently in the Lancaster Drainage Benefit Assessment District boundaries will be cleaned, cleared, de-weeded, pumped, repaired, improved or replaced on an as needed basis by City staff or contracted labor to include equipment as needed. Costs for tracking of assessments and new developments added to the District, administration and overhead expenses in support of the District, and an operating reserve are also included.

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FOR FISCAL YEAR 2016-2017

COST ESTIMATE

The District costs for maintenance and incidentals for Fiscal Year 2016-2017 include: contract labor services, registration, travel/per diem, publication and dues, vehicle operations, legal advertising, professional services, maintenance services, grounds maintenance, soil stabilization and weed control, drainage channel maintenance, street related materials, tool and equipment rental, electricity, capital outlay (equipment and machinery), transfer/city administration costs which includes salaries, benefits, equipment and overhead. The total cost to the District for Fiscal Year 2016-2017 is $1,747,540.00 and is proposed to be paid from the monies in the Drainage District Fund.

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RELATIVE TO
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DISTRICT FUND ACCOUNTING	EXPENSES	REVENUES	BALANCE
Fund Balance as of July 1, 2015			$1,191,689
FY 2015/2016 Revenues			
Assessments from Annexed Properties		$1,631,046	
Interest, Developers' Fees for New Annexations		$17,000	
Others Reimbursements		$0	
Projected Expenses through June 30, 2016	$(1,698,313)		
Capital Encumbrance FY 2015/2016	$(342,320)		
Projected Fund Balance as of July 1, 2016			$799,102
FY 2016/2017 Revenues			
Assessments from Annexed Properties		$1,692,818	
Interest, Developers' Fees for New Annexations		$10,000	
Budgeted Expenses FY 2016/2017			
Operating Expenses	$(1,747,540)		
Capital Improvements	$0		
Operating Reserve	$0		
Projected Fund Balance on July 1, 2017			$754,380
Total EDU's to be Assessed @ $50			20,267.65
Total EDU's to be assessed @ $65.66			10,347.78
Total EDU's to be assessed			30,615.43
Total PARCELS to be assessed			15,611

BASIS OF SPECIAL BENEFIT PROPORTIONING

The special benefit to properties in Lancaster Drainage Benefit Assessment District No. 1 is derived from the reduction of storm and nuisance waters in, through and around the properties in the District. The drainage facilities installed by developers for a given project are specifically for the benefit of the properties in the project. These facilities collect storm and nuisance waters and control the discharge to the street or other drainage facilities.

Collecting and controlling the discharge helps reduce the otherwise hazardous driving conditions, and public nuisance associated with flooding. The cleaning, maintaining, servicing or improving of the facilities whether they are catch basins or other inlets or outlets, pipes, boxes, gutters, channels, pumps or retention/detention basins, provide an ongoing special benefit to the properties in the area by allowing the facilities to be able to function as intended and to protect public and private properties from flood damage.

All developments that increase the rainfall runoff from their property, (such as when pavement or roof areas are constructed), are annexed into the District. The properties in the District are assessed based on their proportionate share of runoff as determined under Basis of Special Benefit Proportioning later in this report. The runoff that collects in the streets is directed to the catch basins, storm drains, channels and basins, carries with it debris, dirt, leaves, etc., which clog or fill the drainage facilities causing them to function at a reduced level, or not at all. When functioning at a reduced level, the driving hazards, public nuisance, and localized flooding damage mentioned above may occur.

Along with the cost of maintenance, the cost of improvements made in the District, such as installation of pumps, fences or walls, storm drains or replacement of facilities, are included in the assessment of the properties in the District.

The cleaning and maintaining or servicing of all drainage facilities are considered to provide a benefit to all properties. The determination of the amount of special benefit to a given property is based on the proportionate share of runoff from the property to the total runoff.

All lots or parcels within the District benefit from the service provided. As stated above, the assessment imposed should be proportionate to the benefit derived.

Within the District, the parcels vary in zoning and development from single family (6,000 square foot lots and greater) to multi-family, commercial and industrial developments. Each type of development has a different run-off factor.

It is proposed to levy the assessment on the basis of proportionate storm water run-off from each parcel. To determine the proportionate storm water run-off from each parcel, it is necessary to know the area of the parcel and its run-off factor. The run-off factor is a measure of the amount of water that will flow off a parcel compared to the amount of rainfall that falls on the parcel. It is expressed as a decimal. Land used for lawn, agriculture, and similar uses has a low run-off factor. Land which has been improved by

adding roofs and paving has a higher run-off factor. Run-off factors for land uses within the District are listed in Table A below

TABLE A

*ZONING	RUN-OFF FACTOR	EQUIVALENT DRAINAGE UNITS (EDU)
Residential		
R-6000 to < ½ acre	.23	1.0
1/2 acre and greater	.10	0.5
3-4 apartment units	.45	8.9
Greater than 4 apartment units rooming houses/mobile home parks schools, churches and other campus type development	.53	10.5
Commercial	.70	13.8
Industrial	.70	13.8

Vacant developed commercial and industrial property is considered 1 EDU for assessment purposes. Vacant developed means there are no onsite improvements; however, there are public improvements (streets). Once onsite development occurs, the property will be assessed at the rate for developed commercial or industrial property based on 13.8 EDU per acre.

*There may be development that due to the layout fit into one category better than another and such development will be determined by the Utility Services Manager.

The basic assessment unit is the proportionate run-off from the average single family residential parcel. The average single family parcel has an area of 0.22 acres (9,600 square feet) and a run-off factor of 0.23. The product of these numbers is defined as one unit:

One Unit = 0.22 acre X 0.23

This will apply equally to single family residences on lots less than 1/2 acre

Computation of Units for Each Parcel

To compute the assessment for any developed parcel, it is necessary to compute its units. The number of units is calculated as the product of the parcel area and its run-off factor, divided by the standard unit defined above.

$$\text{No. of Units} = \frac{\text{Area of parcel in acres X parcel run-off factor}}{\text{One Unit}}$$

$$= \frac{\text{Area of parcel in acres X parcel run-off factor}}{\text{0.22 Acre X 0.23}}$$

The Equivalent Drainage Units per Acre are shown in Table A.

NOTE: The area used in the calculations is the gross area less any area in the public right-of-way.

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
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DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's)

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
TR 43305 (89-16)	57		R-7000	1	57
TR 50500 (91-03)	56		R-10,000	1	56
TR 50101 (91-18)	66		R-7000	1	66
TR 49864-02(92-10)	163		R-7000	1	163
PM 20314 (89-4)	9	26 AC	C	13.8	358.8
PM 24141 (95-06)		46.725 AC	MHP	10.5	490.61
SPR 93-03 (94-17)	1	11.1 AC	C	13.8	153.18
TR 37538 (89-3)	61		A-2-2	.5	30.5
TR 44834 (87-5)	64		R-7000	1	64
TR 34000 (4)	37		R-7000	1	37
PM 15095 (85-1)	39	52.88 AC	CPD	13.8	729.74
PM 17118 (87-3)	17	19.85 AC	M-1 1/2 (developed	13.8	273.93
PM 17118 (87-3)	7		M-1 1/2 (undev)	1	7
TR 44132 (85-4)	4	22.63 AC	MDR	10.5	237.62
TR 43383 (89-2)	2	17.16 AC	HDR-2	10.5	180.2
TR 43627 (85-4)	2	15.78 AC	HDR/MDR	10.5	165.7
TR 25750 (1ABC)	20		R-7000	1	20
TR 39083 (1ABC)	35		R-7000	1	35
TR 43081 (5)	24		R-7000	1	24
TR 42942 (5)	41		R-7000	1	41
TR 44540 (87-1)	61		R-7000	1	61
TR 43000 (86-1)	1	5.25 AC	MDR	10.5	55.13
TR 43050 (3)	100		R-6000	1	100
TR 33824 (86-2)	92		R-7000	1	92
TR 47255 (89-7)	14		R-7000	1	14
TR 46156 (91-09)	7		R-6000	1	7
TR 32212 (3)	52		R-6000	1	52
TR 32217 (3)	73		R-6000	1	73
TR 42125 (3)	146		R-6000	1	146
TR 45874 (90-25)	51		R-6000	1	51
TR 46790 (89-11)	127		R-7000	1	127
TR 47133 (90-5)	75		R-7000	1	75
TR 31354 (89-1)	47		R-7000	1	47
TR 48978 (91-11)	5	29.96 AC	MPD(developed)	13.8	413.45
TR 48978 (91-11)	18		MPD(undev)	1	18

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's)
(continued)

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
TR 40308 (89-5)	115		R-7000	1	115
TR 44447 (DBA1)	5		R-7000	1	5
CUP 91-08 (92-03)	1	1.14 AC	C	13.8	15.73
PMT 92-721 (92-04)	1	.56 AC	C	13.8	7.73
TR 35304 (DBA1)	23		R-7000	1	23
TR 31824 (DBA1)	9		R-7000	1	9
TR 40526 (DBA1)	30		R-7000	1	30
TR 40527 (DBA1)	6		R-7000	1	6
TR 43504 (DBA1)	47		R-7000	1	47
TR 47202 (DBA1)	47		R-7000	1	47
TR 44863 (DBA1)	37		R-7000	1	37
TR 44905 (89-9)	28		R-7000	1	28
PM 22651 (92-02)	8	9.84 AC	CPD	13.8	135.79
TR 47394 (91-17)	8		SRR	.5	4
TR 43327 (86-2)	58		R-6000	1	58
TR 45318 (96-01)	76		R-6000	1	76
TR 44820 (96-01)	108		R-7000	1	108
TR 26897 (93-11)	1	2.88 AC	C	13.8	39.74
TR 27187 (87-2)	52		R-6000	1	52
TR 27349 (87-2)	52		R-6000	1	52
TR 47052 (87-2)	62		R-6000	1	62
TR 46088/PM 19553 (2)		65.75 AC	CPD	13.8	907.35
TR 46973 (89-15)	42		R-7000	1	42
TR 50099 (91-10)	60		R-7000	1	60
TR 50100 (91-19)	49		R-7000	1	49
TR 46155 (90-1)	46		R-7000	1	46
CUP 91-17 (92-13)	1	0.23 AC	RR-1	13.8	3.17
CUP 93-01 (93-18)	1	1.08 AC	H-I	13.8	14.9
PM 23359 (93-07)	2	1.64 AC	CPD	13.8	22.63
TR 47171 (90-7)	41		R-7000	1	41
TR 49864-03 (92-11)	134		R-7000	1	134
CUP 89-44 (94-02)	1	1.06 AC	CPD	13.8	14.63
TR 46899 (89-12)	43		R-6000	1	43
TR 50498 (91-01)	50		SRR-VM	1	50
TR 50499 (91-02)	55		SRR-VM	1	55

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
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DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's)
(continued)

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
CUP 93-04 (93-16)	1	1.3 AC	CPD	13.8	17.94
TR 47881 (89-12)	43		R-6000	1	43
SPR 94-01 (2)	2	23.88 AC	C	13.8	329.54
TR 50098 (90-26)	76		R-7000	1	76
TR 50117 (93-05)	1	2.26 AC	MDR-1	10.5	23.73
PM 22774 (93-04)	1		RR-1	0.5	0.5
CUP 94-04 (94-18)	1	2.24 AC	C	13.8	33.40
PMT 94-2111 (94-16)	1	0.24 AC	C	13.8	3.31
SPR 94-04 (95-19)		1.04 AC	C	13.8	14.35
TR 49864-01 (91-12)	43		R-7000	1	43
TR 44829 (96-02)	93		R-7000	1	93
TR 46090 (89-06)	110		R-6000	1	110
TR 46423 (89-06)	101		R-6000	1	101
TR 46424 (89-06)	103		R-6000	1	103
TR 50103 (91-16)	66		R-7000	1	66
TR 49917 (91-04)	14		SRR VM	1	14
TR 47846 (94-05)	16		R-7000	1	16
TR 47417 (90-9)	49		R-6000	1	49
TR 44812 (89-8)	99		R-7000	1	99
TR 48749 (91-20)	112		R-7000	1	112
TR 46127 (89-8)	86		R-7000	1	86
TR 45033 (92-01)	10		R-15,000	1	10
TR 44914 (94-08)	48		R-7000	1	48
TR 50102 (91-15)	48		R-7000	1	48
TR 45178 (96-12)	97		R-7000	1	97
TR 46969 (89-15)	70		SP 80-01	1	70
TR 46970 (89-15)	67		SP 80-01	1	67
TR 46971 (89-15)	66		SP 80-01	1	66
TR 46972 (89-15)	65		SP 80-01	1	65
TR 31351 (89-01)	50		R-10,000	1	50
TR 27099 (87-02)	58		R-6000	1	58
TR 48076 (90-06)	30		R-10,000	1	30
SPR 94-03 (95-18)		9.63 AC	H-I	13.8	132.89
TR 46926 (90-12)	89		R-10,000	1	89
TR 46978 (94-11)	57		UR-SP	1	57

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's)
(continued)

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
CUP 91-22 (95-03)		9.54 AC	HI	13.8	131.65
CUP 95-03 (95-20)		2.21 AC	C	13.8	30.50
TR 46612 (92-08)	56		R-7000	1	56
TR 46976 (94-10)	74		R-7000	1	74
TR 46595 (90-02)	60		R-10000	1	60
TR 46977 (89-15)	69		R-7000	1	69
SPR 96-07 (97-17)	1	6.97	C	13.8	96.19
CUP 94-01 (95-17)	1	1.46	C	13.8	20.15
CUP 94-02 (95-16)	2	2.84	C	13.8	39.19
PM 24515 (97-24)	3	1.48	C	13.8	20.42
PMT 94-2358 (95-07)	1		RR-1	1	1
SPR 95-04 (96-13)	1	0.31	C	13.8	4.28
SPR 97-01 (97-22)	1	0.43	C	13.8	5.93
SPR 97-02 (98-01)	1	2.2	C	13.8	30.36
PMT 94-139 (94-06)	1		RR-1	1	1
CUP 94-03 (96-07)	1	0.67	C	13.8	9.25
PMT 94-1757 (94-09)	1		RR-1	1	1
CUP 95-12 (97-12)	1	2.63	C	13.8	36.29
SPR 96-02 (97-16)	1	1.44	C	13.8	19.87
CUP 96-04 (97-21)	1	9.59	MDR	10.5	100.70
CUP 97-04 (98-06)	2	10.36	C	13.8	142.97
PMT 95-3966 (96-04)	1		RR-1	1	1
CUP 92-11 (96-05)	1	1.08	C	13.8	14.90
PMT 96-752 (96-10)	1		RR-1	1	1
PMT 97-0029 (98-04)	1	1.11	C	13.8	15.32
SPR 97-05 (98-03)	1	37.18	C	13.8	513.08
SPR 96-01 (97-02)	1	0.76	C	13.8	10.49
HI VALLEY (85-03)	1	8.06	MDR	10.5	84.63
TR 51841 (95-09	1	2.03	HI	13..8	28.01
TR 51841 (95-09)	25		HI	1	25
PMT 96-2364 (97-01)	1	0.49	C	13.8	6.76
CUP 98-06 (99-06)	1	1.51	CPD	13.8	20.84
TR 50105 (92-06)	59		R-7000	1	59
TR 48534-01 (93-12)	63		R-7000	1	63
PM 24898 (97-23)	2	0.69	C	13.8	9.52

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's)
(continued)

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
CUP 92-02 (94-15)	4	0.51	CPD	13.8	7.04
SPR 98-02 (98-07)	1	84.37	SP	13.8	1164.31
TR 52435 (97-19)	18		R-7000	1	18
TR 51562 (95-10)	17		HI	1	17
TR 51562 (95-10)	2	1.41	HI	13.8	19.46
TR 51836 (95-08)	43		HI	1	43
PMT 99-0407 (98-11)	1		R-7000	1	1
TR 45314 (99-07)	30		R-7000	1	30
TR 45315 (99-08)	45		R-7000	1	45
SPR 98-06 (98-19)	2	18.86	RC	13.8	260.27
CUP 96-06	1	4.23	R-7000	13.8	58.37
CUP 94-12 (00-04)	1	0.44	CPD	13.8	6.07
PMT 99-2125 (99-21)	1		RR2.5	1	1
SPR 99-02 (99-17)	1	0.89	HI	13.8	12.28
SPR 98-05 (99-15)	3	0.92	C	13.8	12.70
PMT 98-1312 (98-12)	1		R-7000	1	1
PMT 98-1437 (98-13)	1		RR1	1	1
PMT 98-1778 (98-15)	1	0.89	LI	13.8	12.28
SPR 98-03 (98-17)	1	1.79	LI	13.8	24.70
SPR 97-08 (98-21)	2	5	R-7000	10.5	52.50
CUP 97-08 (98-22)	1	2.24	CPD	13.8	30.91
PMT 98-2909 (99-01)	1		SRR	1	1
PMT 99-0071 (99-02)	1		RR1	1	1
SPR 98-12 (99-03)	1	3	C	13.8	41.40
SPR 98-01 (99-05)	1	6.82	R-10000	10.5	71.61
PMT 00-1330 (00-34)	1		RR 2.5	1	1
PMT 00-1179 (00-18)	1		RR 2.5	1	1
PMT 98-2757 (99-04)	1		RR 1	1	1
PMT 98-2229 (99-14)	1		SRR	1	1
PMT 00-0059(00-07)	1		SRR	1	1
PMT 97-1966 (00-05)	1		SRR	1	1
PMT 99-0672 (99-12)	1		SRR	1	1
PMT 00-0111 (00-09)	1	1.44	C	13.8	19.87
PMT 97-3094 (98-20)	1	0.37	CPD	13.8	5.11
SPR 98-11 (00-15)	1	1.84	CPD	13.8	25.39
SPR 98-10 (99-27)	1	3.75	LI	13.8	51.75
CUP 98-02 (99-16)	2	3.56	LI	13.8	49.13

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(continued)

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
SPR 95-05 (99-18)	1	1.02	LI	13.8	14.08
PMT 98-2856 (99-11)	8	1.52	CBD	13.8	20.96
SPR 99-01 (00-01)	1	0.89	HI	13.8	12.28
PMT 00-0859 (00-17)	1	0.38	CPD	13.8	5.24
SPR 99-08 (00-02)	2	1.84	CPD	13.8	25.39
PMT 98-2164 (99-13)	4	19.57	CPD	10.5	205.49
SPR 98-08 (00-36)	1	0.82	C	13.8	11.32
TR 49864-04 (92-12)	105		R-7000	1	105
TR 31533 (89-01)	60		R-10,000	1	60
TR 46258 (92-14)	79		R-7000	1	79
PM 25487 (00-06)	2		RR1	0.5	1
SPR 98-09 (00-08)	1	3.43	MDR	10.5	36.02
CUP 88-45 (00-22)	1	1.58	SRR	10.5	16.59
SPR 99-05 (00-21)	4	0.69	L1	13.8	9.52
SPR 00-05 (00-19)	1	1.69	CPD	13.8	23.32
PMT 00-1750 (00-25)	1		RR1	1	1
PMT 00-1131 (00-26)	1		SRR	1	1
SPR 00-01 (00-30)	3	1.16	CPD	13.8	16.01
SPR 00-08 (00-37)	1	2.22	CPD	13.8	30.64
CUP 00-04 (00-39)	1	3.04	C	13.8	41.95
SPR 99-10 (01-01)	2	0.79	C	13.8	10.90
PMT 01-0048 (01-03)	1		R-7000	1	1
PMT 01-0755 (01-04)	1		RR2.5	1	1
PMT 01-0364 (01-17)		1	L1	13.8	13.8
PMT 01-0839 (01-24)	1		RR1	1	1
ADM PM 26099 (01-23)	2	3.48		13.8	48.02
SPR 01-29 (01-29)	8	10	SP	13.8	138
PMT 00-1987 (00-27)	1		RR-1	1	1
PM 26008 (00-44)	1		RR-1	1	1
PM 25497 (01-20)	1		RR-1	1	1
PMT 01-1359 (01-14)	1		RR-2.5	1	1
PMT 02-00258 (02-01)	1		RR-1	1	1
CUP 00-02 (01-11)	2	2.41	SP	13.8	33.26
PMT 01-0992 (01-09)	1		SRR	1	1
PMT 00-0138 (00-11)	1		SRR	1	1
Tract 45311 (00-13)	60		R-7000	1	60
DR 01-46 (91-11)	1	2.62	SP 90-01	13.8	36.16

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(continued)

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
SPR 00-02 (00-28)	2	2.12	CPD	13.8	29.25
CUP 01-05 (01-22)	3	1.07	R-7000	13.8	14.77
PMT 02-00283 (02-02)	1	0.23	C	13.8	3.17
SPR 98-07 (91-11)	1	1.04	SP 90-01	13.8	14.35
SPR 00-04 (00-31)	1	1.89	H1	13.8	26.08
SPR 94-05 (99-24)	2	6.79	H1	13.8	93.70
PMT 01-0429 (01-06)	1	4.37	LI	13.8	60.31
SPR 01-02 (01-12)	1	1.02	LI	13.8	14.04
SPR 01-09 (01-18)	1	1.09	LI	13.8	15.04
PT 01-00988 (01-26)	1		R-7000	1	1
CUP 01-05 (01-19)	2	1.57	HI	13.8	21.67
SPR 99-03 (00-16)	1	0.56	LI	13.8	7.73
PM 26341 (01-30)	1	0.47	LI	13.8	6.49
PMT 02-02247 (02-32)	1		R-7000	1	1
PM 26485 (01-32)	1	1.89	CPD	13.8	26.08
PM 25756 (01-08)	10	36.42	CPD	13.8	502.59
PMT 01-00944 (01-27)	1		R-7000	1	1
PMT 01-01329 (01-28)	1		R-7000	1	1
PMT 01-01567 (01-31)	1		R-7000	1	1
TR 46045 (00-40)	9		R-7000	1	9
PMT 00-1190 (00-20)	1		R-7000	1	1
CUP 01-02 (02-40)	3	18.03	CPD	13.8	248.81
CUP 88-15 (89-04)	1	5.38	CPD	13.8	74.24
DR 00-84 (91-11)	1	1.1	SP 90-01	13.8	15.18
DR 02-36 (91-11)	1	2.19	SP 90-01	13.8	30.22
DR 02-46 (91-11)	1	0.44	SP 90-01	13.8	6.07
DR 02-59 (02-41)	2	2.72	SP 80-02	13.8	37.54
DR 02-93 & 01-66 (91-11)	1	12.89	SP 90-01	13.8	177.88
DR 03-14 (03-18)	2	2.72	SP 80-02	13.8	37.54
DR 03-15 (91-11)	1	1.59	SP 90-01	13.8	21.94
PM 26455 (03-16)	2	2.6	LI	13.8	35.88
PM 26726/DR 02-67 (03-10)	1	3.974	SP 90-01	13.8	54.84
PMT 01-01328 (89-03)	1	1	RR-1	1	1
PMT 01-01378 (89-03)	1	1	SRR	1	1
PMT 01-01601 (89-03)	1	1	RR-1	1	1
PMT 01-0556 (01-16)	1	1	RR-1	1	1
PMT 02-00082 (01-21)	1	1	RR-1	1	1

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PMT 02-00411 (02-04)	1	1	RR-1	1	1
PMT 02-00487 (02-05)	1	1	RR-1	1	1
PMT 02-00521 (02-07)	1	1	RR-1	1	1
PMT 02-00631 (02-08)	1	1	R-7000	1	1
PMT 02-00956 (02-13)	1	1	RR-1	1	1
PMT 02-01235 (02-16)	1	1	SRR	1	1
PMT 02-01335 (02-17)	1	1	R-7000	1	1
PMT 02-01451 (02-24)	1	1	RR 2.5	1	1
PMT 02-01575 (02-25)	1	1	RR 2.5	1	1
PMT 02-01705 (02-26)	1	1	R-7000	1	1
PMT 02-01939 (02-31)	1	1	RR-1	1	1
PMT 02-02180 (02-30)	1	1	SRR	1	1
PMT 02-02323 (02-35)	1	1	SRR	1	1
PMT 02-02572 (02-37)	1	1	SRR	1	1
PMT 02-02853 (02-43)	1	1	RR-1	1	1
PMT 02-02863 (02-42)	1	1	RR-1	1	1
PMT 02-02901 (02-47)	1	1	RR-1	1	1
PMT 02-02973 (03-02)	1	1	RR-1	1	1
PMT 02-03247 (01-21)	1	1	RR-1	1	1
PMT 03-00092 (03-03)	1	1	RR 2.5	1	1
PMT 03-00134 (03-04)	1	1	RR 2.5	1	1
PMT 03-00226 (02-36)	1	1	RR-1	1	1
PMT 03-00397 (03-07)	1	1	RR-1	1	1
PMT 03-00574 (01-21)	1	1	RR-1	1	1
PMT 03-00668 (01-21)	1	1	RR-1	1	1
PMT 03-00708 (01-21)	1	1	RR-1	1	1
PMT 03-00730 (03-17)	1	1	R-15,000	1	1
PMT 03-00961 (03-21)	1	1	SRR	1	1
PMT 03-01062 (02-36)	1	1	RR-1	1	1
PMT 03-01095 (01-21)	1	1	RR-1	1	1
PMT 03-01146 (03-22)	1	1	RR-1	1	1
PMT 03-01147 (03-23)	1	1	RR-1	1	1
PMT 03-01331 (03-28)	1	1	RR-2.5	1	1
PMT 03-01430 (89-03)	1	1	SRR	1	1
PMT 03-01447 (03-32)	1	1	SRR	1	1
PMT 03-01545 (01-21)	1	1	RR-1	1	1
PMT 03-01586 (02-36)	1	1	RR-1	1	1
PMT 03-01607 (01-21)	1	1	RR-1	1	1
PMT 03-01699 (89-03)	1	1	SRR	1	1
PMT 03-02096 (89-03)	1	1	RR-1	1	1

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Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
PMT 03-02475 (03-44)	1	1	SRR	1	1
PMT 03-02753 (03-48)	1	1	RR-1	1	1
PMT 03-02754 (03-47)	1	1	RR-1	1	1
PMT 03-03118 (03-58)	1	1	R-7000	1	1
PMT 03-04004 (03-68)	1	1	R-7000	1	1
SPR 00-03 (00-43)	1	4.59	C	13.8	63.34
SPR 00-09 (00-46)	1	2.15	LI	13.8	29.67
SPR 02-12 (02-38)	1	1.97	LI	13.8	27.19
SPR 98-04 (98-16)	1	0.88	HI	13.8	12.14
SPR 99-06 (00-33)	1	6.51	CPD	10.5	68.36
SPR 99-12 (00-38)	1	1.95	LI	13.8	26.91
TRACT 45313 (86-02)	108		R-7000	1	108
TRACT 45314 (86-02)	70		R-7000	1	70
TRACT 45315 (86-02)	79		R-7000	1	79
TRACT 46723 (02-19)	42		R-7000	1	42
TRACT 48795 (00-14)	78		R-7000	1	78
TRACT 52977 (00-23)	96		R-7000	1	96
TRACT 53134 (01-10)	16		R-10,000	1	16
PMT 99-02752 (91-11)		1.69	SP90-01	13.8	23.322
PMT 02-03180 (89-03)	1		SRR	1	1
PMT 03-01899 (89-03)	1		SRR	1	1
PMT 03-02208 (89-03)	1		SRR	1	1
PMT 03-02396 (89-03)	1		SRR	1	1
PMT 03-02469 (89-03)	1		SRR	1	1
PMT 03-02801 (89-03)	1		SRR	1	1
PMT 03-03936 (89-03)	1		SRR	1	1
PMT 03-03937 (89-03)	1		SRR	1	1
PMT 04-00124 (89-03)	1		SRR	1	1
PMT 04-00644 (89-03)	1		SRR	1	1
PMT 04-02036 (89-03)	1		SRR	1	1
PMT03-01032 (89-03)	1		SRR	1	1
CUP 02-08 (03-29)		5.67	CPD	13.8	78.246
CUP 03-05 (03-56)		1.642	CPD	13.8	22.6596
CUP88-56 (03-25)		0.46	CPD	13.8	6.348
DR 02-36 (91-11)		1.09	SP90-01	13.8	15.042
PMT 01-00249 (01-25)	1		SRR	1	1
PMT 02-00761 (02-12)	1		RR-1	1	1
PMT 03-00490 (03-15)			R-7000	1	1
PMT 03-00553 (03-14)	1		RR2.5	1	1

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PMT 03-00952 (03-24)	1		SRR	1	1
PMT 03-01085 (03-20)	1		SRR	1	1
PMT 03-01096 (01-21)	2		RR-1	1	1
PMT 03-01390 (03-33)			RR-1	1	1
PMT 03-01736 (03-35)			R-7000	1	1
PMT 03-01985 (02-36)	1		RR-1	1	1
PMT 03-02465 (03-45)			RR-1	1	1
PMT 03-02624 (02-36)	1		RR-1	1	1
PMT 03-02752 (01-21)	1		RR-1	1	1
PMT 03-02807 (02-36)	1		RR-1	1	1
PMT 03-03211 (00-44)	1		RR-1	1	1
PMT 03-03313 (02-29)	1		RR2.5	1	1
PMT 03-03626 (03-64)			RR-1	1	1
PMT 03-04101 (03-69)	1		RR-1	1	1
PMT 03-04236 (03-70)			RR-1	1	1
PMT 03-04242 (04-04)	1		RR-1	1	1
PMT 04-00068 (04-01)	1		RR-1	1	1
PMT 04-00071 (01-21)	1		RR-1	1	1
PMT 04-00072 (01-21)	1		RR-1	1	1
PMT 04-00131 (01-21)	1		RR-1	1	1
PMT 04-00182 (04-08)			RR-1	1	1
PMT 04-00183 (04-09)			RR-1	1	1
PMT 04-00394 (02-36)	1		RR-1	1	1
PMT 04-00394 (02-36)	1		RR-1	1	1
PMT 04-00416 (04-14)	1		R-7000	1	1
PMT 04-00471 (04-46)	1		R-7000	1	1
PMT 04-00472 (04-45)	1		R-7000	1	1
PMT 04-00612 (04-34)	1		RR-1	1	1
PMT 04-00643 (04-21)	1		RR-1	1	1
PMT 04-00939 (04-112)	1		R-7000	1	1
PMT 04-01259 (02-36)	1		RR-1	1	1
PMT 04-01551 (04-39)	1		RR2.5	1	1
PMT 04-01565 (04-38)	1		RR-1	1	1
PMT 04-02387 (04-50)	4		R-7000	1	4
PMT 04-02785 (02-36)	1		RR-1	1	1
PMT 04-04048 (02-36)	1		RR-1	1	1
PMT 04-04297 (04-93)	1		RR-1	1	1
SPR 02-09 (03-11)		3.06	LI	13.8	42.228
SPR 02-17 (03-36)		1.86	C	13.8	25.668
SPR 03-11 (95-08)		13.56	HI	13.8	187.128

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SPR 03-12 (04-35)		1.12	CPD	13.8	15.456
TRACT 32494 (89-01)	100		R-7000	1	100
TRACT 45316 (99-09)	16		R-7000	1	16
TRACT 45317 (99-10)	10		R-7000	1	10
TRACT 49146 (03-01)	61		R-7000	1	61
TRACT 49864 (02-46)	21		R-7000	1	21
TRACT 49864-05 (92-15)	77		R-7000	1	77
TRACT 53621 (02-10)	96		R-7000	1	96
ADDED ASSESSMENTS:					
PMT 04-05719 (04-119)	1		RR-1	1	1
PMT 04-04866 (04-111)	1		RR-1	1	1
PMT 04-01944 (04-41)	1		RR-1	1	1
PMT 04-02787 (04-52)	1		SRR	1	1
PMT 04-04257 (91-19)	1		SRR	1	1
PMT 05-01307 (04-86)	3		SRR	1	3
PMT 05-00360 (05-05)	1		RR2.5	1	1
PMT 04-04266 (04-91)	1		RR2.5	1	1
PMT 05-02576 (05-59)	1		RR2.5	1	1
PMT 05-01630 (05-32)	1		RR2.5	1	1
SPR 02-12 (02-38)		1.95	LI	13.8	26.91
SPR 04-01 (04-59)		2.17	LI	13.8	29.946
SPR 04-25 (05-18)		1.09	LI	13.8	15.042
SPR 04-26 (05-52)		2.33	LI	13.8	32.154
PMT 03-01717 (03-83)	1		RR-1	1	1
PMT 03-03627 (01-21)	1		RR-1	1	1
PMT 04-00213 (01-21)	1		RR-1	1	1
PMT 03-02113 (01-21)	1		RR-1	1	1
PMT 04-02786 (01-21)	1		RR-1	1	1
PMT 03-02536 (02-36)	1		RR-1	1	1
PMT 05-00577 (02-36)	1		RR-1	1	1
PMT 04-00415 (02-36)	1		RR-1	1	1
PMT 04-02095 (02-36)	1		RR-1	1	1
PMT 03-02255 (02-36)	1		RR-1	1	1
PMT 03-02304 (02-36)	1		RR-1	1	1
PMT 04-05293 (02-36)	1		RR-1	1	1
PMT 04-00310 (02-36)	1		RR-1	1	1
PMT 03-04099 (02-36)	1		RR-1	1	1
DR 03-108 (04-36)		0.65	CPD	13.8	8.97
PMT 04-05950 (05-34)	1		SRR	1	1

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PMT 02-02897 (02-45)	1		SRR	1	1
PMT 04-03162 (04-63)	1		SRR	1	1
PMT 04-00284 (04-12)	1		SRR	1	1
PMT 05-00057 (05-01)	1		SRR	1	1
PMT 04-03618 (04-75)	1		SRR	1	1
PMT 03-01836 (89-03)	1		SRR	1	1
PMT 03-03830 (89-03)	1		SRR	1	1
PMT 04-01488 (89-03)	1		SRR	1	1
PMT 05-00037 (89-03)	1		SRR	1	1
PMT 04-01040 (89-03)	1		SRR	1	1
PMT 04-03611 (89-03)	1		SRR	1	1
PMT 05-02081 (89-03)	1		SRR	1	1
PMT 04-02697 (89-03)	1		SRR	1	1
PMT 04-00379 (89-03)	1		SRR	1	1
PMT 04-01180 (89-03)	1		SRR	1	1
PMT 04-00581 (89-03)	1		SRR	1	1
PMT 05-02462 (89-03)	1		SRR	1	1
PMT 04-02524 (89-03)	1		SPR	1	1
PMT 04-06279 (89-03)	1		SRR	1	1
PMT 04-03570 (89-03)	1		SRR	1	1
PMT 03-03003 (89-03)	1		SRR	1	1
PMT 04-00056 (04-02)	1		R-10000	1	1
PMT 04-00460 (04-15)	1		R-7000	1	1
SPR 04-13 (04-122)		3.4	C	13.8	46.92
PMT 03-03436 (03-63)	1		R-7000	1	1
PMT 05-01377 (05-29)	1		R-7000	1	1
CUP 03-02 (03-65)		2.99	CPD	13.8	41.262
SPR 04-06 (05-03)		1.15	HI	13.8	15.87
DR 04-62 (04-113)		.48	HI	13.8	6.624
DR 04-136 (05-62)		1.35	SP80-02	13.8	18.63
DR 04-06 (04-82)	2	2.72	SP80-02	13.8	37.536
PMT 05-02116 (05-39)	1		R-7000	1	1
PMT 05-00998 (05-22)	1		R-15,000	1	1
CUP 03-11 (04-28)		12.1	CPD	13.8	166.98
SPR 04-23 (05-75)		1.76	LI	13.8	24.288
SPR 02-05 (02-22)		.52	CPD	13.8	7.176
SPR 04-03 (04-84)		.76	LI	13.8	10.488
CUP 01-09 (03-42)	6	2.1	CBD	13.8	28.98
SPR 04-02 (02-03)		.76	LI	13.8	10.488
PMT 05-06021 (05-109)	1		R-7000	1	1

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
DR 04-07 (04-53)		.39	CPD	13.8	5.382
DR 03-83 (01-08)		.78	CPD	13.8	10.764
PMT 04-05949 (04-121)	1		RR-1	1	1
PMT 04-02232 (04-48)	1		RR-1	1	1
PMT 04-05494 (04-116)	1		RR-1	1	1
PMT 04-05900 (04-120)	1		RR-1	1	1
PMT 04-02905 (04-61)	1		RR-1	1	1
PMT 05-01764 (05-42)	3		R-7000	1	3
PMT 05-00828 (05-21)	1		R-7000	1	1
PMT 04-05992 (04-124)	1		R-7000	1	1
TR 47179 (98-10)	61		R-7000	1	61
TR 47179-01 (98-10)	16		R-7000	1	16
PMT 03-03135 (03-57)	1		RR-1	1	1
PMT 04-06266 (04-129)	1		RR-1	1	1
PMT 05-00366 (05-15)	1		RR-1	1	1
PMT 05-00614 (05-14)	1		RR-1	1	1
PMT 05-03415 (05-73)	1		RR-1	1	1
PMT 03-03046 (03-55)	1		RR-1	1	1
PMT 04-01065 (04-29)	1		RR-1	1	1
PMT 05-00921 (05-31)	1		RR-1	1	1
PMT 04-03135 (04-62)	1		RR-1	1	1
PMT 03-01726 (03-34)	1		RR-1	1	1
PMT 03-01100 (03-26)	1		R2.5	1	1
PMT 05-00304 (05-13)	1		R2.5	1	1
PMT 04-00265 (04-14)	1		R2.5	1	1
PMT 04-02331 (04-49)	1		R2.5	1	1
TR 44613 (89-13)	40		R-7000	1	40
TR 54224 (03-66)	42		R-7000	1	42
PMT 05-00713 (04-54)	1	19.73	LI	13.8	272.274
PM 060916 (04-54)	4	3.15	LI	13.8	43.47
PMT 05-05481 (05-99)	1		RR-1	1	1
PMT 02-00628 (91-17)	1		RR-1	1	1
SPR 96-01 (97-02)	1	1.4	LI	13.8	19.32
PMT 05-01609 (05-33)	1		RR-2.5	1	1
PMT 05-06991 (01-21)	1		RR-1	1	1
PMT 05-01861 (01-21)	1		RR-1	1	1
PMT 04-02158 (02-36)	1		RR-1	1	1
PMT 04-03014 (02-36)	1		RR-1	1	1
PMT 05-05838 (02-36)	1		RR-1	1	1
PMT 06-00604 (02-36)	1		RR-1	1	1

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
PMT 04-00779 (02-36)	1		RR-1	1	1
TR 53907 (04-05)	65		R-10,000	1	65
PMT 04-03146 (02-23)	1		SRR	1	1
PMT 02-01508 (02-20)	1		SRR	1	1
PMT 04-06279 (89-03)	1		SRR	1	1
PMT 05-05058 (89-03)	1		SRR	1	1
TR 53445 (03-31)	129		SRR	1	129
PMT 04-06140 (05-02)	2		R-7000	1	2
TR 52797 (04-22)	43		R-7000	1	43
TR 60432 (04-06)	21		R-7000	1	21
TR 53866 (03-19)	65		R-7000	1	65
PMT 05-00515 (05-12)	1		R-15,000	1	1
TR 53027 (02-21)	106		R-7000	1	106
TR 54157 (04-11)	85		R-7000	1	85
CUP 02-06 (02-44)	2	2.58	C	13.8	35.604
SPR 04-20 (04-102)	1	0.65	C	13.8	8.97
PMT 05-06567 (05-118)	1		R-7000	1	1
PMT 05-01126 (05-24)	1		R-7000	1	1
PMT 05-05777 (05-104)	1		R-7000	1	1
PMT 05-06500 (05-115)	1		R-7000	1	1
SPR 02-07 (04-17)	1	1.02	OP	13.8	14.076
PMT 05-03062 (05-63)	1		R-7000	1	1
PMT 05-03063 (05-63)	1		R-7000	1	1
PMT 05-05595 (05-96)	1		R-7000	1	1
DR 04-97 (91-11)	1	4.62	SP 90-01	13.8	63.756
SPR 99-07 (99-26)	2	1.27	HI	13.8	17.526
SPR 04-17 (05-69)	1	0.88	HI	13.8	12.144
SPR 01-12 (02-20)	1	2.16	HI	13.8	29.808
PMT 05-06989 (91-11)	1	0.53	SP 90-01	13.8	7.314
PMT 05-00762 (91-11)	1	0.87	SP 90-01	13.8	12.006
DR 05-08 (91-11)	1	4.24	SP 90-01	13.8	58.512
SPR 03-04 (04-10)	1	0.97	HI	13.8	13.386
DR 03-97 (04-26)	1	0.43	SP 80-02	13.8	5.934
DR 04-47 (04-64)	9	1.84	SP 80-02	13.8	25.392
DR 04-43 (04-78)	2	2.72	SP 80-02	13.8	37.536
SPR 04-08 (05-43)	1	1.42	LI	13.8	19.596
SPR 03-10 (04-47)	1	0.72	LI	13.8	9.936
SPR 04-21 (05-64)	1	2.2	LI	13.8	30.36
PMT 06-00435 (04-128)	1		R-7000	1	1
SPR 01-08 (02-48)	1	1.33	CPD	13.8	18.354

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

Project (Annexation No.)	No. of Units Lots	Area (N/A SFR)	Zoning	EDU Factor	No. of EDUs
SPR 02-16 (03-43)	1	0.57	CPD	13.8	7.866
SPR 05-26 (04-80)	3	2.42	LI	13.8	33.396
SPR 03-07 (03-60)	1	0.35	CPD	13.8	4.83
PMT 05-00479 (05-19)	1		R-7000	1	1
PMT 05-05605 (04-28)	1	1.65	CPD	13.8	22.77
DR 05-115 (06-03)	3		MDR	1	3
PMT 04-01955 (04-40)	1	0.2	LI	13.8	2.76
PMT 06-00819 (06-26)	1		MDR	1	1
PMT 05-02428 (05-44)	1		R-7000	1	1
PMT 06-02003 (06-46)	2		R-7000	1	2
DR 04-09 (00-19)	1	0.85	CPD	13.8	11.73
DR 06-54 (00-19)	1	0.77	CPD	13.8	10.626
PMT 05-02990 (05-65)	1		R-7000	1	1
PMT 06-00210 (06-51)	1		R-7000	1	1
PMT 06-04034 (06-70)	1		R-7000	1	1
TR 46557 (04-72)	16		R-7000	1	16
DR 03-83 (01-08)	2	1.59	CPD	13.8	21.942
DR 04-25 (05-103)	1	0.28	CPD	13.8	3.864
PM 060409 (04-118)	4		R-7000	1	4
TR 52762 (03-39)	16		R-7000	1	16
TR 60857 (04-103)	82		R-7000	1	82
TR 54315 (04-125)	19		R-7000	1	19
PMT 05-05242 (05-95)	1		R-7000	1	1
PMT 06-00269 (06-12)	1		R-7000	1	1
PMT 04-02032 (04-43)	1		R-7000	1	1
PMT 05-02652 (05-54)	1		R-7000	1	1
PMT 04-02192 (04-55)	1		R-7000	1	1
PMT 05-02673 (05-53)	1		R-7000	1	1
TR 42833 (89-10)	57		R-7000	1	57
TR 46905 (03-05)	32		R-7000	1	32
TR 60782 (04-58)	19		R-7000	1	19
PMT 05-05407 (05-98)	1		RR-1	1	1
PMT 05-03409 (05-94)	1		RR-1	1	1
PMT 06-00872 (06-32)	1		RR-1	1	1
PMT 06-03371 (06-62)	1		RR-1	1	1
PMT 05-02757 (05-60)	1		RR-1	1	1
PMT 05-05567 (05-97)	1		RR-1	1	1
PMT 05-02838 (05-57)	2		RR-1	1	2
TR 53244 (04-03)	95		R-7000	1	95
TR 54365 (02-46)	44		R-7000	1	44

ENGINEER'S REPORT
RELATIVE TO
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
FOR FISCAL YEAR 2016-2017

Project (Annexation No.)	No. of Units Lots	Area	Zoning	EDU Factor	No. of EDUs
TR 60948 (05-35)	39		R-7000	1	39
PMT 05-03977 (05-79)	1		R-7000	1	1
PMT 04-06091 (04-126)	1		R-10,000	1	1
PMT 05-02105 (05-41)	1		R-10,000	1	1
PMT 05-03350 (05-10)	1		R-10,000	1	1
PMT 05-05687 (05-105)	1		R-2.5	1	1
DR 03-99 (03-71)	1	0.57		13.8	7.866

Total Number of Equivalent Drainage Units (EDU) @ $50.00 for FY 2016-2017 **20,267.65**

Total Number of EDU @ $65.66 for FY 2016-2017 **10,347.78**

Total EDUs to be assessed For FY 2016-2017 **30,615.43**

ENGINEER'S REPORT

RELATIVE TO

LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

FOR FISCAL YEAR 2016-2017

ASSESSMENT LIST

ATTACHED IS A LIST OF THE NEW PARCELS TO BE ASSESSED THIS FISCAL YEAR. THE LIST OF THE REMAINDER OF THE PARCELS IN THE DISTRICT TO BE ASSESSED THIS FISCAL YEAR WITH THE ASSESSMENT AMOUNT ARE ON FILE WITH THE CITY CLERK

TR	LOT	APN	AIN	UNIT(s)	DMD	LMD	LLMD	SEWER
60428	36	3153-042-094	3153042094	1	$65.66	$105.05	$95.84	$78.00
60428	37	3153-042-095	3153042095	1	$65.66	$105.05	$95.84	$78.00
60428	38	3153-042-096	3153042096	1	$65.66	$105.05	$95.84	$78.00
60428	39	3153-042-097	3153042097	1	$65.66	$105.05	$95.84	$78.00
60428	40	3153-042-098	3153042098	1	$65.66	$105.05	$95.84	$78.00
60428	22	3153-042-080	3153042080	1	$65.66	$105.05	$95.84	$78.00
60428	24	3153-042-082	3153042082	1	$65.66	$105.05	$95.84	$78.00
60428	25	3153-042-083	3153042083	1	$65.66	$105.05	$95.84	$78.00
60428	26	3153-042-084	3153042084	1	$65.66	$105.05	$95.84	$78.00
60428	23	3153-042-081	3153042081	1	$65.66	$105.05	$95.84	$78.00
60034	29	3203-059-006	3203059006	1	$65.66	$105.05	$95.84	$78.00
60034	28	3203-059-005	3203059005	1	$65.66	$105.05	$95.84	$78.00
60034	93	3203-059-066	3203059066	1	$65.66	$105.05	$95.84	$78.00
60034	92	3203-059-065	3203059065	1	$65.66	$105.05	$95.84	$78.00
60034	91	3203-059-064	3203059064	1	$65.66	$105.05	$95.84	$78.00
53102-0	32	3153-101-020	3153101020	1	$65.66	$105.05	$95.84	$78.00
53102-0	33	3153-101-021	3153101021	1	$65.66	$105.05	$95.84	$78.00
53102-0	34	3153-102-013	3153102013	1	$65.66	$105.05	$95.84	$78.00
53102-0	35	3153-102-014	3153102014	1	$65.66	$105.05	$95.84	$78.00
53102-0	36	3153-102-015	3153102015	1	$65.66	$105.05	$95.84	$78.00
53102-0	61	3153-102-040	3153102040	1	$65.66	$105.05	$95.84	$78.00
53102-0	62	3153-102-041	3153102041	1	$65.66	$105.05	$95.84	$78.00
53102-0	63	3153-101-022	3153101022	1	$65.66	$105.05	$95.84	$78.00
53102-0	64	3153-101-023	3153101023	1	$65.66	$105.05	$95.84	$78.00
53102-0	15	3153-102-001	3153102001	1	$65.66	$105.05	$95.84	$78.00
53102-0	41	3153-102-020	3153102020	1	$65.66	$105.05	$95.84	$78.00
53102-0	42	3153-102-021	3153102021	1	$65.66	$105.05	$95.84	$78.00
53102-0	43	3153-102-022	3153102022	1	$65.66	$105.05	$95.84	$78.00
53102-0	44	3153-102-023	3153102023	1	$65.66	$105.05	$95.84	$78.00
53102-0	45	3153-102-024	3153102024	1	$65.66	$105.05	$95.84	$78.00
53102-0	46	3153-102-046	3153102046	1	$65.66	$105.05	$95.84	$78.00
53102-0	47	3153-102-047	3153102047	1	$65.66	$105.05	$95.84	$78.00
53102-0	48	3153-102-048	3153102048	1	$65.66	$105.05	$95.84	$78.00
61078	30	3170-027-047	3170027047	1	$65.66	$105.05	$95.84	$78.00
61078	28	3170-027-045	3170027045	1	$65.66	$105.05	$95.84	$78.00
61078	25	3170-027-042	3170027042	1	$65.66	$105.05	$95.84	$78.00
61078	32	3170-027-049	3170027049	1	$65.66	$105.05	$95.84	$78.00
61078	40	3170-027-057	3170027057	1	$65.66	$105.05	$95.84	$78.00
61078	45	3170-027-062	3170027062	1	$65.66	$105.05	$95.84	$78.00
61078	48	3170-027-065	3170027065	1	$65.66	$105.05	$95.84	$78.00
61078	49	3170-027-066	3170027066	1	$65.66	$105.05	$95.84	$78.00
61078	47	3170-027-064	3170027064	1	$65.66	$105.05	$95.84	$78.00
61078	46	3170-027-063	3170027063	1	$65.66	$105.05	$95.84	$78.00
61078	43	3170-027-060	3170027060	1	$65.66	$105.05	$95.84	$78.00
61078	42	3170-027-059	3170027059	1	$65.66	$105.05	$95.84	$78.00

61078	41	3170-027-058	3170027058	1	$65.66	$105.05	$95.84	$78.00
61278	15	3170-059-015	3170059015	1	$65.66	$105.05	$95.84	$78.00
61278	10	3170-059-010	3170059010	1	$65.66	$105.05	$95.84	$78.00
61278	11	3170-059-011	3170059011	1	$65.66	$105.05	$95.84	$78.00
61278	13	3170-059-013	3170059013	1	$65.66	$105.05	$95.84	$78.00
61278	16	3170-059-016	3170059016	1	$65.66	$105.05	$95.84	$78.00
61278	14	3170-059-014	3170059014	1	$65.66	$105.05	$95.84	$78.00
61542	8	3150-078-008	3150078008	1	$65.66	$105.05	$95.84	$78.00
61542	14	3150-078-014	3150078014	1	$65.66	$105.05	$95.84	$78.00
61542	1	3150-078-001	3150078001	1	$65.66	$105.05	$95.84	$78.00
61542	22	3150-078-022	3150078022	1	$65.66	$105.05	$95.84	$78.00
61542	21	3150-078-021	3150078021	1	$65.66	$105.05	$95.84	$78.00
61542	20	3150-078-020	3150078020	1	$65.66	$105.05	$95.84	$78.00
61542	9	3150-078-009	3150078009	1	$65.66	$105.05	$95.84	$78.00
61542	15	3150-078-015	3150078015	1	$65.66	$105.05	$95.84	$78.00
54274	26	3150-076-026	3150076026	1	$65.66	$105.05	$95.84	$78.00
54274	27	3150-076-027	3150076027	1	$65.66	$105.05	$95.84	$78.00
54274	28	3150-076-028	3150076028	1	$65.66	$105.05	$95.84	$78.00
54274	60	3150-077-027	3150077027	1	$65.66	$105.05	$95.84	$78.00
54274	62	3150-077-028	3150077028	1	$65.66	$105.05	$95.84	$78.00
54274	61	3150-077-029	3150077029	1	$65.66	$105.05	$95.84	$78.00
52655	38	3122-040-153	3122040153	1	$65.66	$105.05	$95.84	$78.00
52655	20	3122-040-100	3122040100	1	$65.66	$105.05	$95.84	$78.00
52655	16	3122-040-096	3122040096	1	$65.66	$105.05	$95.84	$78.00
52655	19	3122-040-099	3122040099	1	$65.66	$105.05	$95.84	$78.00
52655	22	3122-040-102	3122040102	1	$65.66	$105.05	$95.84	$78.00
52655	35	3122-040-118	3122040118	1	$65.66	$105.05	$95.84	$78.00
52655	37	3122-040-120	3122040120	1	$65.66	$105.05	$95.84	$78.00
52655	11	3122-040-091	3122040091	1	$65.66	$105.05	$95.84	$78.00
52655	21	3122-040-101	3122040101	1	$65.66	$105.05	$95.84	$78.00
52655	12	3122-040-092	3122040092	1	$65.66	$105.05	$95.84	$78.00
52655	32	3122-040-152	3122040152	1	$65.66	$105.05	$95.84	$78.00
52655	17	3122-040-097	3122040097	1	$65.66	$105.05	$95.84	$78.00
52655	44	3122-040-129	3122040129	1	$65.66	$105.05	$95.84	$78.00
52655	36	3122-040-119	3122040119	1	$65.66	$105.05	$95.84	$78.00
61206	2	3150-078-002	3150078002	1	$65.66	$105.05	$95.84	$78.00
61206	149	3150-078-074	3150078074	1	$65.66	$105.05	$95.84	$78.00
61206	147	3150-078-072	3150078072	1	$65.66	$105.05	$95.84	$78.00
61206	3	3150-078-003	3150078003	1	$65.66	$105.05	$95.84	$78.00
61206	140	3150-078-065	3150078065	1	$65.66	$105.05	$95.84	$78.00
61206	5	3150-078-005	3150078005	1	$65.66	$105.05	$95.84	$78.00
61206	4	3150-078-004	3150078004	1	$65.66	$105.05	$95.84	$78.00
61206	1	3150-078-001	3150078001	1	$65.66	$105.05	$95.84	$78.00
				88				

				DMD Unit(S)				
hotel 89	3	3121-034-043	3121034043	15.649	$1,027.53	n/a	$383.36	$3,120.00
hotel 93	10	3129-017-042	3129017042	16.325	$1,071.93	n/a	$383.36	$3,120.00
store	11	3129-017-043	3129017043	13.331	$875.30	n/a	$383.36	$156.00
auto mall	12	3125-024-033	3125024033	17.871	$1,173.41	n/a	n/a	n/a
				63.176				
					$9,926.24	**$9,244.40**	**$9,584.00**	**$13,260.00**

DMD Unit(s) = 63.176+88=151.176

LMD Unit(s) = 88

LLMD Unit(s) = 88+20=108

SEWER Unit(s) = 88+82=170

ENGINEER'S REPORT

RELATIVE TO

LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

FOR FISCAL YEAR 2016-2017

DIAGRAM OF DISTRICT BOUNDARIES

Approved this ____ day of _____, 20_____

ATTEST

_____

BRITT AVRIT, CMC, City Clerk
City of Lancaster

2016-2017 DRAINAGE MAINTENANCE DISTRICT