



# City of Glendora

## Landscaping Maintenance District No. 1

FISCAL YEAR 2019/2020  
ENGINEER'S REPORT

Intent Meeting: May 28, 2019  
Public Hearing: June 25, 2019  
Prepared: April 2019

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**ENGINEER'S REPORT AFFIDAVIT**

***Landscape Maintenance District No. 1***

City of Glendora

Los Angeles County, State of California

This Report describes the District and relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2019/2020, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 3<sup>rd</sup> day of June, 2019.

Willdan Financial Services  
Assessment Engineer  
On Behalf of the City of Glendora

By: *Stacey Reynolds*  
Stacey Reynolds, Senior Project Manager  
District Administration Services

By: *Richard Kopecky*  
Richard Kopecky  
R. C. E. # 16742



## TABLE OF CONTENTS

<b>I. INTRODUCTION</b>	<b>1</b>
REPORT CONTENT AND ANNUAL PROCEEDINGS	1
<b>II. PLANS AND SPECIFICATIONS</b>	<b>3</b>
IMPROVEMENT AUTHORIZED BY THE 1972 ACT	3
IMPROVEMENTS AND SERVICES WITHIN THE DISTRICT	4
DESCRIPTION OF IMPROVEMENTS	4
LANDSCAPE IMPROVEMENTS	5
<b>III. METHOD OF APPORTIONMENT</b>	<b>6</b>
SPECIAL BENEFIT	6
GENERAL BENEFIT	6
BENEFIT ZONES	7
EQUIVALENT BENEFIT UNITS	7
ASSESSMENT METHODOLOGY	7
ASSESSMENT RANGE FORMULA	9
<b>IV. DISTRICT BUDGET</b>	<b>10</b>
<b>V. DISTRICT BOUNDARY MAPS – APPENDIX A</b>	<b>12</b>
<b>VI. 2019/2020 ASSESSMENT ROLL – APPENDIX B</b>	<b>20</b>

## I. INTRODUCTION

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The City of Glendora (“The City”), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”), and the provisions of the California Constitution Article XII D (the “Constitution”), annually levies and collects special assessments for the City’s maintenance assessment district designated as:

### **Landscape Maintenance District No. 1**

(the “District”) in order to provide and maintain various landscaping improvements throughout the City that provide special benefits to properties within the City. Originally the District was formed as the City of Glendora “Landscaping and Streetlighting Maintenance District No. 1”. In 2006, streetlights were removed from this District, and the District was renamed to the “Landscape Maintenance District No. 1” to reflect its focus on landscaping services.

In accordance with the 1972 Act, the District utilizes benefit zones (“Zones”) to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the District, parcels are assigned to various Zones each of which is associated with a set of improvements and/or type of improvements that provide special benefit to properties within that Zone.

As of Fiscal Year 2019/2020 the District was comprised of seven zones.

### **REPORT CONTENT AND ANNUAL PROCEEDINGS**

This Engineer’s Annual Report (the “Report”) has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for fiscal year 2019/2020. If any section, subsection, sentence, clause, phrase, portion, or zone, of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, or zone, thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, or zones, might subsequently be declared invalid or unconstitutional.

This Report outlines the District Zone structure, the improvements, and the proposed assessments to be levied in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements for fiscal year 2019/2020. The annual assessments to be levied on properties within the District provide a funding source for the continued operation and maintenance of landscaping improvements within various zones of benefit (“Zones”) that provide special benefits to the properties within the District and each respective Zone. Each fiscal year, the City establishes the District’s assessments based on an estimate of the costs to maintain, operate and service the improvements and based upon available revenues including fund balances, general benefit contributions and additional City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves or for periodic maintenance and improvement rehabilitation projects as authorized by the 1972 Act.

Each parcel is assessed proportionately for only those improvements, services and expenses for which the parcel will receive special benefit.

Each Zone outlined in this Report is a reflection of the various improvements and the types of improvements and services to be provided by the District for the properties that are directly associated with and benefit from those improvements. The net annual cost to provide the improvements for each Zone are allocated to the benefiting properties within that Zone using a weighted method of apportionment (refer to Assessment Methodology, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments the Council will, by Resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to the 1972 Act. The assessments as approved will be submitted to the Los Angeles County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer’s Report describes the improvements to be provided, maintained and serviced by the District, an estimated budget for the District improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for fiscal year 2019/2020.

While the budgets outlined in this Report reflect the estimated costs necessary to fully and adequately provide for the maintenance and operation of the improvements within the District, many of these estimated costs and associated services cannot be funded by the current special benefit assessment revenues and the City contribution for those improvements or portions thereof determined to be general benefits. Therefore, in addition to the City’s contribution for general benefit costs, in some Zones, at the discretion of the City Council, the City may also provide additional funding to support the improvements and/or implement service reductions. To fully fund the improvements that are considered special benefits, it may be necessary in the future to increase assessment revenues which would require the support of the property owners for new or increased assessments through a ballot proceeding conducted under the provisions of the California Constitution Article XIII D.

## II. PLANS AND SPECIFICATIONS

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### IMPROVEMENT AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

### **IMPROVEMENTS AND SERVICES WITHIN THE DISTRICT**

The purpose of the District is to fund the maintenance and servicing of parkway landscape improvements installed in connection with development of properties within the District.

There are seven (7) zones where the landscape is managed under the Landscape Maintenance District No. 1. These properties were included in the District as a condition of development to maintain the parkway areas. At the time, in lieu of the homeowner association maintaining the public landscape, the developer agreed to be a part of the District and pay the annual assessment.

The territory within the District consists of all lots or parcels of land within the City of Glendora. The purpose of this District is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of landscaping improvements and services in various areas throughout the City. Improvements currently provided within the District generally include but are not limited to:

- Landscape improvements such as mowing, pruning, shaping and trimming of shrubs and trees, edging of ground cover areas, pest and weed control, supporting and replacing trees as required, maintenance of tree wells, fertilization, mulching, watering, maintenance of sprinkler systems, disease, insect and rodent control.

In accordance with the 1972 Act, the District utilizes Zones to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the District, parcels are assigned to benefit zones each of which is associated with a set of improvements and/or type of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2019/2020 the District is comprised of the following:

<b>Zones</b>		
1. Highland	7. Lorraine-Palm	16. Hidden Springs
4. GMR-Palm	8. GMR-BS	
5. Hampton-Sunflower	12. Glen Bougainvilleas & E. Bennett	

### **DESCRIPTION OF IMPROVEMENTS**

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various landscaping improvements that are maintained and serviced for the benefit of real property within the District. The maintenance of the landscape improvements may also include various appurtenances that may include, but is not limited to entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services

for each Zone. The improvements provided within the District and for which parcels receive special benefits are generally described in the following.

### **LANDSCAPE IMPROVEMENTS**

Zone 1, Highland and Oak Knoll – Landscape assessment area consisting of approximately 35,750 sqft of ground cover, shrubs and trees.

Zone 4, Glendora Mountain Road and Palm Drive – Landscape assessment area consisting of approximately 55,860 sqft of ground cover, shrubs and trees.

Zone 5, Hampton and Gladstone – Landscape assessment area consisting of approximately 5,600 sqft of ground cover, shrubs and trees, divided by the wash.

Zone 7, North Lorraine and Palm Drive – Landscape assessment area consisting of three (3) median islands on Lorraine with approximately 5,397 sqft of ground cover.

Zone 8, Glendora Mountain Road and Boulder Springs – Landscape assessment area consisting of approximately 22,378 sqft of ground cover, shrubs and trees.

Zone 12, Glendora Bougainvilleas & 437 E. Bennet – Landscape assessment area consisting of twenty- three (23) trellised bougainvillea.

Zone 16, Hidden Springs (Glendora Mountain Road and Sierra Madre) – Landscape assessment area consisting of approximately 8,800 sqft of shrubs including one (1) median island on Fountain Springs Lane and one (1) median island on Hidden Springs Lane with ground cover.

### III. METHOD OF APPORTIONMENT

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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 public lights, 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 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 each Zone of the District should therefore reflect 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. Furthermore, only special benefits may be assessed and the District must separate the general benefits from the special benefits.

#### **SPECIAL BENEFIT**

The ongoing maintenance of landscaped areas within the District provide aesthetic benefits to the properties within each respective Zone and a more pleasant environment to walk, drive, live, and work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within the Zones. These improvements are an integral part of the physical environment associated with the parcels in each Zone and while some of these improvements may in part be visible to properties outside the Zone, collectively if these Zone improvements are not properly maintained, it is the parcels within the Zone that would be aesthetically burdened. Additionally, the street landscaping in these Zones serves as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that enhances the approach to the parcels. As a result, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments within each Zone.

#### **GENERAL BENEFIT**

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements were primarily installed in connection with the development of properties in each respective Zone or are improvements that would otherwise be shared by and required for development of properties in those Zones. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only on those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general

public and property in general, has no quantifiable benefit to the public at large or properties outside each respective Zone.

**BENEFIT ZONES**

Properties in each Zone benefit only from the services provided in that Zone. The boundaries of the Zones were selected such that only parcels that specifically benefit from services are included in a Zone, and all such parcels are included. Because different Zones receive different levels of service and include different numbers of parcels, the assessment is different for each Zone.

**EQUIVALENT BENEFIT UNITS**

To assess benefits equitably, it is necessary to relate the different type of parcel improvements to each other. The Equivalent Benefit Unit method of apportionment uses the single-family home as the basic unit of assessment. A single-family residential property equals one Equivalent Benefit Unit (“EBU”). Every other land-use is converted to EBU’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 a single-family residential property (“SFR”).

The EBU 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.

Assessable parcels within each Zone are determined to receive the same special benefit from the improvements due to their similarity in size and use and their similar proximity to the improvements. Therefore, each assessable Residential parcel in a Zone is assigned 1 EBU.

**ASSESSMENT METHODOLOGY**

**Maximum Permissible Assessment**

Proposition 218 requires the City to ballot property owners to obtain consent for the increased assessment exceeding the anticipated maximum permissible increase per assessment formula, for example CPI (Consumer Price Index) increase.

The table below shows the list of the Zones in the District, and indicates for each zone whether an inflation adjustment is being included in the Zone assessment.

<b>ZONE NO.</b>	<b>LOCATION</b>	<b>CPI Adjustment</b>
1	TR. 29765 / Highland	YES
4	TR. 33489 / GMR-Palm	YES
5	TR. 34114 / Hampton	NO
7	TR. 37637 /Loraine-Palm	YES
8	TR. 43011 / GMR-BS	YES
12	TR. 44069 / Glen Bougainvilleas & 437 E. Bennett	YES
16	Hidden Springs	YES

As adopted by the City Council through Resolution 03-20, the maximum authorized assessment rate may be adjusted annually as high as the ratio between the March to March Consumer Price Index (CPI) for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers not to exceed 5%.

CPI for March 2018 was 264.158. CPI for March 2019 is 271.311. This results in a ratio of 1.02708 which equates to a percent, which equates to a rate increase of 2.70%. The maximum assessment rates for the six areas with an CPI inflator identified above will be increased by this ratio from the maximum assessment rate for FY 2018-19. The Maximum Assessment Rate will remain the same for the zones that do not have an inflator.

### **Estimate of Cost**

Section 22569 of the 1972 Act requires the Engineer's Report to contain an estimate of the costs of the Improvements including:

total costs of improvements including incidental expenses,

- the amount of the surplus to be carried over from a previous fiscal year,
- the amount of any contributions to be made from sources other than the assessment,
- the amount, if any, to be collected in annual installments for the estimated cost of improvements,
- the net amount to be assessed within the Assessment District.

### **Costs of Improvements**

As mentioned earlier, some zones are assessed at fixed annual rate without the CPI adjustment. In such areas, the level of service (i.e., gardening and watering) is reduced so that the costs of providing services does not exceed assessment revenues. For the areas where the CPI adjustments have been approved, an attempt is made to provide the same levels of service from year to year.

The Community Services Department oversees the operation of the landscape maintenance while outside contractors as well as in-house staff are used to maintain these areas. The expenditure are listed in the fiscal year 2019/2020 budget listed below. Contract maintenance expenses are based on actual contractual costs. Water and electricity utility bills and routine supplies are estimated based on current expenditures.

### **Incidental Expenses:**

Incidental expenses to be paid with assessment amounts of the Assessment District for FY 2019/2020 ("Incidental Expenses") are included in the definition of "incidental expenses" as defined in Section 22526 of the 1972 Act.

Four types of incidental expenses are included in the costs associated with the Maintenance District: (i) compensation for special counsel providing advice in connection with the establishment of the Maintenance District, (ii) costs of the preparation of this Report, including preparation of plans, specifications, estimates, diagram, and assessment ("Assessment Engineering"), (iii) costs associated with printing, advertising, and the giving of published, posted, and mailed notices, including the balloting required by Article XIID of the California Constitution, and (iv) compensation payable to the County of Los Angeles for the collection of assessments. The budget shows the total amounts for incidental expenses for Fiscal Year 2019/2020.

### **Contribution from Other Sources**

This is included to subsidize any shortfalls for Zones in the District.

### **Annual Installments**

The entire amount of the net assessment that will be assessed in FY 2019/2020.

### **ASSESSMENT RANGE FORMULA**

#### **Apportionment of Assessment**

Section 22573 of the 1972 Act states that “The net amount to be assessed upon lands within an assessment district may be proportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.”

Section 22547 of the 1972 Act permits the designation of benefit zones within any individual assessment district if “... by reasons or variations in the nature, location, and extent of improvements, the various areas will receive different degrees of benefit from the improvements.” Thus, the 1972 Act requires the levy of true “assessment” rather than a “special tax”.

Within each Zone, it is determined that each parcel in the Zone benefits equally from the services provided. Therefore, costs of providing services in a Zone (as well as a proportional share of incidental expenses) are spread evenly across each parcel in that Zone but not exceeding the maximum permissible assessment rates as approved by the property owners.

## IV. DISTRICT BUDGET

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BUDGET ITEMS	ZONES							Total District
	1	4	5 *	7	8	12	16	
	Highland / Oak Knoll	Gmr/Palm Drive	Hampton / Sunflower	Loraine / Palm Dr.	Gmr / Boulder Springs	Glendora Bougainvillea	Hidden Springs	
<b>DIRECT COSTS</b>								
<b>Maintenance</b>								
Landscape Maintenance (Contract & In-house)	\$1,848	\$1,848	\$991	\$242	\$1,848	\$9,200	\$1,848	\$17,825.48
WCA Contract	482	423	235	247	165	0	47	\$1,598
<b>Utilities</b>								\$0
Electricity	312	312	312	0	312	0	0	\$1,248
Water	2,300	4,500	2,500	0	2,650	0	1,900	\$13,850
Miscellaneous Expenses	0	1,928	0	0	392	0	0	\$2,320
<b>Direct Costs Subtotal</b>	<b>\$4,942</b>	<b>\$9,011</b>	<b>\$4,038</b>	<b>\$490</b>	<b>\$5,366.50</b>	<b>\$9,200</b>	<b>\$3,795</b>	<b>\$36,841.90</b>
<b>ADMINISTRATION COSTS</b>								
Personnel/Overhead	\$285	\$285	\$271	\$92	\$285	\$285	\$285	\$1,788
Professional Fees	163	505	130	538	538	1,385	2,053	5,311
County Admin Fees	4	13	3	13	13	34	51	132
Additional Administration Expenses	0	0	0	0	0	0	0	0
<b>Administrative Costs Subtotal</b>	<b>\$452</b>	<b>\$802</b>	<b>\$405</b>	<b>\$643</b>	<b>\$836</b>	<b>\$1,704</b>	<b>\$2,389</b>	<b>\$7,231</b>
<b>LEVY BREAKDOWN</b>								
<b>Total Direct and Admin. Costs</b>	<b>\$5,394</b>	<b>\$9,813</b>	<b>\$4,443</b>	<b>\$1,133</b>	<b>\$6,202</b>	<b>\$10,904</b>	<b>\$6,184</b>	<b>\$44,072</b>
District Fund Collection (Contribution)	(964)	0	0	0	0	0	0	(964)
Contributions & Other Revenue Sources	0	0	(3,843)	0	0	(388)	0	(4,230)
<b>(Sub-Total) Levy Adjustments</b>	<b>(964)</b>	<b>0</b>	<b>(3,843)</b>	<b>0</b>	<b>0</b>	<b>(388)</b>	<b>0</b>	<b>(5,195)</b>
<b>Balance to Levy</b>	<b>\$4,429</b>	<b>\$9,813</b>	<b>\$600</b>	<b>\$1,133</b>	<b>\$6,202</b>	<b>\$10,516</b>	<b>\$6,184</b>	<b>\$38,878</b>
<b>DISTRICT STATISTICS</b>								
Total Parcels	10	31	8	33	33	85	126	326
Total Parcels Levied	10	31	8	33	33	85	126	326
Total Equivalent Benefit Units (EBUs)	10.00	31.00	8.00	33.00	33.00	85.00	126.00	326.00
<b>Levy per EBU</b>	<b>\$442.92</b>	<b>\$316.56</b>	<b>\$75.00</b>	<b>\$34.33</b>	<b>\$187.95</b>	<b>\$123.72</b>	<b>\$49.08</b>	
<b>Maximum Assessment Allowed</b>	<b>\$4,429.22</b>	<b>\$9,813.53</b>	<b>\$600.00</b>	<b>\$1,135.35</b>	<b>\$6,202.39</b>	<b>\$10,516.43</b>	<b>\$6,186.71</b>	
<b>2019/20 Maximum Levy per EBU</b>	<b>\$442.922</b>	<b>\$316.565</b>	<b>\$75.000</b>	<b>\$34.405</b>	<b>\$187.951</b>	<b>\$123.723</b>	<b>\$49.101</b>	
<b>2018/19 Maximum Levy per EBU</b>	<b>\$431.278</b>	<b>\$308.243</b>	<b>\$75.000</b>	<b>\$33.500</b>	<b>\$183.010</b>	<b>\$120.470</b>	<b>\$47.810</b>	
<b>FUND INFORMATION</b>								
Beginning District Fund Balance (July 1, 2019)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund Activity	0	0	0	0	0	0	0	0
<b>Ending Fund Balance (June 30, 2020)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

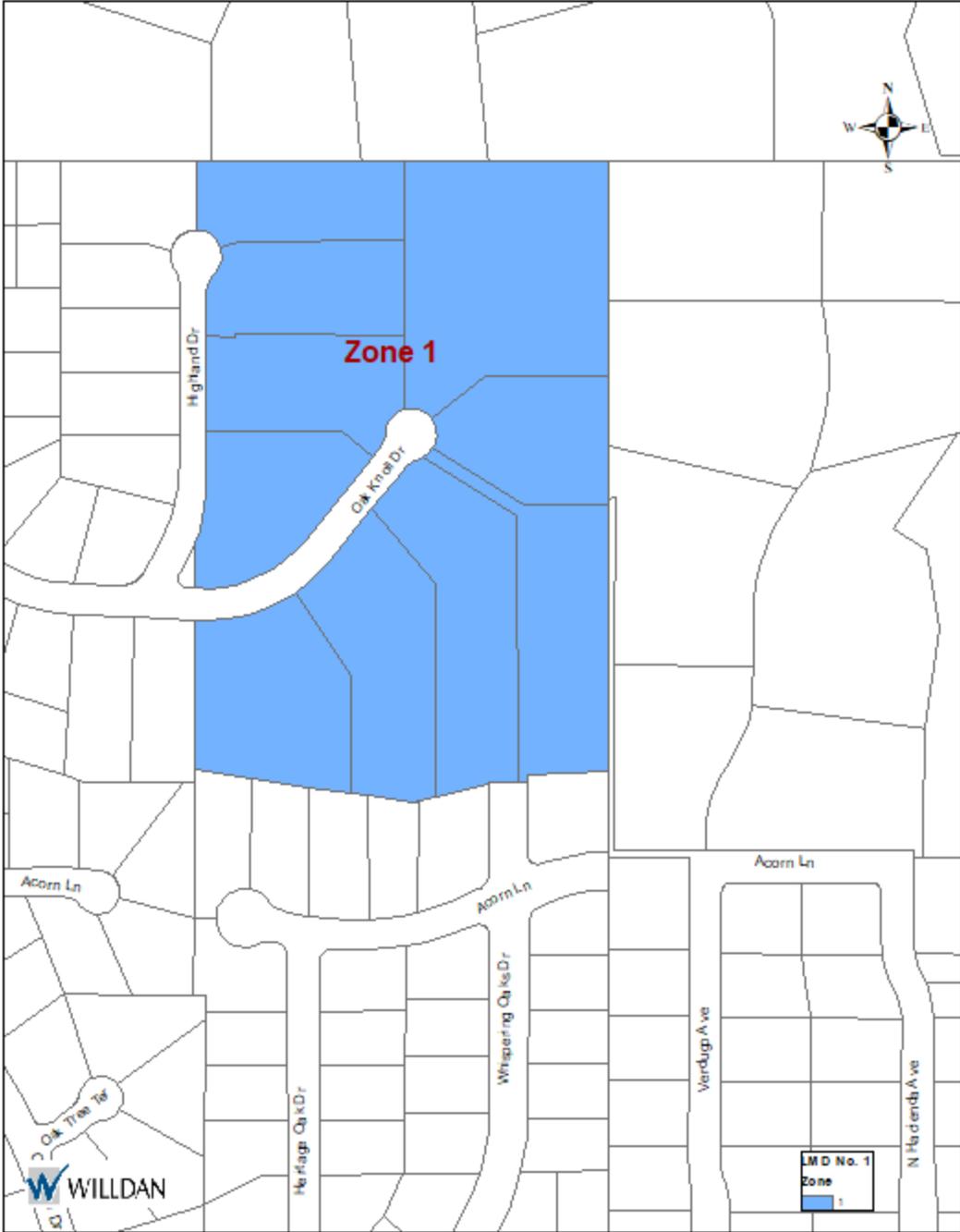
\* Current Zones with no CPI

## V. DISTRICT BOUNDARY MAPS – APPENDIX A

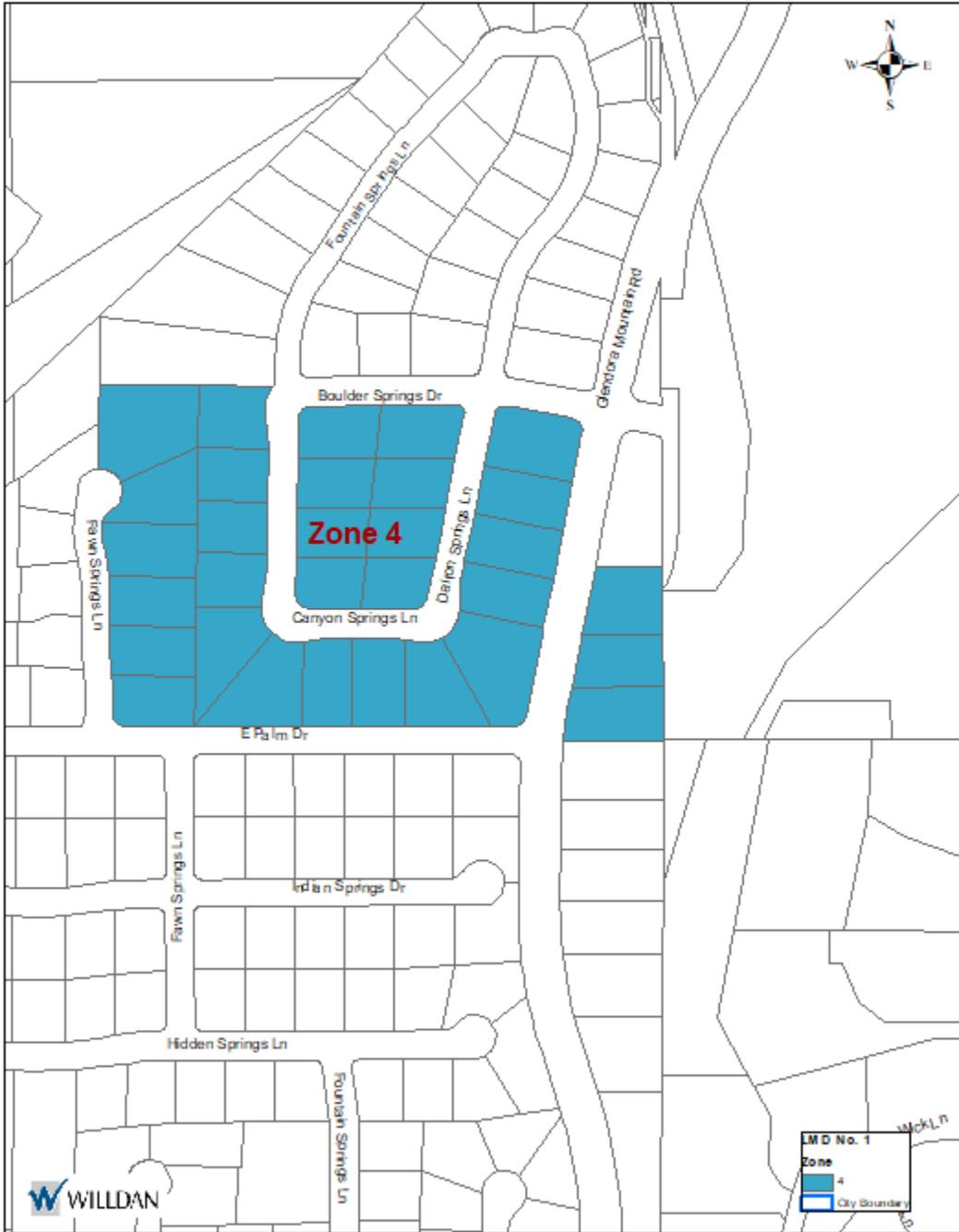
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Reference is hereby made to the Assessor's Maps of the County of Los Angeles for an exact description of the lines and dimensions of each parcel within the Assessment District.

City of Glendora  
Landscape Maintenance District No. 1



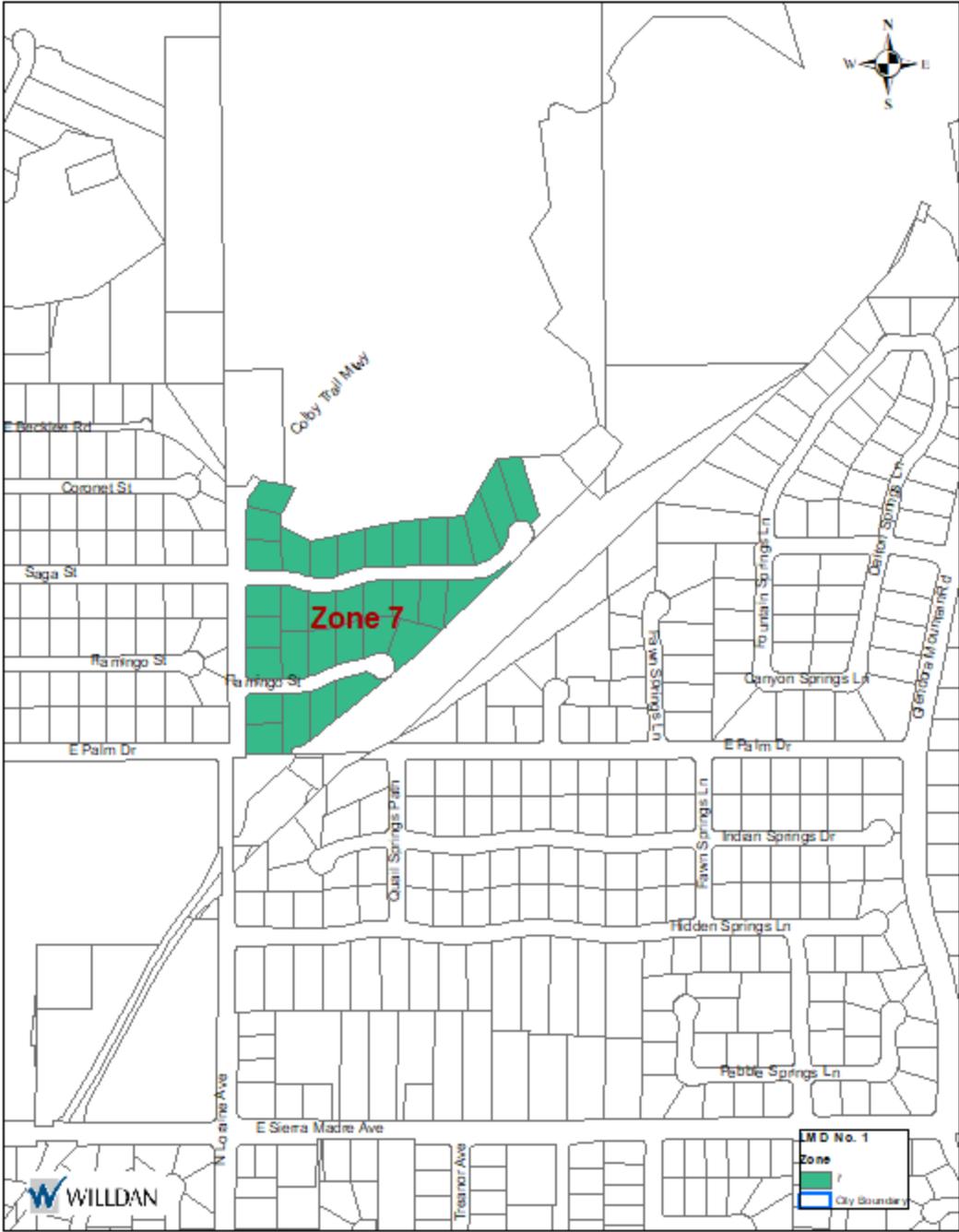
**City of Glendora  
Landscape Maintenance District No. 1**



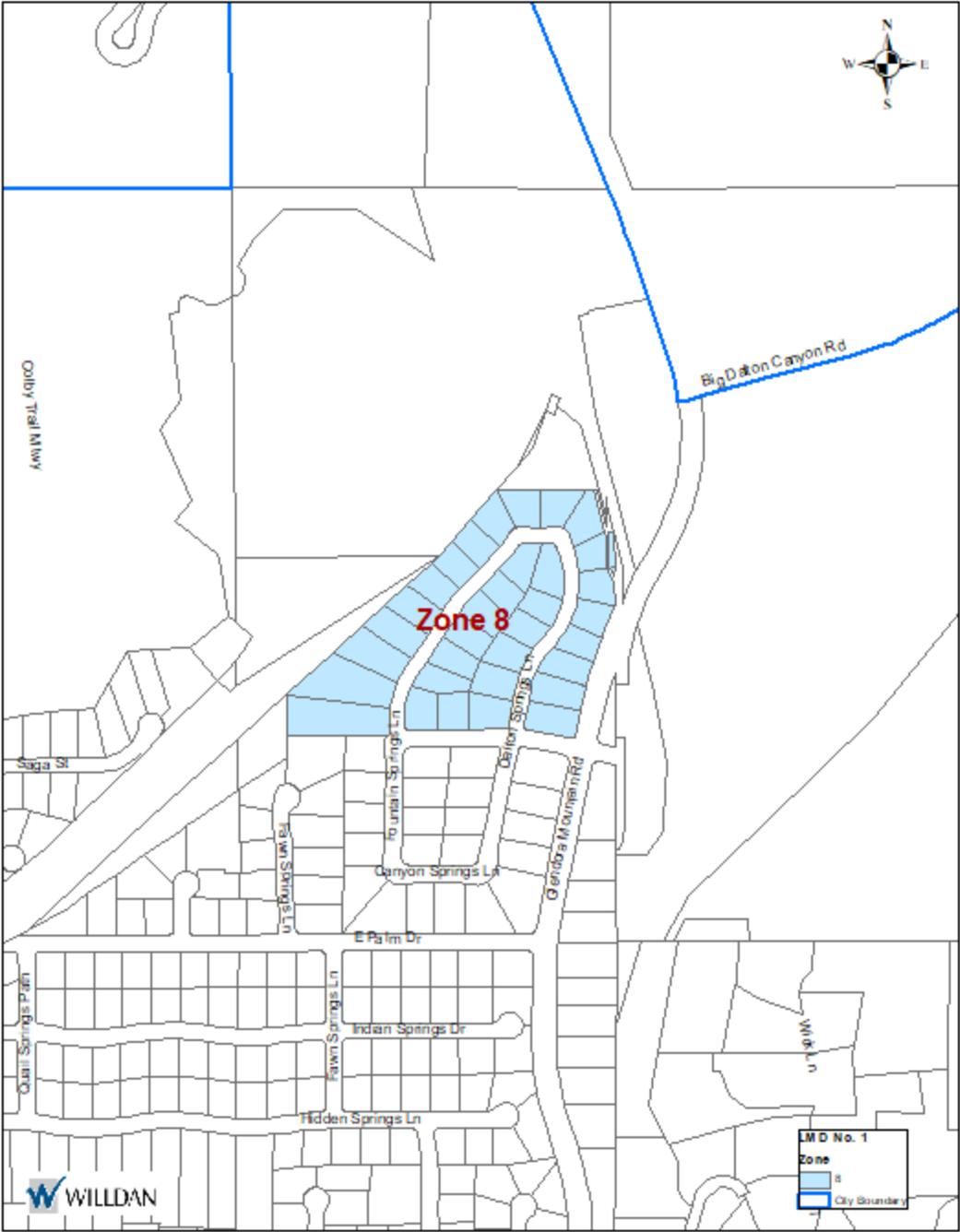
**City of Glendora  
Landscape Maintenance District No. 1**



City of Glendora  
Landscape Maintenance District No. 1



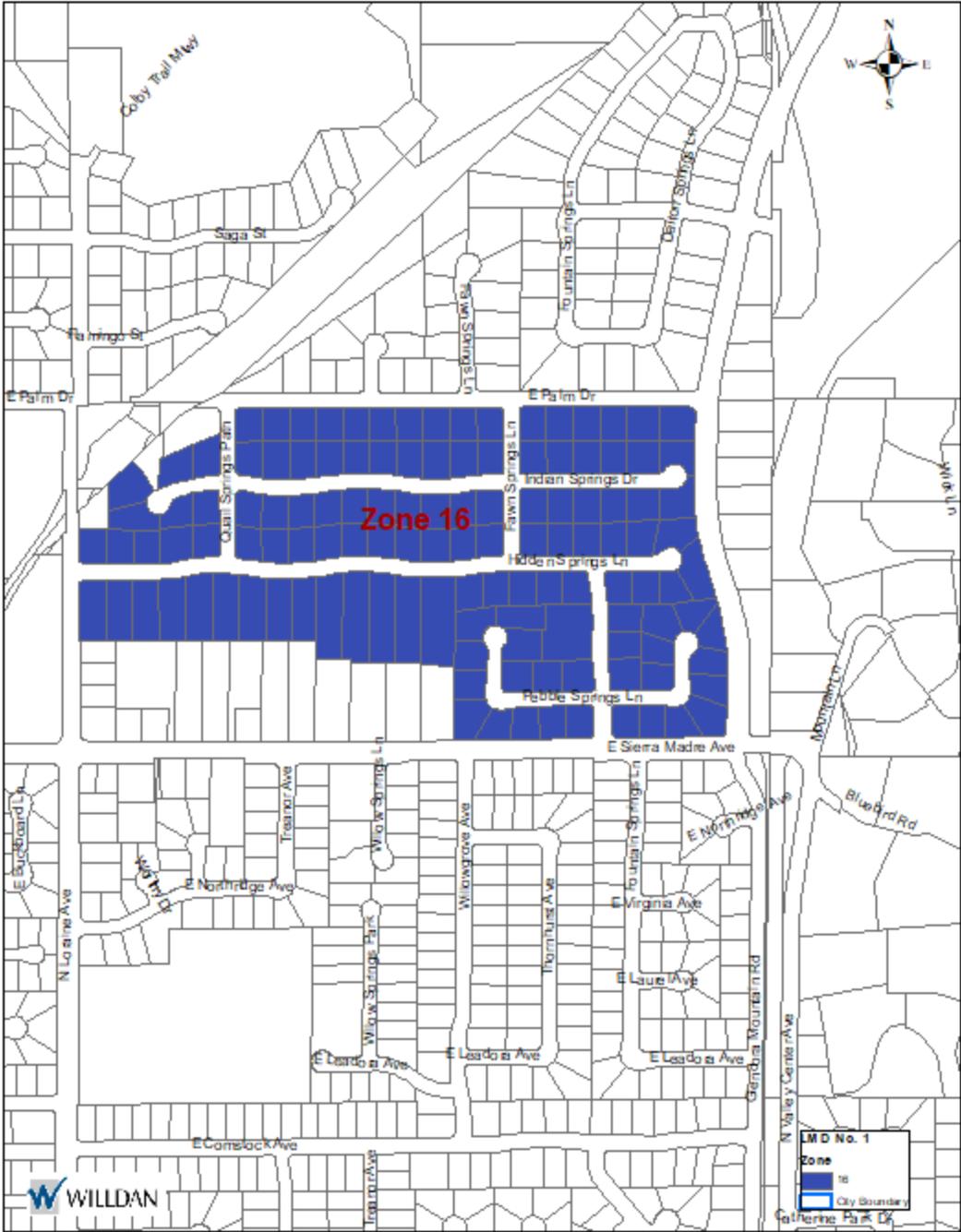
City of Glendora  
Landscape Maintenance District No. 1



City of Glendora  
Landscape Maintenance District No. 1



City of Glendora  
Landscape Maintenance District No. 1



## **VI. 2019/2020 ASSESSMENT ROLL – APPENDIX B**

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Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

The land use classification for each parcel has been based on the Los Angeles County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, has been submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.