City of South Lake Tahoe
City Council and South Tahoe Redevelopment Successor Agency
Meeting Agenda
Tuesday, June 21, 2022 at 9:00 AM
City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

City Council
Devin Middlebrook, Mayor
Cristi Creegan, Mayor Pro Tem
Cody Bass, Councilmember
John Friedrich, Councilmember
Tamara Wallace, Councilmember

Mission of the City Council
The City Council exists to represent the public interest, to oversee the City's operations and to plan for the City's future.

Public Participation
City Council meetings are held in person at the time and location listed on this agenda. Meetings are live-streamed on Channel 21,
and via ZOOM at this link https://us06web.zoom.us/j/ 859 8484 9161

A public agenda packet is available for review at City Hall, 1901 Lisa Maloff Way, on the City's Website at www.cityofslt.us, or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.us

Providing Public Comment:
In Person: Every agenda for regular meetings provides an opportunity for members of the public to directly address the legislative body (City Council), on any item of public interest which is within the jurisdiction of the City Council during Public Communications. For items on the agenda or in connection with any item which the City Council will consider, the public is given the opportunity to comment before or during the City Council's consideration of the item [Government Code Section 54954.3(a)].

By Phone: If you are joining the meeting via ZOOM and would like to make a comment, press the "raise a hand" button. If you are joining the meeting via Channel 21 or live stream and would like to make a comment, please call (530) 542-6500. The meeting ID is ID: 859 8484 9161 press *9 to indicate a desire to make a comment. Press *6 to unmute your phone. The Clerk will call you by the last three digits of your phone number when it is your turn to speak.

In Writing: Written comments received by 3 p.m. the day before the meeting will be distributed to City Council prior to the meeting. Written public comment regarding any item on this agenda may be sent to PublicComment@cityofslt.us. When emailing comments, identify the agenda item number in the subject line to which your comments relate. Any such comment that is a public record and is emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the City Council before the meeting will be made available for public inspection during normal business

hours at the City Clerk's Office located at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe [Government Code Section 54957.5(b)]. Written comments will not be read out loud during the meeting.

The City Council Chambers meeting facility is accessible to people with disabilities. Every reasonable effort will be made to accommodate any person needing special assistance to attend this meeting. Contact the City Clerk at (530) 542-6005 at least 48 hours in advance of the meeting for assistance [28 CFR 35.102.35.104 ADA Title II and Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5].

Spanish Interpretations: The public may access Spanish interpretation using the ZOOM link listed on the front of the Agenda from an internet device (smartphone, laptop, tablet, home computer) with audio capabilities and selecting the Spanish language option. Persons without an internet device may attend the meeting in-person and a device will be provided while supplies last. Requests for interpreter services to offer public comment may be made by contacting the City Clerk.

Call to Order/Pledge of Allegiance

Roll Call

Closed Session Report

Public Communications

This is the public's opportunity to speak on any topic NOT LISTED on this agenda. Comments shall be limited to four (4) minutes. In accordance with the Brown Act, the City Council cannot deliberate or vote on any matter raised under public communications, but may briefly respond to statements made or questions posed. (Government Code Sections 54954.2)

City Commission Reports

Consent Agenda

Public Comment - This is the public's opportunity to speak on any topic listed on the Consent Agenda. Comments shall be limited to three (3) minutes.

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Councilmember may have an item on the consent agenda removed and considered separately upon request.

Pass a Motion to adopt the Consent Agenda in one motion except as indicated at each item.

1. FY 2022-2023 Direct Charge for Mello-Roos Special Tax for Community Facilities District No. 1995-1
Requested Action / Suggested Motions: Pass a Resolution authorizing certification of FY 2022-2023 direct charge for Mello-Roos Special Tax for Community Facilities District No. 1995-1.
Responsible Staff Member: Olga Tikhomirova, Director of Finance
Item 1 - Executive Summary.pdf
01-Staff Report 1995 CFD for FY2223.docx
02-Resolution 1995 CFD for FY2223.docx
03-FY2223 CFD 1995-1 Preliminary Roll.pdf

2. Contract with West Coast Paving, Inc. for 2022 Road Rehabilitation Project
Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute a construction contract with West Coast Paving, Inc. for an amount of $2,100,000 and 10%

contingency for an amount of $210,000 for the 2022 Road Rehabilitation Project.
Responsible Staff Member: Randy Carlson, Associate Civil Engineer
Item 2 - Executive Summary.pdf
01-Staff Report - 2022 Road Rehabilitation Agreement.docx
02-Contract with West Coast Paving.docx

3. Agreement with the California Conservation Corps (CCC) for Stormwater System Maintenance Services
Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute a sole source Professional Services Agreement with the California Conservation Corps for Storm Drain Maintenance Services for an amount not to exceed $65,000.
Responsible Staff Member: Jason Burke, Stormwater Coordinator

Item 3 - Executive Summary.pdf
01-Staff Report-CCC.docx
02-Agreement with California Conservation Corp
03-CCC SOLE SOURCE FORM.pdf

4. Mechanical and Refrigeration Maintenance Services Contract with ACCO Engineered Systems, Inc. for South Lake Tahoe Ice Arena
Requested Action / Suggested Motions: 1) Pass a Motion authorizing and directing the Mayor to execute a three-year service agreement with ACCO Engineered Systems, Inc. in the amount of $50,952 for the South Lake Tahoe Ice Arena Mechanical and Refrigeration System Maintenance and Inspection; and 2) Pass a Resolution appropriating $16,984 from the General Fund Annually for Ice Arena Refrigeration and Mechanical Systems Inspection and Maintenance Agreement – Three-Year Term.
Responsible Staff Member: Jim Marino, Capital Improvements Manager
Item 4 - Executive Summary.pdf
01-Staff Report.docx
02-Resolution - Budget Appropriation.docx
03-Agreement ACCO Engineered Systems

5. General Election Consolidation
Requested Action / Suggested Motions: Pass a Resolution requesting the El Dorado County Board of Supervisors consolidate a General Municipal Election with the Statewide General Election to be held on November 8, 2022.
Responsible Staff Member: Susan Blankenship, City Clerk

Item 5 - Executive Summary.pdf
01-Staff Report - Consoldating Election with EDC.docx
02-Resolution-Consolidated Election.docx

6. Master Professional Service Contract with Jviation, a Woolpert Company, for Airport Planning Services
Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute a five-year master professional services contract to Javiation, a Woolpert Company, San Jose, CA for Airport Planning Services.
Responsible Staff Members: Anush Nejad, Public Works Director and Milan Jevic, Airport Maintenance Supervisor
Item 6 - Executive Summary.pdf
01-Staff Report - Airport Services Contract.docx

02 -JVIATION Contract.pdf
03 - Insurance and License Attachments.pdf

7. Request from Tahoe Art League to Waive Application Fee for Public Art Installation at 1029 Takela Drive
Requested Action / Suggested Motions: Pass a Motion approving a fee waiver request from the Tahoe Art League in the amount of $925 for a public art installation at 1029 Takela Drive.
Responsible Staff Member: Madison Dederick, Assistant Planner
Item 7 - Executive Summary.pdf
01-Staff Report - Fee Waiver Request Tahoe Art League.docx
02-FeeWaiverRequest.pdf

8. License Agreement with Bydand Unlimited Trust for the Bijou Golf Course Parking Lot
Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute the three-year License Agreement with Bydand Unlimited Trust for a parking lot for the Bijou Golf Course with rent of $22,574 for 2022 with an annual increase based on the Consumer Price Index.
Responsible Staff Member: Joe Irvin, City Manager
Item 8 - Executive Summary.pdf
01-Staff_Report_-_Lease_Agreement_-_Bijou_Golf_Course_Parking_Lot__1_.docx
02-License Agreement.pdf

Consent - South Tahoe Redevelopment Successor Agency

9. Annual Special Tax for Community Facilities District 2001-1 Series 2015 Special Tax Refunding Bonds for Fiscal Year 2022-2023
Requested Action / Suggested Motions: Pass a Resolution Establishing the Annual Special Tax for Community Facilities District 2001-1 (Park Avenue Project) Series 2015 Special Tax Refunding Bonds (Heavenly Village) for Fiscal Year 2022-2023.
Responsible Staff Member: Olga Tikhomirova, Director of Finance
Item 9 - Executive Summary.pdf
01-Staff Report-CFD 2001-1_ or FY2223.docx
02-STRSA Resolution Community Facilities District No 2001-1.docx
03-FY2223 CFD 2001-1 Preliminary Roll.pdf

Public Hearing

10. South Tahoe Refuse Delinquent Fees Report
Requested Action / Suggested Motions: Pass a Resolution confirming the Final Delinquent Fees Report and directing the Finance Department to send a certified copy of the Report to the El Dorado County Auditor-Controller to add the delinquent amounts to the county property tax rolls for collection.
Responsible Staff Member: Anna Kashuba, Assistant Planner

Item 10 - Executive Summary.pdf
01-Staff Report - South Tahoe Refuse Delinquent Fees Report.docx
02-Resolution - South Tahoe Refuse Delinquent Fees Report.docx
03 - Delinquent Fees List 2022 (Exh. A to Resolution).pdf
04-Notice of Public Hearing.doc

11. General Plan Housing Element Update
Requested Action / Suggested Motions: Pass a Resolution adopting the Addendum to the General Plan EIR for the 2022-2027 Housing Element Update and amending the City General Plan by adopting the City of South Lake Tahoe 2022-2027 Housing Element.
Responsible Staff Member: Hilary Roverud, Director of Development Services
Item 11 - Executive Summary.pdf
01-Staff Report - General Plan Housing Element Update.docx
02-comments and responses
03-Housing Element Update
04-EIR Addendum
05- Resolution - General Plan Housing Element Update.docx
06-Presentation

Regular-Unfinished Business

12. Appropriation of $29,750 from General Fund Undesignated Excess Reserves for Settlement of Victoria Gessford v. City of South Lake Tahoe
Requested Action / Suggested Motions: Pass a Resolution appropriating $29,750 from General Fund Undesignated Excess Reserves for payment under the Settlement Agreement and Release with Victoria Gessford regarding injuries allegedly sustained from tripping on a broken sign post.
Responsible Staff Member: Daniel Bardzell, Assistant City Attorney
Item 12 - Executive Summary.pdf
01-Staff Report - Gessford Settlement.docx
02-Resolution - Gessford Settlement
03-Settlement Agreement.pdf

13. 2022 Cannabis Revenue Grant Awards
Requested Action / Suggested Motions: Receive and file.
Responsible Staff Member: Sara Letton, Sustainability Coordinator
Item 13 - Executive Summary.pdf
01 - Staff Report Cannabis Revenue Grant Awards.docx
02-Reso. 2022-030 Cannabis Revenue Grant Program.pdf
03-Reso. 2021-039 Cannabis Revenue Allocation Policy.pdf

Regular-New Business

14. Ballot Measure to Convert Existing Community Benefit Fee to Comparable Cannabis Business and Professions Tax
Requested Action / Suggested Motions: 1) Pass a Resolution ordering the submission to the qualified electors of the City of South Lake Tahoe a measure to approve a local business and professions tax on commercial cannabis activity in the City of South Lake Tahoe at the general municipal election to be held on November 8, 2022; and 2) Pass a Motion to Hold a First Reading (By Title Only) of an Ordinance amending Chapter 3.35 of Title 3 of the South Lake Tahoe City Code to Add Article III to Impose a Cannabis Business and Professions Tax upon approval by voters, and refer second reading to the August 9, 2022 meeting.
Responsible Staff Member: Heather Stroud, City Attorney
Item 14 - Executive Summary.pdf
01-Staff_Report_Cannabis_Tax.docx
02-Resolution.docx

03-Ordinance (Exh. A to Resolution).docx

15. New Target for Greenhouse Gas Emissions Reduction by 2030 to Support Sierra Business Council Grant Application for Climate Action Funding to ICLEI Local Governments for Sustainability USA, Inc.
Requested Action / Suggested Motions: (1) Pass a Resolution establishing a science-based target for greenhouse gas emissions reduction by 2030; and (2) Pass a Motion authorizing the City Manager
to work with the Sierra Business Council as a project partner/beneficiary in its grant application to ICLEI USA.
Responsible Staff Member: Sara Letton, Sustainability Coordinator
Item 15 - Executive Summary
01 - Staff Report on Science Based Target for Greenhouse Gas Emissions.docx
02 - Resolution Adopting Science Based Target for Greenhouse Gas Emissions.docx
03 - ICLEI USA Climate Funding Opportunity.pdf

16. Presentation - Multi-Generational Recreation and Aquatics Center Final Design
Requested Action / Suggested Motions: Receive Presentation.
Responsible Staff Member: Jim Marino, Capital Improvement Projects Manager
Item 16 - Executive Summary.pdf
01-Staff Report.docx
02-Presentation

17. Contract with McCuen Construction Inc. for Phase 1 of the Multi-Generational Recreation and Aquatics Center and Related Amendments to Agreements with Jordan Knighton Architects and SierraCon/CORE

Requested Action / Suggested Motions: 1) Pass a Resolution appropriating $3,788,851.53 in Measure P Funds for the construction of the Multi-Generational Recreation and Aquatics Center ("Project") Phase 1 and associated Construction Administration and Construction Engineering Tasks; 2) Pass a Motion authorizing and directing the Mayor to execute a Public Works Contract with McCuen Construction, Inc. for $2,755,730.53 for construction of Phase 1 of the Project with 10% Construction Contingency of $275,573; 3) Pass a Motion approving Amendment No. 5 to Professional Services Agreement with Jordan Knighton Architects for $855,428 for Construction Administration Services for the Project Phase 1 & 2; and, 4) Pass a Motion approving Amendment No. 2 to Professional Services Agreement with SierraCon/Core for $330,072 for Construction Engineering Services for the Project Phase 1.
Responsible Staff Member: Jim Marino, Capital Improvements Project Manager
Item 17 - Executive Summary.pdf
01-Staff Report - Multi-Generational Recreation and Aquatics Center.docx
02-Engineers Estimate
03-Resolution-Recreation Center Construction Phase 1 Budget Appropriation.docx
04-Contract with McCuen Construction Inc.
05-Amendment 5 to Agreement with Jordan Knighton Architects.pdf
06-Amendment 2 to Agreement with SierraCon.pdf

18. Draft Five-Year Capital Improvement Plan FY22-23 Budget Appropriation Requests and Adoption of Capital Improvement Project Scoring and Ranking Criteria
Requested Action / Suggested Motions: Pass a Resolution adopting the Capital Improvement Project Scoring and Ranking Criteria.
Responsible Staff Member: Jim Marino, Capital Improvement Project Manager

Item 18 - Executive Summary.pdf
01-Staff_Report.docx
02-Resolution - Capital Improvement Project Scoring and Ranking Criteria.docx
03-Ranking Criteria (Exh. A to Resolution)
04_Five_Year_Funding.pdf

Agenda Planning Calendar

19. Agenda Planning Calendar
Requested Action / Suggested Motions: A Councilmember may request that an item be placed on a future agenda. Upon the support of one (1) additional Council Member, direction shall be given to the City Manager to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made, and/or modify the Agenda Planning Calendar as desired.
Responsible Staff Member: Joseph Irvin, City Manager
Item 19 - Executive Summary.pdf
APC - 06 16 2022.pdf

Updates and Announcements (City Attorney, City Clerk, City Manager)

Councilmember Reports and Comments - Assignments to Boards, Committees, and Commissions

Transit Workshop

20. Transit Visioning Workshop Facilitated by Representatives of Via Mobility, LLC
Requested Action / Suggested Motions: City Council will participate in a facilitated Transit Visioning Workshop.
Responsible Staff Member: Lindsey Baker, Assistant to the City Manager/Public Information Officer
Item 20 - Executive Summary.pdf
01-Staff Report - Transit Visioning Workshop.docx
02-Exhibit 1 City of South Lake Tahoe Existing Conditions and Transit Gaps Report_DRAFT.pdf

Adjournment

I, Susan Blankenship, City Clerk for the City of South Lake Tahoe, declare that the foregoing agenda for the Tuesday June 21, 2022 meeting of the City of South Lake Tahoe City Council and South Tahoe Redevelopment Successor Agency was posted and available for review on Thursday, June 16, 2022 at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150. The agenda was also available on the City website at https://www.cityofslt.us.

Signed June 16, 2022
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Susan Blankenship, Elected City Clerk

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 1

Agenda Item: FY 2022-2023 Direct Charge for Mello-Roos Special Tax for Community Facilities District No. 1995-1

Executive Summary: In 1995, the City Council created Community Facilities District (CFD) No 1995-1 to fund public facilities related to the first redevelopment project at Ski Run Boulevard and Highway 50. Timeshare owners are not required to pay Transient Occupancy Tax when they use their interval time. To address this shortfall, the City established a Community Facilities District comprised solely of the Embassy Vacation Resort (EVR), currently called the Lake Tahoe Vacation Resort by Diamond Resorts, and its timeshare owners. Property owners within the District, which are the timeshare owners, must pay an annual Mello-Roos assessment with their property tax to the County. The revenue was used to fund public improvements that benefit the assessed property.

Requested Action / Suggested Motions: Pass a Resolution authorizing certification of FY 2022-2023 direct charge for Mello-Roos Special Tax for Community Facilities District No. 1995-1.
Responsible Staff Member: Olga Tikhomirova, Director of Finance

Responsible Staff Member: Olga Tikhomirova, Director of Finance (530)542-7431

Reviewed and Approved By:
Susan Blankenship, City Clerk
Heather Stroud, City Attorney

Attachments:

01-Staff Report 1995 CFD for FY2223.docx
02-Resolution 1995 CFD for FY2223.docx
03-FY2223 CFD 1995-1 Preliminary Roll.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: **FY 2022-2023 Direct Charge for Mello-Roos Special Tax for Community Facilities District No. 1995-1**

Location: Citywide

Responsible Staff Member: Olga Tikhomirova, Director of Finance (530) 542-7431

Background: In 1995, the City Council created Community Facilities District (CFD) No 1995-1 to fund public facilities related to the first redevelopment project at Ski Run Boulevard and Highway 50. Timeshare owners are not required to pay TOT when they use their interval time. To address this shortfall, the City established a Community Facilities District comprised solely of the Embassy Vacation Resort (EVR), currently called the Lake Tahoe Vacation Resort by Diamond Resorts, and its timeshare owners. Property owners within the District, which are the timeshare owners, must pay an annual Mello-Roos assessment with their property tax to the County. The revenue was used to fund public improvements that benefit the assessed property.

Issue and Discussion: Each year the City Council is required to certify to El Dorado County the amount of the CFD 1995-1 Mello-Roos assessment to be included on the property tax rolls. This annual certification is in accordance with established City policy and State law. The revenue from the Mello-Roos assessment is included in the annual budget for payment of redevelopment debt and maintenance of services provided through the General Fund.

There are three components to the assessment each year. First, the Facilities Special Tax is collected to pay for the public improvements installed. It is a fixed rate of $43.00 per year. Second, the Basic Services Special Tax Part (i) is collected to fulfill developer obligations under the Disposition and Development Agreement and it is a fixed rate of $1.50 per year.

The third component is the Basic Services Special Tax Part (ii), which is used to pay for maintenance of the improvements and for the provisions of General Fund services to the property. This assessment increases each year in accordance with the Consumer Price Index (CPI).

Financial Implications: Last year the assessment for Basic Services Special Tax Part (ii) was $6.51 per owner, this year it will increase to $6.72. The rate stated for Basic Services Special Tax Part (ii) has increased by 3.21% based on the annual percentage change for the previous year in the San Francisco, Oakland, Hayward, California Consumer Price Index.

The total special assessment levy for CFD 1995-1 for fiscal year 2022-2023 will be approximately $269,665.

Environmental Considerations: None.

Policy Implications: None.

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Authorizing Certification of FY 2022/2023 Direct Charge for Mello-Roos Special Tax
Community Facilities District No. 1995-1

BACKGROUND

A. The City of South Lake Tahoe Community Facilities District No. 1995-1 authorizes the City of South Lake Tahoe to levy certain special taxes to pay for identified facilities and services, as set forth in "A Resolution of the City Council of the City of South Lake Tahoe of Formation of Community Facilities District and to Levy a Special Tax," Resolution No. 1995-95.

B. The special taxes, fees, or assessments for Fiscal Year 2022/2023 need to be certified for placement on the Secured Property Tax Bills for El Dorado County, California.

C. In accordance with Community Facility District No. 1995-1, the maximum rate for Basic Services Special Tax Part (ii) has been increased by 3.21% based on the annual percentage change from the Consumer Price Index for the San Francisco-Oakland-Hayward, CA area.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Certifies the special taxes for CFD 1995-1 for FY 2022/2023 as follows:

Facilities Special	$43.00
Basic Services Special Tax Part (i)	$1.50
Basic Services Special Tax Part (ii)	$6.72

2. Authorizes the Mayor of the City of South Lake Tahoe to execute the attached Annual Certification of Direct Charge for said CFD 1995-1 special tax for fiscal year 2022/2023.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date:_____

Devin Middlebrook, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

FY 2022/2023 ANNUAL CERTIFICATION OF DIRECT CHARGE

As agreed by City of South Lake Tahoe CFD 1995-1 , hereinafter referred to as "District", and El Dorado County, hereinafter referred to as "County", in paragraph 12 of the "Agreement for Collection of Special Taxes, Fees, and Assessments", the District hereby certifies that the special taxes, fees, or assessments listed below, to be placed on the County's Secured Property Tax bills by the District, meet the requirements of Proposition 218 that added Articles XIIIC and XIIID to the State Constitution.

The District agrees to defend, indemnify and hold harmless the County, the Board of Supervisors, the Auditor-Controller, its officers and employees, from litigation over whether the requirements of Proposition 218 were met with respect to such special taxes, fees, or assessments.

If any judgement is entered against any indemnified party as a result of not meeting the requirements of Proposition 218 for such special taxes, fees, or assessments, the District agrees that the county may offset the amount of any judgement paid by an indemnified party from any monies collected by the County on the behalf of the District, including property taxes, special taxes, fees, or assessments.

_____ _____

Devin Middlebrook, Mayor Date
City of South Lake Tahoe

2022/2023 Special Taxes, Fees, or Assessments to be Placed on the Secured Property Tax Bills:

Tax Class	Description	Amount
361	Mello-Roos, CFD #1995-1	
	Special Tax - Facilities	$ 43.00
	Basic Services Special Tax Part (i)	$1.50
	Basic Services Special Tax Part (ii)	$6.72*

* The maximum rate for Basic Services Special Tax Part (ii) has been increased by 3.21% based on the annual percentage change from the Consumer Price Index for the San Francisco-Oakland-Hayward, CA area.

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-001-001-510	$375.00	$1,125.00	$25.60
501-001-001-520	375.00	1,125.00	25.60
501-001-002-510	375.00	1,125.00	25.60
501-001-002-520	336.00	1,014.00	25.60
501-001-003-510	214.00	856.00	25.60
501-001-003-520	214.00	856.00	25.60
501-001-004-510	375.00	1,125.00	25.60
501-001-004-520	375.00	1,125.00	25.60
501-001-005-510	375.00	1,125.00	25.60
501-001-005-520	375.00	1,125.00	25.60
501-001-006-510	210.00	840.00	25.60
501-001-006-520	375.00	1,125.00	25.60
501-001-007-510	375.00	1,125.00	25.60
501-001-007-520	375.00	1,125.00	25.60
501-001-008-510	336.00	1,014.00	25.60
501-001-008-520	375.00	1,125.00	25.60
501-001-009-510	375.00	1,125.00	25.60
501-001-009-520	202.00	808.00	25.60
501-001-010-510	375.00	1,125.00	25.60
501-001-010-520	375.00	1,125.00	25.60
501-001-011-510	336.00	1,014.00	25.60
501-001-011-520	375.00	1,125.00	25.60
501-001-012-510	375.00	1,125.00	25.60
501-001-012-520	206.00	824.00	25.60
501-001-013-510	375.00	1,125.00	25.60
501-001-013-520	375.00	1,125.00	25.60
501-001-014-510	375.00	1,125.00	25.60
501-001-014-520	375.00	1,125.00	25.60
501-001-015-510	375.00	1,125.00	25.60
501-001-015-520	584.00	1,769.00	25.60
501-001-016-510	214.00	856.00	25.60
501-001-016-520	206.00	824.00	25.60
501-001-017-510	584.00	1,769.00	25.60
501-001-017-520	202.00	808.00	25.60
501-001-018-510	375.00	1,125.00	25.60
501-001-018-520	375.00	1,125.00	25.60
501-001-019-510	375.00	1,125.00	25.60
501-001-019-520	214.00	856.00	25.60
501-001-020-510	375.00	1,125.00	25.60
501-001-020-520	202.00	808.00	25.60
501-001-021-510	375.00	1,125.00	25.60
501-001-021-520	202.00	808.00	25.60
501-001-022-510	206.00	824.00	25.60
501-001-022-520	375.00	1,125.00	25.60
501-001-023-510	210.00	840.00	25.60
501-001-023-520	202.00	808.00	25.60
501-001-024-510	584.00	1,769.00	25.60
501-001-024-520	375.00	1,125.00	25.60
501-001-025-510	375.00	1,125.00	25.60
501-001-025-520	450.00	1,350.00	25.60
501-001-026-510	375.00	1,125.00	25.60
501-001-026-520	336.00	1,014.00	25.60
501-001-027-510	375.00	1,125.00	25.60
501-001-027-520	375.00	1,125.00	25.60
501-001-028-510	375.00	1,125.00	25.60
501-001-028-520	584.00	1,769.00	25.60

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-001-029-510	584.00	1,769.00	25.60
501-001-029-520	214.00	856.00	25.60
501-001-030-510	375.00	1,125.00	25.60
501-001-030-520	375.00	1,125.00	25.60
501-001-031-510	375.00	1,125.00	25.60
501-001-031-520	375.00	1,125.00	25.60
501-001-032-510	450.00	1,350.00	25.60
501-001-032-520	206.00	824.00	25.60
501-001-033-510	584.00	1,769.00	25.60
501-001-033-520	375.00	1,125.00	25.60
501-001-034-510	375.00	1,125.00	25.60
501-001-034-520	375.00	1,125.00	25.60
501-001-035-510	263.00	1,062.00	25.60
501-001-035-520	375.00	1,125.00	25.60
501-001-036-510	375.00	1,125.00	25.60
501-001-036-520	458.00	1,387.00	25.60
501-001-037-510	375.00	1,125.00	25.60
501-001-037-520	375.00	1,125.00	25.60
501-001-038-510	375.00	1,125.00	25.60
501-001-038-520	584.00	1,769.00	25.60
501-001-039-510	218.00	872.00	25.60
501-001-039-520	375.00	1,125.00	25.60
501-001-040-510	375.00	1,125.00	25.60
501-001-040-520	584.00	1,769.00	25.60
501-001-041-510	584.00	1,769.00	25.60
501-001-041-520	210.00	840.00	25.60
501-001-042-510	375.00	1,125.00	25.60
501-001-042-520	584.00	1,769.00	25.60
501-001-043-510	584.00	1,769.00	25.60
501-001-043-520	375.00	1,125.00	25.60
501-001-044-510	375.00	1,125.00	25.60
501-001-044-520	375.00	1,125.00	25.60
501-001-045-510	206.00	824.00	25.60
501-001-045-520	375.00	1,125.00	25.60
501-001-046-510	210.00	840.00	25.60
501-001-046-520	375.00	1,125.00	25.60
501-001-047-510	375.00	1,125.00	25.60
501-001-047-520	420.00	1,269.00	25.60
501-001-048-510	450.00	1,350.00	25.60
501-001-048-520	210.00	840.00	25.60
501-001-050-510	421.00	1,275.00	25.60
501-001-050-520	214.00	856.00	25.60
501-001-051-000	550.00	1,650.00	51.22
501-001-052-000	550.00	1,650.00	51.22
501-002-001-510	375.00	1,125.00	25.60
501-002-001-520	375.00	1,125.00	25.60
501-002-002-510	584.00	1,769.00	25.60
501-002-002-520	263.00	1,062.00	25.60
501-002-003-510	375.00	1,125.00	25.60
501-002-003-520	375.00	1,125.00	25.60
501-002-004-510	584.00	1,769.00	25.60
501-002-004-520	375.00	1,125.00	25.60
501-002-005-510	375.00	1,125.00	25.60
501-002-005-520	375.00	1,125.00	25.60
501-002-006-510	336.00	1,014.00	25.60
501-002-006-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-002-007-510	375.00	1,125.00	25.60
501-002-007-520	375.00	1,125.00	25.60
501-002-008-510	584.00	1,769.00	25.60
501-002-008-520	202.00	808.00	25.60
501-002-009-510	375.00	1,125.00	25.60
501-002-009-520	375.00	1,125.00	25.60
501-002-010-510	375.00	1,125.00	25.60
501-002-010-520	375.00	1,125.00	25.60
501-002-011-510	375.00	1,125.00	25.60
501-002-011-520	375.00	1,125.00	25.60
501-002-012-510	214.00	856.00	25.60
501-002-012-520	375.00	1,125.00	25.60
501-002-013-510	210.00	840.00	25.60
501-002-013-520	375.00	1,125.00	25.60
501-002-014-510	375.00	1,125.00	25.60
501-002-014-520	584.00	1,769.00	25.60
501-002-015-510	375.00	1,125.00	25.60
501-002-015-520	336.00	1,014.00	25.60
501-002-016-510	202.00	808.00	25.60
501-002-016-520	210.00	840.00	25.60
501-002-017-510	584.00	1,769.00	25.60
501-002-017-520	375.00	1,125.00	25.60
501-002-018-510	375.00	1,125.00	25.60
501-002-018-520	375.00	1,125.00	25.60
501-002-019-510	375.00	1,125.00	25.60
501-002-019-520	210.00	840.00	25.60
501-002-020-510	206.00	824.00	25.60
501-002-020-520	584.00	1,769.00	25.60
501-002-021-510	375.00	1,125.00	25.60
501-002-021-520	516.00	1,561.00	25.60
501-002-022-510	263.00	1,062.00	25.60
501-002-022-520	375.00	1,125.00	25.60
501-002-023-510	375.00	1,125.00	25.60
501-002-023-520	375.00	1,125.00	25.60
501-002-024-510	421.00	1,275.00	25.60
501-002-024-520	375.00	1,125.00	25.60
501-002-025-510	421.00	1,275.00	25.60
501-002-025-520	375.00	1,125.00	25.60
501-002-026-510	584.00	1,769.00	25.60
501-002-026-520	375.00	1,125.00	25.60
501-002-027-510	375.00	1,125.00	25.60
501-002-027-520	375.00	1,125.00	25.60
501-002-028-510	375.00	1,125.00	25.60
501-002-028-520	218.00	872.00	25.60
501-002-029-510	375.00	1,125.00	25.60
501-002-029-520	214.00	856.00	25.60
501-002-030-510	375.00	1,125.00	25.60
501-002-030-520	375.00	1,125.00	25.60
501-002-031-510	375.00	1,125.00	25.60
501-002-031-520	375.00	1,125.00	25.60
501-002-032-510	375.00	1,125.00	25.60
501-002-032-520	206.00	824.00	25.60
501-002-033-510	458.00	1,387.00	25.60
501-002-033-520	206.00	824.00	25.60
501-002-034-510	206.00	824.00	25.60
501-002-034-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-002-035-510	584.00	1,769.00	25.60
501-002-035-520	375.00	1,125.00	25.60
501-002-036-510	375.00	1,125.00	25.60
501-002-036-520	375.00	1,125.00	25.60
501-002-037-510	375.00	1,125.00	25.60
501-002-037-520	375.00	1,125.00	25.60
501-002-038-510	584.00	1,769.00	25.60
501-002-038-520	375.00	1,125.00	25.60
501-002-039-510	375.00	1,125.00	25.60
501-002-039-520	375.00	1,125.00	25.60
501-002-040-510	214.00	856.00	25.60
501-002-040-520	458.00	1,387.00	25.60
501-002-041-510	375.00	1,125.00	25.60
501-002-041-520	375.00	1,125.00	25.60
501-002-042-510	375.00	1,125.00	25.60
501-002-042-520	336.00	1,014.00	25.60
501-002-043-510	421.00	1,275.00	25.60
501-002-043-520	375.00	1,125.00	25.60
501-002-044-510	336.00	1,014.00	25.60
501-002-044-520	375.00	1,125.00	25.60
501-002-045-510	421.00	1,275.00	25.60
501-002-045-520	375.00	1,125.00	25.60
501-002-046-510	375.00	1,125.00	25.60
501-002-046-520	375.00	1,125.00	25.60
501-002-047-510	375.00	1,125.00	25.60
501-002-047-520	336.00	1,014.00	25.60
501-002-048-510	206.00	824.00	25.60
501-002-048-520	375.00	1,125.00	25.60
501-002-050-510	375.00	1,125.00	25.60
501-002-050-520	375.00	1,125.00	25.60
501-002-051-000	442.00	1,774.00	51.22
501-002-052-000	550.00	1,650.00	51.22
501-003-001-000	343.00	1,374.00	51.22
501-003-002-000	550.00	1,650.00	51.22
501-003-003-000	550.00	1,650.00	51.22
501-003-004-000	677.00	2,042.00	51.22
501-003-005-000	561.00	1,694.00	51.22
501-003-006-000	550.00	1,650.00	51.22
501-003-007-000	303.00	1,212.00	51.22
501-003-008-000	550.00	1,650.00	51.22
501-003-009-000	442.00	1,774.00	51.22
501-003-010-000	550.00	1,650.00	51.22
501-003-011-000	413.00	1,661.00	51.22
501-003-012-000	864.00	2,603.00	51.22
501-003-013-000	550.00	1,650.00	51.22
501-003-014-000	550.00	1,650.00	51.22
501-003-015-000	550.00	1,650.00	51.22
501-003-016-000	343.00	1,374.00	51.22
501-003-017-000	550.00	1,650.00	51.22
501-003-018-000	550.00	1,650.00	51.22
501-003-019-000	355.00	1,428.00	51.22
501-003-020-000	550.00	1,650.00	51.22
501-003-021-000	550.00	1,650.00	51.22
501-003-022-000	550.00	1,650.00	51.22
501-003-023-000	550.00	1,650.00	51.22
501-003-024-000	303.00	1,212.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-003-025-000	550.00	1,650.00	51.22
501-003-026-000	362.00	1,456.00	51.22
501-003-027-000	349.00	1,401.00	51.22
501-003-028-000	550.00	1,650.00	51.22
501-003-029-000	677.00	2,042.00	51.22
501-003-030-000	550.00	1,650.00	51.22
501-003-031-000	550.00	1,650.00	51.22
501-003-032-000	550.00	1,650.00	51.22
501-003-033-000	677.00	2,042.00	51.22
501-003-034-000	413.00	1,661.00	51.22
501-003-035-000	550.00	1,650.00	51.22
501-003-036-000	303.00	1,212.00	51.22
501-003-037-000	550.00	1,650.00	51.22
501-003-038-000	550.00	1,650.00	51.22
501-003-039-000	550.00	1,650.00	51.22
501-003-040-000	550.00	1,650.00	51.22
501-003-041-000	733.00	2,212.00	51.22
501-003-042-000	864.00	2,603.00	51.22
501-003-043-000	550.00	1,650.00	51.22
501-003-044-000	362.00	1,456.00	51.22
501-003-045-000	303.00	1,212.00	51.22
501-003-046-000	864.00	2,603.00	51.22
501-003-047-000	550.00	1,650.00	51.22
501-003-048-000	355.00	1,428.00	51.22
501-003-050-000	355.00	1,428.00	51.22
501-003-051-000	550.00	1,650.00	51.22
501-003-052-000	550.00	1,650.00	51.22
501-004-001-000	550.00	1,650.00	51.22
501-004-002-000	550.00	1,650.00	51.22
501-004-003-000	550.00	1,650.00	51.22
501-004-004-000	343.00	1,374.00	51.22
501-004-005-000	550.00	1,650.00	51.22
501-004-006-000	349.00	1,401.00	51.22
501-004-007-000	650.00	1,950.00	51.22
501-004-008-000	550.00	1,650.00	51.22
501-004-009-000	550.00	1,650.00	51.22
501-004-010-000	561.00	1,694.00	51.22
501-004-011-000	550.00	1,650.00	51.22
501-004-012-000	550.00	1,650.00	51.22
501-004-013-000	550.00	1,650.00	51.22
501-004-014-000	550.00	1,650.00	51.22
501-004-015-000	550.00	1,650.00	51.22
501-004-016-000	550.00	1,650.00	51.22
501-004-017-000	362.00	1,456.00	51.22
501-004-018-000	355.00	1,428.00	51.22
501-004-019-000	550.00	1,650.00	51.22
501-004-020-000	550.00	1,650.00	51.22
501-004-021-000	550.00	1,650.00	51.22
501-004-022-000	550.00	1,650.00	51.22
501-004-023-000	550.00	1,650.00	51.22
501-004-024-000	343.00	1,374.00	51.22
501-004-025-000	550.00	1,650.00	51.22
501-004-026-000	550.00	1,650.00	51.22
501-004-027-000	550.00	1,650.00	51.22
501-004-028-000	677.00	2,042.00	51.22
501-004-029-000	864.00	2,603.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-004-030-000	619.00	1,865.00	51.22
501-004-031-000	550.00	1,650.00	51.22
501-004-032-000	550.00	1,650.00	51.22
501-004-033-000	550.00	1,650.00	51.22
501-004-034-000	355.00	1,428.00	51.22
501-004-035-000	550.00	1,650.00	51.22
501-004-036-000	550.00	1,650.00	51.22
501-004-037-000	550.00	1,650.00	51.22
501-004-038-000	550.00	1,650.00	51.22
501-004-039-000	550.00	1,650.00	51.22
501-004-040-000	550.00	1,650.00	51.22
501-004-041-000	349.00	1,401.00	51.22
501-004-042-000	550.00	1,650.00	51.22
501-004-043-000	561.00	1,694.00	51.22
501-004-044-000	442.00	1,774.00	51.22
501-004-045-000	677.00	2,042.00	51.22
501-004-046-000	550.00	1,650.00	51.22
501-004-047-000	362.00	1,456.00	51.22
501-004-048-000	550.00	1,650.00	51.22
501-004-050-000	362.00	1,456.00	51.22
501-004-051-000	550.00	1,650.00	51.22
501-004-052-000	349.00	1,401.00	51.22
501-005-001-000	550.00	1,650.00	51.22
501-005-002-000	550.00	1,650.00	51.22
501-005-003-000	550.00	1,650.00	51.22
501-005-004-000	343.00	1,374.00	51.22
501-005-005-000	550.00	1,650.00	51.22
501-005-006-000	550.00	1,650.00	51.22
501-005-007-000	303.00	1,212.00	51.22
501-005-008-000	550.00	1,650.00	51.22
501-005-009-000	303.00	1,212.00	51.22
501-005-010-000	550.00	1,650.00	51.22
501-005-011-000	550.00	1,650.00	51.22
501-005-012-000	561.00	1,694.00	51.22
501-005-013-000	550.00	1,650.00	51.22
501-005-014-000	864.00	2,603.00	51.22
501-005-015-000	550.00	1,650.00	51.22
501-005-016-000	550.00	1,650.00	51.22
501-005-017-000	550.00	1,650.00	51.22
501-005-018-000	550.00	1,650.00	51.22
501-005-019-000	677.00	2,042.00	51.22
501-005-020-000	550.00	1,650.00	51.22
501-005-021-000	550.00	1,650.00	51.22
501-005-022-000	550.00	1,650.00	51.22
501-005-023-000	550.00	1,650.00	51.22
501-005-024-000	561.00	1,694.00	51.22
501-005-025-000	303.00	1,212.00	51.22
501-005-026-000	550.00	1,650.00	51.22
501-005-027-000	550.00	1,650.00	51.22
501-005-028-000	550.00	1,650.00	51.22
501-005-029-000	550.00	1,650.00	51.22
501-005-030-000	550.00	1,650.00	51.22
501-005-031-000	550.00	1,650.00	51.22
501-005-032-000	550.00	1,650.00	51.22
501-005-033-000	550.00	1,650.00	51.22
501-005-034-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-005-035-000	355.00	1,428.00	51.22
501-005-036-000	733.00	2,212.00	51.22
501-005-037-000	550.00	1,650.00	51.22
501-005-038-000	355.00	1,428.00	51.22
501-005-039-000	561.00	1,694.00	51.22
501-005-040-000	550.00	1,650.00	51.22
501-005-041-000	550.00	1,650.00	51.22
501-005-042-000	550.00	1,650.00	51.22
501-005-043-000	550.00	1,650.00	51.22
501-005-044-000	303.00	1,212.00	51.22
501-005-045-000	550.00	1,650.00	51.22
501-005-046-000	550.00	1,650.00	51.22
501-005-047-000	550.00	1,650.00	51.22
501-005-048-000	550.00	1,650.00	51.22
501-005-050-000	362.00	1,456.00	51.22
501-005-051-000	550.00	1,650.00	51.22
501-005-052-000	550.00	1,650.00	51.22
501-006-001-000	550.00	1,650.00	51.22
501-006-002-000	550.00	1,650.00	51.22
501-006-003-000	619.00	1,865.00	51.22
501-006-004-000	550.00	1,650.00	51.22
501-006-005-000	550.00	1,650.00	51.22
501-006-006-000	349.00	1,401.00	51.22
501-006-007-000	355.00	1,428.00	51.22
501-006-008-000	550.00	1,650.00	51.22
501-006-009-000	550.00	1,650.00	51.22
501-006-010-000	550.00	1,650.00	51.22
501-006-011-000	550.00	1,650.00	51.22
501-006-012-000	619.00	1,865.00	51.22
501-006-013-000	550.00	1,650.00	51.22
501-006-014-000	550.00	1,650.00	51.22
501-006-015-000	550.00	1,650.00	51.22
501-006-016-000	550.00	1,650.00	51.22
501-006-017-000	442.00	1,774.00	51.22
501-006-018-000	362.00	1,456.00	51.22
501-006-019-000	355.00	1,428.00	51.22
501-006-020-000	550.00	1,650.00	51.22
501-006-021-000	550.00	1,650.00	51.22
501-006-022-000	550.00	1,650.00	51.22
501-006-023-000	550.00	1,650.00	51.22
501-006-024-000	550.00	1,650.00	51.22
501-006-025-000	550.00	1,650.00	51.22
501-006-026-000	303.00	1,212.00	51.22
501-006-027-000	677.00	2,042.00	51.22
501-006-028-000	362.00	1,456.00	51.22
501-006-029-000	550.00	1,650.00	51.22
501-006-030-000	550.00	1,650.00	51.22
501-006-031-000	550.00	1,650.00	51.22
501-006-032-000	550.00	1,650.00	51.22
501-006-033-000	355.00	1,428.00	51.22
501-006-034-000	550.00	1,650.00	51.22
501-006-035-000	550.00	1,650.00	51.22
501-006-036-000	349.00	1,401.00	51.22
501-006-037-000	413.00	1,661.00	51.22
501-006-038-000	550.00	1,650.00	51.22
501-006-039-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-006-040-000	550.00	1,650.00	51.22
501-006-041-000	864.00	2,603.00	51.22
501-006-042-000	550.00	1,650.00	51.22
501-006-043-000	550.00	1,650.00	51.22
501-006-044-000	550.00	1,650.00	51.22
501-006-045-000	550.00	1,650.00	51.22
501-006-046-000	550.00	1,650.00	51.22
501-006-047-000	550.00	1,650.00	51.22
501-006-048-000	550.00	1,650.00	51.22
501-006-050-000	550.00	1,650.00	51.22
501-006-051-000	550.00	1,650.00	51.22
501-006-052-000	550.00	1,650.00	51.22
501-007-001-000	550.00	1,650.00	51.22
501-007-002-000	550.00	1,650.00	51.22
501-007-003-000	550.00	1,650.00	51.22
501-007-004-000	303.00	1,212.00	51.22
501-007-005-000	355.00	1,428.00	51.22
501-007-006-000	550.00	1,650.00	51.22
501-007-007-000	550.00	1,650.00	51.22
501-007-008-000	550.00	1,650.00	51.22
501-007-009-000	677.00	2,042.00	51.22
501-007-010-000	550.00	1,650.00	51.22
501-007-011-000	340.00	1,360.00	51.22
501-007-012-000	550.00	1,650.00	51.22
501-007-013-000	550.00	1,650.00	51.22
501-007-014-000	550.00	1,650.00	51.22
501-007-015-000	561.00	1,694.00	51.22
501-007-017-000	550.00	1,650.00	51.22
501-007-018-000	550.00	1,650.00	51.22
501-007-019-000	550.00	1,650.00	51.22
501-007-020-000	864.00	2,603.00	51.22
501-007-021-000	550.00	1,650.00	51.22
501-007-022-000	550.00	1,650.00	51.22
501-007-023-000	550.00	1,650.00	51.22
501-007-024-000	362.00	1,456.00	51.22
501-007-025-000	550.00	1,650.00	51.22
501-007-026-000	550.00	1,650.00	51.22
501-007-027-000	864.00	2,603.00	51.22
501-007-028-000	550.00	1,650.00	51.22
501-007-029-000	550.00	1,650.00	51.22
501-007-030-000	550.00	1,650.00	51.22
501-007-031-000	550.00	1,650.00	51.22
501-007-032-000	550.00	1,650.00	51.22
501-007-033-000	561.00	1,694.00	51.22
501-007-034-000	442.00	1,774.00	51.22
501-007-035-000	550.00	1,650.00	51.22
501-007-036-000	550.00	1,650.00	51.22
501-007-037-000	550.00	1,650.00	51.22
501-007-038-000	677.00	2,042.00	51.22
501-007-039-000	550.00	1,650.00	51.22
501-007-040-000	550.00	1,650.00	51.22
501-007-041-000	550.00	1,650.00	51.22
501-007-042-000	362.00	1,456.00	51.22
501-007-043-000	413.00	1,661.00	51.22
501-007-044-000	550.00	1,650.00	51.22
501-007-045-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-007-046-000	677.00	2,042.00	51.22
501-007-047-000	436.00	1,747.00	51.22
501-007-048-000	550.00	1,650.00	51.22
501-007-050-000	550.00	1,650.00	51.22
501-007-051-000	550.00	1,650.00	51.22
501-007-052-000	362.00	1,456.00	51.22
501-008-001-000	349.00	1,401.00	51.22
501-008-002-000	550.00	1,650.00	51.22
501-008-003-000	550.00	1,650.00	51.22
501-008-004-000	550.00	1,650.00	51.22
501-008-005-000	550.00	1,650.00	51.22
501-008-006-000	550.00	1,650.00	51.22
501-008-007-000	550.00	1,650.00	51.22
501-008-008-000	550.00	1,650.00	51.22
501-008-009-000	413.00	1,661.00	51.22
501-008-010-000	303.00	1,212.00	51.22
501-008-011-000	550.00	1,650.00	51.22
501-008-012-000	349.00	1,401.00	51.22
501-008-013-000	550.00	1,650.00	51.22
501-008-014-000	550.00	1,650.00	51.22
501-008-015-000	550.00	1,650.00	51.22
501-008-016-000	349.00	1,401.00	51.22
501-008-017-000	355.00	1,428.00	51.22
501-008-018-000	550.00	1,650.00	51.22
501-008-019-000	413.00	1,661.00	51.22
501-008-020-000	550.00	1,650.00	51.22
501-008-021-000	550.00	1,650.00	51.22
501-008-022-000	550.00	1,650.00	51.22
501-008-023-000	550.00	1,650.00	51.22
501-008-024-000	550.00	1,650.00	51.22
501-008-025-000	550.00	1,650.00	51.22
501-008-026-000	362.00	1,456.00	51.22
501-008-027-000	442.00	1,774.00	51.22
501-008-028-000	550.00	1,650.00	51.22
501-008-029-000	550.00	1,650.00	51.22
501-008-030-000	362.00	1,456.00	51.22
501-008-031-000	550.00	1,650.00	51.22
501-008-032-000	550.00	1,650.00	51.22
501-008-033-000	550.00	1,650.00	51.22
501-008-035-000	677.00	2,042.00	51.22
501-008-036-000	413.00	1,661.00	51.22
501-008-037-000	550.00	1,650.00	51.22
501-008-038-000	343.00	1,374.00	51.22
501-008-039-000	733.00	2,212.00	51.22
501-008-040-000	349.00	1,401.00	51.22
501-008-041-000	550.00	1,650.00	51.22
501-008-042-000	550.00	1,650.00	51.22
501-008-043-000	561.00	1,694.00	51.22
501-008-044-000	550.00	1,650.00	51.22
501-008-045-000	550.00	1,650.00	51.22
501-008-046-000	550.00	1,650.00	51.22
501-008-047-000	550.00	1,650.00	51.22
501-008-048-000	355.00	1,428.00	51.22
501-008-050-000	550.00	1,650.00	51.22
501-008-051-000	550.00	1,650.00	51.22
501-008-052-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-009-001-000	550.00	1,650.00	51.22
501-009-002-000	362.00	1,456.00	51.22
501-009-003-000	550.00	1,650.00	51.22
501-009-004-000	550.00	1,650.00	51.22
501-009-005-000	413.00	1,661.00	51.22
501-009-006-000	343.00	1,374.00	51.22
501-009-007-000	550.00	1,650.00	51.22
501-009-008-000	413.00	1,661.00	51.22
501-009-009-000	561.00	1,694.00	51.22
501-009-010-000	550.00	1,650.00	51.22
501-009-011-000	550.00	1,650.00	51.22
501-009-012-000	550.00	1,650.00	51.22
501-009-013-000	550.00	1,650.00	51.22
501-009-014-000	550.00	1,650.00	51.22
501-009-015-000	355.00	1,428.00	51.22
501-009-016-000	550.00	1,650.00	51.22
501-009-017-000	550.00	1,650.00	51.22
501-009-018-000	550.00	1,650.00	51.22
501-009-019-000	413.00	1,661.00	51.22
501-009-020-000	550.00	1,650.00	51.22
501-009-021-000	550.00	1,650.00	51.22
501-009-022-000	550.00	1,650.00	51.22
501-009-023-000	550.00	1,650.00	51.22
501-009-024-000	550.00	1,650.00	51.22
501-009-025-000	550.00	1,650.00	51.22
501-009-026-000	864.00	2,603.00	51.22
501-009-027-000	362.00	1,456.00	51.22
501-009-028-000	550.00	1,650.00	51.22
501-009-029-000	550.00	1,650.00	51.22
501-009-030-000	864.00	2,603.00	51.22
501-009-031-000	550.00	1,650.00	51.22
501-009-032-000	413.00	1,661.00	51.22
501-009-033-000	550.00	1,650.00	51.22
501-009-034-000	550.00	1,650.00	51.22
501-009-035-000	550.00	1,650.00	51.22
501-009-036-000	362.00	1,456.00	51.22
501-009-037-000	550.00	1,650.00	51.22
501-009-038-000	550.00	1,650.00	51.22
501-009-039-000	413.00	1,661.00	51.22
501-009-040-000	550.00	1,650.00	51.22
501-009-041-000	733.00	2,212.00	51.22
501-009-042-000	550.00	1,650.00	51.22
501-009-043-000	550.00	1,650.00	51.22
501-009-044-000	550.00	1,650.00	51.22
501-009-045-000	550.00	1,650.00	51.22
501-009-046-000	550.00	1,650.00	51.22
501-009-047-000	355.00	1,428.00	51.22
501-009-048-000	550.00	1,650.00	51.22
501-009-050-000	550.00	1,650.00	51.22
501-009-051-000	550.00	1,650.00	51.22
501-009-052-000	550.00	1,650.00	51.22
501-010-001-510	214.00	856.00	25.60
501-010-001-520	375.00	1,125.00	25.60
501-010-002-510	375.00	1,125.00	25.60
501-010-002-520	210.00	840.00	25.60
501-010-003-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-010-003-520	375.00	1,125.00	25.60
501-010-004-510	458.00	1,387.00	25.60
501-010-004-520	263.00	1,062.00	25.60
501-010-005-510	375.00	1,125.00	25.60
501-010-005-520	458.00	1,387.00	25.60
501-010-006-510	375.00	1,125.00	25.60
501-010-006-520	375.00	1,125.00	25.60
501-010-007-510	375.00	1,125.00	25.60
501-010-007-520	218.00	872.00	25.60
501-010-008-510	584.00	1,769.00	25.60
501-010-008-520	375.00	1,125.00	25.60
501-010-009-510	450.00	1,350.00	25.60
501-010-009-520	375.00	1,125.00	25.60
501-010-010-510	210.00	840.00	25.60
501-010-010-520	375.00	1,125.00	25.60
501-010-011-510	375.00	1,125.00	25.60
501-010-011-520	375.00	1,125.00	25.60
501-010-012-510	421.00	1,275.00	25.60
501-010-012-520	458.00	1,387.00	25.60
501-010-013-510	450.00	1,350.00	25.60
501-010-013-520	263.00	1,062.00	25.60
501-010-014-510	375.00	1,125.00	25.60
501-010-014-520	214.00	856.00	25.60
501-010-015-510	218.00	872.00	25.60
501-010-015-520	375.00	1,125.00	25.60
501-010-016-510	336.00	1,014.00	25.60
501-010-016-520	206.00	824.00	25.60
501-010-017-510	375.00	1,125.00	25.60
501-010-017-520	375.00	1,125.00	25.60
501-010-018-510	375.00	1,125.00	25.60
501-010-018-520	218.00	872.00	25.60
501-010-019-510	375.00	1,125.00	25.60
501-010-019-520	336.00	1,014.00	25.60
501-010-020-510	336.00	1,014.00	25.60
501-010-020-520	375.00	1,125.00	25.60
501-010-021-510	210.00	840.00	25.60
501-010-021-520	375.00	1,125.00	25.60
501-010-022-510	263.00	1,062.00	25.60
501-010-022-520	375.00	1,125.00	25.60
501-010-023-510	375.00	1,125.00	25.60
501-010-023-520	375.00	1,125.00	25.60
501-010-024-510	375.00	1,125.00	25.60
501-010-024-520	584.00	1,769.00	25.60
501-010-025-510	375.00	1,125.00	25.60
501-010-025-520	210.00	840.00	25.60
501-010-026-510	214.00	856.00	25.60
501-010-026-520	210.00	840.00	25.60
501-010-027-510	375.00	1,125.00	25.60
501-010-027-520	375.00	1,125.00	25.60
501-010-028-510	375.00	1,125.00	25.60
501-010-028-520	375.00	1,125.00	25.60
501-010-029-510	336.00	1,014.00	25.60
501-010-029-520	450.00	1,350.00	25.60
501-010-030-510	375.00	1,125.00	25.60
501-010-030-520	375.00	1,125.00	25.60
501-010-031-510	450.00	1,350.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-010-031-520	584.00	1,769.00	25.60
501-010-032-510	458.00	1,387.00	25.60
501-010-032-520	375.00	1,125.00	25.60
501-010-033-510	375.00	1,125.00	25.60
501-010-033-520	584.00	1,769.00	25.60
501-010-034-510	375.00	1,125.00	25.60
501-010-034-520	375.00	1,125.00	25.60
501-010-035-510	375.00	1,125.00	25.60
501-010-035-520	375.00	1,125.00	25.60
501-010-036-510	259.00	1,047.00	25.60
501-010-036-520	375.00	1,125.00	25.60
501-010-037-510	584.00	1,769.00	25.60
501-010-037-520	336.00	1,014.00	25.60
501-010-038-510	458.00	1,387.00	25.60
501-010-038-520	375.00	1,125.00	25.60
501-010-039-510	375.00	1,125.00	25.60
501-010-039-520	375.00	1,125.00	25.60
501-010-040-510	584.00	1,769.00	25.60
501-010-040-520	375.00	1,125.00	25.60
501-010-041-510	375.00	1,125.00	25.60
501-010-041-520	375.00	1,125.00	25.60
501-010-042-510	375.00	1,125.00	25.60
501-010-042-520	375.00	1,125.00	25.60
501-010-043-510	202.00	808.00	25.60
501-010-043-520	210.00	840.00	25.60
501-010-044-510	206.00	824.00	25.60
501-010-044-520	375.00	1,125.00	25.60
501-010-045-510	375.00	1,125.00	25.60
501-010-045-520	210.00	840.00	25.60
501-010-046-510	206.00	824.00	25.60
501-010-046-520	375.00	1,125.00	25.60
501-010-047-510	420.00	1,269.00	25.60
501-010-047-520	375.00	1,125.00	25.60
501-010-048-510	375.00	1,125.00	25.60
501-010-048-520	375.00	1,125.00	25.60
501-010-050-510	450.00	1,350.00	25.60
501-010-050-520	375.00	1,125.00	25.60
501-010-051-000	550.00	1,650.00	51.22
501-010-052-000	550.00	1,650.00	51.22
501-011-001-510	336.00	1,014.00	25.60
501-011-001-520	375.00	1,125.00	25.60
501-011-002-510	375.00	1,125.00	25.60
501-011-002-520	375.00	1,125.00	25.60
501-011-003-510	214.00	856.00	25.60
501-011-003-520	218.00	872.00	25.60
501-011-004-510	375.00	1,125.00	25.60
501-011-004-520	375.00	1,125.00	25.60
501-011-005-510	214.00	856.00	25.60
501-011-005-520	375.00	1,125.00	25.60
501-011-006-510	584.00	1,769.00	25.60
501-011-006-520	421.00	1,275.00	25.60
501-011-007-510	375.00	1,125.00	25.60
501-011-007-520	584.00	1,769.00	25.60
501-011-008-510	375.00	1,125.00	25.60
501-011-008-520	375.00	1,125.00	25.60
501-011-009-510	202.00	808.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-011-009-520	263.00	1,062.00	25.60
501-011-010-510	584.00	1,769.00	25.60
501-011-010-520	375.00	1,125.00	25.60
501-011-011-510	375.00	1,125.00	25.60
501-011-011-520	375.00	1,125.00	25.60
501-011-012-510	375.00	1,125.00	25.60
501-011-012-520	214.00	856.00	25.60
501-011-013-510	336.00	1,014.00	25.60
501-011-013-520	375.00	1,125.00	25.60
501-011-014-510	375.00	1,125.00	25.60
501-011-014-520	375.00	1,125.00	25.60
501-011-015-510	584.00	1,769.00	25.60
501-011-015-520	375.00	1,125.00	25.60
501-011-016-510	584.00	1,769.00	25.60
501-011-016-520	375.00	1,125.00	25.60
501-011-017-510	375.00	1,125.00	25.60
501-011-017-520	375.00	1,125.00	25.60
501-011-018-510	375.00	1,125.00	25.60
501-011-018-520	206.00	824.00	25.60
501-011-019-510	584.00	1,769.00	25.60
501-011-019-520	584.00	1,769.00	25.60
501-011-020-510	375.00	1,125.00	25.60
501-011-020-520	202.00	808.00	25.60
501-011-021-510	584.00	1,769.00	25.60
501-011-021-520	421.00	1,275.00	25.60
501-011-022-510	458.00	1,387.00	25.60
501-011-022-520	421.00	1,275.00	25.60
501-011-023-510	458.00	1,387.00	25.60
501-011-023-520	210.00	840.00	25.60
501-011-024-510	584.00	1,769.00	25.60
501-011-024-520	450.00	1,350.00	25.60
501-011-025-510	584.00	1,769.00	25.60
501-011-025-520	375.00	1,125.00	25.60
501-011-026-510	584.00	1,769.00	25.60
501-011-026-520	584.00	1,769.00	25.60
501-011-027-510	375.00	1,125.00	25.60
501-011-027-520	375.00	1,125.00	25.60
501-011-028-510	375.00	1,125.00	25.60
501-011-028-520	202.00	808.00	25.60
501-011-029-510	420.00	1,269.00	25.60
501-011-029-520	458.00	1,387.00	25.60
501-011-030-510	375.00	1,125.00	25.60
501-011-030-520	421.00	1,275.00	25.60
501-011-031-510	584.00	1,769.00	25.60
501-011-031-520	375.00	1,125.00	25.60
501-011-032-510	375.00	1,125.00	25.60
501-011-032-520	375.00	1,125.00	25.60
501-011-033-510	584.00	1,769.00	25.60
501-011-033-520	375.00	1,125.00	25.60
501-011-034-510	458.00	1,387.00	25.60
501-011-034-520	336.00	1,014.00	25.60
501-011-035-510	375.00	1,125.00	25.60
501-011-035-520	375.00	1,125.00	25.60
501-011-036-510	375.00	1,125.00	25.60
501-011-036-520	375.00	1,125.00	25.60
501-011-037-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-011-037-520	584.00	1,769.00	25.60
501-011-038-510	214.00	856.00	25.60
501-011-038-520	210.00	840.00	25.60
501-011-039-510	375.00	1,125.00	25.60
501-011-039-520	375.00	1,125.00	25.60
501-011-040-510	375.00	1,125.00	25.60
501-011-040-520	584.00	1,769.00	25.60
501-011-041-510	375.00	1,125.00	25.60
501-011-041-520	210.00	840.00	25.60
501-011-042-510	375.00	1,125.00	25.60
501-011-042-520	421.00	1,275.00	25.60
501-011-043-510	375.00	1,125.00	25.60
501-011-043-520	421.00	1,275.00	25.60
501-011-044-510	336.00	1,014.00	25.60
501-011-044-520	375.00	1,125.00	25.60
501-011-045-510	375.00	1,125.00	25.60
501-011-045-520	375.00	1,125.00	25.60
501-011-046-510	218.00	872.00	25.60
501-011-046-520	584.00	1,769.00	25.60
501-011-047-510	263.00	1,062.00	25.60
501-011-047-520	214.00	856.00	25.60
501-011-048-510	375.00	1,125.00	25.60
501-011-048-520	202.00	808.00	25.60
501-011-050-510	458.00	1,387.00	25.60
501-011-050-520	206.00	824.00	25.60
501-011-051-000	343.00	1,374.00	51.22
501-011-052-000	677.00	2,042.00	51.22
501-012-001-510	375.00	1,125.00	25.60
501-012-001-520	584.00	1,769.00	25.60
501-012-002-510	450.00	1,350.00	25.60
501-012-002-520	214.00	856.00	25.60
501-012-003-510	458.00	1,387.00	25.60
501-012-003-520	214.00	856.00	25.60
501-012-004-510	263.00	1,062.00	25.60
501-012-004-520	210.00	840.00	25.60
501-012-005-510	450.00	1,350.00	25.60
501-012-005-520	263.00	1,062.00	25.60
501-012-006-510	375.00	1,125.00	25.60
501-012-006-520	375.00	1,125.00	25.60
501-012-007-510	202.00	808.00	25.60
501-012-007-520	336.00	1,014.00	25.60
501-012-008-510	584.00	1,769.00	25.60
501-012-008-520	375.00	1,125.00	25.60
501-012-009-510	375.00	1,125.00	25.60
501-012-009-520	375.00	1,125.00	25.60
501-012-010-510	375.00	1,125.00	25.60
501-012-010-520	375.00	1,125.00	25.60
501-012-011-510	375.00	1,125.00	25.60
501-012-011-520	584.00	1,769.00	25.60
501-012-012-510	458.00	1,387.00	25.60
501-012-012-520	421.00	1,275.00	25.60
501-012-013-510	375.00	1,125.00	25.60
501-012-013-520	375.00	1,125.00	25.60
501-012-014-510	375.00	1,125.00	25.60
501-012-014-520	375.00	1,125.00	25.60
501-012-015-510	584.00	1,769.00	25.60

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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-012-015-520	584.00	1,769.00	25.60
501-012-016-510	375.00	1,125.00	25.60
501-012-016-520	421.00	1,275.00	25.60
501-012-017-510	375.00	1,125.00	25.60
501-012-017-520	375.00	1,125.00	25.60
501-012-018-510	375.00	1,125.00	25.60
501-012-018-520	375.00	1,125.00	25.60
501-012-019-510	458.00	1,387.00	25.60
501-012-019-520	375.00	1,125.00	25.60
501-012-020-510	375.00	1,125.00	25.60
501-012-020-520	375.00	1,125.00	25.60
501-012-021-510	263.00	1,062.00	25.60
501-012-021-520	214.00	856.00	25.60
501-012-022-510	375.00	1,125.00	25.60
501-012-022-520	375.00	1,125.00	25.60
501-012-023-510	375.00	1,125.00	25.60
501-012-023-520	375.00	1,125.00	25.60
501-012-024-510	218.00	872.00	25.60
501-012-024-520	375.00	1,125.00	25.60
501-012-025-510	458.00	1,387.00	25.60
501-012-025-520	375.00	1,125.00	25.60
501-012-026-510	375.00	1,125.00	25.60
501-012-026-520	375.00	1,125.00	25.60
501-012-027-510	375.00	1,125.00	25.60
501-012-027-520	450.00	1,350.00	25.60
501-012-028-510	584.00	1,769.00	25.60
501-012-028-520	206.00	824.00	25.60
501-012-029-510	584.00	1,769.00	25.60
501-012-029-520	375.00	1,125.00	25.60
501-012-030-510	375.00	1,125.00	25.60
501-012-030-520	375.00	1,125.00	25.60
501-012-031-510	218.00	872.00	25.60
501-012-031-520	336.00	1,014.00	25.60
501-012-032-510	584.00	1,769.00	25.60
501-012-032-520	214.00	856.00	25.60
501-012-033-510	375.00	1,125.00	25.60
501-012-033-520	375.00	1,125.00	25.60
501-012-034-510	375.00	1,125.00	25.60
501-012-034-520	584.00	1,769.00	25.60
501-012-035-510	584.00	1,769.00	25.60
501-012-035-520	375.00	1,125.00	25.60
501-012-036-510	375.00	1,125.00	25.60
501-012-036-520	375.00	1,125.00	25.60
501-012-037-510	375.00	1,125.00	25.60
501-012-037-520	375.00	1,125.00	25.60
501-012-038-510	375.00	1,125.00	25.60
501-012-038-520	336.00	1,014.00	25.60
501-012-039-510	375.00	1,125.00	25.60
501-012-039-520	336.00	1,014.00	25.60
501-012-040-510	458.00	1,387.00	25.60
501-012-040-520	210.00	840.00	25.60
501-012-041-510	584.00	1,769.00	25.60
501-012-041-520	375.00	1,125.00	25.60
501-012-042-510	458.00	1,387.00	25.60
501-012-042-520	375.00	1,125.00	25.60
501-012-043-510	458.00	1,387.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-012-043-520	375.00	1,125.00	25.60
501-012-044-510	375.00	1,125.00	25.60
501-012-044-520	375.00	1,125.00	25.60
501-012-045-510	210.00	840.00	25.60
501-012-045-520	206.00	824.00	25.60
501-012-046-510	375.00	1,125.00	25.60
501-012-046-520	214.00	856.00	25.60
501-012-047-510	375.00	1,125.00	25.60
501-012-047-520	375.00	1,125.00	25.60
501-012-048-510	375.00	1,125.00	25.60
501-012-048-520	336.00	1,014.00	25.60
501-012-050-510	584.00	1,769.00	25.60
501-012-050-520	375.00	1,125.00	25.60
501-012-051-000	550.00	1,650.00	51.22
501-012-052-000	550.00	1,650.00	51.22
501-013-001-510	375.00	1,125.00	25.60
501-013-001-520	458.00	1,387.00	25.60
501-013-002-510	375.00	1,125.00	25.60
501-013-002-520	210.00	840.00	25.60
501-013-003-510	584.00	1,769.00	25.60
501-013-003-520	458.00	1,387.00	25.60
501-013-004-510	375.00	1,125.00	25.60
501-013-004-520	202.00	808.00	25.60
501-013-005-510	336.00	1,014.00	25.60
501-013-005-520	202.00	808.00	25.60
501-013-006-510	202.00	808.00	25.60
501-013-006-520	421.00	1,275.00	25.60
501-013-007-510	210.00	840.00	25.60
501-013-007-520	375.00	1,125.00	25.60
501-013-008-510	375.00	1,125.00	25.60
501-013-008-520	206.00	824.00	25.60
501-013-009-510	584.00	1,769.00	25.60
501-013-009-520	375.00	1,125.00	25.60
501-013-010-510	210.00	840.00	25.60
501-013-010-520	458.00	1,387.00	25.60
501-013-011-510	458.00	1,387.00	25.60
501-013-011-520	202.00	808.00	25.60
501-013-012-510	450.00	1,350.00	25.60
501-013-012-520	375.00	1,125.00	25.60
501-013-013-510	375.00	1,125.00	25.60
501-013-013-520	375.00	1,125.00	25.60
501-013-014-510	375.00	1,125.00	25.60
501-013-014-520	450.00	1,350.00	25.60
501-013-015-510	375.00	1,125.00	25.60
501-013-015-520	375.00	1,125.00	25.60
501-013-016-510	584.00	1,769.00	25.60
501-013-016-520	375.00	1,125.00	25.60
501-013-017-510	375.00	1,125.00	25.60
501-013-017-520	375.00	1,125.00	25.60
501-013-018-510	458.00	1,387.00	25.60
501-013-018-520	375.00	1,125.00	25.60
501-013-019-510	375.00	1,125.00	25.60
501-013-019-520	210.00	840.00	25.60
501-013-020-510	375.00	1,125.00	25.60
501-013-020-520	450.00	1,350.00	25.60
501-013-021-510	214.00	856.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-013-021-520	336.00	1,014.00	25.60
501-013-022-510	584.00	1,769.00	25.60
501-013-022-520	375.00	1,125.00	25.60
501-013-023-510	450.00	1,350.00	25.60
501-013-023-520	210.00	840.00	25.60
501-013-024-510	375.00	1,125.00	25.60
501-013-024-520	458.00	1,387.00	25.60
501-013-025-510	375.00	1,125.00	25.60
501-013-025-520	210.00	840.00	25.60
501-013-026-510	210.00	840.00	25.60
501-013-026-520	584.00	1,769.00	25.60
501-013-027-510	375.00	1,125.00	25.60
501-013-027-520	375.00	1,125.00	25.60
501-013-028-510	375.00	1,125.00	25.60
501-013-028-520	375.00	1,125.00	25.60
501-013-029-510	375.00	1,125.00	25.60
501-013-029-520	375.00	1,125.00	25.60
501-013-030-510	584.00	1,769.00	25.60
501-013-030-520	263.00	1,062.00	25.60
501-013-031-510	206.00	824.00	25.60
501-013-031-520	450.00	1,350.00	25.60
501-013-032-510	375.00	1,125.00	25.60
501-013-032-520	375.00	1,125.00	25.60
501-013-033-510	375.00	1,125.00	25.60
501-013-033-520	375.00	1,125.00	25.60
501-013-034-510	202.00	808.00	25.60
501-013-034-520	458.00	1,387.00	25.60
501-013-035-510	375.00	1,125.00	25.60
501-013-035-520	375.00	1,125.00	25.60
501-013-036-510	218.00	872.00	25.60
501-013-036-520	202.00	808.00	25.60
501-013-037-510	375.00	1,125.00	25.60
501-013-037-520	210.00	840.00	25.60
501-013-038-510	375.00	1,125.00	25.60
501-013-038-520	375.00	1,125.00	25.60
501-013-039-510	375.00	1,125.00	25.60
501-013-039-520	206.00	824.00	25.60
501-013-040-510	336.00	1,014.00	25.60
501-013-040-520	210.00	840.00	25.60
501-013-041-510	210.00	840.00	25.60
501-013-041-520	450.00	1,350.00	25.60
501-013-042-510	375.00	1,125.00	25.60
501-013-042-520	375.00	1,125.00	25.60
501-013-043-510	375.00	1,125.00	25.60
501-013-043-520	375.00	1,125.00	25.60
501-013-044-510	375.00	1,125.00	25.60
501-013-044-520	336.00	1,014.00	25.60
501-013-045-510	218.00	872.00	25.60
501-013-045-520	375.00	1,125.00	25.60
501-013-046-510	375.00	1,125.00	25.60
501-013-046-520	375.00	1,125.00	25.60
501-013-047-510	458.00	1,387.00	25.60
501-013-047-520	375.00	1,125.00	25.60
501-013-048-510	584.00	1,769.00	25.60
501-013-048-520	375.00	1,125.00	25.60
501-013-050-510	458.00	1,387.00	25.60

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-013-050-520	214.00	856.00	25.60
501-013-051-000	550.00	1,650.00	51.22
501-013-052-000	550.00	1,650.00	51.22
501-014-001-510	375.00	1,125.00	25.60
501-014-001-520	375.00	1,125.00	25.60
501-014-002-510	218.00	872.00	25.60
501-014-002-520	214.00	856.00	25.60
501-014-003-510	375.00	1,125.00	25.60
501-014-003-520	375.00	1,125.00	25.60
501-014-004-510	584.00	1,769.00	25.60
501-014-004-520	214.00	856.00	25.60
501-014-005-510	375.00	1,125.00	25.60
501-014-005-520	210.00	840.00	25.60
501-014-006-510	421.00	1,275.00	25.60
501-014-006-520	336.00	1,014.00	25.60
501-014-007-510	375.00	1,125.00	25.60
501-014-007-520	214.00	856.00	25.60
501-014-008-510	375.00	1,125.00	25.60
501-014-008-520	375.00	1,125.00	25.60
501-014-009-510	375.00	1,125.00	25.60
501-014-009-520	375.00	1,125.00	25.60
501-014-010-510	210.00	840.00	25.60
501-014-010-520	202.00	808.00	25.60
501-014-011-510	375.00	1,125.00	25.60
501-014-011-520	375.00	1,125.00	25.60
501-014-012-510	375.00	1,125.00	25.60
501-014-012-520	218.00	872.00	25.60
501-014-013-510	336.00	1,014.00	25.60
501-014-013-520	450.00	1,350.00	25.60
501-014-014-510	450.00	1,350.00	25.60
501-014-014-520	375.00	1,125.00	25.60
501-014-015-510	584.00	1,769.00	25.60
501-014-015-520	214.00	856.00	25.60
501-014-016-510	375.00	1,125.00	25.60
501-014-016-520	375.00	1,125.00	25.60
501-014-017-510	375.00	1,125.00	25.60
501-014-017-520	259.00	1,047.00	25.60
501-014-018-510	375.00	1,125.00	25.60
501-014-018-520	336.00	1,014.00	25.60
501-014-019-510	375.00	1,125.00	25.60
501-014-019-520	421.00	1,275.00	25.60
501-014-020-510	218.00	872.00	25.60
501-014-020-520	375.00	1,125.00	25.60
501-014-021-510	584.00	1,769.00	25.60
501-014-021-520	210.00	840.00	25.60
501-014-022-510	202.00	808.00	25.60
501-014-022-520	214.00	856.00	25.60
501-014-023-510	218.00	872.00	25.60
501-014-023-520	584.00	1,769.00	25.60
501-014-024-510	375.00	1,125.00	25.60
501-014-024-520	214.00	856.00	25.60
501-014-025-510	214.00	856.00	25.60
501-014-025-520	200.00	800.00	25.60
501-014-026-510	375.00	1,125.00	25.60
501-014-026-520	375.00	1,125.00	25.60
501-014-027-510	584.00	1,769.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-014-027-520	458.00	1,387.00	25.60
501-014-028-510	584.00	1,769.00	25.60
501-014-028-520	375.00	1,125.00	25.60
501-014-029-510	375.00	1,125.00	25.60
501-014-029-520	375.00	1,125.00	25.60
501-014-030-510	375.00	1,125.00	25.60
501-014-030-520	375.00	1,125.00	25.60
501-014-031-510	375.00	1,125.00	25.60
501-014-031-520	400.00	1,200.00	25.60
501-014-032-510	375.00	1,125.00	25.60
501-014-032-520	375.00	1,125.00	25.60
501-014-033-510	375.00	1,125.00	25.60
501-014-033-520	375.00	1,125.00	25.60
501-014-034-510	458.00	1,387.00	25.60
501-014-034-520	375.00	1,125.00	25.60
501-014-035-510	375.00	1,125.00	25.60
501-014-035-520	210.00	840.00	25.60
501-014-036-510	375.00	1,125.00	25.60
501-014-036-520	584.00	1,769.00	25.60
501-014-037-510	375.00	1,125.00	25.60
501-014-037-520	214.00	856.00	25.60
501-014-038-510	336.00	1,014.00	25.60
501-014-038-520	375.00	1,125.00	25.60
501-014-039-510	263.00	1,062.00	25.60
501-014-039-520	375.00	1,125.00	25.60
501-014-040-510	375.00	1,125.00	25.60
501-014-040-520	458.00	1,387.00	25.60
501-014-041-510	202.00	808.00	25.60
501-014-041-520	375.00	1,125.00	25.60
501-014-042-510	458.00	1,387.00	25.60
501-014-042-520	420.00	1,269.00	25.60
501-014-043-510	458.00	1,387.00	25.60
501-014-043-520	214.00	856.00	25.60
501-014-044-510	420.00	1,269.00	25.60
501-014-044-520	450.00	1,350.00	25.60
501-014-045-510	375.00	1,125.00	25.60
501-014-045-520	375.00	1,125.00	25.60
501-014-046-510	375.00	1,125.00	25.60
501-014-046-520	375.00	1,125.00	25.60
501-014-047-510	375.00	1,125.00	25.60
501-014-047-520	331.00	996.00	25.60
501-014-048-510	584.00	1,769.00	25.60
501-014-048-520	516.00	1,561.00	25.60
501-014-050-510	375.00	1,125.00	25.60
501-014-050-520	336.00	1,014.00	25.60
501-014-051-000	550.00	1,650.00	51.22
501-014-052-000	355.00	1,428.00	51.22
501-015-001-510	375.00	1,125.00	25.60
501-015-001-520	375.00	1,125.00	25.60
501-015-002-510	375.00	1,125.00	25.60
501-015-002-520	584.00	1,769.00	25.60
501-015-003-510	375.00	1,125.00	25.60
501-015-003-520	458.00	1,387.00	25.60
501-015-004-510	263.00	1,062.00	25.60
501-015-004-520	263.00	1,062.00	25.60
501-015-005-510	214.00	856.00	25.60

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-015-005-520	584.00	1,769.00	25.60
501-015-006-510	375.00	1,125.00	25.60
501-015-006-520	375.00	1,125.00	25.60
501-015-007-510	584.00	1,769.00	25.60
501-015-007-520	375.00	1,125.00	25.60
501-015-008-510	375.00	1,125.00	25.60
501-015-008-520	206.00	824.00	25.60
501-015-009-510	202.00	808.00	25.60
501-015-009-520	375.00	1,125.00	25.60
501-015-010-510	584.00	1,769.00	25.60
501-015-010-520	375.00	1,125.00	25.60
501-015-011-510	336.00	1,014.00	25.60
501-015-011-520	584.00	1,769.00	25.60
501-015-012-510	206.00	824.00	25.60
501-015-012-520	375.00	1,125.00	25.60
501-015-013-510	210.00	840.00	25.60
501-015-013-520	375.00	1,125.00	25.60
501-015-014-510	375.00	1,125.00	25.60
501-015-014-520	336.00	1,014.00	25.60
501-015-015-510	375.00	1,125.00	25.60
501-015-015-520	202.00	808.00	25.60
501-015-016-510	375.00	1,125.00	25.60
501-015-016-520	375.00	1,125.00	25.60
501-015-017-510	375.00	1,125.00	25.60
501-015-017-520	210.00	840.00	25.60
501-015-018-510	375.00	1,125.00	25.60
501-015-018-520	584.00	1,769.00	25.60
501-015-019-510	218.00	872.00	25.60
501-015-019-520	375.00	1,125.00	25.60
501-015-020-510	214.00	856.00	25.60
501-015-020-520	375.00	1,125.00	25.60
501-015-021-510	458.00	1,387.00	25.60
501-015-021-520	375.00	1,125.00	25.60
501-015-022-510	210.00	840.00	25.60
501-015-022-520	263.00	1,062.00	25.60
501-015-023-510	375.00	1,125.00	25.60
501-015-023-520	450.00	1,350.00	25.60
501-015-024-510	202.00	808.00	25.60
501-015-024-520	375.00	1,125.00	25.60
501-015-025-510	214.00	856.00	25.60
501-015-025-520	375.00	1,125.00	25.60
501-015-026-510	202.00	808.00	25.60
501-015-026-520	458.00	1,387.00	25.60
501-015-027-510	375.00	1,125.00	25.60
501-015-027-520	375.00	1,125.00	25.60
501-015-028-510	210.00	840.00	25.60
501-015-028-520	375.00	1,125.00	25.60
501-015-029-510	336.00	1,014.00	25.60
501-015-029-520	210.00	840.00	25.60
501-015-030-510	450.00	1,350.00	25.60
501-015-030-520	584.00	1,769.00	25.60
501-015-031-510	584.00	1,769.00	25.60
501-015-031-520	375.00	1,125.00	25.60
501-015-032-510	584.00	1,769.00	25.60
501-015-032-520	375.00	1,125.00	25.60
501-015-033-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-015-033-520	672.00	2,035.00	25.60
501-015-034-510	584.00	1,769.00	25.60
501-015-034-520	202.00	808.00	25.60
501-015-035-510	375.00	1,125.00	25.60
501-015-035-520	584.00	1,769.00	25.60
501-015-036-510	421.00	1,275.00	25.60
501-015-036-520	210.00	840.00	25.60
501-015-037-510	375.00	1,125.00	25.60
501-015-037-520	450.00	1,350.00	25.60
501-015-038-510	375.00	1,125.00	25.60
501-015-038-520	375.00	1,125.00	25.60
501-015-039-510	375.00	1,125.00	25.60
501-015-039-520	375.00	1,125.00	25.60
501-015-040-510	259.00	1,047.00	25.60
501-015-040-520	584.00	1,769.00	25.60
501-015-041-510	421.00	1,275.00	25.60
501-015-041-520	458.00	1,387.00	25.60
501-015-042-510	263.00	1,062.00	25.60
501-015-042-520	375.00	1,125.00	25.60
501-015-043-510	210.00	840.00	25.60
501-015-043-520	375.00	1,125.00	25.60
501-015-044-510	375.00	1,125.00	25.60
501-015-044-520	458.00	1,387.00	25.60
501-015-045-510	375.00	1,125.00	25.60
501-015-045-520	214.00	856.00	25.60
501-015-046-510	375.00	1,125.00	25.60
501-015-046-520	584.00	1,769.00	25.60
501-015-047-510	210.00	840.00	25.60
501-015-047-520	375.00	1,125.00	25.60
501-015-048-510	375.00	1,125.00	25.60
501-015-048-520	375.00	1,125.00	25.60
501-015-050-510	375.00	1,125.00	25.60
501-015-050-520	458.00	1,387.00	25.60
501-015-051-000	550.00	1,650.00	51.22
501-015-052-000	677.00	2,042.00	51.22
501-016-001-510	375.00	1,125.00	25.60
501-016-001-520	206.00	824.00	25.60
501-016-002-510	375.00	1,125.00	25.60
501-016-002-520	206.00	824.00	25.60
501-016-003-510	214.00	856.00	25.60
501-016-003-520	375.00	1,125.00	25.60
501-016-004-510	375.00	1,125.00	25.60
501-016-004-520	375.00	1,125.00	25.60
501-016-005-510	375.00	1,125.00	25.60
501-016-005-520	375.00	1,125.00	25.60
501-016-006-510	214.00	856.00	25.60
501-016-006-520	218.00	872.00	25.60
501-016-007-510	375.00	1,125.00	25.60
501-016-007-520	458.00	1,387.00	25.60
501-016-008-510	458.00	1,387.00	25.60
501-016-008-520	421.00	1,275.00	25.60
501-016-009-510	210.00	840.00	25.60
501-016-009-520	263.00	1,062.00	25.60
501-016-010-510	584.00	1,769.00	25.60
501-016-010-520	210.00	840.00	25.60
501-016-011-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-016-011-520	375.00	1,125.00	25.60
501-016-012-510	375.00	1,125.00	25.60
501-016-012-520	206.00	824.00	25.60
501-016-013-510	458.00	1,387.00	25.60
501-016-013-520	375.00	1,125.00	25.60
501-016-014-510	450.00	1,350.00	25.60
501-016-014-520	375.00	1,125.00	25.60
501-016-015-510	375.00	1,125.00	25.60
501-016-015-520	375.00	1,125.00	25.60
501-016-016-510	210.00	840.00	25.60
501-016-016-520	584.00	1,769.00	25.60
501-016-017-510	210.00	840.00	25.60
501-016-017-520	375.00	1,125.00	25.60
501-016-018-510	375.00	1,125.00	25.60
501-016-018-520	375.00	1,125.00	25.60
501-016-019-510	375.00	1,125.00	25.60
501-016-019-520	375.00	1,125.00	25.60
501-016-020-510	450.00	1,350.00	25.60
501-016-020-520	375.00	1,125.00	25.60
501-016-021-510	458.00	1,387.00	25.60
501-016-021-520	206.00	824.00	25.60
501-016-022-510	202.00	808.00	25.60
501-016-022-520	375.00	1,125.00	25.60
501-016-023-510	375.00	1,125.00	25.60
501-016-023-520	375.00	1,125.00	25.60
501-016-024-510	210.00	840.00	25.60
501-016-024-520	375.00	1,125.00	25.60
501-016-025-510	375.00	1,125.00	25.60
501-016-025-520	421.00	1,275.00	25.60
501-016-026-510	336.00	1,014.00	25.60
501-016-026-520	375.00	1,125.00	25.60
501-016-027-510	202.00	808.00	25.60
501-016-027-520	584.00	1,769.00	25.60
501-016-028-510	206.00	824.00	25.60
501-016-028-520	375.00	1,125.00	25.60
501-016-029-510	584.00	1,769.00	25.60
501-016-029-520	375.00	1,125.00	25.60
501-016-030-510	375.00	1,125.00	25.60
501-016-030-520	218.00	872.00	25.60
501-016-031-510	375.00	1,125.00	25.60
501-016-031-520	375.00	1,125.00	25.60
501-016-032-510	206.00	824.00	25.60
501-016-032-520	375.00	1,125.00	25.60
501-016-033-510	214.00	856.00	25.60
501-016-033-520	336.00	1,014.00	25.60
501-016-034-510	375.00	1,125.00	25.60
501-016-034-520	584.00	1,769.00	25.60
501-016-035-510	375.00	1,125.00	25.60
501-016-035-520	375.00	1,125.00	25.60
501-016-036-510	375.00	1,125.00	25.60
501-016-036-520	375.00	1,125.00	25.60
501-016-037-510	375.00	1,125.00	25.60
501-016-037-520	375.00	1,125.00	25.60
501-016-038-510	375.00	1,125.00	25.60
501-016-038-520	210.00	840.00	25.60
501-016-039-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-016-039-520	375.00	1,125.00	25.60
501-016-040-510	375.00	1,125.00	25.60
501-016-040-520	584.00	1,769.00	25.60
501-016-041-510	375.00	1,125.00	25.60
501-016-041-520	375.00	1,125.00	25.60
501-016-042-510	584.00	1,769.00	25.60
501-016-042-520	375.00	1,125.00	25.60
501-016-043-510	375.00	1,125.00	25.60
501-016-043-520	450.00	1,350.00	25.60
501-016-044-510	584.00	1,769.00	25.60
501-016-044-520	336.00	1,014.00	25.60
501-016-045-510	375.00	1,125.00	25.60
501-016-045-520	375.00	1,125.00	25.60
501-016-046-510	375.00	1,125.00	25.60
501-016-046-520	375.00	1,125.00	25.60
501-016-047-510	375.00	1,125.00	25.60
501-016-047-520	450.00	1,359.00	25.60
501-016-048-510	375.00	1,125.00	25.60
501-016-048-520	331.00	996.00	25.60
501-016-050-510	375.00	1,125.00	25.60
501-016-050-520	375.00	1,125.00	25.60
501-016-051-000	550.00	1,650.00	51.22
501-016-052-000	550.00	1,650.00	51.22
501-017-001-510	375.00	1,125.00	25.60
501-017-001-520	375.00	1,125.00	25.60
501-017-002-510	584.00	1,769.00	25.60
501-017-002-520	375.00	1,125.00	25.60
501-017-003-510	375.00	1,125.00	25.60
501-017-003-520	421.00	1,275.00	25.60
501-017-004-510	584.00	1,769.00	25.60
501-017-004-520	375.00	1,125.00	25.60
501-017-005-510	516.00	1,561.00	25.60
501-017-005-520	336.00	1,014.00	25.60
501-017-006-510	375.00	1,125.00	25.60
501-017-006-520	202.00	808.00	25.60
501-017-007-510	375.00	1,125.00	25.60
501-017-007-520	458.00	1,387.00	25.60
501-017-008-510	458.00	1,387.00	25.60
501-017-008-520	421.00	1,275.00	25.60
501-017-009-510	375.00	1,125.00	25.60
501-017-009-520	375.00	1,125.00	25.60
501-017-010-510	375.00	1,125.00	25.60
501-017-010-520	375.00	1,125.00	25.60
501-017-011-510	336.00	1,014.00	25.60
501-017-011-520	375.00	1,125.00	25.60
501-017-012-510	375.00	1,125.00	25.60
501-017-012-520	375.00	1,125.00	25.60
501-017-013-510	263.00	1,062.00	25.60
501-017-013-520	375.00	1,125.00	25.60
501-017-014-510	375.00	1,125.00	25.60
501-017-014-520	375.00	1,125.00	25.60
501-017-015-510	375.00	1,125.00	25.60
501-017-015-520	202.00	808.00	25.60
501-017-016-510	375.00	1,125.00	25.60
501-017-016-520	206.00	824.00	25.60
501-017-017-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-017-017-520	375.00	1,125.00	25.60
501-017-018-510	375.00	1,125.00	25.60
501-017-018-520	584.00	1,769.00	25.60
501-017-019-510	375.00	1,125.00	25.60
501-017-019-520	210.00	840.00	25.60
501-017-020-510	375.00	1,125.00	25.60
501-017-020-520	375.00	1,125.00	25.60
501-017-021-510	375.00	1,125.00	25.60
501-017-021-520	584.00	1,769.00	25.60
501-017-022-510	214.00	856.00	25.60
501-017-022-520	584.00	1,769.00	25.60
501-017-023-510	375.00	1,125.00	25.60
501-017-023-520	375.00	1,125.00	25.60
501-017-024-510	375.00	1,125.00	25.60
501-017-024-520	375.00	1,125.00	25.60
501-017-025-510	202.00	808.00	25.60
501-017-025-520	375.00	1,125.00	25.60
501-017-026-510	375.00	1,125.00	25.60
501-017-026-520	375.00	1,125.00	25.60
501-017-027-510	214.00	856.00	25.60
501-017-027-520	584.00	1,769.00	25.60
501-017-028-510	375.00	1,125.00	25.60
501-017-028-520	421.00	1,275.00	25.60
501-017-029-510	584.00	1,769.00	25.60
501-017-029-520	214.00	856.00	25.60
501-017-030-510	584.00	1,769.00	25.60
501-017-030-520	375.00	1,125.00	25.60
501-017-031-510	450.00	1,350.00	25.60
501-017-031-520	575.00	1,725.00	25.60
501-017-032-510	375.00	1,125.00	25.60
501-017-032-520	375.00	1,125.00	25.60
501-017-033-510	375.00	1,125.00	25.60
501-017-033-520	450.00	1,350.00	25.60
501-017-034-510	202.00	808.00	25.60
501-017-034-520	375.00	1,125.00	25.60
501-017-035-510	375.00	1,125.00	25.60
501-017-035-520	375.00	1,125.00	25.60
501-017-036-510	458.00	1,387.00	25.60
501-017-036-520	375.00	1,125.00	25.60
501-017-037-510	375.00	1,125.00	25.60
501-017-037-520	375.00	1,125.00	25.60
501-017-038-510	375.00	1,125.00	25.60
501-017-038-520	214.00	856.00	25.60
501-017-039-510	375.00	1,125.00	25.60
501-017-039-520	375.00	1,125.00	25.60
501-017-040-510	421.00	1,275.00	25.60
501-017-040-520	375.00	1,125.00	25.60
501-017-041-510	336.00	1,014.00	25.60
501-017-041-520	336.00	1,014.00	25.60
501-017-042-510	263.00	1,062.00	25.60
501-017-042-520	375.00	1,125.00	25.60
501-017-043-510	375.00	1,125.00	25.60
501-017-043-520	375.00	1,125.00	25.60
501-017-044-510	206.00	824.00	25.60
501-017-044-520	375.00	1,125.00	25.60
501-017-045-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-017-045-520	206.00	824.00	25.60
501-017-046-510	375.00	1,125.00	25.60
501-017-046-520	210.00	840.00	25.60
501-017-047-510	336.00	1,014.00	25.60
501-017-047-520	375.00	1,125.00	25.60
501-017-048-510	375.00	1,125.00	25.60
501-017-048-520	375.00	1,125.00	25.60
501-017-050-000	677.00	2,042.00	51.22
501-017-051-000	550.00	1,650.00	51.22
501-017-052-000	550.00	1,650.00	51.22
501-018-001-000	550.00	1,650.00	51.22
501-018-002-000	349.00	1,401.00	51.22
501-018-003-000	550.00	1,650.00	51.22
501-018-004-000	550.00	1,650.00	51.22
501-018-005-000	561.00	1,694.00	51.22
501-018-006-000	619.00	1,865.00	51.22
501-018-007-000	677.00	2,042.00	51.22
501-018-008-000	550.00	1,650.00	51.22
501-018-009-000	561.00	1,694.00	51.22
501-018-010-000	550.00	1,650.00	51.22
501-018-011-000	550.00	1,650.00	51.22
501-018-012-000	677.00	2,042.00	51.22
501-018-013-000	550.00	1,650.00	51.22
501-018-014-000	619.00	1,865.00	51.22
501-018-015-000	550.00	1,650.00	51.22
501-018-017-000	550.00	1,650.00	51.22
501-018-018-000	550.00	1,650.00	51.22
501-018-019-000	550.00	1,650.00	51.22
501-018-020-000	550.00	1,650.00	51.22
501-018-021-000	349.00	1,401.00	51.22
501-018-022-000	550.00	1,650.00	51.22
501-018-023-000	550.00	1,650.00	51.22
501-018-024-000	550.00	1,650.00	51.22
501-018-025-000	550.00	1,650.00	51.22
501-018-026-000	550.00	1,650.00	51.22
501-018-027-000	550.00	1,650.00	51.22
501-018-028-000	550.00	1,650.00	51.22
501-018-029-000	550.00	1,650.00	51.22
501-018-030-000	550.00	1,650.00	51.22
501-018-031-000	550.00	1,650.00	51.22
501-018-032-000	550.00	1,650.00	51.22
501-018-033-000	561.00	1,694.00	51.22
501-018-034-000	550.00	1,650.00	51.22
501-018-035-000	677.00	2,042.00	51.22
501-018-036-000	550.00	1,650.00	51.22
501-018-037-000	550.00	1,650.00	51.22
501-018-038-000	550.00	1,650.00	51.22
501-018-039-000	550.00	1,650.00	51.22
501-018-040-000	550.00	1,650.00	51.22
501-018-041-000	550.00	1,650.00	51.22
501-018-042-000	550.00	1,650.00	51.22
501-018-043-000	550.00	1,650.00	51.22
501-018-044-000	550.00	1,650.00	51.22
501-018-045-000	550.00	1,650.00	51.22
501-018-046-000	550.00	1,650.00	51.22
501-018-047-000	355.00	1,428.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-018-048-000	864.00	2,603.00	51.22
501-018-050-000	550.00	1,650.00	51.22
501-018-051-000	550.00	1,650.00	51.22
501-018-052-000	550.00	1,650.00	51.22
501-019-001-000	349.00	1,401.00	51.22
501-019-002-000	619.00	1,865.00	51.22
501-019-003-000	550.00	1,650.00	51.22
501-019-004-000	355.00	1,428.00	51.22
501-019-005-000	619.00	1,865.00	51.22
501-019-006-000	864.00	2,603.00	51.22
501-019-007-000	550.00	1,650.00	51.22
501-019-008-000	355.00	1,428.00	51.22
501-019-009-000	550.00	1,650.00	51.22
501-019-010-000	413.00	1,661.00	51.22
501-019-011-000	864.00	2,603.00	51.22
501-019-012-000	550.00	1,650.00	51.22
501-019-013-000	550.00	1,650.00	51.22
501-019-014-000	303.00	1,212.00	51.22
501-019-015-000	550.00	1,650.00	51.22
501-019-016-000	550.00	1,650.00	51.22
501-019-017-000	550.00	1,650.00	51.22
501-019-018-000	550.00	1,650.00	51.22
501-019-019-000	413.00	1,661.00	51.22
501-019-020-000	413.00	1,661.00	51.22
501-019-021-000	561.00	1,694.00	51.22
501-019-022-000	550.00	1,650.00	51.22
501-019-023-000	355.00	1,428.00	51.22
501-019-024-000	355.00	1,428.00	51.22
501-019-025-000	550.00	1,650.00	51.22
501-019-026-000	413.00	1,661.00	51.22
501-019-027-000	550.00	1,650.00	51.22
501-019-028-000	677.00	2,042.00	51.22
501-019-029-000	550.00	1,650.00	51.22
501-019-030-000	349.00	1,401.00	51.22
501-019-031-000	550.00	1,650.00	51.22
501-019-032-000	550.00	1,650.00	51.22
501-019-033-000	561.00	1,694.00	51.22
501-019-034-000	550.00	1,650.00	51.22
501-019-035-000	550.00	1,650.00	51.22
501-019-036-000	550.00	1,650.00	51.22
501-019-037-000	550.00	1,650.00	51.22
501-019-038-000	550.00	1,650.00	51.22
501-019-039-000	550.00	1,650.00	51.22
501-019-040-000	349.00	1,401.00	51.22
501-019-041-000	550.00	1,650.00	51.22
501-019-042-000	864.00	2,603.00	51.22
501-019-043-000	550.00	1,650.00	51.22
501-019-044-000	550.00	1,650.00	51.22
501-019-045-000	550.00	1,650.00	51.22
501-019-046-000	550.00	1,650.00	51.22
501-019-047-000	355.00	1,428.00	51.22
501-019-048-000	619.00	1,865.00	51.22
501-019-050-000	864.00	2,603.00	51.22
501-019-051-000	355.00	1,428.00	51.22
501-019-052-000	550.00	1,650.00	51.22
501-020-001-000	349.00	1,401.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-020-002-000	303.00	1,212.00	51.22
501-020-004-000	343.00	1,374.00	51.22
501-020-005-000	550.00	1,650.00	51.22
501-020-006-000	550.00	1,650.00	51.22
501-020-007-000	303.00	1,212.00	51.22
501-020-008-000	343.00	1,374.00	51.22
501-020-009-000	550.00	1,650.00	51.22
501-020-010-000	442.00	1,774.00	51.22
501-020-011-000	550.00	1,650.00	51.22
501-020-012-000	442.00	1,774.00	51.22
501-020-013-000	677.00	2,042.00	51.22
501-020-014-000	362.00	1,456.00	51.22
501-020-015-000	349.00	1,401.00	51.22
501-020-016-000	550.00	1,650.00	51.22
501-020-017-000	550.00	1,650.00	51.22
501-020-018-000	550.00	1,650.00	51.22
501-020-019-000	550.00	1,650.00	51.22
501-020-020-000	561.00	1,694.00	51.22
501-020-021-000	550.00	1,650.00	51.22
501-020-022-000	864.00	2,603.00	51.22
501-020-023-000	561.00	1,694.00	51.22
501-020-024-000	442.00	1,774.00	51.22
501-020-025-000	550.00	1,650.00	51.22
501-020-026-000	550.00	1,650.00	51.22
501-020-027-000	550.00	1,650.00	51.22
501-020-028-000	550.00	1,650.00	51.22
501-020-029-000	550.00	1,650.00	51.22
501-020-030-000	550.00	1,650.00	51.22
501-020-031-000	349.00	1,401.00	51.22
501-020-032-000	413.00	1,661.00	51.22
501-020-033-000	550.00	1,650.00	51.22
501-020-034-510	214.00	856.00	25.60
501-020-034-520	375.00	1,125.00	25.60
501-020-035-000	550.00	1,650.00	51.22
501-020-036-000	864.00	2,603.00	51.22
501-020-037-000	550.00	1,650.00	51.22
501-020-038-000	561.00	1,694.00	51.22
501-020-039-000	550.00	1,650.00	51.22
501-020-040-000	550.00	1,650.00	51.22
501-020-041-000	550.00	1,650.00	51.22
501-020-042-000	550.00	1,650.00	51.22
501-020-043-000	436.00	1,747.00	51.22
501-020-044-000	413.00	1,661.00	51.22
501-020-045-000	550.00	1,650.00	51.22
501-020-046-000	550.00	1,650.00	51.22
501-020-047-000	413.00	1,661.00	51.22
501-020-048-000	550.00	1,650.00	51.22
501-020-050-000	550.00	1,650.00	51.22
501-020-051-000	733.00	2,212.00	51.22
501-020-052-000	550.00	1,650.00	51.22
501-021-001-510	375.00	1,125.00	25.60
501-021-001-520	375.00	1,125.00	25.60
501-021-002-510	584.00	1,769.00	25.60
501-021-002-520	375.00	1,125.00	25.60
501-021-003-510	375.00	1,125.00	25.60
501-021-003-520	331.00	996.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-021-004-510	375.00	1,125.00	25.60
501-021-004-520	210.00	840.00	25.60
501-021-005-510	458.00	1,387.00	25.60
501-021-005-520	375.00	1,125.00	25.60
501-021-006-510	210.00	840.00	25.60
501-021-006-520	375.00	1,125.00	25.60
501-021-007-510	206.00	824.00	25.60
501-021-007-520	375.00	1,125.00	25.60
501-021-008-510	214.00	856.00	25.60
501-021-008-520	450.00	1,350.00	25.60
501-021-009-510	336.00	1,014.00	25.60
501-021-009-520	584.00	1,769.00	25.60
501-021-010-510	375.00	1,125.00	25.60
501-021-010-520	375.00	1,125.00	25.60
501-021-011-510	421.00	1,275.00	25.60
501-021-011-520	584.00	1,769.00	25.60
501-021-012-510	202.00	808.00	25.60
501-021-012-520	214.00	856.00	25.60
501-021-013-510	375.00	1,125.00	25.60
501-021-013-520	458.00	1,387.00	25.60
501-021-014-510	375.00	1,125.00	25.60
501-021-014-520	375.00	1,125.00	25.60
501-021-015-510	375.00	1,125.00	25.60
501-021-015-520	375.00	1,125.00	25.60
501-021-016-510	375.00	1,125.00	25.60
501-021-016-520	336.00	1,014.00	25.60
501-021-017-510	375.00	1,125.00	25.60
501-021-017-520	458.00	1,387.00	25.60
501-021-018-510	584.00	1,769.00	25.60
501-021-018-520	214.00	856.00	25.60
501-021-019-510	375.00	1,125.00	25.60
501-021-019-520	214.00	856.00	25.60
501-021-020-510	672.00	2,035.00	25.60
501-021-020-520	336.00	1,014.00	25.60
501-021-021-510	450.00	1,350.00	25.60
501-021-021-520	375.00	1,125.00	25.60
501-021-022-510	584.00	1,769.00	25.60
501-021-022-520	375.00	1,125.00	25.60
501-021-023-510	375.00	1,125.00	25.60
501-021-023-520	202.00	808.00	25.60
501-021-024-510	331.00	996.00	25.60
501-021-024-520	584.00	1,769.00	25.60
501-021-025-510	210.00	840.00	25.60
501-021-025-520	210.00	840.00	25.60
501-021-026-510	214.00	856.00	25.60
501-021-026-520	214.00	856.00	25.60
501-021-027-510	584.00	1,769.00	25.60
501-021-027-520	375.00	1,125.00	25.60
501-021-028-510	375.00	1,125.00	25.60
501-021-028-520	584.00	1,769.00	25.60
501-021-029-510	375.00	1,125.00	25.60
501-021-029-520	421.00	1,275.00	25.60
501-021-030-510	584.00	1,769.00	25.60
501-021-030-520	375.00	1,125.00	25.60
501-021-031-510	375.00	1,125.00	25.60
501-021-031-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-021-032-510	206.00	824.00	25.60
501-021-032-520	450.00	1,350.00	25.60
501-021-033-510	375.00	1,125.00	25.60
501-021-033-520	375.00	1,125.00	25.60
501-021-034-510	375.00	1,125.00	25.60
501-021-034-520	584.00	1,769.00	25.60
501-021-035-510	210.00	840.00	25.60
501-021-035-520	375.00	1,125.00	25.60
501-021-036-510	375.00	1,125.00	25.60
501-021-036-520	210.00	840.00	25.60
501-021-037-510	584.00	1,769.00	25.60
501-021-037-520	584.00	1,769.00	25.60
501-021-038-510	458.00	1,387.00	25.60
501-021-038-520	210.00	840.00	25.60
501-021-039-510	375.00	1,125.00	25.60
501-021-039-520	375.00	1,125.00	25.60
501-021-040-510	375.00	1,125.00	25.60
501-021-040-520	584.00	1,769.00	25.60
501-021-041-510	584.00	1,769.00	25.60
501-021-041-520	584.00	1,769.00	25.60
501-021-042-510	263.00	1,062.00	25.60
501-021-042-520	375.00	1,125.00	25.60
501-021-043-510	584.00	1,769.00	25.60
501-021-043-520	375.00	1,125.00	25.60
501-021-044-510	336.00	1,014.00	25.60
501-021-044-520	375.00	1,125.00	25.60
501-021-045-510	375.00	1,125.00	25.60
501-021-045-520	375.00	1,125.00	25.60
501-021-046-510	375.00	1,125.00	25.60
501-021-046-520	375.00	1,125.00	25.60
501-021-047-510	375.00	1,125.00	25.60
501-021-047-520	450.00	1,350.00	25.60
501-021-048-510	214.00	856.00	25.60
501-021-048-520	210.00	840.00	25.60
501-021-050-510	336.00	1,014.00	25.60
501-021-050-520	214.00	856.00	25.60
501-021-051-000	550.00	1,650.00	51.22
501-021-052-000	550.00	1,650.00	51.22
501-022-001-510	584.00	1,769.00	25.60
501-022-001-520	584.00	1,769.00	25.60
501-022-002-510	375.00	1,125.00	25.60
501-022-002-520	206.00	824.00	25.60
501-022-003-510	214.00	856.00	25.60
501-022-003-520	375.00	1,125.00	25.60
501-022-004-510	375.00	1,125.00	25.60
501-022-004-520	375.00	1,125.00	25.60
501-022-005-510	214.00	856.00	25.60
501-022-005-520	375.00	1,125.00	25.60
501-022-006-510	375.00	1,125.00	25.60
501-022-006-520	584.00	1,769.00	25.60
501-022-007-510	375.00	1,125.00	25.60
501-022-007-520	375.00	1,125.00	25.60
501-022-008-510	375.00	1,125.00	25.60
501-022-008-520	400.00	1,200.00	25.60
501-022-009-510	206.00	824.00	25.60
501-022-009-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-022-010-510	375.00	1,125.00	25.60
501-022-010-520	375.00	1,125.00	25.60
501-022-011-510	375.00	1,125.00	25.60
501-022-011-520	375.00	1,125.00	25.60
501-022-012-510	206.00	824.00	25.60
501-022-012-520	375.00	1,125.00	25.60
501-022-013-510	421.00	1,275.00	25.60
501-022-013-520	375.00	1,125.00	25.60
501-022-014-510	336.00	1,014.00	25.60
501-022-014-520	375.00	1,125.00	25.60
501-022-015-510	375.00	1,125.00	25.60
501-022-015-520	375.00	1,125.00	25.60
501-022-016-510	375.00	1,125.00	25.60
501-022-016-520	375.00	1,125.00	25.60
501-022-017-510	584.00	1,769.00	25.60
501-022-017-520	421.00	1,275.00	25.60
501-022-018-510	375.00	1,125.00	25.60
501-022-018-520	584.00	1,769.00	25.60
501-022-019-510	584.00	1,769.00	25.60
501-022-019-520	375.00	1,125.00	25.60
501-022-020-510	375.00	1,125.00	25.60
501-022-020-520	210.00	840.00	25.60
501-022-021-510	375.00	1,125.00	25.60
501-022-021-520	375.00	1,125.00	25.60
501-022-022-510	375.00	1,125.00	25.60
501-022-022-520	584.00	1,769.00	25.60
501-022-023-510	575.00	1,725.00	25.60
501-022-023-520	575.00	1,725.00	25.60
501-022-024-510	210.00	840.00	25.60
501-022-024-520	458.00	1,387.00	25.60
501-022-025-510	375.00	1,125.00	25.60
501-022-025-520	210.00	840.00	25.60
501-022-026-510	263.00	1,062.00	25.60
501-022-026-520	375.00	1,125.00	25.60
501-022-027-510	206.00	824.00	25.60
501-022-027-520	375.00	1,125.00	25.60
501-022-028-510	375.00	1,125.00	25.60
501-022-028-520	450.00	1,350.00	25.60
501-022-029-510	375.00	1,125.00	25.60
501-022-029-520	584.00	1,769.00	25.60
501-022-030-510	584.00	1,769.00	25.60
501-022-030-520	584.00	1,769.00	25.60
501-022-031-510	218.00	872.00	25.60
501-022-031-520	214.00	856.00	25.60
501-022-032-510	206.00	824.00	25.60
501-022-032-520	375.00	1,125.00	25.60
501-022-033-510	202.00	808.00	25.60
501-022-033-520	375.00	1,125.00	25.60
501-022-034-510	584.00	1,769.00	25.60
501-022-034-520	214.00	856.00	25.60
501-022-035-510	375.00	1,125.00	25.60
501-022-035-520	336.00	1,014.00	25.60
501-022-036-510	584.00	1,769.00	25.60
501-022-036-520	375.00	1,125.00	25.60
501-022-037-510	584.00	1,769.00	25.60
501-022-037-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-022-038-510	584.00	1,769.00	25.60
501-022-038-520	375.00	1,125.00	25.60
501-022-039-510	584.00	1,769.00	25.60
501-022-039-520	331.00	996.00	25.60
501-022-040-510	584.00	1,769.00	25.60
501-022-040-520	375.00	1,125.00	25.60
501-022-041-510	450.00	1,350.00	25.60
501-022-041-520	214.00	856.00	25.60
501-022-042-510	263.00	1,062.00	25.60
501-022-042-520	584.00	1,769.00	25.60
501-022-043-510	375.00	1,125.00	25.60
501-022-043-520	210.00	840.00	25.60
501-022-044-510	375.00	1,125.00	25.60
501-022-044-520	375.00	1,125.00	25.60
501-022-045-510	375.00	1,125.00	25.60
501-022-045-520	202.00	808.00	25.60
501-022-046-510	375.00	1,125.00	25.60
501-022-046-520	375.00	1,125.00	25.60
501-022-047-510	375.00	1,125.00	25.60
501-022-047-520	263.00	1,062.00	25.60
501-022-048-510	584.00	1,769.00	25.60
501-022-048-520	202.00	808.00	25.60
501-022-050-510	202.00	808.00	25.60
501-022-050-520	584.00	1,769.00	25.60
501-022-051-000	550.00	1,650.00	51.22
501-022-052-000	864.00	2,603.00	51.22
501-023-001-000	550.00	1,650.00	51.22
501-023-002-000	550.00	1,650.00	51.22
501-023-003-000	550.00	1,650.00	51.22
501-023-004-000	550.00	1,650.00	51.22
501-023-005-000	550.00	1,650.00	51.22
501-023-006-000	355.00	1,428.00	51.22
501-023-007-000	550.00	1,650.00	51.22
501-023-008-000	550.00	1,650.00	51.22
501-023-009-000	550.00	1,650.00	51.22
501-023-010-000	413.00	1,661.00	51.22
501-023-011-000	550.00	1,650.00	51.22
501-023-012-000	303.00	1,212.00	51.22
501-023-013-000	550.00	1,650.00	51.22
501-023-014-000	550.00	1,650.00	51.22
501-023-015-000	550.00	1,650.00	51.22
501-023-016-000	550.00	1,650.00	51.22
501-023-017-000	550.00	1,650.00	51.22
501-023-018-000	413.00	1,661.00	51.22
501-023-019-000	550.00	1,650.00	51.22
501-023-020-000	550.00	1,650.00	51.22
501-023-021-000	550.00	1,650.00	51.22
501-023-022-000	550.00	1,650.00	51.22
501-023-023-000	550.00	1,650.00	51.22
501-023-024-000	550.00	1,650.00	51.22
501-023-025-000	355.00	1,428.00	51.22
501-023-026-000	362.00	1,456.00	51.22
501-023-027-000	550.00	1,650.00	51.22
501-023-028-000	550.00	1,650.00	51.22
501-023-029-000	550.00	1,650.00	51.22
501-023-030-000	550.00	1,650.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-023-031-000	550.00	1,650.00	51.22
501-023-032-000	552.00	1,663.00	51.22
501-023-033-000	550.00	1,650.00	51.22
501-023-034-000	550.00	1,650.00	51.22
501-023-035-000	550.00	1,650.00	51.22
501-023-036-000	550.00	1,650.00	51.22
501-023-037-000	550.00	1,650.00	51.22
501-023-038-000	550.00	1,650.00	51.22
501-023-039-000	550.00	1,650.00	51.22
501-023-040-000	413.00	1,661.00	51.22
501-023-041-000	355.00	1,428.00	51.22
501-023-042-000	550.00	1,650.00	51.22
501-023-043-000	413.00	1,661.00	51.22
501-023-044-000	436.00	1,747.00	51.22
501-023-045-000	550.00	1,650.00	51.22
501-023-046-000	550.00	1,650.00	51.22
501-023-047-000	550.00	1,650.00	51.22
501-023-048-000	550.00	1,650.00	51.22
501-023-050-000	550.00	1,650.00	51.22
501-023-051-000	550.00	1,650.00	51.22
501-023-052-000	550.00	1,650.00	51.22
501-024-001-000	550.00	1,650.00	51.22
501-024-002-000	550.00	1,650.00	51.22
501-024-003-000	550.00	1,650.00	51.22
501-024-004-000	550.00	1,650.00	51.22
501-024-005-000	677.00	2,042.00	51.22
501-024-006-000	550.00	1,650.00	51.22
501-024-007-000	550.00	1,650.00	51.22
501-024-008-000	413.00	1,661.00	51.22
501-024-009-000	550.00	1,650.00	51.22
501-024-010-000	550.00	1,650.00	51.22
501-024-011-000	550.00	1,650.00	51.22
501-024-012-000	550.00	1,650.00	51.22
501-024-013-000	550.00	1,650.00	51.22
501-024-014-000	550.00	1,650.00	51.22
501-024-015-000	362.00	1,456.00	51.22
501-024-016-000	550.00	1,650.00	51.22
501-024-017-000	550.00	1,650.00	51.22
501-024-018-000	550.00	1,650.00	51.22
501-024-019-000	677.00	2,042.00	51.22
501-024-020-000	550.00	1,650.00	51.22
501-024-021-000	864.00	2,603.00	51.22
501-024-022-000	550.00	1,650.00	51.22
501-024-023-000	550.00	1,650.00	51.22
501-024-024-000	550.00	1,650.00	51.22
501-024-025-000	550.00	1,650.00	51.22
501-024-026-000	550.00	1,650.00	51.22
501-024-027-000	550.00	1,650.00	51.22
501-024-028-000	561.00	1,694.00	51.22
501-024-029-000	413.00	1,661.00	51.22
501-024-030-000	550.00	1,650.00	51.22
501-024-031-000	550.00	1,650.00	51.22
501-024-032-000	349.00	1,401.00	51.22
501-024-033-000	550.00	1,650.00	51.22
501-024-034-000	550.00	1,650.00	51.22
501-024-035-000	550.00	1,650.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-024-036-000	550.00	1,650.00	51.22
501-024-037-000	550.00	1,650.00	51.22
501-024-038-000	552.00	1,663.00	51.22
501-024-039-000	436.00	1,747.00	51.22
501-024-040-000	550.00	1,650.00	51.22
501-024-041-000	349.00	1,401.00	51.22
501-024-042-000	550.00	1,650.00	51.22
501-024-043-000	550.00	1,650.00	51.22
501-024-044-000	550.00	1,650.00	51.22
501-024-045-000	550.00	1,650.00	51.22
501-024-046-000	550.00	1,650.00	51.22
501-024-047-000	303.00	1,212.00	51.22
501-024-048-000	677.00	2,042.00	51.22
501-024-050-000	550.00	1,650.00	51.22
501-024-051-000	550.00	1,650.00	51.22
501-024-052-000	550.00	1,650.00	51.22
501-025-001-000	550.00	1,650.00	51.22
501-025-002-000	550.00	1,650.00	51.22
501-025-003-000	550.00	1,650.00	51.22
501-025-004-000	550.00	1,650.00	51.22
501-025-005-000	355.00	1,428.00	51.22
501-025-006-000	550.00	1,650.00	51.22
501-025-007-000	355.00	1,428.00	51.22
501-025-008-000	550.00	1,650.00	51.22
501-025-009-000	864.00	2,603.00	51.22
501-025-010-000	550.00	1,650.00	51.22
501-025-011-000	550.00	1,650.00	51.22
501-025-012-000	550.00	1,650.00	51.22
501-025-013-000	550.00	1,650.00	51.22
501-025-014-000	550.00	1,650.00	51.22
501-025-015-000	550.00	1,650.00	51.22
501-025-016-000	550.00	1,650.00	51.22
501-025-017-000	550.00	1,650.00	51.22
501-025-018-000	550.00	1,650.00	51.22
501-025-019-000	442.00	1,774.00	51.22
501-025-020-000	550.00	1,650.00	51.22
501-025-021-000	561.00	1,694.00	51.22
501-025-022-000	413.00	1,661.00	51.22
501-025-023-000	550.00	1,650.00	51.22
501-025-024-000	550.00	1,650.00	51.22
501-025-025-000	550.00	1,650.00	51.22
501-025-026-000	413.00	1,661.00	51.22
501-025-027-000	550.00	1,650.00	51.22
501-025-028-000	550.00	1,650.00	51.22
501-025-029-000	550.00	1,650.00	51.22
501-025-030-000	550.00	1,650.00	51.22
501-025-031-000	550.00	1,650.00	51.22
501-025-032-000	413.00	1,661.00	51.22
501-025-033-000	550.00	1,650.00	51.22
501-025-034-000	733.00	2,212.00	51.22
501-025-035-000	550.00	1,650.00	51.22
501-025-036-000	550.00	1,650.00	51.22
501-025-037-000	550.00	1,650.00	51.22
501-025-038-000	550.00	1,650.00	51.22
501-025-039-000	355.00	1,428.00	51.22
501-025-040-000	550.00	1,650.00	51.22

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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-025-041-000	550.00	1,650.00	51.22
501-025-042-000	550.00	1,650.00	51.22
501-025-043-000	677.00	2,042.00	51.22
501-025-044-000	550.00	1,650.00	51.22
501-025-045-000	303.00	1,212.00	51.22
501-025-046-000	550.00	1,650.00	51.22
501-025-047-000	550.00	1,650.00	51.22
501-025-048-000	355.00	1,428.00	51.22
501-025-050-000	340.00	1,360.00	51.22
501-025-051-000	677.00	2,042.00	51.22
501-025-052-000	362.00	1,456.00	51.22
501-026-001-000	550.00	1,650.00	51.22
501-026-002-000	550.00	1,650.00	51.22
501-026-003-000	550.00	1,650.00	51.22
501-026-004-000	677.00	2,042.00	51.22
501-026-005-000	442.00	1,774.00	51.22
501-026-006-000	550.00	1,650.00	51.22
501-026-007-000	550.00	1,650.00	51.22
501-026-008-000	550.00	1,650.00	51.22
501-026-009-000	550.00	1,650.00	51.22
501-026-010-000	550.00	1,650.00	51.22
501-026-011-000	550.00	1,650.00	51.22
501-026-012-000	355.00	1,428.00	51.22
501-026-013-000	362.00	1,456.00	51.22
501-026-014-000	550.00	1,650.00	51.22
501-026-015-000	550.00	1,650.00	51.22
501-026-016-000	425.00	1,425.00	51.22
501-026-017-000	550.00	1,650.00	51.22
501-026-018-000	349.00	1,401.00	51.22
501-026-019-000	550.00	1,650.00	51.22
501-026-020-000	550.00	1,650.00	51.22
501-026-021-000	550.00	1,650.00	51.22
501-026-022-000	550.00	1,650.00	51.22
501-026-023-000	550.00	1,650.00	51.22
501-026-024-000	550.00	1,650.00	51.22
501-026-025-000	550.00	1,650.00	51.22
501-026-026-000	550.00	1,650.00	51.22
501-026-027-000	864.00	2,603.00	51.22
501-026-028-000	362.00	1,456.00	51.22
501-026-029-000	864.00	2,603.00	51.22
501-026-030-000	550.00	1,650.00	51.22
501-026-031-000	677.00	2,042.00	51.22
501-026-032-000	561.00	1,694.00	51.22
501-026-033-000	550.00	1,650.00	51.22
501-026-034-000	550.00	1,650.00	51.22
501-026-035-000	349.00	1,401.00	51.22
501-026-036-000	550.00	1,650.00	51.22
501-026-037-000	550.00	1,650.00	51.22
501-026-038-000	550.00	1,650.00	51.22
501-026-039-000	550.00	1,650.00	51.22
501-026-040-000	677.00	2,042.00	51.22
501-026-041-000	550.00	1,650.00	51.22
501-026-042-000	303.00	1,212.00	51.22
501-026-043-000	550.00	1,650.00	51.22
501-026-044-000	550.00	1,650.00	51.22
501-026-045-000	303.00	1,212.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-026-046-000	355.00	1,428.00	51.22
501-026-047-000	733.00	2,212.00	51.22
501-026-048-000	550.00	1,650.00	51.22
501-026-050-000	550.00	1,650.00	51.22
501-026-051-000	550.00	1,650.00	51.22
501-026-052-000	550.00	1,650.00	51.22
501-027-001-000	550.00	1,650.00	51.22
501-027-002-000	355.00	1,428.00	51.22
501-027-003-000	550.00	1,650.00	51.22
501-027-004-000	550.00	1,650.00	51.22
501-027-005-000	550.00	1,650.00	51.22
501-027-006-000	550.00	1,650.00	51.22
501-027-007-000	550.00	1,650.00	51.22
501-027-009-000	550.00	1,650.00	51.22
501-027-010-000	550.00	1,650.00	51.22
501-027-011-000	677.00	2,042.00	51.22
501-027-012-000	550.00	1,650.00	51.22
501-027-013-000	550.00	1,650.00	51.22
501-027-014-000	362.00	1,456.00	51.22
501-027-015-000	550.00	1,650.00	51.22
501-027-016-000	355.00	1,428.00	51.22
501-027-017-000	550.00	1,650.00	51.22
501-027-018-000	550.00	1,650.00	51.22
501-027-019-000	550.00	1,650.00	51.22
501-027-020-000	550.00	1,650.00	51.22
501-027-021-000	355.00	1,428.00	51.22
501-027-022-000	550.00	1,650.00	51.22
501-027-023-000	550.00	1,650.00	51.22
501-027-024-000	550.00	1,650.00	51.22
501-027-025-000	355.00	1,428.00	51.22
501-027-026-000	550.00	1,650.00	51.22
501-027-027-000	550.00	1,650.00	51.22
501-027-028-000	550.00	1,650.00	51.22
501-027-029-000	550.00	1,650.00	51.22
501-027-030-000	349.00	1,401.00	51.22
501-027-031-000	550.00	1,650.00	51.22
501-027-032-000	550.00	1,650.00	51.22
501-027-033-000	550.00	1,650.00	51.22
501-027-034-000	550.00	1,650.00	51.22
501-027-035-000	550.00	1,650.00	51.22
501-027-036-000	349.00	1,401.00	51.22
501-027-037-000	550.00	1,650.00	51.22
501-027-038-000	362.00	1,456.00	51.22
501-027-039-000	550.00	1,650.00	51.22
501-027-040-000	355.00	1,428.00	51.22
501-027-041-000	355.00	1,428.00	51.22
501-027-042-000	303.00	1,212.00	51.22
501-027-043-000	550.00	1,650.00	51.22
501-027-044-000	550.00	1,650.00	51.22
501-027-045-000	550.00	1,650.00	51.22
501-027-046-000	550.00	1,650.00	51.22
501-027-047-000	550.00	1,650.00	51.22
501-027-048-000	355.00	1,428.00	51.22
501-027-050-000	550.00	1,650.00	51.22
501-027-051-000	355.00	1,428.00	51.22
501-027-052-000	355.00	1,428.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
501-040-024-000	550.00	1,650.00	51.22
502-028-001-000	355.00	1,428.00	51.22
502-028-002-000	550.00	1,650.00	51.22
502-028-003-000	349.00	1,401.00	51.22
502-028-004-000	349.00	1,401.00	51.22
502-028-005-000	550.00	1,650.00	51.22
502-028-006-000	550.00	1,650.00	51.22
502-028-007-000	303.00	1,212.00	51.22
502-028-008-000	550.00	1,650.00	51.22
502-028-009-000	550.00	1,650.00	51.22
502-028-010-000	550.00	1,650.00	51.22
502-028-011-000	550.00	1,650.00	51.22
502-028-012-000	550.00	1,650.00	51.22
502-028-013-000	550.00	1,650.00	51.22
502-028-014-000	561.00	1,694.00	51.22
502-028-015-000	864.00	2,603.00	51.22
502-028-016-000	550.00	1,650.00	51.22
502-028-017-000	550.00	1,650.00	51.22
502-028-018-000	550.00	1,650.00	51.22
502-028-019-000	550.00	1,650.00	51.22
502-028-020-000	550.00	1,650.00	51.22
502-028-021-000	550.00	1,650.00	51.22
502-028-022-000	550.00	1,650.00	51.22
502-028-023-000	550.00	1,650.00	51.22
502-028-024-000	550.00	1,650.00	51.22
502-028-025-000	550.00	1,650.00	51.22
502-028-026-000	550.00	1,650.00	51.22
502-028-027-000	864.00	2,603.00	51.22
502-028-028-000	550.00	1,650.00	51.22
502-028-029-000	550.00	1,650.00	51.22
502-028-030-000	550.00	1,650.00	51.22
502-028-031-000	349.00	1,401.00	51.22
502-028-032-000	550.00	1,650.00	51.22
502-028-033-000	550.00	1,650.00	51.22
502-028-034-000	349.00	1,401.00	51.22
502-028-035-000	550.00	1,650.00	51.22
502-028-036-000	550.00	1,650.00	51.22
502-028-037-000	550.00	1,650.00	51.22
502-028-038-000	550.00	1,650.00	51.22
502-028-039-000	550.00	1,650.00	51.22
502-028-040-000	550.00	1,650.00	51.22
502-028-041-000	355.00	1,428.00	51.22
502-028-042-000	677.00	2,042.00	51.22
502-028-043-000	436.00	1,747.00	51.22
502-028-044-000	550.00	1,650.00	51.22
502-028-045-000	550.00	1,650.00	51.22
502-028-046-000	550.00	1,650.00	51.22
502-028-047-000	550.00	1,650.00	51.22
502-028-048-000	550.00	1,650.00	51.22
502-028-050-000	550.00	1,650.00	51.22
502-028-051-000	362.00	1,456.00	51.22
502-028-052-000	550.00	1,650.00	51.22
502-029-001-000	550.00	1,650.00	51.22
502-029-002-000	355.00	1,428.00	51.22
502-029-003-000	550.00	1,650.00	51.22
502-029-004-000	864.00	2,603.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-029-005-000	550.00	1,650.00	51.22
502-029-006-000	442.00	1,774.00	51.22
502-029-007-000	677.00	2,042.00	51.22
502-029-008-000	550.00	1,650.00	51.22
502-029-009-000	413.00	1,661.00	51.22
502-029-010-000	550.00	1,650.00	51.22
502-029-011-000	550.00	1,650.00	51.22
502-029-012-000	550.00	1,650.00	51.22
502-029-013-000	550.00	1,650.00	51.22
502-029-014-000	550.00	1,650.00	51.22
502-029-015-000	677.00	2,042.00	51.22
502-029-016-000	550.00	1,650.00	51.22
502-029-017-000	550.00	1,650.00	51.22
502-029-018-000	355.00	1,428.00	51.22
502-029-019-000	550.00	1,650.00	51.22
502-029-020-000	561.00	1,694.00	51.22
502-029-021-000	550.00	1,650.00	51.22
502-029-022-000	550.00	1,650.00	51.22
502-029-023-000	550.00	1,650.00	51.22
502-029-024-000	550.00	1,650.00	51.22
502-029-025-000	550.00	1,650.00	51.22
502-029-026-000	550.00	1,650.00	51.22
502-029-027-000	550.00	1,650.00	51.22
502-029-028-000	550.00	1,650.00	51.22
502-029-029-000	550.00	1,650.00	51.22
502-029-030-000	550.00	1,650.00	51.22
502-029-031-000	677.00	2,042.00	51.22
502-029-032-000	550.00	1,650.00	51.22
502-029-033-000	550.00	1,650.00	51.22
502-029-034-000	550.00	1,650.00	51.22
502-029-035-000	550.00	1,650.00	51.22
502-029-036-000	550.00	1,650.00	51.22
502-029-037-000	355.00	1,428.00	51.22
502-029-038-000	550.00	1,650.00	51.22
502-029-039-000	550.00	1,650.00	51.22
502-029-040-000	677.00	2,042.00	51.22
502-029-041-000	303.00	1,212.00	51.22
502-029-042-000	864.00	2,603.00	51.22
502-029-043-000	355.00	1,428.00	51.22
502-029-044-000	349.00	1,401.00	51.22
502-029-045-000	550.00	1,650.00	51.22
502-029-046-000	550.00	1,650.00	51.22
502-029-047-000	550.00	1,650.00	51.22
502-029-048-000	362.00	1,456.00	51.22
502-029-050-000	550.00	1,650.00	51.22
502-029-051-000	550.00	1,650.00	51.22
502-029-052-000	550.00	1,650.00	51.22
502-030-001-000	550.00	1,650.00	51.22
502-030-002-000	550.00	1,650.00	51.22
502-030-003-000	550.00	1,650.00	51.22
502-030-004-000	550.00	1,650.00	51.22
502-030-005-000	550.00	1,650.00	51.22
502-030-007-000	303.00	1,212.00	51.22
502-030-008-000	550.00	1,650.00	51.22
502-030-009-000	550.00	1,650.00	51.22
502-030-010-000	550.00	1,650.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-030-011-000	550.00	1,650.00	51.22
502-030-012-000	362.00	1,456.00	51.22
502-030-013-000	550.00	1,650.00	51.22
502-030-014-000	550.00	1,650.00	51.22
502-030-015-000	349.00	1,401.00	51.22
502-030-016-000	550.00	1,650.00	51.22
502-030-017-000	677.00	2,042.00	51.22
502-030-018-000	436.00	1,747.00	51.22
502-030-019-000	550.00	1,650.00	51.22
502-030-020-000	550.00	1,650.00	51.22
502-030-021-000	303.00	1,212.00	51.22
502-030-022-000	355.00	1,428.00	51.22
502-030-023-000	550.00	1,650.00	51.22
502-030-024-000	550.00	1,650.00	51.22
502-030-025-000	550.00	1,650.00	51.22
502-030-026-000	413.00	1,661.00	51.22
502-030-027-000	864.00	2,603.00	51.22
502-030-028-000	550.00	1,650.00	51.22
502-030-029-000	550.00	1,650.00	51.22
502-030-030-000	355.00	1,428.00	51.22
502-030-031-000	349.00	1,401.00	51.22
502-030-032-000	550.00	1,650.00	51.22
502-030-033-000	550.00	1,650.00	51.22
502-030-034-000	550.00	1,650.00	51.22
502-030-035-000	413.00	1,661.00	51.22
502-030-036-000	550.00	1,650.00	51.22
502-030-037-000	550.00	1,650.00	51.22
502-030-038-000	550.00	1,650.00	51.22
502-030-039-000	677.00	2,042.00	51.22
502-030-040-000	355.00	1,428.00	51.22
502-030-041-000	550.00	1,650.00	51.22
502-030-042-000	442.00	1,774.00	51.22
502-030-043-000	550.00	1,650.00	51.22
502-030-044-000	550.00	1,650.00	51.22
502-030-045-000	550.00	1,650.00	51.22
502-030-046-000	349.00	1,401.00	51.22
502-030-047-000	343.00	1,374.00	51.22
502-030-048-000	677.00	2,042.00	51.22
502-030-050-000	550.00	1,650.00	51.22
502-030-051-000	362.00	1,456.00	51.22
502-030-052-000	550.00	1,650.00	51.22
502-031-001-510	375.00	1,125.00	25.60
502-031-001-520	375.00	1,125.00	25.60
502-031-002-510	584.00	1,769.00	25.60
502-031-002-520	375.00	1,125.00	25.60
502-031-003-510	206.00	824.00	25.60
502-031-003-520	214.00	856.00	25.60
502-031-004-510	375.00	1,125.00	25.60
502-031-004-520	206.00	824.00	25.60
502-031-005-510	375.00	1,125.00	25.60
502-031-005-520	375.00	1,125.00	25.60
502-031-006-510	375.00	1,125.00	25.60
502-031-006-520	584.00	1,769.00	25.60
502-031-007-510	375.00	1,125.00	25.60
502-031-007-520	420.00	1,269.00	25.60
502-031-008-510	421.00	1,275.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-031-008-520	375.00	1,125.00	25.60
502-031-009-510	375.00	1,125.00	25.60
502-031-009-520	202.00	808.00	25.60
502-031-010-510	206.00	824.00	25.60
502-031-010-520	375.00	1,125.00	25.60
502-031-011-510	458.00	1,387.00	25.60
502-031-011-520	375.00	1,125.00	25.60
502-031-012-510	375.00	1,125.00	25.60
502-031-012-520	263.00	1,062.00	25.60
502-031-013-510	458.00	1,387.00	25.60
502-031-013-520	375.00	1,125.00	25.60
502-031-014-510	263.00	1,062.00	25.60
502-031-014-520	420.00	1,269.00	25.60
502-031-015-510	202.00	808.00	25.60
502-031-015-520	375.00	1,125.00	25.60
502-031-016-510	218.00	872.00	25.60
502-031-016-520	202.00	808.00	25.60
502-031-017-510	375.00	1,125.00	25.60
502-031-017-520	375.00	1,125.00	25.60
502-031-018-510	375.00	1,125.00	25.60
502-031-018-520	218.00	872.00	25.60
502-031-019-510	218.00	872.00	25.60
502-031-019-520	214.00	856.00	25.60
502-031-020-510	375.00	1,125.00	25.60
502-031-020-520	375.00	1,125.00	25.60
502-031-021-510	375.00	1,125.00	25.60
502-031-021-520	375.00	1,125.00	25.60
502-031-022-510	375.00	1,125.00	25.60
502-031-022-520	375.00	1,125.00	25.60
502-031-023-510	584.00	1,769.00	25.60
502-031-023-520	458.00	1,387.00	25.60
502-031-024-510	210.00	840.00	25.60
502-031-024-520	375.00	1,125.00	25.60
502-031-025-510	375.00	1,125.00	25.60
502-031-025-520	375.00	1,125.00	25.60
502-031-026-510	375.00	1,125.00	25.60
502-031-026-520	375.00	1,125.00	25.60
502-031-027-000	561.00	1,694.00	51.22
502-031-028-510	210.00	840.00	25.60
502-031-028-520	375.00	1,125.00	25.60
502-031-029-510	375.00	1,125.00	25.60
502-031-029-520	375.00	1,125.00	25.60
502-031-030-510	263.00	1,062.00	25.60
502-031-030-520	375.00	1,125.00	25.60
502-031-031-510	375.00	1,125.00	25.60
502-031-031-520	584.00	1,769.00	25.60
502-031-032-510	375.00	1,125.00	25.60
502-031-032-520	458.00	1,387.00	25.60
502-031-033-510	584.00	1,769.00	25.60
502-031-033-520	375.00	1,125.00	25.60
502-031-034-510	375.00	1,125.00	25.60
502-031-034-520	218.00	872.00	25.60
502-031-035-510	450.00	1,350.00	25.60
502-031-035-520	210.00	840.00	25.60
502-031-036-510	336.00	1,014.00	25.60
502-031-036-520	375.00	1,125.00	25.60

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Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-031-037-510	420.00	1,269.00	25.60
502-031-037-520	584.00	1,769.00	25.60
502-031-038-510	375.00	1,125.00	25.60
502-031-038-520	375.00	1,125.00	25.60
502-031-039-510	421.00	1,275.00	25.60
502-031-039-520	375.00	1,125.00	25.60
502-031-040-510	375.00	1,125.00	25.60
502-031-040-520	206.00	824.00	25.60
502-031-041-510	584.00	1,769.00	25.60
502-031-041-520	375.00	1,125.00	25.60
502-031-042-510	375.00	1,125.00	25.60
502-031-042-520	375.00	1,125.00	25.60
502-031-043-510	375.00	1,125.00	25.60
502-031-043-520	375.00	1,125.00	25.60
502-031-044-510	375.00	1,125.00	25.60
502-031-044-520	584.00	1,769.00	25.60
502-031-045-510	375.00	1,125.00	25.60
502-031-045-520	450.00	1,350.00	25.60
502-031-046-510	584.00	1,769.00	25.60
502-031-046-520	375.00	1,125.00	25.60
502-031-047-510	584.00	1,769.00	25.60
502-031-047-520	375.00	1,125.00	25.60
502-031-048-510	375.00	1,125.00	25.60
502-031-048-520	677.00	2,049.00	25.60
502-031-050-510	584.00	1,769.00	25.60
502-031-050-520	375.00	1,125.00	25.60
502-031-051-000	864.00	2,603.00	51.22
502-031-052-000	550.00	1,650.00	51.22
502-032-001-510	375.00	1,125.00	25.60
502-032-001-520	375.00	1,125.00	25.60
502-032-002-000	355.00	1,428.00	51.22
502-032-003-000	550.00	1,650.00	51.22
502-032-004-000	550.00	1,650.00	51.22
502-032-005-000	355.00	1,428.00	51.22
502-032-006-000	442.00	1,774.00	51.22
502-032-007-000	550.00	1,650.00	51.22
502-032-008-000	550.00	1,650.00	51.22
502-032-009-000	550.00	1,650.00	51.22
502-032-010-000	550.00	1,650.00	51.22
502-032-011-000	550.00	1,650.00	51.22
502-032-012-000	550.00	1,650.00	51.22
502-032-013-000	550.00	1,650.00	51.22
502-032-014-000	550.00	1,650.00	51.22
502-032-015-000	561.00	1,694.00	51.22
502-032-016-000	550.00	1,650.00	51.22
502-032-017-000	550.00	1,650.00	51.22
502-032-018-000	303.00	1,212.00	51.22
502-032-019-000	550.00	1,650.00	51.22
502-032-020-000	550.00	1,650.00	51.22
502-032-021-000	362.00	1,456.00	51.22
502-032-022-000	550.00	1,650.00	51.22
502-032-023-000	413.00	1,661.00	51.22
502-032-024-000	550.00	1,650.00	51.22
502-032-025-000	550.00	1,650.00	51.22
502-032-026-000	550.00	1,650.00	51.22
502-032-027-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-032-028-000	550.00	1,650.00	51.22
502-032-029-000	864.00	2,603.00	51.22
502-032-030-000	550.00	1,650.00	51.22
502-032-031-000	550.00	1,650.00	51.22
502-032-032-000	550.00	1,650.00	51.22
502-032-033-000	362.00	1,456.00	51.22
502-032-034-000	550.00	1,650.00	51.22
502-032-035-000	561.00	1,694.00	51.22
502-032-036-000	355.00	1,428.00	51.22
502-032-037-000	355.00	1,428.00	51.22
502-032-038-000	550.00	1,650.00	51.22
502-032-039-000	864.00	2,603.00	51.22
502-032-040-000	550.00	1,650.00	51.22
502-032-041-000	864.00	2,603.00	51.22
502-032-042-000	550.00	1,650.00	51.22
502-032-043-000	550.00	1,650.00	51.22
502-032-044-000	550.00	1,650.00	51.22
502-032-045-000	864.00	2,603.00	51.22
502-032-046-000	561.00	1,694.00	51.22
502-032-047-000	550.00	1,650.00	51.22
502-032-048-000	550.00	1,650.00	51.22
502-032-050-000	677.00	2,042.00	51.22
502-032-051-000	550.00	1,650.00	51.22
502-032-052-000	550.00	1,650.00	51.22
502-033-001-510	218.00	872.00	25.60
502-033-001-520	375.00	1,125.00	25.60
502-033-002-510	375.00	1,125.00	25.60
502-033-002-520	375.00	1,125.00	25.60
502-033-003-510	450.00	1,350.00	25.60
502-033-003-520	375.00	1,125.00	25.60
502-033-004-510	375.00	1,125.00	25.60
502-033-004-520	336.00	1,014.00	25.60
502-033-005-510	375.00	1,125.00	25.60
502-033-005-520	375.00	1,125.00	25.60
502-033-006-510	375.00	1,125.00	25.60
502-033-006-520	375.00	1,125.00	25.60
502-033-007-510	375.00	1,125.00	25.60
502-033-007-520	214.00	856.00	25.60
502-033-008-510	206.00	824.00	25.60
502-033-008-520	263.00	1,062.00	25.60
502-033-009-510	375.00	1,125.00	25.60
502-033-009-520	336.00	1,014.00	25.60
502-033-010-510	375.00	1,125.00	25.60
502-033-010-520	584.00	1,769.00	25.60
502-033-011-510	375.00	1,125.00	25.60
502-033-011-520	202.00	808.00	25.60
502-033-012-510	375.00	1,125.00	25.60
502-033-012-520	375.00	1,125.00	25.60
502-033-013-510	375.00	1,125.00	25.60
502-033-013-520	375.00	1,125.00	25.60
502-033-014-510	336.00	1,014.00	25.60
502-033-014-520	458.00	1,387.00	25.60
502-033-015-510	458.00	1,387.00	25.60
502-033-015-520	375.00	1,125.00	25.60
502-033-016-510	450.00	1,350.00	25.60
502-033-016-520	214.00	856.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-033-017-510	375.00	1,125.00	25.60
502-033-017-520	375.00	1,125.00	25.60
502-033-018-510	375.00	1,125.00	25.60
502-033-018-520	375.00	1,125.00	25.60
502-033-019-510	263.00	1,062.00	25.60
502-033-019-520	202.00	808.00	25.60
502-033-020-510	584.00	1,769.00	25.60
502-033-020-520	450.00	1,350.00	25.60
502-033-021-510	421.00	1,275.00	25.60
502-033-021-520	214.00	856.00	25.60
502-033-022-510	375.00	1,125.00	25.60
502-033-022-520	375.00	1,125.00	25.60
502-033-023-510	375.00	1,125.00	25.60
502-033-023-520	375.00	1,125.00	25.60
502-033-024-510	225.00	675.00	25.60
502-033-024-520	218.00	872.00	25.60
502-033-025-510	375.00	1,125.00	25.60
502-033-025-520	375.00	1,125.00	25.60
502-033-026-510	375.00	1,125.00	25.60
502-033-026-520	375.00	1,125.00	25.60
502-033-027-510	375.00	1,125.00	25.60
502-033-027-520	214.00	856.00	25.60
502-033-028-510	375.00	1,125.00	25.60
502-033-028-520	458.00	1,387.00	25.60
502-033-029-510	375.00	1,125.00	25.60
502-033-029-520	375.00	1,125.00	25.60
502-033-030-510	584.00	1,769.00	25.60
502-033-030-520	375.00	1,125.00	25.60
502-033-031-510	250.00	750.00	25.60
502-033-031-520	202.00	808.00	25.60
502-033-032-510	331.00	996.00	25.60
502-033-032-520	375.00	1,125.00	25.60
502-033-033-510	375.00	1,125.00	25.60
502-033-033-520	458.00	1,387.00	25.60
502-033-034-510	375.00	1,125.00	25.60
502-033-034-520	584.00	1,769.00	25.60
502-033-035-510	584.00	1,769.00	25.60
502-033-035-520	375.00	1,125.00	25.60
502-033-036-510	584.00	1,769.00	25.60
502-033-036-520	375.00	1,125.00	25.60
502-033-037-510	672.00	2,035.00	25.60
502-033-037-520	206.00	824.00	25.60
502-033-038-510	375.00	1,125.00	25.60
502-033-038-520	375.00	1,125.00	25.60
502-033-039-510	375.00	1,125.00	25.60
502-033-039-520	584.00	1,769.00	25.60
502-033-040-510	375.00	1,125.00	25.60
502-033-040-520	450.00	1,350.00	25.60
502-033-041-510	375.00	1,125.00	25.60
502-033-041-520	375.00	1,125.00	25.60
502-033-042-510	375.00	1,125.00	25.60
502-033-042-520	450.00	1,350.00	25.60
502-033-043-510	375.00	1,125.00	25.60
502-033-043-520	214.00	856.00	25.60
502-033-044-510	375.00	1,125.00	25.60
502-033-044-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-033-045-510	375.00	1,125.00	25.60
502-033-045-520	375.00	1,125.00	25.60
502-033-046-510	450.00	1,350.00	25.60
502-033-046-520	375.00	1,125.00	25.60
502-033-047-510	375.00	1,125.00	25.60
502-033-047-520	375.00	1,125.00	25.60
502-033-048-510	375.00	1,125.00	25.60
502-033-048-520	202.00	808.00	25.60
502-033-050-510	375.00	1,125.00	25.60
502-033-050-520	584.00	1,769.00	25.60
502-033-051-000	550.00	1,650.00	51.22
502-033-052-000	550.00	1,650.00	51.22
502-034-001-000	550.00	1,650.00	51.22
502-034-002-000	550.00	1,650.00	51.22
502-034-003-000	362.00	1,456.00	51.22
502-034-005-000	550.00	1,650.00	51.22
502-034-006-000	550.00	1,650.00	51.22
502-034-007-000	550.00	1,650.00	51.22
502-034-008-000	550.00	1,650.00	51.22
502-034-009-000	550.00	1,650.00	51.22
502-034-010-000	864.00	2,603.00	51.22
502-034-011-000	550.00	1,650.00	51.22
502-034-012-000	355.00	1,428.00	51.22
502-034-013-000	550.00	1,650.00	51.22
502-034-014-000	550.00	1,650.00	51.22
502-034-015-000	550.00	1,650.00	51.22
502-034-016-000	550.00	1,650.00	51.22
502-034-017-000	550.00	1,650.00	51.22
502-034-018-000	550.00	1,650.00	51.22
502-034-019-000	550.00	1,650.00	51.22
502-034-020-000	550.00	1,650.00	51.22
502-034-021-000	550.00	1,650.00	51.22
502-034-022-000	550.00	1,650.00	51.22
502-034-023-000	343.00	1,374.00	51.22
502-034-024-000	550.00	1,650.00	51.22
502-034-025-000	550.00	1,650.00	51.22
502-034-026-000	677.00	2,042.00	51.22
502-034-027-000	550.00	1,650.00	51.22
502-034-028-000	550.00	1,650.00	51.22
502-034-029-000	550.00	1,650.00	51.22
502-034-030-000	550.00	1,650.00	51.22
502-034-031-000	349.00	1,401.00	51.22
502-034-032-000	550.00	1,650.00	51.22
502-034-033-000	550.00	1,650.00	51.22
502-034-034-000	550.00	1,650.00	51.22
502-034-035-000	864.00	2,603.00	51.22
502-034-036-000	550.00	1,650.00	51.22
502-034-037-000	550.00	1,650.00	51.22
502-034-038-000	550.00	1,650.00	51.22
502-034-039-000	550.00	1,650.00	51.22
502-034-040-000	550.00	1,650.00	51.22
502-034-041-000	550.00	1,650.00	51.22
502-034-042-000	550.00	1,650.00	51.22
502-034-043-000	550.00	1,650.00	51.22
502-034-044-000	413.00	1,661.00	51.22
502-034-045-000	413.00	1,661.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-034-046-000	552.00	1,663.00	51.22
502-034-047-000	362.00	1,456.00	51.22
502-034-048-000	550.00	1,650.00	51.22
502-034-050-000	550.00	1,650.00	51.22
502-034-051-000	550.00	1,650.00	51.22
502-034-052-000	677.00	2,042.00	51.22
502-035-001-000	550.00	1,650.00	51.22
502-035-002-000	362.00	1,456.00	51.22
502-035-003-000	550.00	1,650.00	51.22
502-035-004-000	550.00	1,650.00	51.22
502-035-005-000	442.00	1,774.00	51.22
502-035-006-000	550.00	1,650.00	51.22
502-035-007-000	355.00	1,428.00	51.22
502-035-008-000	550.00	1,650.00	51.22
502-035-009-000	550.00	1,650.00	51.22
502-035-010-000	550.00	1,650.00	51.22
502-035-011-000	550.00	1,650.00	51.22
502-035-012-000	550.00	1,650.00	51.22
502-035-013-000	550.00	1,650.00	51.22
502-035-014-000	550.00	1,650.00	51.22
502-035-015-000	550.00	1,650.00	51.22
502-035-016-000	349.00	1,401.00	51.22
502-035-017-000	550.00	1,650.00	51.22
502-035-018-000	550.00	1,650.00	51.22
502-035-019-000	436.00	1,747.00	51.22
502-035-020-000	349.00	1,401.00	51.22
502-035-021-000	550.00	1,650.00	51.22
502-035-022-000	550.00	1,650.00	51.22
502-035-023-000	413.00	1,661.00	51.22
502-035-024-000	550.00	1,650.00	51.22
502-035-025-000	677.00	2,042.00	51.22
502-035-026-000	362.00	1,456.00	51.22
502-035-027-000	550.00	1,650.00	51.22
502-035-028-000	550.00	1,650.00	51.22
502-035-029-000	362.00	1,456.00	51.22
502-035-030-000	343.00	1,374.00	51.22
502-035-031-000	550.00	1,650.00	51.22
502-035-032-000	550.00	1,650.00	51.22
502-035-033-000	550.00	1,650.00	51.22
502-035-034-000	550.00	1,650.00	51.22
502-035-035-000	550.00	1,650.00	51.22
502-035-036-000	362.00	1,456.00	51.22
502-035-037-000	550.00	1,650.00	51.22
502-035-038-000	864.00	2,603.00	51.22
502-035-039-000	550.00	1,650.00	51.22
502-035-040-000	550.00	1,650.00	51.22
502-035-041-000	550.00	1,650.00	51.22
502-035-042-000	550.00	1,650.00	51.22
502-035-043-000	864.00	2,603.00	51.22
502-035-044-000	550.00	1,650.00	51.22
502-035-045-000	550.00	1,650.00	51.22
502-035-046-000	550.00	1,650.00	51.22
502-035-047-000	550.00	1,650.00	51.22
502-035-048-000	550.00	1,650.00	51.22
502-035-050-000	343.00	1,374.00	51.22
502-035-051-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-035-052-000	733.00	2,212.00	51.22
502-036-001-510	375.00	1,125.00	25.60
502-036-001-520	450.00	1,350.00	25.60
502-036-002-510	375.00	1,125.00	25.60
502-036-002-520	375.00	1,125.00	25.60
502-036-003-510	375.00	1,125.00	25.60
502-036-003-520	375.00	1,125.00	25.60
502-036-004-510	375.00	1,125.00	25.60
502-036-004-520	421.00	1,275.00	25.60
502-036-005-510	336.00	1,014.00	25.60
502-036-005-520	375.00	1,125.00	25.60
502-036-006-510	450.00	1,350.00	25.60
502-036-006-520	375.00	1,125.00	25.60
502-036-007-510	206.00	824.00	25.60
502-036-007-520	375.00	1,125.00	25.60
502-036-008-510	584.00	1,769.00	25.60
502-036-008-520	336.00	1,014.00	25.60
502-036-009-510	375.00	1,125.00	25.60
502-036-009-520	450.00	1,350.00	25.60
502-036-010-510	375.00	1,125.00	25.60
502-036-010-520	458.00	1,387.00	25.60
502-036-011-510	584.00	1,769.00	25.60
502-036-011-520	218.00	872.00	25.60
502-036-012-510	450.00	1,350.00	25.60
502-036-012-520	584.00	1,769.00	25.60
502-036-013-510	421.00	1,275.00	25.60
502-036-013-520	450.00	1,350.00	25.60
502-036-014-510	375.00	1,125.00	25.60
502-036-014-520	375.00	1,125.00	25.60
502-036-015-510	421.00	1,275.00	25.60
502-036-015-520	375.00	1,125.00	25.60
502-036-016-510	375.00	1,125.00	25.60
502-036-016-520	375.00	1,125.00	25.60
502-036-017-510	375.00	1,125.00	25.60
502-036-017-520	336.00	1,014.00	25.60
502-036-018-510	375.00	1,125.00	25.60
502-036-018-520	584.00	1,769.00	25.60
502-036-019-510	375.00	1,125.00	25.60
502-036-019-520	375.00	1,125.00	25.60
502-036-020-510	375.00	1,125.00	25.60
502-036-020-520	210.00	840.00	25.60
502-036-021-510	375.00	1,125.00	25.60
502-036-021-520	375.00	1,125.00	25.60
502-036-022-510	375.00	1,125.00	25.60
502-036-022-520	375.00	1,125.00	25.60
502-036-023-510	375.00	1,125.00	25.60
502-036-023-520	375.00	1,125.00	25.60
502-036-024-510	375.00	1,125.00	25.60
502-036-024-520	336.00	1,014.00	25.60
502-036-025-510	214.00	856.00	25.60
502-036-026-510	375.00	1,125.00	25.60
502-036-026-520	584.00	1,769.00	25.60
502-036-027-510	375.00	1,125.00	25.60
502-036-027-520	214.00	856.00	25.60
502-036-028-510	584.00	1,769.00	25.60
502-036-028-520	421.00	1,275.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-036-029-510	202.00	808.00	25.60
502-036-029-520	375.00	1,125.00	25.60
502-036-030-510	584.00	1,769.00	25.60
502-036-030-520	584.00	1,769.00	25.60
502-036-031-510	375.00	1,125.00	25.60
502-036-031-520	375.00	1,125.00	25.60
502-036-032-510	584.00	1,769.00	25.60
502-036-032-520	458.00	1,387.00	25.60
502-036-033-510	206.00	824.00	25.60
502-036-033-520	375.00	1,125.00	25.60
502-036-034-510	375.00	1,125.00	25.60
502-036-034-520	450.00	1,350.00	25.60
502-036-035-510	375.00	1,125.00	25.60
502-036-035-520	375.00	1,125.00	25.60
502-036-036-510	375.00	1,125.00	25.60
502-036-036-520	375.00	1,125.00	25.60
502-036-037-510	420.00	1,269.00	25.60
502-036-037-520	458.00	1,387.00	25.60
502-036-038-510	584.00	1,769.00	25.60
502-036-038-520	202.00	808.00	25.60
502-036-039-510	375.00	1,125.00	25.60
502-036-039-520	375.00	1,125.00	25.60
502-036-040-510	450.00	1,350.00	25.60
502-036-040-520	336.00	1,014.00	25.60
502-036-041-510	200.00	800.00	25.60
502-036-041-520	375.00	1,125.00	25.60
502-036-042-510	375.00	1,125.00	25.60
502-036-042-520	206.00	824.00	25.60
502-036-043-510	584.00	1,769.00	25.60
502-036-043-520	421.00	1,275.00	25.60
502-036-044-510	458.00	1,387.00	25.60
502-036-044-520	375.00	1,125.00	25.60
502-036-045-510	375.00	1,125.00	25.60
502-036-045-520	218.00	872.00	25.60
502-036-046-510	336.00	1,014.00	25.60
502-036-046-520	375.00	1,125.00	25.60
502-036-047-510	375.00	1,125.00	25.60
502-036-047-520	206.00	824.00	25.60
502-036-048-510	210.00	840.00	25.60
502-036-048-520	263.00	1,062.00	25.60
502-036-050-510	450.00	1,350.00	25.60
502-036-050-520	336.00	1,014.00	25.60
502-036-051-000	550.00	1,650.00	51.22
502-036-052-000	550.00	1,650.00	51.22
502-037-001-000	550.00	1,650.00	51.22
502-037-002-000	362.00	1,456.00	51.22
502-037-003-000	303.00	1,212.00	51.22
502-037-004-000	550.00	1,650.00	51.22
502-037-005-000	442.00	1,774.00	51.22
502-037-006-000	550.00	1,650.00	51.22
502-037-007-000	436.00	1,747.00	51.22
502-037-008-000	355.00	1,428.00	51.22
502-037-009-000	550.00	1,650.00	51.22
502-037-010-000	550.00	1,650.00	51.22
502-037-011-000	550.00	1,650.00	51.22
502-037-012-000	550.00	1,650.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-037-013-000	561.00	1,694.00	51.22
502-037-014-000	550.00	1,650.00	51.22
502-037-015-000	349.00	1,401.00	51.22
502-037-016-000	550.00	1,650.00	51.22
502-037-017-000	550.00	1,650.00	51.22
502-037-018-000	550.00	1,650.00	51.22
502-037-019-000	550.00	1,650.00	51.22
502-037-020-000	864.00	2,603.00	51.22
502-037-021-000	550.00	1,650.00	51.22
502-037-022-000	550.00	1,650.00	51.22
502-037-023-000	550.00	1,650.00	51.22
502-037-024-000	550.00	1,650.00	51.22
502-037-025-000	677.00	2,042.00	51.22
502-037-026-000	550.00	1,650.00	51.22
502-037-027-000	550.00	1,650.00	51.22
502-037-028-000	550.00	1,650.00	51.22
502-037-029-000	362.00	1,456.00	51.22
502-037-030-000	362.00	1,456.00	51.22
502-037-031-000	550.00	1,650.00	51.22
502-037-032-000	677.00	2,042.00	51.22
502-037-033-000	550.00	1,650.00	51.22
502-037-034-000	550.00	1,650.00	51.22
502-037-035-000	550.00	1,650.00	51.22
502-037-036-000	550.00	1,650.00	51.22
502-037-037-000	303.00	1,212.00	51.22
502-037-038-000	550.00	1,650.00	51.22
502-037-039-000	864.00	2,603.00	51.22
502-037-040-000	413.00	1,661.00	51.22
502-037-041-000	550.00	1,650.00	51.22
502-037-042-000	561.00	1,694.00	51.22
502-037-043-000	677.00	2,042.00	51.22
502-037-044-000	677.00	2,042.00	51.22
502-037-045-000	550.00	1,650.00	51.22
502-037-046-000	362.00	1,456.00	51.22
502-037-047-000	677.00	2,042.00	51.22
502-037-048-000	550.00	1,650.00	51.22
502-037-050-000	550.00	1,650.00	51.22
502-037-051-000	561.00	1,694.00	51.22
502-037-052-000	550.00	1,650.00	51.22
502-038-001-000	550.00	1,650.00	51.22
502-038-002-000	355.00	1,428.00	51.22
502-038-003-000	355.00	1,428.00	51.22
502-038-004-000	550.00	1,650.00	51.22
502-038-005-000	550.00	1,650.00	51.22
502-038-006-000	550.00	1,650.00	51.22
502-038-007-000	550.00	1,650.00	51.22
502-038-008-000	550.00	1,650.00	51.22
502-038-009-000	550.00	1,650.00	51.22
502-038-010-000	550.00	1,650.00	51.22
502-038-011-000	550.00	1,650.00	51.22
502-038-012-000	550.00	1,650.00	51.22
502-038-013-000	550.00	1,650.00	51.22
502-038-014-000	550.00	1,650.00	51.22
502-038-015-000	550.00	1,650.00	51.22
502-038-016-000	550.00	1,650.00	51.22
502-038-017-000	550.00	1,650.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-038-018-000	677.00	2,042.00	51.22
502-038-019-000	550.00	1,650.00	51.22
502-038-020-000	550.00	1,650.00	51.22
502-038-021-000	550.00	1,650.00	51.22
502-038-022-000	733.00	2,212.00	51.22
502-038-023-000	550.00	1,650.00	51.22
502-038-024-000	864.00	2,603.00	51.22
502-038-025-000	550.00	1,650.00	51.22
502-038-026-000	550.00	1,650.00	51.22
502-038-027-000	362.00	1,456.00	51.22
502-038-028-000	550.00	1,650.00	51.22
502-038-029-000	355.00	1,428.00	51.22
502-038-030-000	677.00	2,042.00	51.22
502-038-031-000	550.00	1,650.00	51.22
502-038-032-000	436.00	1,747.00	51.22
502-038-033-000	436.00	1,747.00	51.22
502-038-034-000	550.00	1,650.00	51.22
502-038-035-000	677.00	2,042.00	51.22
502-038-036-000	561.00	1,694.00	51.22
502-038-037-000	550.00	1,650.00	51.22
502-038-038-000	550.00	1,650.00	51.22
502-038-039-000	550.00	1,650.00	51.22
502-038-040-000	355.00	1,428.00	51.22
502-038-041-000	550.00	1,650.00	51.22
502-038-042-000	550.00	1,650.00	51.22
502-038-043-000	550.00	1,650.00	51.22
502-038-044-000	550.00	1,650.00	51.22
502-038-045-000	550.00	1,650.00	51.22
502-038-046-000	550.00	1,650.00	51.22
502-038-047-000	677.00	2,042.00	51.22
502-038-048-000	550.00	1,650.00	51.22
502-038-050-000	550.00	1,650.00	51.22
502-038-051-000	550.00	1,650.00	51.22
502-038-052-000	550.00	1,650.00	51.22
502-039-001-000	550.00	1,650.00	51.22
502-039-002-000	550.00	1,650.00	51.22
502-039-003-000	550.00	1,650.00	51.22
502-039-004-000	550.00	1,650.00	51.22
502-039-005-000	550.00	1,650.00	51.22
502-039-006-000	550.00	1,650.00	51.22
502-039-007-000	550.00	1,650.00	51.22
502-039-008-000	550.00	1,650.00	51.22
502-039-009-000	550.00	1,650.00	51.22
502-039-010-000	677.00	2,042.00	51.22
502-039-011-000	550.00	1,650.00	51.22
502-039-012-000	864.00	2,603.00	51.22
502-039-013-000	550.00	1,650.00	51.22
502-039-014-000	550.00	1,650.00	51.22
502-039-015-000	550.00	1,650.00	51.22
502-039-016-000	355.00	1,428.00	51.22
502-039-017-000	550.00	1,650.00	51.22
502-039-018-000	550.00	1,650.00	51.22
502-039-019-000	550.00	1,650.00	51.22
502-039-020-000	677.00	2,042.00	51.22
502-039-021-000	550.00	1,650.00	51.22
502-039-022-000	303.00	1,212.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-039-023-000	550.00	1,650.00	51.22
502-039-024-000	355.00	1,428.00	51.22
502-039-025-000	550.00	1,650.00	51.22
502-039-026-000	349.00	1,401.00	51.22
502-039-027-000	550.00	1,650.00	51.22
502-039-028-000	362.00	1,456.00	51.22
502-039-029-000	550.00	1,650.00	51.22
502-039-030-000	550.00	1,650.00	51.22
502-039-031-000	550.00	1,650.00	51.22
502-039-032-000	550.00	1,650.00	51.22
502-039-033-000	550.00	1,650.00	51.22
502-039-034-000	864.00	2,603.00	51.22
502-039-035-000	550.00	1,650.00	51.22
502-039-036-000	550.00	1,650.00	51.22
502-039-037-000	550.00	1,650.00	51.22
502-039-038-000	864.00	2,603.00	51.22
502-039-039-000	561.00	1,694.00	51.22
502-039-040-000	864.00	2,603.00	51.22
502-039-041-000	550.00	1,650.00	51.22
502-039-042-000	362.00	1,456.00	51.22
502-039-043-000	550.00	1,650.00	51.22
502-039-044-000	550.00	1,650.00	51.22
502-039-045-000	550.00	1,650.00	51.22
502-039-046-000	677.00	2,042.00	51.22
502-039-047-000	550.00	1,650.00	51.22
502-039-048-000	864.00	2,603.00	51.22
502-039-050-000	550.00	1,650.00	51.22
502-039-051-000	550.00	1,650.00	51.22
502-039-052-000	550.00	1,650.00	51.22
502-040-001-000	550.00	1,650.00	51.22
502-040-002-000	550.00	1,650.00	51.22
502-040-003-000	550.00	1,650.00	51.22
502-040-004-000	550.00	1,650.00	51.22
502-040-005-000	550.00	1,650.00	51.22
502-040-006-000	550.00	1,650.00	51.22
502-040-007-000	677.00	2,042.00	51.22
502-040-008-000	343.00	1,374.00	51.22
502-040-009-000	550.00	1,650.00	51.22
502-040-010-000	550.00	1,650.00	51.22
502-040-011-000	362.00	1,456.00	51.22
502-040-012-000	864.00	2,603.00	51.22
502-040-013-000	550.00	1,650.00	51.22
502-040-014-000	442.00	1,774.00	51.22
502-040-015-000	343.00	1,374.00	51.22
502-040-016-000	442.00	1,774.00	51.22
502-040-017-000	550.00	1,650.00	51.22
502-040-018-000	550.00	1,650.00	51.22
502-040-019-000	413.00	1,661.00	51.22
502-040-020-000	550.00	1,650.00	51.22
502-040-021-000	550.00	1,650.00	51.22
502-040-022-000	550.00	1,650.00	51.22
502-040-023-000	550.00	1,650.00	51.22
502-040-025-000	550.00	1,650.00	51.22
502-040-026-000	550.00	1,650.00	51.22
502-040-027-000	550.00	1,650.00	51.22
502-040-028-000	550.00	1,650.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-040-029-000	550.00	1,650.00	51.22
502-040-030-000	550.00	1,650.00	51.22
502-040-031-000	303.00	1,212.00	51.22
502-040-032-000	550.00	1,650.00	51.22
502-040-033-000	550.00	1,650.00	51.22
502-040-034-000	550.00	1,650.00	51.22
502-040-035-000	340.00	1,360.00	51.22
502-040-036-000	550.00	1,650.00	51.22
502-040-037-000	677.00	2,042.00	51.22
502-040-038-000	550.00	1,650.00	51.22
502-040-039-000	550.00	1,650.00	51.22
502-040-040-000	303.00	1,212.00	51.22
502-040-041-000	550.00	1,650.00	51.22
502-040-042-000	550.00	1,650.00	51.22
502-040-043-000	550.00	1,650.00	51.22
502-040-044-000	550.00	1,650.00	51.22
502-040-045-000	550.00	1,650.00	51.22
502-040-046-000	550.00	1,650.00	51.22
502-040-047-000	550.00	1,650.00	51.22
502-040-048-000	550.00	1,650.00	51.22
502-040-050-000	413.00	1,661.00	51.22
502-040-051-000	362.00	1,456.00	51.22
502-040-052-000	550.00	1,650.00	51.22
502-041-001-000	550.00	1,650.00	51.22
502-041-002-000	355.00	1,428.00	51.22
502-041-003-000	550.00	1,650.00	51.22
502-041-004-000	362.00	1,456.00	51.22
502-041-005-000	355.00	1,428.00	51.22
502-041-006-000	550.00	1,650.00	51.22
502-041-007-000	550.00	1,650.00	51.22
502-041-008-000	550.00	1,650.00	51.22
502-041-009-000	550.00	1,650.00	51.22
502-041-010-000	550.00	1,650.00	51.22
502-041-011-000	550.00	1,650.00	51.22
502-041-012-000	864.00	2,603.00	51.22
502-041-013-000	550.00	1,650.00	51.22
502-041-014-000	550.00	1,650.00	51.22
502-041-015-000	550.00	1,650.00	51.22
502-041-016-000	550.00	1,650.00	51.22
502-041-017-000	303.00	1,212.00	51.22
502-041-018-000	550.00	1,650.00	51.22
502-041-019-000	550.00	1,650.00	51.22
502-041-020-000	550.00	1,650.00	51.22
502-041-021-000	550.00	1,650.00	51.22
502-041-022-000	550.00	1,650.00	51.22
502-041-023-000	550.00	1,650.00	51.22
502-041-024-000	550.00	1,650.00	51.22
502-041-025-000	550.00	1,650.00	51.22
502-041-026-000	550.00	1,650.00	51.22
502-041-027-000	550.00	1,650.00	51.22
502-041-028-000	550.00	1,650.00	51.22
502-041-029-000	550.00	1,650.00	51.22
502-041-030-000	550.00	1,650.00	51.22
502-041-031-000	550.00	1,650.00	51.22
502-041-032-000	677.00	2,042.00	51.22
502-041-033-000	550.00	1,650.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-041-034-000	550.00	1,650.00	51.22
502-041-035-000	413.00	1,661.00	51.22
502-041-036-000	550.00	1,650.00	51.22
502-041-037-000	864.00	2,603.00	51.22
502-041-038-000	362.00	1,456.00	51.22
502-041-039-000	550.00	1,650.00	51.22
502-041-040-000	550.00	1,650.00	51.22
502-041-041-000	550.00	1,650.00	51.22
502-041-042-000	550.00	1,650.00	51.22
502-041-043-000	550.00	1,650.00	51.22
502-041-044-000	355.00	1,428.00	51.22
502-041-045-000	550.00	1,650.00	51.22
502-041-046-000	550.00	1,650.00	51.22
502-041-047-000	677.00	2,042.00	51.22
502-041-048-000	550.00	1,650.00	51.22
502-041-050-000	362.00	1,456.00	51.22
502-041-051-000	561.00	1,694.00	51.22
502-041-052-000	362.00	1,456.00	51.22
502-042-001-000	550.00	1,650.00	51.22
502-042-002-000	303.00	1,212.00	51.22
502-042-003-000	677.00	2,042.00	51.22
502-042-004-000	550.00	1,650.00	51.22
502-042-005-510	421.00	1,275.00	25.60
502-042-005-520	375.00	1,125.00	25.60
502-042-006-000	550.00	1,650.00	51.22
502-042-007-000	561.00	1,694.00	51.22
502-042-008-000	550.00	1,650.00	51.22
502-042-009-000	550.00	1,650.00	51.22
502-042-010-000	550.00	1,650.00	51.22
502-042-011-000	550.00	1,650.00	51.22
502-042-012-000	550.00	1,650.00	51.22
502-042-013-000	413.00	1,661.00	51.22
502-042-014-000	550.00	1,650.00	51.22
502-042-015-000	362.00	1,456.00	51.22
502-042-016-000	303.00	1,212.00	51.22
502-042-017-000	550.00	1,650.00	51.22
502-042-018-000	550.00	1,650.00	51.22
502-042-019-000	550.00	1,650.00	51.22
502-042-020-000	362.00	1,456.00	51.22
502-042-021-000	550.00	1,650.00	51.22
502-042-022-000	550.00	1,650.00	51.22
502-042-023-000	864.00	2,603.00	51.22
502-042-024-000	550.00	1,650.00	51.22
502-042-025-000	550.00	1,650.00	51.22
502-042-026-000	550.00	1,650.00	51.22
502-042-027-000	619.00	1,865.00	51.22
502-042-028-000	864.00	2,603.00	51.22
502-042-029-000	550.00	1,650.00	51.22
502-042-030-000	550.00	1,650.00	51.22
502-042-031-000	864.00	2,603.00	51.22
502-042-032-000	550.00	1,650.00	51.22
502-042-033-000	550.00	1,650.00	51.22
502-042-034-000	550.00	1,650.00	51.22
502-042-035-000	550.00	1,650.00	51.22
502-042-036-000	550.00	1,650.00	51.22
502-042-037-000	550.00	1,650.00	51.22

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Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-042-038-000	550.00	1,650.00	51.22
502-042-039-000	550.00	1,650.00	51.22
502-042-040-000	550.00	1,650.00	51.22
502-042-041-000	550.00	1,650.00	51.22
502-042-042-000	550.00	1,650.00	51.22
502-042-043-000	550.00	1,650.00	51.22
502-042-044-000	349.00	1,401.00	51.22
502-042-045-000	362.00	1,456.00	51.22
502-042-046-000	550.00	1,650.00	51.22
502-042-047-000	550.00	1,650.00	51.22
502-042-048-000	355.00	1,428.00	51.22
502-042-050-000	550.00	1,650.00	51.22
502-042-051-000	550.00	1,650.00	51.22
502-042-052-000	550.00	1,650.00	51.22
502-043-001-510	458.00	1,387.00	25.60
502-043-001-520	375.00	1,125.00	25.60
502-043-002-510	375.00	1,125.00	25.60
502-043-002-520	450.00	1,350.00	25.60
502-043-003-510	218.00	872.00	25.60
502-043-003-520	584.00	1,769.00	25.60
502-043-004-510	584.00	1,769.00	25.60
502-043-004-520	584.00	1,769.00	25.60
502-043-005-510	214.00	856.00	25.60
502-043-005-520	218.00	872.00	25.60
502-043-006-510	375.00	1,125.00	25.60
502-043-006-520	375.00	1,125.00	25.60
502-043-007-510	375.00	1,125.00	25.60
502-043-007-520	210.00	840.00	25.60
502-043-008-510	421.00	1,275.00	25.60
502-043-008-520	584.00	1,769.00	25.60
502-043-009-510	584.00	1,769.00	25.60
502-043-009-520	458.00	1,387.00	25.60
502-043-010-510	375.00	1,125.00	25.60
502-043-010-520	458.00	1,387.00	25.60
502-043-011-510	214.00	856.00	25.60
502-043-011-520	584.00	1,769.00	25.60
502-043-012-510	375.00	1,125.00	25.60
502-043-012-520	375.00	1,125.00	25.60
502-043-013-510	584.00	1,769.00	25.60
502-043-013-520	375.00	1,125.00	25.60
502-043-014-510	458.00	1,387.00	25.60
502-043-014-520	450.00	1,350.00	25.60
502-043-015-510	375.00	1,125.00	25.60
502-043-015-520	336.00	1,014.00	25.60
502-043-016-510	375.00	1,125.00	25.60
502-043-016-520	375.00	1,125.00	25.60
502-043-017-510	375.00	1,125.00	25.60
502-043-017-520	375.00	1,125.00	25.60
502-043-018-510	584.00	1,769.00	25.60
502-043-018-520	458.00	1,387.00	25.60
502-043-019-510	584.00	1,769.00	25.60
502-043-019-520	375.00	1,125.00	25.60
502-043-020-510	263.00	1,062.00	25.60
502-043-020-520	375.00	1,125.00	25.60
502-043-021-510	375.00	1,125.00	25.60
502-043-022-510	375.00	1,125.00	25.60

CIty of South Lake Tahoe
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-043-022-520	202.00	808.00	25.60
502-043-023-510	375.00	1,125.00	25.60
502-043-023-520	214.00	856.00	25.60
502-043-024-510	375.00	1,125.00	25.60
502-043-024-520	375.00	1,125.00	25.60
502-043-025-510	421.00	1,275.00	25.60
502-043-025-520	375.00	1,125.00	25.60
502-043-026-510	584.00	1,769.00	25.60
502-043-026-520	375.00	1,125.00	25.60
502-043-027-510	336.00	1,014.00	25.60
502-043-027-520	375.00	1,125.00	25.60
502-043-028-510	375.00	1,125.00	25.60
502-043-028-520	584.00	1,769.00	25.60
502-043-029-510	375.00	1,125.00	25.60
502-043-029-520	218.00	872.00	25.60
502-043-030-510	584.00	1,769.00	25.60
502-043-030-520	375.00	1,125.00	25.60
502-043-031-510	375.00	1,125.00	25.60
502-043-031-520	375.00	1,125.00	25.60
502-043-032-510	202.00	808.00	25.60
502-043-032-520	202.00	808.00	25.60
502-043-033-510	214.00	856.00	25.60
502-043-033-520	375.00	1,125.00	25.60
502-043-034-510	210.00	840.00	25.60
502-043-034-520	450.00	1,350.00	25.60
502-043-035-510	375.00	1,125.00	25.60
502-043-035-520	375.00	1,125.00	25.60
502-043-036-510	263.00	1,062.00	25.60
502-043-036-520	584.00	1,769.00	25.60
502-043-037-510	202.00	808.00	25.60
502-043-037-520	375.00	1,125.00	25.60
502-043-038-510	421.00	1,275.00	25.60
502-043-038-520	375.00	1,125.00	25.60
502-043-039-510	375.00	1,125.00	25.60
502-043-039-520	458.00	1,387.00	25.60
502-043-040-510	375.00	1,125.00	25.60
502-043-040-520	375.00	1,125.00	25.60
502-043-041-510	458.00	1,387.00	25.60
502-043-041-520	210.00	840.00	25.60
502-043-042-510	458.00	1,387.00	25.60
502-043-042-520	421.00	1,275.00	25.60
502-043-043-510	375.00	1,125.00	25.60
502-043-043-520	214.00	856.00	25.60
502-043-044-510	584.00	1,769.00	25.60
502-043-044-520	375.00	1,125.00	25.60
502-043-045-510	375.00	1,125.00	25.60
502-043-045-520	375.00	1,125.00	25.60
502-043-046-510	584.00	1,769.00	25.60
502-043-046-520	375.00	1,125.00	25.60
502-043-047-510	421.00	1,275.00	25.60
502-043-047-520	584.00	1,769.00	25.60
502-043-048-510	375.00	1,125.00	25.60
502-043-048-520	375.00	1,125.00	25.60
502-043-050-510	450.00	1,350.00	25.60
502-043-050-520	375.00	1,125.00	25.60
502-043-051-000	550.00	1,650.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-043-052-000	355.00	1,428.00	51.22
502-044-001-000	550.00	1,650.00	51.22
502-044-002-000	864.00	2,603.00	51.22
502-044-003-000	550.00	1,650.00	51.22
502-044-004-000	362.00	1,456.00	51.22
502-044-005-000	550.00	1,650.00	51.22
502-044-006-000	550.00	1,650.00	51.22
502-044-007-000	550.00	1,650.00	51.22
502-044-008-000	413.00	1,661.00	51.22
502-044-009-000	550.00	1,650.00	51.22
502-044-010-000	550.00	1,650.00	51.22
502-044-011-000	550.00	1,650.00	51.22
502-044-012-000	355.00	1,428.00	51.22
502-044-013-000	550.00	1,650.00	51.22
502-044-014-000	442.00	1,774.00	51.22
502-044-015-000	550.00	1,650.00	51.22
502-044-016-000	550.00	1,650.00	51.22
502-044-017-000	550.00	1,650.00	51.22
502-044-018-000	413.00	1,661.00	51.22
502-044-019-000	561.00	1,694.00	51.22
502-044-020-000	550.00	1,650.00	51.22
502-044-021-000	303.00	1,212.00	51.22
502-044-022-000	550.00	1,650.00	51.22
502-044-023-000	550.00	1,650.00	51.22
502-044-024-000	303.00	1,212.00	51.22
502-044-025-000	550.00	1,650.00	51.22
502-044-026-000	864.00	2,603.00	51.22
502-044-027-000	550.00	1,650.00	51.22
502-044-028-000	550.00	1,650.00	51.22
502-044-029-000	550.00	1,650.00	51.22
502-044-030-000	442.00	1,774.00	51.22
502-044-031-000	550.00	1,650.00	51.22
502-044-032-000	677.00	2,042.00	51.22
502-044-033-000	550.00	1,650.00	51.22
502-044-034-000	550.00	1,650.00	51.22
502-044-035-000	550.00	1,650.00	51.22
502-044-036-000	550.00	1,650.00	51.22
502-044-037-000	550.00	1,650.00	51.22
502-044-038-000	733.00	2,212.00	51.22
502-044-039-000	550.00	1,650.00	51.22
502-044-040-000	550.00	1,650.00	51.22
502-044-041-000	550.00	1,650.00	51.22
502-044-042-000	550.00	1,650.00	51.22
502-044-043-000	349.00	1,401.00	51.22
502-044-044-000	550.00	1,650.00	51.22
502-044-045-000	413.00	1,661.00	51.22
502-044-046-000	550.00	1,650.00	51.22
502-044-047-000	550.00	1,650.00	51.22
502-044-048-000	550.00	1,650.00	51.22
502-044-050-000	303.00	1,212.00	51.22
502-044-051-000	550.00	1,650.00	51.22
502-044-052-000	362.00	1,456.00	51.22
502-045-001-000	550.00	1,650.00	51.22
502-045-002-000	349.00	1,401.00	51.22
502-045-003-000	550.00	1,650.00	51.22
502-045-004-000	550.00	1,650.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-045-005-000	550.00	1,650.00	51.22
502-045-006-000	550.00	1,650.00	51.22
502-045-007-000	362.00	1,456.00	51.22
502-045-008-000	550.00	1,650.00	51.22
502-045-009-000	550.00	1,650.00	51.22
502-045-010-000	561.00	1,694.00	51.22
502-045-011-000	550.00	1,650.00	51.22
502-045-012-000	550.00	1,650.00	51.22
502-045-013-000	550.00	1,650.00	51.22
502-045-014-000	303.00	1,212.00	51.22
502-045-015-000	864.00	2,603.00	51.22
502-045-016-000	677.00	2,042.00	51.22
502-045-017-000	550.00	1,650.00	51.22
502-045-018-000	362.00	1,456.00	51.22
502-045-019-000	550.00	1,650.00	51.22
502-045-020-000	550.00	1,650.00	51.22
502-045-021-000	355.00	1,428.00	51.22
502-045-022-000	413.00	1,661.00	51.22
502-045-023-000	550.00	1,650.00	51.22
502-045-024-000	550.00	1,650.00	51.22
502-045-025-000	550.00	1,650.00	51.22
502-045-026-000	550.00	1,650.00	51.22
502-045-027-000	550.00	1,650.00	51.22
502-045-028-000	343.00	1,374.00	51.22
502-045-029-000	550.00	1,650.00	51.22
502-045-030-000	362.00	1,456.00	51.22
502-045-031-000	677.00	2,042.00	51.22
502-045-032-000	550.00	1,650.00	51.22
502-045-033-000	550.00	1,650.00	51.22
502-045-034-000	550.00	1,650.00	51.22
502-045-035-000	561.00	1,694.00	51.22
502-045-036-000	355.00	1,428.00	51.22
502-045-037-000	550.00	1,650.00	51.22
502-045-038-000	550.00	1,650.00	51.22
502-045-039-000	550.00	1,650.00	51.22
502-045-040-000	442.00	1,774.00	51.22
502-045-041-000	550.00	1,650.00	51.22
502-045-042-000	362.00	1,456.00	51.22
502-045-043-000	349.00	1,401.00	51.22
502-045-044-000	550.00	1,650.00	51.22
502-045-045-000	550.00	1,650.00	51.22
502-045-046-000	550.00	1,650.00	51.22
502-045-047-000	442.00	1,774.00	51.22
502-045-048-000	550.00	1,650.00	51.22
502-045-050-000	550.00	1,650.00	51.22
502-045-051-000	550.00	1,650.00	51.22
502-045-052-000	550.00	1,650.00	51.22
502-046-001-510	516.00	1,561.00	25.60
502-046-001-520	450.00	1,350.00	25.60
502-046-002-510	375.00	1,125.00	25.60
502-046-002-520	375.00	1,125.00	25.60
502-046-003-510	200.00	800.00	25.60
502-046-003-520	584.00	1,769.00	25.60
502-046-004-510	336.00	1,014.00	25.60
502-046-004-520	375.00	1,125.00	25.60
502-046-005-510	336.00	1,014.00	25.60

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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-046-005-520	336.00	1,014.00	25.60
502-046-006-510	375.00	1,125.00	25.60
502-046-006-520	584.00	1,769.00	25.60
502-046-007-510	584.00	1,769.00	25.60
502-046-007-520	214.00	856.00	25.60
502-046-008-510	375.00	1,125.00	25.60
502-046-008-520	375.00	1,125.00	25.60
502-046-009-510	375.00	1,125.00	25.60
502-046-009-520	375.00	1,125.00	25.60
502-046-010-510	584.00	1,769.00	25.60
502-046-010-520	375.00	1,125.00	25.60
502-046-011-510	375.00	1,125.00	25.60
502-046-011-520	375.00	1,125.00	25.60
502-046-012-510	421.00	1,275.00	25.60
502-046-012-520	584.00	1,769.00	25.60
502-046-013-510	375.00	1,125.00	25.60
502-046-013-520	375.00	1,125.00	25.60
502-046-014-510	375.00	1,125.00	25.60
502-046-014-520	206.00	824.00	25.60
502-046-015-510	202.00	808.00	25.60
502-046-015-520	375.00	1,125.00	25.60
502-046-016-520	214.00	856.00	25.60
502-046-017-510	210.00	840.00	25.60
502-046-017-520	375.00	1,125.00	25.60
502-046-018-510	584.00	1,769.00	25.60
502-046-018-520	450.00	1,350.00	25.60
502-046-019-510	214.00	856.00	25.60
502-046-019-520	375.00	1,125.00	25.60
502-046-020-510	375.00	1,125.00	25.60
502-046-020-520	450.00	1,350.00	25.60
502-046-021-510	218.00	872.00	25.60
502-046-021-520	375.00	1,125.00	25.60
502-046-022-510	375.00	1,125.00	25.60
502-046-022-520	375.00	1,125.00	25.60
502-046-023-510	584.00	1,769.00	25.60
502-046-023-520	375.00	1,125.00	25.60
502-046-024-510	421.00	1,275.00	25.60
502-046-024-520	375.00	1,125.00	25.60
502-046-025-510	516.00	1,561.00	25.60
502-046-025-520	458.00	1,387.00	25.60
502-046-026-510	210.00	840.00	25.60
502-046-026-520	584.00	1,769.00	25.60
502-046-027-510	375.00	1,125.00	25.60
502-046-027-520	450.00	1,350.00	25.60
502-046-028-510	218.00	872.00	25.60
502-046-028-520	375.00	1,125.00	25.60
502-046-029-510	375.00	1,125.00	25.60
502-046-029-520	375.00	1,125.00	25.60
502-046-030-510	584.00	1,769.00	25.60
502-046-030-520	331.00	996.00	25.60
502-046-031-510	210.00	840.00	25.60
502-046-031-520	458.00	1,387.00	25.60
502-046-032-510	584.00	1,769.00	25.60
502-046-032-520	584.00	1,769.00	25.60
502-046-033-510	584.00	1,769.00	25.60
502-046-033-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-046-034-510	584.00	1,769.00	25.60
502-046-034-520	218.00	872.00	25.60
502-046-035-510	584.00	1,769.00	25.60
502-046-035-520	450.00	1,350.00	25.60
502-046-036-000	677.00	2,042.00	51.22
502-046-037-510	336.00	1,014.00	25.60
502-046-037-520	375.00	1,125.00	25.60
502-046-038-510	375.00	1,125.00	25.60
502-046-038-520	375.00	1,125.00	25.60
502-046-039-510	375.00	1,125.00	25.60
502-046-039-520	584.00	1,769.00	25.60
502-046-040-510	421.00	1,275.00	25.60
502-046-040-520	214.00	856.00	25.60
502-046-041-510	375.00	1,125.00	25.60
502-046-041-520	375.00	1,125.00	25.60
502-046-042-510	214.00	856.00	25.60
502-046-042-520	375.00	1,125.00	25.60
502-046-043-510	202.00	808.00	25.60
502-046-043-520	672.00	2,035.00	25.60
502-046-044-510	450.00	1,350.00	25.60
502-046-044-520	214.00	856.00	25.60
502-046-045-510	584.00	1,769.00	25.60
502-046-045-520	375.00	1,125.00	25.60
502-046-046-510	375.00	1,125.00	25.60
502-046-046-520	375.00	1,125.00	25.60
502-046-047-510	206.00	824.00	25.60
502-046-047-520	584.00	1,769.00	25.60
502-046-048-000	413.00	1,661.00	51.22
502-046-050-510	375.00	1,125.00	25.60
502-046-050-520	375.00	1,125.00	25.60
502-046-051-000	550.00	1,650.00	51.22
502-046-052-000	550.00	1,650.00	51.22
502-047-001-510	375.00	1,125.00	25.60
502-047-001-520	375.00	1,125.00	25.60
502-047-002-510	584.00	1,769.00	25.60
502-047-002-520	458.00	1,387.00	25.60
502-047-003-510	375.00	1,125.00	25.60
502-047-003-520	375.00	1,125.00	25.60
502-047-004-510	375.00	1,125.00	25.60
502-047-004-520	421.00	1,275.00	25.60
502-047-005-510	450.00	1,350.00	25.60
502-047-005-520	584.00	1,769.00	25.60
502-047-006-510	202.00	808.00	25.60
502-047-006-520	375.00	1,125.00	25.60
502-047-007-510	584.00	1,769.00	25.60
502-047-007-520	584.00	1,769.00	25.60
502-047-008-510	375.00	1,125.00	25.60
502-047-008-520	375.00	1,125.00	25.60
502-047-009-510	375.00	1,125.00	25.60
502-047-009-520	584.00	1,769.00	25.60
502-047-010-510	375.00	1,125.00	25.60
502-047-010-520	336.00	1,014.00	25.60
502-047-011-510	214.00	856.00	25.60
502-047-011-520	206.00	824.00	25.60
502-047-012-510	375.00	1,125.00	25.60
502-047-012-520	336.00	1,014.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-047-013-510	375.00	1,125.00	25.60
502-047-013-520	214.00	856.00	25.60
502-047-014-510	218.00	872.00	25.60
502-047-014-520	202.00	808.00	25.60
502-047-015-510	375.00	1,125.00	25.60
502-047-015-520	375.00	1,125.00	25.60
502-047-016-510	214.00	856.00	25.60
502-047-016-520	375.00	1,125.00	25.60
502-047-017-000	550.00	1,650.00	51.22
502-047-018-000	677.00	2,042.00	51.22
502-047-019-510	375.00	1,125.00	25.60
502-047-019-520	458.00	1,387.00	25.60
502-047-020-510	336.00	1,014.00	25.60
502-047-020-520	218.00	872.00	25.60
502-047-021-510	214.00	856.00	25.60
502-047-021-520	584.00	1,769.00	25.60
502-047-022-510	375.00	1,125.00	25.60
502-047-022-520	450.00	1,350.00	25.60
502-047-023-510	210.00	840.00	25.60
502-047-023-520	458.00	1,387.00	25.60
502-047-024-000	561.00	1,694.00	51.22
502-047-025-000	550.00	1,650.00	51.22
502-047-026-510	584.00	1,769.00	25.60
502-047-026-520	450.00	1,359.00	25.60
502-047-027-510	375.00	1,125.00	25.60
502-047-027-520	375.00	1,125.00	25.60
502-047-028-510	206.00	824.00	25.60
502-047-028-520	450.00	1,350.00	25.60
502-047-029-510	375.00	1,125.00	25.60
502-047-029-520	375.00	1,125.00	25.60
502-047-030-510	375.00	1,125.00	25.60
502-047-030-520	202.00	808.00	25.60
502-047-031-510	375.00	1,125.00	25.60
502-047-031-520	375.00	1,125.00	25.60
502-047-032-510	375.00	1,125.00	25.60
502-047-032-520	375.00	1,125.00	25.60
502-047-033-510	336.00	1,014.00	25.60
502-047-033-520	218.00	872.00	25.60
502-047-034-510	375.00	1,125.00	25.60
502-047-034-520	214.00	856.00	25.60
502-047-035-510	375.00	1,125.00	25.60
502-047-035-520	584.00	1,769.00	25.60
502-047-036-510	210.00	840.00	25.60
502-047-036-520	375.00	1,125.00	25.60
502-047-037-510	210.00	840.00	25.60
502-047-037-520	450.00	1,350.00	25.60
502-047-038-510	375.00	1,125.00	25.60
502-047-038-520	375.00	1,125.00	25.60
502-047-039-510	375.00	1,125.00	25.60
502-047-039-520	375.00	1,125.00	25.60
502-047-040-510	450.00	1,350.00	25.60
502-047-040-520	458.00	1,387.00	25.60
502-047-041-510	214.00	856.00	25.60
502-047-041-520	375.00	1,125.00	25.60
502-047-042-510	584.00	1,769.00	25.60
502-047-042-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-047-043-510	218.00	872.00	25.60
502-047-043-520	458.00	1,387.00	25.60
502-047-044-510	375.00	1,125.00	25.60
502-047-044-520	375.00	1,125.00	25.60
502-047-045-510	375.00	1,125.00	25.60
502-047-045-520	375.00	1,125.00	25.60
502-047-046-510	375.00	1,125.00	25.60
502-047-046-520	584.00	1,769.00	25.60
502-047-047-510	375.00	1,125.00	25.60
502-047-047-520	584.00	1,769.00	25.60
502-047-048-510	584.00	1,769.00	25.60
502-047-048-520	584.00	1,769.00	25.60
502-047-050-510	375.00	1,125.00	25.60
502-047-050-520	375.00	1,125.00	25.60
502-047-051-000	550.00	1,650.00	51.22
502-047-052-000	550.00	1,650.00	51.22
502-048-001-000	550.00	1,650.00	51.22
502-048-002-000	550.00	1,650.00	51.22
502-048-003-000	303.00	1,212.00	51.22
502-048-004-000	550.00	1,650.00	51.22
502-048-005-000	550.00	1,650.00	51.22
502-048-006-000	550.00	1,650.00	51.22
502-048-007-000	550.00	1,650.00	51.22
502-048-008-000	349.00	1,401.00	51.22
502-048-009-000	550.00	1,650.00	51.22
502-048-010-000	550.00	1,650.00	51.22
502-048-011-000	442.00	1,774.00	51.22
502-048-012-000	355.00	1,428.00	51.22
502-048-013-000	550.00	1,650.00	51.22
502-048-014-000	550.00	1,650.00	51.22
502-048-015-000	550.00	1,650.00	51.22
502-048-016-000	550.00	1,650.00	51.22
502-048-017-000	550.00	1,650.00	51.22
502-048-018-000	550.00	1,650.00	51.22
502-048-019-000	349.00	1,401.00	51.22
502-048-020-000	550.00	1,650.00	51.22
502-048-021-000	550.00	1,650.00	51.22
502-048-022-000	413.00	1,661.00	51.22
502-048-023-000	355.00	1,428.00	51.22
502-048-024-000	550.00	1,650.00	51.22
502-048-025-000	550.00	1,650.00	51.22
502-048-026-000	550.00	1,650.00	51.22
502-048-027-000	550.00	1,650.00	51.22
502-048-028-000	550.00	1,650.00	51.22
502-048-029-000	550.00	1,650.00	51.22
502-048-030-000	550.00	1,650.00	51.22
502-048-031-000	864.00	2,603.00	51.22
502-048-032-000	550.00	1,650.00	51.22
502-048-033-000	550.00	1,650.00	51.22
502-048-034-000	550.00	1,650.00	51.22
502-048-035-000	550.00	1,650.00	51.22
502-048-036-000	550.00	1,650.00	51.22
502-048-037-000	864.00	2,603.00	51.22
502-048-038-000	355.00	1,428.00	51.22
502-048-039-000	550.00	1,650.00	51.22
502-048-040-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-048-041-000	550.00	1,650.00	51.22
502-048-042-000	550.00	1,650.00	51.22
502-048-043-000	550.00	1,650.00	51.22
502-048-044-000	550.00	1,650.00	51.22
502-048-045-000	550.00	1,650.00	51.22
502-048-046-000	550.00	1,650.00	51.22
502-048-047-000	550.00	1,650.00	51.22
502-048-048-000	733.00	2,212.00	51.22
502-048-050-000	677.00	2,042.00	51.22
502-048-051-000	550.00	1,650.00	51.22
502-048-052-000	864.00	2,603.00	51.22
502-049-001-000	550.00	1,650.00	51.22
502-049-002-000	550.00	1,650.00	51.22
502-049-003-000	561.00	1,694.00	51.22
502-049-004-000	550.00	1,650.00	51.22
502-049-005-000	436.00	1,747.00	51.22
502-049-006-000	550.00	1,650.00	51.22
502-049-007-000	550.00	1,650.00	51.22
502-049-008-000	550.00	1,650.00	51.22
502-049-009-000	550.00	1,650.00	51.22
502-049-010-000	349.00	1,401.00	51.22
502-049-011-000	303.00	1,212.00	51.22
502-049-012-000	550.00	1,650.00	51.22
502-049-013-000	550.00	1,650.00	51.22
502-049-014-000	550.00	1,650.00	51.22
502-049-015-000	550.00	1,650.00	51.22
502-049-016-000	442.00	1,774.00	51.22
502-049-017-000	550.00	1,650.00	51.22
502-049-018-000	677.00	2,042.00	51.22
502-049-019-000	355.00	1,428.00	51.22
502-049-020-000	550.00	1,650.00	51.22
502-049-021-000	677.00	2,042.00	51.22
502-049-022-000	550.00	1,650.00	51.22
502-049-023-000	550.00	1,650.00	51.22
502-049-024-000	362.00	1,456.00	51.22
502-049-025-000	677.00	2,042.00	51.22
502-049-026-000	550.00	1,650.00	51.22
502-049-027-000	550.00	1,650.00	51.22
502-049-028-000	303.00	1,212.00	51.22
502-049-029-000	550.00	1,650.00	51.22
502-049-030-000	550.00	1,650.00	51.22
502-049-031-000	550.00	1,650.00	51.22
502-049-032-000	550.00	1,650.00	51.22
502-049-033-000	550.00	1,650.00	51.22
502-049-034-000	561.00	1,694.00	51.22
502-049-035-000	550.00	1,650.00	51.22
502-049-036-000	550.00	1,650.00	51.22
502-049-037-000	550.00	1,650.00	51.22
502-049-038-000	550.00	1,650.00	51.22
502-049-039-000	355.00	1,428.00	51.22
502-049-040-000	550.00	1,650.00	51.22
502-049-041-000	550.00	1,650.00	51.22
502-049-042-000	303.00	1,212.00	51.22
502-049-043-000	550.00	1,650.00	51.22
502-049-044-000	550.00	1,650.00	51.22
502-049-045-000	677.00	2,042.00	51.22

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502-049-046-000	561.00	1,694.00	51.22
502-049-047-000	550.00	1,650.00	51.22
502-049-048-000	550.00	1,650.00	51.22
502-049-050-000	552.00	1,663.00	51.22
502-049-051-000	550.00	1,650.00	51.22
502-049-052-000	550.00	1,650.00	51.22
502-050-001-510	375.00	1,125.00	25.60
502-050-001-520	375.00	1,125.00	25.60
502-050-002-510	375.00	1,125.00	25.60
502-050-002-520	450.00	1,350.00	25.60
502-050-003-510	458.00	1,387.00	25.60
502-050-003-520	375.00	1,125.00	25.60
502-050-004-510	202.00	808.00	25.60
502-050-004-520	375.00	1,125.00	25.60
502-050-005-510	375.00	1,125.00	25.60
502-050-005-520	210.00	840.00	25.60
502-050-006-000	550.00	1,650.00	51.22
502-050-007-510	375.00	1,125.00	25.60
502-050-007-520	584.00	1,769.00	25.60
502-050-008-510	584.00	1,769.00	25.60
502-050-008-520	206.00	824.00	25.60
502-050-009-510	375.00	1,125.00	25.60
502-050-009-520	336.00	1,014.00	25.60
502-050-010-510	214.00	856.00	25.60
502-050-010-520	375.00	1,125.00	25.60
502-050-011-510	584.00	1,769.00	25.60
502-050-011-520	584.00	1,769.00	25.60
502-050-012-510	584.00	1,769.00	25.60
502-050-012-520	375.00	1,125.00	25.60
502-050-013-510	375.00	1,125.00	25.60
502-050-013-520	375.00	1,125.00	25.60
502-050-014-510	375.00	1,125.00	25.60
502-050-014-520	375.00	1,125.00	25.60
502-050-015-510	336.00	1,014.00	25.60
502-050-015-520	210.00	840.00	25.60
502-050-016-510	375.00	1,125.00	25.60
502-050-016-520	375.00	1,125.00	25.60
502-050-017-510	375.00	1,125.00	25.60
502-050-017-520	458.00	1,387.00	25.60
502-050-018-510	202.00	808.00	25.60
502-050-018-520	375.00	1,125.00	25.60
502-050-019-510	263.00	1,062.00	25.60
502-050-019-520	375.00	1,125.00	25.60
502-050-020-510	202.00	808.00	25.60
502-050-020-520	584.00	1,769.00	25.60
502-050-021-510	458.00	1,387.00	25.60
502-050-021-520	214.00	856.00	25.60
502-050-022-510	375.00	1,125.00	25.60
502-050-022-520	336.00	1,014.00	25.60
502-050-023-510	375.00	1,125.00	25.60
502-050-023-520	375.00	1,125.00	25.60
502-050-024-510	375.00	1,125.00	25.60
502-050-024-520	375.00	1,125.00	25.60
502-050-025-000	550.00	1,650.00	51.22
502-050-026-510	375.00	1,125.00	25.60
502-050-026-520	450.00	1,350.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-050-027-510	210.00	840.00	25.60
502-050-027-520	458.00	1,387.00	25.60
502-050-028-510	584.00	1,769.00	25.60
502-050-028-520	375.00	1,125.00	25.60
502-050-029-510	375.00	1,125.00	25.60
502-050-029-520	375.00	1,125.00	25.60
502-050-030-510	336.00	1,014.00	25.60
502-050-030-520	458.00	1,387.00	25.60
502-050-031-510	206.00	824.00	25.60
502-050-031-520	375.00	1,125.00	25.60
502-050-032-510	218.00	872.00	25.60
502-050-032-520	375.00	1,125.00	25.60
502-050-033-510	206.00	824.00	25.60
502-050-033-520	375.00	1,125.00	25.60
502-050-034-510	206.00	824.00	25.60
502-050-034-520	375.00	1,125.00	25.60
502-050-035-510	375.00	1,125.00	25.60
502-050-035-520	375.00	1,125.00	25.60
502-050-036-510	336.00	1,014.00	25.60
502-050-036-520	375.00	1,125.00	25.60
502-050-037-510	450.00	1,350.00	25.60
502-050-037-520	375.00	1,125.00	25.60
502-050-038-000	550.00	1,650.00	51.22
502-050-039-510	375.00	1,125.00	25.60
502-050-039-520	458.00	1,387.00	25.60
502-050-040-000	550.00	1,650.00	51.22
502-050-041-510	375.00	1,125.00	25.60
502-050-041-520	584.00	1,769.00	25.60
502-050-042-000	550.00	1,650.00	51.22
502-050-043-510	206.00	824.00	25.60
502-050-043-520	202.00	808.00	25.60
502-050-044-510	375.00	1,125.00	25.60
502-050-044-520	584.00	1,769.00	25.60
502-050-045-000	550.00	1,650.00	51.22
502-050-046-510	375.00	1,125.00	25.60
502-050-046-520	375.00	1,125.00	25.60
502-050-047-000	550.00	1,650.00	51.22
502-050-048-000	362.00	1,456.00	51.22
502-050-050-510	584.00	1,769.00	25.60
502-050-050-520	375.00	1,125.00	25.60
502-050-051-000	413.00	1,661.00	51.22
502-050-052-000	355.00	1,428.00	51.22
502-051-001-000	550.00	1,650.00	51.22
502-051-002-000	550.00	1,650.00	51.22
502-051-003-000	349.00	1,401.00	51.22
502-051-004-000	733.00	2,212.00	51.22
502-051-005-000	550.00	1,650.00	51.22
502-051-006-000	355.00	1,428.00	51.22
502-051-007-000	550.00	1,650.00	51.22
502-051-008-000	349.00	1,401.00	51.22
502-051-009-000	550.00	1,650.00	51.22
502-051-010-000	550.00	1,650.00	51.22
502-051-011-000	550.00	1,650.00	51.22
502-051-012-000	349.00	1,401.00	51.22
502-051-013-000	355.00	1,428.00	51.22
502-051-014-000	550.00	1,650.00	51.22

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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-051-015-000	550.00	1,650.00	51.22
502-051-016-000	550.00	1,650.00	51.22
502-051-017-000	550.00	1,650.00	51.22
502-051-018-000	550.00	1,650.00	51.22
502-051-019-000	355.00	1,428.00	51.22
502-051-020-000	550.00	1,650.00	51.22
502-051-021-000	550.00	1,650.00	51.22
502-051-022-000	550.00	1,650.00	51.22
502-051-023-000	303.00	1,212.00	51.22
502-051-024-000	355.00	1,428.00	51.22
502-051-025-000	550.00	1,650.00	51.22
502-051-026-000	619.00	1,865.00	51.22
502-051-027-000	550.00	1,650.00	51.22
502-051-028-000	677.00	2,042.00	51.22
502-051-029-000	550.00	1,650.00	51.22
502-051-030-000	343.00	1,374.00	51.22
502-051-031-000	550.00	1,650.00	51.22
502-051-032-000	550.00	1,650.00	51.22
502-051-033-000	550.00	1,650.00	51.22
502-051-034-000	550.00	1,650.00	51.22
502-051-035-000	550.00	1,650.00	51.22
502-051-036-000	864.00	2,603.00	51.22
502-051-037-000	550.00	1,650.00	51.22
502-051-038-000	550.00	1,650.00	51.22
502-051-039-000	550.00	1,650.00	51.22
502-051-040-000	550.00	1,650.00	51.22
502-051-041-000	550.00	1,650.00	51.22
502-051-042-000	550.00	1,650.00	51.22
502-051-043-000	550.00	1,650.00	51.22
502-051-044-000	413.00	1,661.00	51.22
502-051-045-000	550.00	1,650.00	51.22
502-051-046-000	550.00	1,650.00	51.22
502-051-047-000	550.00	1,650.00	51.22
502-051-048-000	550.00	1,650.00	51.22
502-051-050-000	550.00	1,650.00	51.22
502-051-051-000	442.00	1,774.00	51.22
502-051-052-000	550.00	1,650.00	51.22
502-052-001-510	210.00	840.00	25.60
502-052-001-520	458.00	1,387.00	25.60
502-052-002-510	375.00	1,125.00	25.60
502-052-002-520	458.00	1,387.00	25.60
502-052-003-510	375.00	1,125.00	25.60
502-052-003-520	375.00	1,125.00	25.60
502-052-004-510	375.00	1,125.00	25.60
502-052-004-520	375.00	1,125.00	25.60
502-052-005-510	218.00	872.00	25.60
502-052-005-520	206.00	824.00	25.60
502-052-006-510	336.00	1,014.00	25.60
502-052-006-520	375.00	1,125.00	25.60
502-052-007-510	375.00	1,125.00	25.60
502-052-007-520	336.00	1,014.00	25.60
502-052-008-510	375.00	1,125.00	25.60
502-052-008-520	375.00	1,125.00	25.60
502-052-009-510	375.00	1,125.00	25.60
502-052-009-520	263.00	1,062.00	25.60
502-052-010-510	375.00	1,125.00	25.60

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Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-052-010-520	206.00	824.00	25.60
502-052-011-510	336.00	1,014.00	25.60
502-052-011-520	375.00	1,125.00	25.60
502-052-012-510	375.00	1,125.00	25.60
502-052-012-520	450.00	1,350.00	25.60
502-052-013-510	375.00	1,125.00	25.60
502-052-013-520	214.00	856.00	25.60
502-052-014-510	375.00	1,125.00	25.60
502-052-014-520	375.00	1,125.00	25.60
502-052-015-510	375.00	1,125.00	25.60
502-052-015-520	375.00	1,125.00	25.60
502-052-016-510	375.00	1,125.00	25.60
502-052-016-520	214.00	856.00	25.60
502-052-017-510	375.00	1,125.00	25.60
502-052-017-520	218.00	872.00	25.60
502-052-018-000	550.00	1,650.00	51.22
502-052-019-510	584.00	1,769.00	25.60
502-052-019-520	375.00	1,125.00	25.60
502-052-020-510	421.00	1,275.00	25.60
502-052-020-520	375.00	1,125.00	25.60
502-052-021-510	218.00	872.00	25.60
502-052-021-520	375.00	1,125.00	25.60
502-052-022-510	214.00	856.00	25.60
502-052-022-520	375.00	1,125.00	25.60
502-052-023-510	584.00	1,769.00	25.60
502-052-023-520	375.00	1,125.00	25.60
502-052-024-510	450.00	1,350.00	25.60
502-052-024-520	375.00	1,125.00	25.60
502-052-025-510	214.00	856.00	25.60
502-052-025-520	450.00	1,350.00	25.60
502-052-026-510	214.00	856.00	25.60
502-052-026-520	210.00	840.00	25.60
502-052-027-510	214.00	856.00	25.60
502-052-027-520	375.00	1,125.00	25.60
502-052-028-000	550.00	1,650.00	51.22
502-052-029-510	375.00	1,125.00	25.60
502-052-029-520	206.00	824.00	25.60
502-052-030-510	421.00	1,275.00	25.60
502-052-030-520	375.00	1,125.00	25.60
502-052-031-510	336.00	1,014.00	25.60
502-052-031-520	375.00	1,125.00	25.60
502-052-032-510	210.00	840.00	25.60
502-052-032-520	375.00	1,125.00	25.60
502-052-033-510	375.00	1,125.00	25.60
502-052-033-520	336.00	1,014.00	25.60
502-052-034-510	336.00	1,014.00	25.60
502-052-034-520	210.00	840.00	25.60
502-052-035-510	202.00	808.00	25.60
502-052-035-520	206.00	824.00	25.60
502-052-036-000	550.00	1,650.00	51.22
502-052-037-510	584.00	1,769.00	25.60
502-052-037-520	210.00	840.00	25.60
502-052-038-510	458.00	1,387.00	25.60
502-052-038-520	218.00	872.00	25.60
502-052-039-510	584.00	1,769.00	25.60
502-052-039-520	584.00	1,769.00	25.60

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-052-040-510	458.00	1,387.00	25.60
502-052-040-520	210.00	840.00	25.60
502-052-041-510	458.00	1,387.00	25.60
502-052-041-520	375.00	1,125.00	25.60
502-052-042-510	375.00	1,125.00	25.60
502-052-042-520	375.00	1,125.00	25.60
502-052-043-510	450.00	1,350.00	25.60
502-052-043-520	210.00	840.00	25.60
502-052-044-510	375.00	1,125.00	25.60
502-052-044-520	202.00	808.00	25.60
502-052-045-510	375.00	1,125.00	25.60
502-052-045-520	375.00	1,125.00	25.60
502-052-046-510	584.00	1,769.00	25.60
502-052-046-520	336.00	1,014.00	25.60
502-052-047-510	214.00	856.00	25.60
502-052-047-520	375.00	1,125.00	25.60
502-052-048-510	375.00	1,125.00	25.60
502-052-048-520	375.00	1,125.00	25.60
502-052-050-510	331.00	996.00	25.60
502-052-050-520	375.00	1,125.00	25.60
502-052-051-000	550.00	1,650.00	51.22
502-052-052-000	864.00	2,603.00	51.22
502-053-001-000	355.00	1,428.00	51.22
502-053-002-000	355.00	1,428.00	51.22
502-053-003-000	677.00	2,042.00	51.22
502-053-004-000	413.00	1,661.00	51.22
502-053-005-000	550.00	1,650.00	51.22
502-053-006-000	550.00	1,650.00	51.22
502-053-007-000	362.00	1,456.00	51.22
502-053-008-000	550.00	1,650.00	51.22
502-053-009-000	550.00	1,650.00	51.22
502-053-010-000	550.00	1,650.00	51.22
502-053-011-000	550.00	1,650.00	51.22
502-053-012-000	550.00	1,650.00	51.22
502-053-013-000	550.00	1,650.00	51.22
502-053-014-000	550.00	1,650.00	51.22
502-053-015-000	349.00	1,401.00	51.22
502-053-016-000	864.00	2,603.00	51.22
502-053-017-000	550.00	1,650.00	51.22
502-053-018-000	550.00	1,650.00	51.22
502-053-019-000	550.00	1,650.00	51.22
502-053-020-000	561.00	1,694.00	51.22
502-053-021-000	550.00	1,650.00	51.22
502-053-022-000	550.00	1,650.00	51.22
502-053-023-000	550.00	1,650.00	51.22
502-053-024-000	550.00	1,650.00	51.22
502-053-025-000	677.00	2,042.00	51.22
502-053-026-000	550.00	1,650.00	51.22
502-053-027-000	864.00	2,603.00	51.22
502-053-028-000	550.00	1,650.00	51.22
502-053-029-000	550.00	1,650.00	51.22
502-053-030-000	550.00	1,650.00	51.22
502-053-031-000	343.00	1,374.00	51.22
502-053-032-000	550.00	1,650.00	51.22
502-053-033-000	550.00	1,650.00	51.22
502-053-034-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-053-035-000	550.00	1,650.00	51.22
502-053-036-000	550.00	1,650.00	51.22
502-053-037-000	436.00	1,747.00	51.22
502-053-039-000	677.00	2,042.00	51.22
502-053-040-000	550.00	1,650.00	51.22
502-053-041-000	550.00	1,650.00	51.22
502-053-042-000	550.00	1,650.00	51.22
502-053-043-000	550.00	1,650.00	51.22
502-053-044-000	550.00	1,650.00	51.22
502-053-045-000	550.00	1,650.00	51.22
502-053-046-000	550.00	1,650.00	51.22
502-053-047-000	550.00	1,650.00	51.22
502-053-048-000	355.00	1,428.00	51.22
502-053-050-000	349.00	1,401.00	51.22
502-053-051-000	550.00	1,650.00	51.22
502-053-052-000	550.00	1,650.00	51.22
502-054-001-510	375.00	1,125.00	25.60
502-054-001-520	584.00	1,769.00	25.60
502-054-002-510	375.00	1,125.00	25.60
502-054-002-520	214.00	856.00	25.60
502-054-003-510	375.00	1,125.00	25.60
502-054-003-520	584.00	1,769.00	25.60
502-054-004-510	375.00	1,125.00	25.60
502-054-005-510	375.00	1,125.00	25.60
502-054-005-520	375.00	1,125.00	25.60
502-054-006-510	210.00	840.00	25.60
502-054-006-520	375.00	1,125.00	25.60
502-054-007-510	375.00	1,125.00	25.60
502-054-007-520	421.00	1,275.00	25.60
502-054-008-510	336.00	1,014.00	25.60
502-054-008-520	450.00	1,350.00	25.60
502-054-009-510	336.00	1,014.00	25.60
502-054-009-520	458.00	1,387.00	25.60
502-054-010-510	206.00	824.00	25.60
502-054-010-520	375.00	1,125.00	25.60
502-054-011-510	375.00	1,125.00	25.60
502-054-011-520	458.00	1,387.00	25.60
502-054-012-510	672.00	2,035.00	25.60
502-054-012-520	375.00	1,125.00	25.60
502-054-013-510	375.00	1,125.00	25.60
502-054-013-520	375.00	1,125.00	25.60
502-054-014-510	584.00	1,769.00	25.60
502-054-014-520	672.00	2,035.00	25.60
502-054-015-510	375.00	1,125.00	25.60
502-054-015-520	375.00	1,125.00	25.60
502-054-016-510	375.00	1,125.00	25.60
502-054-016-520	336.00	1,014.00	25.60
502-054-017-510	210.00	840.00	25.60
502-054-017-520	375.00	1,125.00	25.60
502-054-018-510	375.00	1,125.00	25.60
502-054-018-520	210.00	840.00	25.60
502-054-019-510	375.00	1,125.00	25.60
502-054-019-520	458.00	1,387.00	25.60
502-054-020-510	375.00	1,125.00	25.60
502-054-020-520	336.00	1,014.00	25.60
502-054-021-510	210.00	840.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-054-021-520	336.00	1,014.00	25.60
502-054-022-510	375.00	1,125.00	25.60
502-054-022-520	375.00	1,125.00	25.60
502-054-023-510	458.00	1,387.00	25.60
502-054-023-520	375.00	1,125.00	25.60
502-054-024-510	214.00	856.00	25.60
502-054-024-520	375.00	1,125.00	25.60
502-054-025-510	214.00	856.00	25.60
502-054-025-520	375.00	1,125.00	25.60
502-054-026-510	375.00	1,125.00	25.60
502-054-026-520	375.00	1,125.00	25.60
502-054-027-510	214.00	856.00	25.60
502-054-027-520	336.00	1,014.00	25.60
502-054-028-510	375.00	1,125.00	25.60
502-054-028-520	375.00	1,125.00	25.60
502-054-029-510	375.00	1,125.00	25.60
502-054-029-520	584.00	1,769.00	25.60
502-054-030-510	584.00	1,769.00	25.60
502-054-030-520	375.00	1,125.00	25.60
502-054-031-510	375.00	1,125.00	25.60
502-054-031-520	375.00	1,125.00	25.60
502-054-032-510	206.00	824.00	25.60
502-054-032-520	218.00	872.00	25.60
502-054-033-510	210.00	840.00	25.60
502-054-033-520	450.00	1,350.00	25.60
502-054-034-510	206.00	824.00	25.60
502-054-034-520	458.00	1,387.00	25.60
502-054-035-510	375.00	1,125.00	25.60
502-054-035-520	584.00	1,769.00	25.60
502-054-036-510	375.00	1,125.00	25.60
502-054-036-520	206.00	824.00	25.60
502-054-037-510	375.00	1,125.00	25.60
502-054-037-520	214.00	856.00	25.60
502-054-038-510	375.00	1,125.00	25.60
502-054-038-520	421.00	1,275.00	25.60
502-054-039-510	584.00	1,769.00	25.60
502-054-039-520	584.00	1,769.00	25.60
502-054-040-510	421.00	1,275.00	25.60
502-054-040-520	375.00	1,125.00	25.60
502-054-041-510	375.00	1,125.00	25.60
502-054-041-520	206.00	824.00	25.60
502-054-042-510	375.00	1,125.00	25.60
502-054-042-520	375.00	1,125.00	25.60
502-054-043-510	375.00	1,125.00	25.60
502-054-043-520	375.00	1,125.00	25.60
502-054-044-510	375.00	1,125.00	25.60
502-054-044-520	375.00	1,125.00	25.60
502-054-045-510	375.00	1,125.00	25.60
502-054-045-520	210.00	840.00	25.60
502-054-046-510	206.00	824.00	25.60
502-054-046-520	450.00	1,350.00	25.60
502-054-047-510	375.00	1,125.00	25.60
502-054-047-520	375.00	1,125.00	25.60
502-054-048-510	375.00	1,125.00	25.60
502-054-048-520	202.00	808.00	25.60
502-054-050-510	375.00	1,125.00	25.60

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-054-050-520	375.00	1,125.00	25.60
502-054-051-000	550.00	1,650.00	51.22
502-054-052-000	550.00	1,650.00	51.22
502-055-001-000	550.00	1,650.00	51.22
502-055-002-000	550.00	1,650.00	51.22
502-055-003-000	349.00	1,401.00	51.22
502-055-004-000	550.00	1,650.00	51.22
502-055-005-000	349.00	1,401.00	51.22
502-055-006-000	550.00	1,650.00	51.22
502-055-007-000	864.00	2,603.00	51.22
502-055-008-000	550.00	1,650.00	51.22
502-055-009-000	413.00	1,661.00	51.22
502-055-010-000	550.00	1,650.00	51.22
502-055-011-000	550.00	1,650.00	51.22
502-055-012-000	349.00	1,401.00	51.22
502-055-013-000	550.00	1,650.00	51.22
502-055-014-000	550.00	1,650.00	51.22
502-055-015-000	550.00	1,650.00	51.22
502-055-016-000	303.00	1,212.00	51.22
502-055-017-000	355.00	1,428.00	51.22
502-055-018-000	550.00	1,650.00	51.22
502-055-019-000	550.00	1,650.00	51.22
502-055-020-000	550.00	1,650.00	51.22
502-055-021-000	550.00	1,650.00	51.22
502-055-022-000	561.00	1,694.00	51.22
502-055-023-000	550.00	1,650.00	51.22
502-055-024-000	550.00	1,650.00	51.22
502-055-025-000	550.00	1,650.00	51.22
502-055-026-000	550.00	1,650.00	51.22
502-055-027-000	362.00	1,456.00	51.22
502-055-028-000	550.00	1,650.00	51.22
502-055-029-000	550.00	1,650.00	51.22
502-055-030-000	550.00	1,650.00	51.22
502-055-031-000	349.00	1,401.00	51.22
502-055-032-000	550.00	1,650.00	51.22
502-055-033-000	864.00	2,603.00	51.22
502-055-034-000	864.00	2,603.00	51.22
502-055-035-000	550.00	1,650.00	51.22
502-055-036-000	550.00	1,650.00	51.22
502-055-037-000	550.00	1,650.00	51.22
502-055-038-000	442.00	1,774.00	51.22
502-055-039-000	550.00	1,650.00	51.22
502-055-040-000	550.00	1,650.00	51.22
502-055-041-000	355.00	1,428.00	51.22
502-055-042-000	303.00	1,212.00	51.22
502-055-043-000	550.00	1,650.00	51.22
502-055-044-000	864.00	2,603.00	51.22
502-055-045-000	550.00	1,650.00	51.22
502-055-046-000	550.00	1,650.00	51.22
502-055-047-000	550.00	1,650.00	51.22
502-055-048-000	550.00	1,650.00	51.22
502-055-050-000	349.00	1,401.00	51.22
502-055-051-000	550.00	1,650.00	51.22
502-055-052-000	550.00	1,650.00	51.22
502-056-001-510	375.00	1,125.00	25.60
502-056-001-520	375.00	1,125.00	25.60

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-056-002-510	375.00	1,125.00	25.60
502-056-002-520	584.00	1,769.00	25.60
502-056-003-510	263.00	1,062.00	25.60
502-056-003-520	259.00	1,047.00	25.60
502-056-004-510	210.00	840.00	25.60
502-056-004-520	375.00	1,125.00	25.60
502-056-005-510	375.00	1,125.00	25.60
502-056-005-520	214.00	856.00	25.60
502-056-006-510	214.00	856.00	25.60
502-056-006-520	375.00	1,125.00	25.60
502-056-007-510	375.00	1,125.00	25.60
502-056-007-520	375.00	1,125.00	25.60
502-056-008-510	421.00	1,275.00	25.60
502-056-008-520	263.00	1,062.00	25.60
502-056-009-510	218.00	872.00	25.60
502-056-009-520	375.00	1,125.00	25.60
502-056-010-510	263.00	1,062.00	25.60
502-056-010-520	375.00	1,125.00	25.60
502-056-011-510	375.00	1,125.00	25.60
502-056-011-520	375.00	1,125.00	25.60
502-056-012-510	375.00	1,125.00	25.60
502-056-012-520	584.00	1,769.00	25.60
502-056-013-510	375.00	1,125.00	25.60
502-056-013-520	336.00	1,014.00	25.60
502-056-014-510	375.00	1,125.00	25.60
502-056-014-520	375.00	1,125.00	25.60
502-056-015-510	375.00	1,125.00	25.60
502-056-015-520	375.00	1,125.00	25.60
502-056-016-510	375.00	1,125.00	25.60
502-056-016-520	375.00	1,125.00	25.60
502-056-017-510	375.00	1,125.00	25.60
502-056-017-520	375.00	1,125.00	25.60
502-056-018-510	450.00	1,350.00	25.60
502-056-018-520	375.00	1,125.00	25.60
502-056-019-510	375.00	1,125.00	25.60
502-056-019-520	375.00	1,125.00	25.60
502-056-020-510	206.00	824.00	25.60
502-056-020-520	336.00	1,014.00	25.60
502-056-021-510	202.00	808.00	25.60
502-056-021-520	375.00	1,125.00	25.60
502-056-022-510	375.00	1,125.00	25.60
502-056-022-520	584.00	1,769.00	25.60
502-056-023-510	375.00	1,125.00	25.60
502-056-023-520	375.00	1,125.00	25.60
502-056-024-510	584.00	1,769.00	25.60
502-056-024-520	458.00	1,387.00	25.60
502-056-025-000	550.00	1,650.00	51.22
502-056-026-510	210.00	840.00	25.60
502-056-026-520	214.00	856.00	25.60
502-056-027-510	218.00	872.00	25.60
502-056-027-520	202.00	808.00	25.60
502-056-028-510	421.00	1,275.00	25.60
502-056-028-520	375.00	1,125.00	25.60
502-056-029-510	375.00	1,125.00	25.60
502-056-029-520	584.00	1,769.00	25.60
502-056-030-510	210.00	840.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-056-030-520	375.00	1,125.00	25.60
502-056-031-510	584.00	1,769.00	25.60
502-056-031-520	450.00	1,350.00	25.60
502-056-032-510	375.00	1,125.00	25.60
502-056-032-520	458.00	1,387.00	25.60
502-056-033-510	375.00	1,125.00	25.60
502-056-033-520	375.00	1,125.00	25.60
502-056-034-510	375.00	1,125.00	25.60
502-056-034-520	202.00	808.00	25.60
502-056-035-510	336.00	1,014.00	25.60
502-056-035-520	375.00	1,125.00	25.60
502-056-036-510	218.00	872.00	25.60
502-056-036-520	375.00	1,125.00	25.60
502-056-037-510	375.00	1,125.00	25.60
502-056-037-520	200.00	800.00	25.60
502-056-038-510	458.00	1,387.00	25.60
502-056-038-520	375.00	1,125.00	25.60
502-056-039-510	336.00	1,014.00	25.60
502-056-039-520	375.00	1,125.00	25.60
502-056-040-510	210.00	840.00	25.60
502-056-040-520	210.00	840.00	25.60
502-056-041-510	375.00	1,125.00	25.60
502-056-041-520	375.00	1,125.00	25.60
502-056-042-510	375.00	1,125.00	25.60
502-056-042-520	584.00	1,769.00	25.60
502-056-043-510	584.00	1,769.00	25.60
502-056-043-520	375.00	1,125.00	25.60
502-056-044-510	336.00	1,014.00	25.60
502-056-044-520	375.00	1,125.00	25.60
502-056-045-510	375.00	1,125.00	25.60
502-056-045-520	375.00	1,125.00	25.60
502-056-046-000	550.00	1,650.00	51.22
502-056-047-510	202.00	808.00	25.60
502-056-047-520	375.00	1,125.00	25.60
502-056-048-510	458.00	1,387.00	25.60
502-056-048-520	336.00	1,014.00	25.60
502-056-050-000	677.00	2,042.00	51.22
502-056-051-000	619.00	1,865.00	51.22
502-056-052-000	550.00	1,650.00	51.22
502-057-001-000	550.00	1,650.00	51.22
502-057-002-000	550.00	1,650.00	51.22
502-057-003-000	349.00	1,401.00	51.22
502-057-004-000	442.00	1,774.00	51.22
502-057-005-000	677.00	2,042.00	51.22
502-057-006-000	362.00	1,456.00	51.22
502-057-007-000	550.00	1,650.00	51.22
502-057-008-000	550.00	1,650.00	51.22
502-057-009-000	550.00	1,650.00	51.22
502-057-010-000	550.00	1,650.00	51.22
502-057-011-000	550.00	1,650.00	51.22
502-057-012-000	550.00	1,650.00	51.22
502-057-013-000	550.00	1,650.00	51.22
502-057-014-000	550.00	1,650.00	51.22
502-057-015-000	561.00	1,694.00	51.22
502-057-016-000	550.00	1,650.00	51.22
502-057-017-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-057-018-000	550.00	1,650.00	51.22
502-057-019-000	550.00	1,650.00	51.22
502-057-020-000	355.00	1,428.00	51.22
502-057-021-000	550.00	1,650.00	51.22
502-057-022-000	355.00	1,428.00	51.22
502-057-023-000	550.00	1,650.00	51.22
502-057-024-000	550.00	1,650.00	51.22
502-057-025-000	355.00	1,428.00	51.22
502-057-026-000	413.00	1,661.00	51.22
502-057-027-000	550.00	1,650.00	51.22
502-057-028-000	550.00	1,650.00	51.22
502-057-029-000	550.00	1,650.00	51.22
502-057-030-000	677.00	2,042.00	51.22
502-057-031-000	362.00	1,456.00	51.22
502-057-032-000	550.00	1,650.00	51.22
502-057-033-000	550.00	1,650.00	51.22
502-057-034-000	561.00	1,694.00	51.22
502-057-035-000	561.00	1,694.00	51.22
502-057-036-000	413.00	1,661.00	51.22
502-057-037-000	550.00	1,650.00	51.22
502-057-038-000	362.00	1,456.00	51.22
502-057-039-000	442.00	1,774.00	51.22
502-057-040-000	413.00	1,661.00	51.22
502-057-041-000	550.00	1,650.00	51.22
502-057-042-000	550.00	1,650.00	51.22
502-057-043-000	550.00	1,650.00	51.22
502-057-044-000	550.00	1,650.00	51.22
502-057-045-000	864.00	2,603.00	51.22
502-057-046-000	362.00	1,456.00	51.22
502-057-047-000	864.00	2,603.00	51.22
502-057-048-000	550.00	1,650.00	51.22
502-057-050-000	550.00	1,650.00	51.22
502-057-051-000	745.00	2,247.00	51.22
502-057-052-000	677.00	2,042.00	51.22
502-058-001-510	263.00	1,062.00	25.60
502-058-001-520	375.00	1,125.00	25.60
502-058-002-510	375.00	1,125.00	25.60
502-058-002-520	375.00	1,125.00	25.60
502-058-003-510	336.00	1,014.00	25.60
502-058-003-520	375.00	1,125.00	25.60
502-058-004-510	375.00	1,125.00	25.60
502-058-004-520	375.00	1,125.00	25.60
502-058-005-510	214.00	856.00	25.60
502-058-005-520	202.00	808.00	25.60
502-058-006-510	450.00	1,350.00	25.60
502-058-006-520	421.00	1,275.00	25.60
502-058-007-510	458.00	1,387.00	25.60
502-058-007-520	375.00	1,125.00	25.60
502-058-008-510	584.00	1,769.00	25.60
502-058-008-520	584.00	1,769.00	25.60
502-058-009-510	672.00	2,035.00	25.60
502-058-009-520	375.00	1,125.00	25.60
502-058-010-510	375.00	1,125.00	25.60
502-058-010-520	375.00	1,125.00	25.60
502-058-011-510	375.00	1,125.00	25.60
502-058-011-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-058-012-510	450.00	1,350.00	25.60
502-058-012-520	584.00	1,769.00	25.60
502-058-013-510	584.00	1,769.00	25.60
502-058-013-520	375.00	1,125.00	25.60
502-058-014-510	375.00	1,125.00	25.60
502-058-014-520	375.00	1,125.00	25.60
502-058-015-510	584.00	1,769.00	25.60
502-058-015-520	375.00	1,125.00	25.60
502-058-016-510	375.00	1,125.00	25.60
502-058-016-520	336.00	1,014.00	25.60
502-058-017-000	550.00	1,650.00	51.22
502-058-018-510	375.00	1,125.00	25.60
502-058-018-520	375.00	1,125.00	25.60
502-058-019-000	584.00	1,769.00	25.60
502-058-020-510	584.00	1,769.00	25.60
502-058-021-000	864.00	2,603.00	51.22
502-058-022-510	584.00	1,769.00	25.60
502-058-023-510	375.00	1,125.00	25.60
502-058-023-520	375.00	1,125.00	25.60
502-058-024-510	375.00	1,125.00	25.60
502-058-024-520	218.00	872.00	25.60
502-058-025-510	210.00	840.00	25.60
502-058-025-520	375.00	1,125.00	25.60
502-058-026-000	550.00	1,650.00	51.22
502-058-027-510	214.00	856.00	25.60
502-058-027-520	375.00	1,125.00	25.60
502-058-028-510	375.00	1,125.00	25.60
502-058-028-520	375.00	1,125.00	25.60
502-058-029-510	202.00	808.00	25.60
502-058-029-520	202.00	808.00	25.60
502-058-030-510	375.00	1,125.00	25.60
502-058-030-520	375.00	1,125.00	25.60
502-058-031-510	458.00	1,387.00	25.60
502-058-031-520	375.00	1,125.00	25.60
502-058-032-510	202.00	808.00	25.60
502-058-032-520	375.00	1,125.00	25.60
502-058-033-510	375.00	1,125.00	25.60
502-058-033-520	375.00	1,125.00	25.60
502-058-034-510	210.00	840.00	25.60
502-058-034-520	210.00	840.00	25.60
502-058-035-510	584.00	1,769.00	25.60
502-058-035-520	375.00	1,125.00	25.60
502-058-036-510	375.00	1,125.00	25.60
502-058-036-520	375.00	1,125.00	25.60
502-058-037-510	375.00	1,125.00	25.60
502-058-038-510	584.00	1,769.00	25.60
502-058-038-520	214.00	856.00	25.60
502-058-039-000	550.00	1,650.00	51.22
502-058-040-510	584.00	1,769.00	25.60
502-058-040-520	375.00	1,125.00	25.60
502-058-041-510	375.00	1,125.00	25.60
502-058-041-520	584.00	1,769.00	25.60
502-058-042-000	550.00	1,650.00	51.22
502-058-043-000	561.00	1,694.00	51.22
502-058-044-000	550.00	1,650.00	51.22
502-058-045-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-058-046-000	550.00	1,650.00	51.22
502-058-047-000	550.00	1,650.00	51.22
502-058-048-000	550.00	1,650.00	51.22
502-058-050-000	550.00	1,650.00	51.22
502-058-051-000	550.00	1,650.00	51.22
502-058-052-000	550.00	1,650.00	51.22
502-059-001-000	550.00	1,650.00	51.22
502-059-002-000	550.00	1,650.00	51.22
502-059-003-000	550.00	1,650.00	51.22
502-059-004-000	355.00	1,428.00	51.22
502-059-005-000	550.00	1,650.00	51.22
502-059-006-000	343.00	1,374.00	51.22
502-059-007-000	550.00	1,650.00	51.22
502-059-008-000	550.00	1,650.00	51.22
502-059-009-000	550.00	1,650.00	51.22
502-059-010-000	550.00	1,650.00	51.22
502-059-011-000	550.00	1,650.00	51.22
502-059-012-000	550.00	1,650.00	51.22
502-059-013-000	550.00	1,650.00	51.22
502-059-014-000	550.00	1,650.00	51.22
502-059-015-000	349.00	1,401.00	51.22
502-059-016-000	550.00	1,650.00	51.22
502-059-017-000	550.00	1,650.00	51.22
502-059-018-000	550.00	1,650.00	51.22
502-059-019-000	355.00	1,428.00	51.22
502-059-020-000	550.00	1,650.00	51.22
502-059-021-000	355.00	1,428.00	51.22
502-059-022-000	550.00	1,650.00	51.22
502-059-023-000	550.00	1,650.00	51.22
502-059-024-000	550.00	1,650.00	51.22
502-059-025-000	550.00	1,650.00	51.22
502-059-026-000	550.00	1,650.00	51.22
502-059-027-000	550.00	1,650.00	51.22
502-059-028-000	355.00	1,428.00	51.22
502-059-029-000	550.00	1,650.00	51.22
502-059-030-000	362.00	1,456.00	51.22
502-059-031-000	864.00	2,603.00	51.22
502-059-032-000	550.00	1,650.00	51.22
502-059-033-000	362.00	1,456.00	51.22
502-059-034-000	550.00	1,650.00	51.22
502-059-035-000	550.00	1,650.00	51.22
502-059-036-000	864.00	2,603.00	51.22
502-059-037-000	864.00	2,603.00	51.22
502-059-038-000	550.00	1,650.00	51.22
502-059-039-000	550.00	1,650.00	51.22
502-059-040-000	864.00	2,603.00	51.22
502-059-041-000	303.00	1,212.00	51.22
502-059-042-000	343.00	1,374.00	51.22
502-059-043-000	550.00	1,650.00	51.22
502-059-044-000	550.00	1,650.00	51.22
502-059-045-000	550.00	1,650.00	51.22
502-059-046-000	550.00	1,650.00	51.22
502-059-047-000	550.00	1,650.00	51.22
502-059-048-000	550.00	1,650.00	51.22
502-059-050-000	550.00	1,650.00	51.22
502-059-051-000	303.00	1,212.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-059-052-000	550.00	1,650.00	51.22
502-060-001-000	864.00	2,603.00	51.22
502-060-002-000	355.00	1,428.00	51.22
502-060-003-000	550.00	1,650.00	51.22
502-060-004-000	550.00	1,650.00	51.22
502-060-005-000	561.00	1,694.00	51.22
502-060-006-000	355.00	1,428.00	51.22
502-060-007-000	550.00	1,650.00	51.22
502-060-008-000	413.00	1,661.00	51.22
502-060-009-000	550.00	1,650.00	51.22
502-060-010-000	550.00	1,650.00	51.22
502-060-011-000	362.00	1,456.00	51.22
502-060-012-000	550.00	1,650.00	51.22
502-060-013-000	550.00	1,650.00	51.22
502-060-014-000	349.00	1,401.00	51.22
502-060-015-000	550.00	1,650.00	51.22
502-060-016-000	550.00	1,650.00	51.22
502-060-017-000	677.00	2,042.00	51.22
502-060-018-000	550.00	1,650.00	51.22
502-060-019-000	413.00	1,661.00	51.22
502-060-020-000	550.00	1,650.00	51.22
502-060-021-000	550.00	1,650.00	51.22
502-060-022-000	550.00	1,650.00	51.22
502-060-023-000	362.00	1,456.00	51.22
502-060-024-000	550.00	1,650.00	51.22
502-060-025-000	550.00	1,650.00	51.22
502-060-026-000	550.00	1,650.00	51.22
502-060-027-000	303.00	1,212.00	51.22
502-060-028-000	550.00	1,650.00	51.22
502-060-029-000	442.00	1,774.00	51.22
502-060-030-000	864.00	2,603.00	51.22
502-060-031-000	550.00	1,650.00	51.22
502-060-032-000	442.00	1,774.00	51.22
502-060-033-000	442.00	1,774.00	51.22
502-060-034-000	550.00	1,650.00	51.22
502-060-035-000	355.00	1,428.00	51.22
502-060-036-000	362.00	1,456.00	51.22
502-060-037-000	550.00	1,650.00	51.22
502-060-038-000	550.00	1,650.00	51.22
502-060-039-000	550.00	1,650.00	51.22
502-060-040-000	550.00	1,650.00	51.22
502-060-041-000	550.00	1,650.00	51.22
502-060-042-000	362.00	1,456.00	51.22
502-060-043-000	550.00	1,650.00	51.22
502-060-044-000	550.00	1,650.00	51.22
502-060-045-000	413.00	1,661.00	51.22
502-060-046-000	550.00	1,650.00	51.22
502-060-047-000	550.00	1,650.00	51.22
502-060-048-000	550.00	1,650.00	51.22
502-060-050-000	355.00	1,428.00	51.22
502-060-051-000	349.00	1,401.00	51.22
502-060-052-000	349.00	1,401.00	51.22
502-061-001-000	550.00	1,650.00	51.22
502-061-002-000	550.00	1,650.00	51.22
502-061-003-000	550.00	1,650.00	51.22
502-061-004-000	349.00	1,401.00	51.22

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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-061-005-000	550.00	1,650.00	51.22
502-061-006-000	550.00	1,650.00	51.22
502-061-007-000	550.00	1,650.00	51.22
502-061-008-000	550.00	1,650.00	51.22
502-061-009-000	561.00	1,694.00	51.22
502-061-010-000	677.00	2,042.00	51.22
502-061-011-000	550.00	1,650.00	51.22
502-061-012-000	303.00	1,212.00	51.22
502-061-013-000	550.00	1,650.00	51.22
502-061-014-000	550.00	1,650.00	51.22
502-061-015-000	550.00	1,650.00	51.22
502-061-016-000	864.00	2,603.00	51.22
502-061-017-000	550.00	1,650.00	51.22
502-061-018-000	349.00	1,401.00	51.22
502-061-019-000	561.00	1,694.00	51.22
502-061-020-000	362.00	1,456.00	51.22
502-061-021-000	550.00	1,650.00	51.22
502-061-022-000	864.00	2,603.00	51.22
502-061-023-000	550.00	1,650.00	51.22
502-061-024-000	550.00	1,650.00	51.22
502-061-025-000	550.00	1,650.00	51.22
502-061-026-000	550.00	1,650.00	51.22
502-061-027-000	550.00	1,650.00	51.22
502-061-028-000	303.00	1,212.00	51.22
502-061-029-000	677.00	2,042.00	51.22
502-061-030-000	550.00	1,650.00	51.22
502-061-031-000	550.00	1,650.00	51.22
502-061-032-000	550.00	1,650.00	51.22
502-061-033-000	550.00	1,650.00	51.22
502-061-034-000	864.00	2,603.00	51.22
502-061-035-000	619.00	1,865.00	51.22
502-061-036-000	550.00	1,650.00	51.22
502-061-037-000	550.00	1,650.00	51.22
502-061-038-000	550.00	1,650.00	51.22
502-061-039-000	442.00	1,774.00	51.22
502-061-040-000	550.00	1,650.00	51.22
502-061-041-000	362.00	1,456.00	51.22
502-061-042-000	550.00	1,650.00	51.22
502-061-043-000	550.00	1,650.00	51.22
502-061-044-000	349.00	1,401.00	51.22
502-061-045-000	550.00	1,650.00	51.22
502-061-046-000	550.00	1,650.00	51.22
502-061-047-000	550.00	1,650.00	51.22
502-061-048-000	550.00	1,650.00	51.22
502-061-050-000	561.00	1,694.00	51.22
502-061-051-000	355.00	1,428.00	51.22
502-061-052-000	864.00	2,603.00	51.22
502-062-001-000	550.00	1,650.00	51.22
502-062-002-000	550.00	1,650.00	51.22
502-062-003-000	550.00	1,650.00	51.22
502-062-004-000	442.00	1,774.00	51.22
502-062-005-000	561.00	1,694.00	51.22
502-062-006-000	550.00	1,650.00	51.22
502-062-007-000	442.00	1,774.00	51.22
502-062-008-000	561.00	1,694.00	51.22
502-062-009-000	561.00	1,694.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
502-062-010-000	355.00	1,428.00	51.22
502-062-011-000	550.00	1,650.00	51.22
502-062-012-000	550.00	1,650.00	51.22
502-062-013-000	550.00	1,650.00	51.22
502-062-014-000	413.00	1,661.00	51.22
502-062-015-000	550.00	1,650.00	51.22
502-062-016-000	413.00	1,661.00	51.22
502-062-017-000	343.00	1,374.00	51.22
502-062-018-000	550.00	1,650.00	51.22
502-062-019-000	436.00	1,747.00	51.22
502-062-020-000	362.00	1,456.00	51.22
502-062-021-000	550.00	1,650.00	51.22
502-062-022-000	561.00	1,694.00	51.22
502-062-023-000	355.00	1,428.00	51.22
502-062-024-000	355.00	1,428.00	51.22
502-062-025-000	413.00	1,661.00	51.22
502-062-026-000	550.00	1,650.00	51.22
502-062-027-000	864.00	2,603.00	51.22
502-062-028-000	550.00	1,650.00	51.22
502-062-029-000	550.00	1,650.00	51.22
502-062-030-000	550.00	1,650.00	51.22
502-062-031-000	550.00	1,650.00	51.22
502-062-032-000	550.00	1,650.00	51.22
502-062-033-000	362.00	1,456.00	51.22
502-062-034-000	362.00	1,456.00	51.22
502-062-035-000	864.00	2,603.00	51.22
502-062-036-000	864.00	2,603.00	51.22
502-062-037-000	442.00	1,774.00	51.22
502-062-038-000	550.00	1,650.00	51.22
502-062-039-000	619.00	1,865.00	51.22
502-062-040-000	436.00	1,747.00	51.22
502-062-041-000	550.00	1,650.00	51.22
502-062-042-000	550.00	1,650.00	51.22
502-062-043-000	550.00	1,650.00	51.22
502-062-044-000	550.00	1,650.00	51.22
502-062-045-000	550.00	1,650.00	51.22
502-062-046-000	550.00	1,650.00	51.22
502-062-047-000	677.00	2,042.00	51.22
502-062-048-000	550.00	1,650.00	51.22
502-062-050-000	550.00	1,650.00	51.22
502-062-051-000	550.00	1,650.00	51.22
502-062-052-000	550.00	1,650.00	51.22
502-083-014-000	214.00	856.00	25.60
503-052-037-510	206.00	824.00	25.60
503-054-004-000	375.00	1,125.00	25.60
503-058-019-000	375.00	1,125.00	25.60
503-063-001-000	550.00	1,650.00	51.22
503-063-002-000	550.00	1,650.00	51.22
503-063-003-000	550.00	1,650.00	51.22
503-063-004-000	550.00	1,650.00	51.22
503-063-005-000	362.00	1,456.00	51.22
503-063-006-000	550.00	1,650.00	51.22
503-063-007-000	677.00	2,042.00	51.22
503-063-008-000	550.00	1,650.00	51.22
503-063-009-000	550.00	1,650.00	51.22
503-063-010-000	864.00	2,603.00	51.22

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Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-063-011-000	550.00	1,650.00	51.22
503-063-012-000	864.00	2,603.00	51.22
503-063-013-000	550.00	1,650.00	51.22
503-063-014-000	413.00	1,661.00	51.22
503-063-015-000	550.00	1,650.00	51.22
503-063-016-000	561.00	1,694.00	51.22
503-063-017-000	303.00	1,212.00	51.22
503-063-018-000	864.00	2,603.00	51.22
503-063-019-000	550.00	1,650.00	51.22
503-063-020-000	550.00	1,650.00	51.22
503-063-021-000	550.00	1,650.00	51.22
503-063-022-000	303.00	1,212.00	51.22
503-063-023-000	303.00	1,212.00	51.22
503-063-024-000	550.00	1,650.00	51.22
503-063-025-000	550.00	1,650.00	51.22
503-063-026-000	550.00	1,650.00	51.22
503-063-027-000	550.00	1,650.00	51.22
503-063-028-000	550.00	1,650.00	51.22
503-063-029-000	550.00	1,650.00	51.22
503-063-030-000	550.00	1,650.00	51.22
503-063-031-000	550.00	1,650.00	51.22
503-063-032-000	550.00	1,650.00	51.22
503-063-033-000	550.00	1,650.00	51.22
503-063-034-000	362.00	1,456.00	51.22
503-063-035-000	550.00	1,650.00	51.22
503-063-036-000	550.00	1,650.00	51.22
503-063-037-000	550.00	1,650.00	51.22
503-063-038-000	355.00	1,428.00	51.22
503-063-039-000	413.00	1,661.00	51.22
503-063-040-000	355.00	1,428.00	51.22
503-063-041-000	550.00	1,650.00	51.22
503-063-042-000	550.00	1,650.00	51.22
503-063-043-000	550.00	1,650.00	51.22
503-063-044-000	550.00	1,650.00	51.22
503-063-045-000	550.00	1,650.00	51.22
503-063-046-000	550.00	1,650.00	51.22
503-063-047-000	355.00	1,428.00	51.22
503-063-048-000	355.00	1,428.00	51.22
503-063-050-000	677.00	2,042.00	51.22
503-063-051-000	550.00	1,650.00	51.22
503-063-052-000	550.00	1,650.00	51.22
503-064-001-000	550.00	1,650.00	51.22
503-064-002-000	550.00	1,650.00	51.22
503-064-003-000	550.00	1,650.00	51.22
503-064-004-000	550.00	1,650.00	51.22
503-064-005-000	550.00	1,650.00	51.22
503-064-006-000	550.00	1,650.00	51.22
503-064-007-000	550.00	1,650.00	51.22
503-064-008-000	550.00	1,650.00	51.22
503-064-009-000	550.00	1,650.00	51.22
503-064-010-000	550.00	1,650.00	51.22
503-064-011-000	550.00	1,650.00	51.22
503-064-012-000	550.00	1,650.00	51.22
503-064-013-000	550.00	1,650.00	51.22
503-064-014-000	550.00	1,650.00	51.22
503-064-015-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-064-016-000	550.00	1,650.00	51.22
503-064-017-000	864.00	2,603.00	51.22
503-064-018-000	550.00	1,650.00	51.22
503-064-019-000	550.00	1,650.00	51.22
503-064-020-000	550.00	1,650.00	51.22
503-064-021-000	550.00	1,650.00	51.22
503-064-022-000	550.00	1,650.00	51.22
503-064-023-000	550.00	1,650.00	51.22
503-064-024-000	550.00	1,650.00	51.22
503-064-025-000	864.00	2,603.00	51.22
503-064-026-000	550.00	1,650.00	51.22
503-064-027-000	442.00	1,774.00	51.22
503-064-028-000	550.00	1,650.00	51.22
503-064-029-000	550.00	1,650.00	51.22
503-064-030-000	550.00	1,650.00	51.22
503-064-031-000	550.00	1,650.00	51.22
503-064-032-000	550.00	1,650.00	51.22
503-064-033-000	864.00	2,603.00	51.22
503-064-034-000	864.00	2,603.00	51.22
503-064-035-000	550.00	1,650.00	51.22
503-064-036-000	550.00	1,650.00	51.22
503-064-037-000	677.00	2,042.00	51.22
503-064-038-000	677.00	2,042.00	51.22
503-064-039-000	550.00	1,650.00	51.22
503-064-040-000	552.00	1,663.00	51.22
503-064-041-000	355.00	1,428.00	51.22
503-064-042-000	550.00	1,650.00	51.22
503-064-043-000	550.00	1,650.00	51.22
503-064-044-000	355.00	1,428.00	51.22
503-064-045-000	550.00	1,650.00	51.22
503-064-046-000	550.00	1,650.00	51.22
503-064-047-000	550.00	1,650.00	51.22
503-064-048-000	550.00	1,650.00	51.22
503-064-050-000	355.00	1,428.00	51.22
503-064-051-000	349.00	1,401.00	51.22
503-064-052-000	550.00	1,650.00	51.22
503-065-001-000	303.00	1,212.00	51.22
503-065-002-000	303.00	1,212.00	51.22
503-065-003-000	550.00	1,650.00	51.22
503-065-004-000	413.00	1,661.00	51.22
503-065-005-000	355.00	1,428.00	51.22
503-065-006-000	550.00	1,650.00	51.22
503-065-007-000	561.00	1,694.00	51.22
503-065-008-000	362.00	1,456.00	51.22
503-065-009-000	362.00	1,456.00	51.22
503-065-010-000	550.00	1,650.00	51.22
503-065-011-000	550.00	1,650.00	51.22
503-065-012-000	550.00	1,650.00	51.22
503-065-013-000	550.00	1,650.00	51.22
503-065-014-000	550.00	1,650.00	51.22
503-065-015-000	550.00	1,650.00	51.22
503-065-016-000	550.00	1,650.00	51.22
503-065-017-000	550.00	1,650.00	51.22
503-065-018-000	550.00	1,650.00	51.22
503-065-019-000	550.00	1,650.00	51.22
503-065-020-000	550.00	1,650.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-065-021-000	362.00	1,456.00	51.22
503-065-022-000	550.00	1,650.00	51.22
503-065-023-000	864.00	2,603.00	51.22
503-065-024-000	864.00	2,603.00	51.22
503-065-025-000	550.00	1,650.00	51.22
503-065-026-000	550.00	1,650.00	51.22
503-065-027-000	550.00	1,650.00	51.22
503-065-028-000	362.00	1,456.00	51.22
503-065-029-000	550.00	1,650.00	51.22
503-065-030-000	550.00	1,650.00	51.22
503-065-031-000	355.00	1,428.00	51.22
503-065-032-000	355.00	1,428.00	51.22
503-065-033-000	550.00	1,650.00	51.22
503-065-034-000	413.00	1,661.00	51.22
503-065-035-000	413.00	1,661.00	51.22
503-065-036-000	550.00	1,650.00	51.22
503-065-037-000	550.00	1,650.00	51.22
503-065-038-000	550.00	1,650.00	51.22
503-065-039-000	550.00	1,650.00	51.22
503-065-040-000	550.00	1,650.00	51.22
503-065-041-000	413.00	1,661.00	51.22
503-065-042-000	550.00	1,650.00	51.22
503-065-043-000	550.00	1,650.00	51.22
503-065-044-000	550.00	1,650.00	51.22
503-065-045-000	864.00	2,603.00	51.22
503-065-046-000	349.00	1,401.00	51.22
503-065-047-000	550.00	1,650.00	51.22
503-065-048-000	550.00	1,650.00	51.22
503-065-050-000	550.00	1,650.00	51.22
503-065-051-000	550.00	1,650.00	51.22
503-065-052-000	550.00	1,650.00	51.22
503-066-001-510	375.00	1,125.00	25.60
503-066-001-520	214.00	856.00	25.60
503-066-002-510	584.00	1,769.00	25.60
503-066-002-520	458.00	1,387.00	25.60
503-066-003-510	202.00	808.00	25.60
503-066-003-520	375.00	1,125.00	25.60
503-066-004-510	210.00	840.00	25.60
503-066-004-520	450.00	1,350.00	25.60
503-066-005-510	336.00	1,014.00	25.60
503-066-005-520	375.00	1,125.00	25.60
503-066-006-510	375.00	1,125.00	25.60
503-066-006-520	450.00	1,350.00	25.60
503-066-007-510	214.00	856.00	25.60
503-066-007-520	218.00	872.00	25.60
503-066-008-510	375.00	1,125.00	25.60
503-066-008-520	336.00	1,014.00	25.60
503-066-009-510	375.00	1,125.00	25.60
503-066-009-520	375.00	1,125.00	25.60
503-066-010-510	375.00	1,125.00	25.60
503-066-010-520	584.00	1,769.00	25.60
503-066-011-510	375.00	1,125.00	25.60
503-066-011-520	375.00	1,125.00	25.60
503-066-012-510	421.00	1,275.00	25.60
503-066-012-520	263.00	1,062.00	25.60
503-066-013-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-066-013-520	375.00	1,125.00	25.60
503-066-014-510	375.00	1,125.00	25.60
503-066-014-520	375.00	1,125.00	25.60
503-066-015-510	375.00	1,125.00	25.60
503-066-015-520	375.00	1,125.00	25.60
503-066-016-510	210.00	840.00	25.60
503-066-016-520	375.00	1,125.00	25.60
503-066-017-510	375.00	1,125.00	25.60
503-066-017-520	375.00	1,125.00	25.60
503-066-018-510	214.00	856.00	25.60
503-066-018-520	375.00	1,125.00	25.60
503-066-019-510	336.00	1,014.00	25.60
503-066-019-520	375.00	1,125.00	25.60
503-066-020-510	458.00	1,387.00	25.60
503-066-020-520	375.00	1,125.00	25.60
503-066-021-510	202.00	808.00	25.60
503-066-021-520	375.00	1,125.00	25.60
503-066-022-510	375.00	1,125.00	25.60
503-066-022-520	450.00	1,350.00	25.60
503-066-023-510	584.00	1,769.00	25.60
503-066-023-520	375.00	1,125.00	25.60
503-066-024-510	259.00	1,047.00	25.60
503-066-024-520	375.00	1,125.00	25.60
503-066-025-510	458.00	1,387.00	25.60
503-066-025-520	214.00	856.00	25.60
503-066-026-510	375.00	1,125.00	25.60
503-066-026-520	202.00	808.00	25.60
503-066-027-510	375.00	1,125.00	25.60
503-066-027-520	421.00	1,275.00	25.60
503-066-028-510	375.00	1,125.00	25.60
503-066-028-520	458.00	1,387.00	25.60
503-066-029-510	375.00	1,125.00	25.60
503-066-029-520	336.00	1,014.00	25.60
503-066-030-510	375.00	1,125.00	25.60
503-066-030-520	263.00	1,062.00	25.60
503-066-031-510	375.00	1,125.00	25.60
503-066-031-520	336.00	1,014.00	25.60
503-066-032-510	375.00	1,125.00	25.60
503-066-032-520	375.00	1,125.00	25.60
503-066-033-510	375.00	1,125.00	25.60
503-066-033-520	218.00	872.00	25.60
503-066-034-510	375.00	1,125.00	25.60
503-066-034-520	336.00	1,014.00	25.60
503-066-035-510	375.00	1,125.00	25.60
503-066-035-520	375.00	1,125.00	25.60
503-066-036-510	450.00	1,350.00	25.60
503-066-036-520	375.00	1,125.00	25.60
503-066-037-510	375.00	1,125.00	25.60
503-066-037-520	375.00	1,125.00	25.60
503-066-038-510	375.00	1,125.00	25.60
503-066-038-520	202.00	808.00	25.60
503-066-039-510	421.00	1,275.00	25.60
503-066-039-520	375.00	1,125.00	25.60
503-066-040-510	375.00	1,125.00	25.60
503-066-040-520	375.00	1,125.00	25.60
503-066-041-510	336.00	1,014.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-066-041-520	263.00	1,062.00	25.60
503-066-042-510	375.00	1,125.00	25.60
503-066-042-520	218.00	872.00	25.60
503-066-043-510	202.00	808.00	25.60
503-066-043-520	375.00	1,125.00	25.60
503-066-044-510	375.00	1,125.00	25.60
503-066-044-520	375.00	1,125.00	25.60
503-066-045-510	375.00	1,125.00	25.60
503-066-045-520	375.00	1,125.00	25.60
503-066-046-510	375.00	1,125.00	25.60
503-066-046-520	458.00	1,387.00	25.60
503-066-047-510	672.00	2,035.00	25.60
503-066-047-520	214.00	856.00	25.60
503-066-048-510	263.00	1,062.00	25.60
503-066-048-520	375.00	1,125.00	25.60
503-066-050-510	375.00	1,125.00	25.60
503-066-050-520	202.00	808.00	25.60
503-066-051-000	550.00	1,650.00	51.22
503-066-052-000	550.00	1,650.00	51.22
503-067-001-510	375.00	1,125.00	25.60
503-067-001-520	375.00	1,125.00	25.60
503-067-002-510	375.00	1,125.00	25.60
503-067-002-520	375.00	1,125.00	25.60
503-067-003-510	584.00	1,769.00	25.60
503-067-003-520	584.00	1,769.00	25.60
503-067-004-510	584.00	1,769.00	25.60
503-067-004-520	210.00	840.00	25.60
503-067-005-510	375.00	1,125.00	25.60
503-067-005-520	214.00	856.00	25.60
503-067-006-510	375.00	1,125.00	25.60
503-067-006-520	375.00	1,125.00	25.60
503-067-007-510	202.00	808.00	25.60
503-067-007-520	375.00	1,125.00	25.60
503-067-008-510	218.00	872.00	25.60
503-067-008-520	336.00	1,014.00	25.60
503-067-009-510	375.00	1,125.00	25.60
503-067-009-520	375.00	1,125.00	25.60
503-067-010-510	214.00	856.00	25.60
503-067-010-520	336.00	1,014.00	25.60
503-067-011-510	584.00	1,769.00	25.60
503-067-011-520	584.00	1,769.00	25.60
503-067-012-510	375.00	1,125.00	25.60
503-067-012-520	584.00	1,769.00	25.60
503-067-013-510	202.00	808.00	25.60
503-067-013-520	375.00	1,125.00	25.60
503-067-014-510	375.00	1,125.00	25.60
503-067-014-520	375.00	1,125.00	25.60
503-067-015-510	375.00	1,125.00	25.60
503-067-015-520	375.00	1,125.00	25.60
503-067-016-510	375.00	1,125.00	25.60
503-067-016-520	375.00	1,125.00	25.60
503-067-017-510	218.00	872.00	25.60
503-067-017-520	375.00	1,125.00	25.60
503-067-018-510	375.00	1,125.00	25.60
503-067-018-520	375.00	1,125.00	25.60
503-067-019-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-067-019-520	336.00	1,014.00	25.60
503-067-020-510	375.00	1,125.00	25.60
503-067-020-520	375.00	1,125.00	25.60
503-067-021-510	375.00	1,125.00	25.60
503-067-021-520	375.00	1,125.00	25.60
503-067-022-510	218.00	872.00	25.60
503-067-022-520	375.00	1,125.00	25.60
503-067-023-510	375.00	1,125.00	25.60
503-067-023-520	458.00	1,387.00	25.60
503-067-024-510	375.00	1,125.00	25.60
503-067-024-520	458.00	1,387.00	25.60
503-067-025-510	210.00	840.00	25.60
503-067-025-520	421.00	1,275.00	25.60
503-067-026-520	375.00	1,125.00	25.60
503-067-027-510	375.00	1,125.00	25.60
503-067-027-520	375.00	1,125.00	25.60
503-067-028-510	206.00	824.00	25.60
503-067-028-520	336.00	1,014.00	25.60
503-067-029-510	375.00	1,125.00	25.60
503-067-029-520	584.00	1,769.00	25.60
503-067-030-510	206.00	824.00	25.60
503-067-030-520	375.00	1,125.00	25.60
503-067-031-510	584.00	1,769.00	25.60
503-067-031-520	375.00	1,125.00	25.60
503-067-032-510	375.00	1,125.00	25.60
503-067-032-520	375.00	1,125.00	25.60
503-067-033-510	375.00	1,125.00	25.60
503-067-033-520	218.00	872.00	25.60
503-067-034-510	214.00	856.00	25.60
503-067-034-520	214.00	856.00	25.60
503-067-035-510	375.00	1,125.00	25.60
503-067-035-520	210.00	840.00	25.60
503-067-036-510	214.00	856.00	25.60
503-067-036-520	375.00	1,125.00	25.60
503-067-037-510	375.00	1,125.00	25.60
503-067-037-520	375.00	1,125.00	25.60
503-067-038-510	210.00	840.00	25.60
503-067-038-520	375.00	1,125.00	25.60
503-067-039-510	336.00	1,014.00	25.60
503-067-039-520	202.00	808.00	25.60
503-067-040-510	458.00	1,387.00	25.60
503-067-040-520	375.00	1,125.00	25.60
503-067-041-510	375.00	1,125.00	25.60
503-067-041-520	214.00	856.00	25.60
503-067-042-510	218.00	872.00	25.60
503-067-042-520	375.00	1,125.00	25.60
503-067-043-510	375.00	1,125.00	25.60
503-067-043-520	375.00	1,125.00	25.60
503-067-044-510	375.00	1,125.00	25.60
503-067-044-520	336.00	1,014.00	25.60
503-067-045-510	375.00	1,125.00	25.60
503-067-045-520	516.00	1,561.00	25.60
503-067-046-510	375.00	1,125.00	25.60
503-067-046-520	218.00	872.00	25.60
503-067-047-510	584.00	1,769.00	25.60
503-067-047-520	450.00	1,350.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-067-048-510	450.00	1,350.00	25.60
503-067-048-520	336.00	1,014.00	25.60
503-067-050-510	375.00	1,125.00	25.60
503-067-050-520	336.00	1,014.00	25.60
503-067-051-000	413.00	1,661.00	51.22
503-067-052-000	355.00	1,428.00	51.22
503-068-001-510	375.00	1,125.00	25.60
503-068-001-520	450.00	1,350.00	25.60
503-068-002-510	375.00	1,125.00	25.60
503-068-002-520	375.00	1,125.00	25.60
503-068-003-510	375.00	1,125.00	25.60
503-068-003-520	375.00	1,125.00	25.60
503-068-004-510	375.00	1,125.00	25.60
503-068-004-520	375.00	1,125.00	25.60
503-068-005-510	375.00	1,125.00	25.60
503-068-005-520	584.00	1,769.00	25.60
503-068-006-510	375.00	1,125.00	25.60
503-068-006-520	202.00	808.00	25.60
503-068-007-510	450.00	1,350.00	25.60
503-068-007-520	458.00	1,387.00	25.60
503-068-008-510	202.00	808.00	25.60
503-068-008-520	375.00	1,125.00	25.60
503-068-009-510	584.00	1,769.00	25.60
503-068-009-520	263.00	1,062.00	25.60
503-068-010-510	375.00	1,125.00	25.60
503-068-010-520	375.00	1,125.00	25.60
503-068-011-510	375.00	1,125.00	25.60
503-068-011-520	584.00	1,769.00	25.60
503-068-012-510	375.00	1,125.00	25.60
503-068-012-520	375.00	1,125.00	25.60
503-068-013-510	375.00	1,125.00	25.60
503-068-013-520	375.00	1,125.00	25.60
503-068-014-510	584.00	1,769.00	25.60
503-068-014-520	375.00	1,125.00	25.60
503-068-015-510	375.00	1,125.00	25.60
503-068-015-520	450.00	1,350.00	25.60
503-068-016-510	210.00	840.00	25.60
503-068-016-520	584.00	1,769.00	25.60
503-068-017-510	421.00	1,275.00	25.60
503-068-017-520	450.00	1,359.00	25.60
503-068-018-510	421.00	1,275.00	25.60
503-068-018-520	375.00	1,125.00	25.60
503-068-019-510	375.00	1,125.00	25.60
503-068-019-520	375.00	1,125.00	25.60
503-068-020-510	375.00	1,125.00	25.60
503-068-020-520	375.00	1,125.00	25.60
503-068-021-510	375.00	1,125.00	25.60
503-068-021-520	421.00	1,275.00	25.60
503-068-022-510	458.00	1,387.00	25.60
503-068-022-520	375.00	1,125.00	25.60
503-068-023-510	336.00	1,014.00	25.60
503-068-023-520	375.00	1,125.00	25.60
503-068-024-510	375.00	1,125.00	25.60
503-068-024-520	450.00	1,350.00	25.60
503-068-025-510	375.00	1,125.00	25.60
503-068-025-520	210.00	840.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-068-026-510	375.00	1,125.00	25.60
503-068-026-520	375.00	1,125.00	25.60
503-068-027-510	375.00	1,125.00	25.60
503-068-027-520	375.00	1,125.00	25.60
503-068-028-510	375.00	1,125.00	25.60
503-068-028-520	450.00	1,350.00	25.60
503-068-029-510	375.00	1,125.00	25.60
503-068-029-520	336.00	1,014.00	25.60
503-068-030-510	202.00	808.00	25.60
503-068-030-520	218.00	872.00	25.60
503-068-031-510	375.00	1,125.00	25.60
503-068-031-520	210.00	840.00	25.60
503-068-032-510	375.00	1,125.00	25.60
503-068-032-520	375.00	1,125.00	25.60
503-068-033-510	214.00	856.00	25.60
503-068-033-520	375.00	1,125.00	25.60
503-068-034-510	375.00	1,125.00	25.60
503-068-034-520	214.00	856.00	25.60
503-068-035-510	202.00	808.00	25.60
503-068-035-520	375.00	1,125.00	25.60
503-068-036-510	375.00	1,125.00	25.60
503-068-036-520	375.00	1,125.00	25.60
503-068-037-510	584.00	1,769.00	25.60
503-068-037-520	336.00	1,014.00	25.60
503-068-038-510	375.00	1,125.00	25.60
503-068-038-520	584.00	1,769.00	25.60
503-068-039-510	458.00	1,387.00	25.60
503-068-039-520	375.00	1,125.00	25.60
503-068-040-510	202.00	808.00	25.60
503-068-040-520	375.00	1,125.00	25.60
503-068-041-510	214.00	856.00	25.60
503-068-041-520	375.00	1,125.00	25.60
503-068-042-510	259.00	1,047.00	25.60
503-068-042-520	375.00	1,125.00	25.60
503-068-043-510	336.00	1,014.00	25.60
503-068-043-520	375.00	1,125.00	25.60
503-068-044-510	263.00	1,062.00	25.60
503-068-044-520	375.00	1,125.00	25.60
503-068-045-510	584.00	1,769.00	25.60
503-068-045-520	375.00	1,125.00	25.60
503-068-046-510	336.00	1,014.00	25.60
503-068-046-520	375.00	1,125.00	25.60
503-068-047-510	375.00	1,125.00	25.60
503-068-047-520	375.00	1,125.00	25.60
503-068-048-510	375.00	1,125.00	25.60
503-068-048-520	331.00	996.00	25.60
503-068-050-510	202.00	808.00	25.60
503-068-050-520	375.00	1,125.00	25.60
503-068-051-000	550.00	1,650.00	51.22
503-068-052-000	864.00	2,603.00	51.22
503-069-001-000	442.00	1,774.00	51.22
503-069-002-000	550.00	1,650.00	51.22
503-069-003-000	550.00	1,650.00	51.22
503-069-004-000	550.00	1,650.00	51.22
503-069-005-000	550.00	1,650.00	51.22
503-069-006-000	362.00	1,456.00	51.22

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503-069-007-000	550.00	1,650.00	51.22
503-069-008-000	343.00	1,374.00	51.22
503-069-009-000	864.00	2,603.00	51.22
503-069-010-000	362.00	1,456.00	51.22
503-069-011-000	550.00	1,650.00	51.22
503-069-012-000	550.00	1,650.00	51.22
503-069-013-000	550.00	1,650.00	51.22
503-069-014-000	550.00	1,650.00	51.22
503-069-015-000	550.00	1,650.00	51.22
503-069-016-000	550.00	1,650.00	51.22
503-069-017-000	550.00	1,650.00	51.22
503-069-018-000	550.00	1,650.00	51.22
503-069-019-000	550.00	1,650.00	51.22
503-069-020-000	442.00	1,774.00	51.22
503-069-021-000	677.00	2,042.00	51.22
503-069-022-000	550.00	1,650.00	51.22
503-069-023-000	550.00	1,650.00	51.22
503-069-024-000	550.00	1,650.00	51.22
503-069-025-000	303.00	1,212.00	51.22
503-069-026-000	864.00	2,603.00	51.22
503-069-027-000	864.00	2,603.00	51.22
503-069-028-000	550.00	1,650.00	51.22
503-069-029-000	864.00	2,603.00	51.22
503-069-030-000	561.00	1,694.00	51.22
503-069-031-000	303.00	1,212.00	51.22
503-069-032-000	550.00	1,650.00	51.22
503-069-033-000	550.00	1,650.00	51.22
503-069-034-000	552.00	1,663.00	51.22
503-069-035-000	550.00	1,650.00	51.22
503-069-036-000	550.00	1,650.00	51.22
503-069-037-000	550.00	1,650.00	51.22
503-069-038-000	550.00	1,650.00	51.22
503-069-039-000	550.00	1,650.00	51.22
503-069-040-000	550.00	1,650.00	51.22
503-069-041-000	550.00	1,650.00	51.22
503-069-042-000	864.00	2,603.00	51.22
503-069-043-000	550.00	1,650.00	51.22
503-069-044-000	550.00	1,650.00	51.22
503-069-045-000	355.00	1,428.00	51.22
503-069-046-000	355.00	1,428.00	51.22
503-069-047-000	550.00	1,650.00	51.22
503-069-048-000	550.00	1,650.00	51.22
503-069-050-000	550.00	1,650.00	51.22
503-069-051-000	303.00	1,212.00	51.22
503-069-052-000	303.00	1,212.00	51.22
503-070-001-000	550.00	1,650.00	51.22
503-070-002-000	550.00	1,650.00	51.22
503-070-003-000	550.00	1,650.00	51.22
503-070-004-000	550.00	1,650.00	51.22
503-070-005-000	864.00	2,603.00	51.22
503-070-006-000	362.00	1,456.00	51.22
503-070-007-000	550.00	1,650.00	51.22
503-070-008-000	550.00	1,650.00	51.22
503-070-009-000	343.00	1,374.00	51.22
503-070-010-000	550.00	1,650.00	51.22
503-070-011-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-070-012-000	864.00	2,603.00	51.22
503-070-013-000	362.00	1,456.00	51.22
503-070-014-000	550.00	1,650.00	51.22
503-070-015-000	550.00	1,650.00	51.22
503-070-016-000	436.00	1,747.00	51.22
503-070-017-000	550.00	1,650.00	51.22
503-070-018-000	550.00	1,650.00	51.22
503-070-019-000	362.00	1,456.00	51.22
503-070-020-000	355.00	1,428.00	51.22
503-070-021-000	561.00	1,694.00	51.22
503-070-022-000	442.00	1,774.00	51.22
503-070-023-000	550.00	1,650.00	51.22
503-070-024-000	561.00	1,694.00	51.22
503-070-025-000	864.00	2,603.00	51.22
503-070-026-000	550.00	1,650.00	51.22
503-070-027-000	550.00	1,650.00	51.22
503-070-028-000	550.00	1,650.00	51.22
503-070-029-000	677.00	2,042.00	51.22
503-070-030-000	550.00	1,650.00	51.22
503-070-031-000	550.00	1,650.00	51.22
503-070-032-000	550.00	1,650.00	51.22
503-070-033-000	303.00	1,212.00	51.22
503-070-034-000	349.00	1,401.00	51.22
503-070-035-000	550.00	1,650.00	51.22
503-070-036-000	550.00	1,650.00	51.22
503-070-037-000	550.00	1,650.00	51.22
503-070-038-000	550.00	1,650.00	51.22
503-070-039-000	550.00	1,650.00	51.22
503-070-040-000	550.00	1,650.00	51.22
503-070-041-000	864.00	2,603.00	51.22
503-070-042-000	550.00	1,650.00	51.22
503-070-043-000	413.00	1,661.00	51.22
503-070-044-000	413.00	1,661.00	51.22
503-070-045-000	561.00	1,694.00	51.22
503-070-046-000	550.00	1,650.00	51.22
503-070-047-000	413.00	1,661.00	51.22
503-070-048-000	413.00	1,661.00	51.22
503-070-050-000	362.00	1,456.00	51.22
503-070-051-000	550.00	1,650.00	51.22
503-070-052-000	355.00	1,428.00	51.22
503-071-001-000	442.00	1,774.00	51.22
503-071-002-000	550.00	1,650.00	51.22
503-071-003-000	550.00	1,650.00	51.22
503-071-004-000	550.00	1,650.00	51.22
503-071-005-000	550.00	1,650.00	51.22
503-071-006-000	550.00	1,650.00	51.22
503-071-007-000	550.00	1,650.00	51.22
503-071-008-000	550.00	1,650.00	51.22
503-071-009-000	550.00	1,650.00	51.22
503-071-010-000	550.00	1,650.00	51.22
503-071-011-000	550.00	1,650.00	51.22
503-071-012-000	550.00	1,650.00	51.22
503-071-013-000	303.00	1,212.00	51.22
503-071-014-000	303.00	1,212.00	51.22
503-071-015-000	362.00	1,456.00	51.22
503-071-016-000	303.00	1,212.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-071-017-000	550.00	1,650.00	51.22
503-071-018-000	550.00	1,650.00	51.22
503-071-019-000	550.00	1,650.00	51.22
503-071-020-000	550.00	1,650.00	51.22
503-071-021-000	550.00	1,650.00	51.22
503-071-022-000	864.00	2,603.00	51.22
503-071-023-000	550.00	1,650.00	51.22
503-071-024-000	561.00	1,694.00	51.22
503-071-025-000	442.00	1,774.00	51.22
503-071-026-000	550.00	1,650.00	51.22
503-071-027-000	864.00	2,603.00	51.22
503-071-028-000	550.00	1,650.00	51.22
503-071-029-000	550.00	1,650.00	51.22
503-071-030-000	550.00	1,650.00	51.22
503-071-031-000	550.00	1,650.00	51.22
503-071-032-000	550.00	1,650.00	51.22
503-071-033-000	550.00	1,650.00	51.22
503-071-034-000	550.00	1,650.00	51.22
503-071-035-000	355.00	1,428.00	51.22
503-071-036-000	550.00	1,650.00	51.22
503-071-037-000	303.00	1,212.00	51.22
503-071-038-000	550.00	1,650.00	51.22
503-071-039-000	436.00	1,747.00	51.22
503-071-040-000	550.00	1,650.00	51.22
503-071-041-000	550.00	1,650.00	51.22
503-071-042-000	550.00	1,650.00	51.22
503-071-043-000	362.00	1,456.00	51.22
503-071-044-000	550.00	1,650.00	51.22
503-071-045-000	303.00	1,212.00	51.22
503-071-046-000	677.00	2,042.00	51.22
503-071-047-000	343.00	1,374.00	51.22
503-071-048-000	362.00	1,456.00	51.22
503-071-050-000	550.00	1,650.00	51.22
503-071-051-000	550.00	1,650.00	51.22
503-071-052-000	349.00	1,401.00	51.22
503-072-001-000	550.00	1,650.00	51.22
503-072-002-000	550.00	1,650.00	51.22
503-072-003-000	550.00	1,650.00	51.22
503-072-004-000	550.00	1,650.00	51.22
503-072-005-000	550.00	1,650.00	51.22
503-072-006-000	550.00	1,650.00	51.22
503-072-007-000	550.00	1,650.00	51.22
503-072-008-000	550.00	1,650.00	51.22
503-072-009-000	362.00	1,456.00	51.22
503-072-010-000	550.00	1,650.00	51.22
503-072-011-000	362.00	1,456.00	51.22
503-072-012-000	550.00	1,650.00	51.22
503-072-014-000	349.00	1,401.00	51.22
503-072-015-000	550.00	1,650.00	51.22
503-072-016-000	550.00	1,650.00	51.22
503-072-017-000	550.00	1,650.00	51.22
503-072-018-000	550.00	1,650.00	51.22
503-072-019-000	864.00	2,603.00	51.22
503-072-020-000	864.00	2,603.00	51.22
503-072-021-000	550.00	1,650.00	51.22
503-072-022-000	550.00	1,650.00	51.22

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-072-023-000	677.00	2,042.00	51.22
503-072-024-000	550.00	1,650.00	51.22
503-072-026-000	677.00	2,042.00	51.22
503-072-027-000	619.00	1,865.00	51.22
503-072-028-000	550.00	1,650.00	51.22
503-072-029-000	550.00	1,650.00	51.22
503-072-030-000	550.00	1,650.00	51.22
503-072-031-000	413.00	1,661.00	51.22
503-072-032-000	413.00	1,661.00	51.22
503-072-033-000	550.00	1,650.00	51.22
503-072-034-000	303.00	1,212.00	51.22
503-072-035-000	550.00	1,650.00	51.22
503-072-036-000	550.00	1,650.00	51.22
503-072-037-000	550.00	1,650.00	51.22
503-072-038-000	550.00	1,650.00	51.22
503-072-039-000	550.00	1,650.00	51.22
503-072-040-000	550.00	1,650.00	51.22
503-072-041-000	550.00	1,650.00	51.22
503-072-042-000	550.00	1,650.00	51.22
503-072-043-000	561.00	1,694.00	51.22
503-072-044-000	550.00	1,650.00	51.22
503-072-045-000	550.00	1,650.00	51.22
503-072-046-000	550.00	1,650.00	51.22
503-072-047-000	550.00	1,650.00	51.22
503-072-048-000	550.00	1,650.00	51.22
503-072-050-000	362.00	1,456.00	51.22
503-072-051-000	362.00	1,456.00	51.22
503-072-052-000	550.00	1,650.00	51.22
503-073-001-000	303.00	1,212.00	51.22
503-073-002-000	550.00	1,650.00	51.22
503-073-003-000	550.00	1,650.00	51.22
503-073-004-000	550.00	1,650.00	51.22
503-073-005-000	550.00	1,650.00	51.22
503-073-006-000	550.00	1,650.00	51.22
503-073-007-000	303.00	1,212.00	51.22
503-073-008-000	550.00	1,650.00	51.22
503-073-009-000	349.00	1,401.00	51.22
503-073-010-000	413.00	1,661.00	51.22
503-073-011-000	355.00	1,428.00	51.22
503-073-012-000	550.00	1,650.00	51.22
503-073-013-000	550.00	1,650.00	51.22
503-073-014-000	550.00	1,650.00	51.22
503-073-015-000	355.00	1,428.00	51.22
503-073-016-000	650.00	1,950.00	51.22
503-073-017-000	550.00	1,650.00	51.22
503-073-018-000	561.00	1,694.00	51.22
503-073-019-000	550.00	1,650.00	51.22
503-073-020-000	550.00	1,650.00	51.22
503-073-021-000	864.00	2,603.00	51.22
503-073-022-000	550.00	1,650.00	51.22
503-073-023-000	550.00	1,650.00	51.22
503-073-024-000	550.00	1,650.00	51.22
503-073-025-000	442.00	1,774.00	51.22
503-073-026-000	550.00	1,650.00	51.22
503-073-027-000	550.00	1,650.00	51.22
503-073-028-000	550.00	1,650.00	51.22

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-073-029-000	550.00	1,650.00	51.22
503-073-030-000	550.00	1,650.00	51.22
503-073-031-000	550.00	1,650.00	51.22
503-073-032-000	550.00	1,650.00	51.22
503-073-033-000	550.00	1,650.00	51.22
503-073-034-000	550.00	1,650.00	51.22
503-073-035-000	550.00	1,650.00	51.22
503-073-036-000	550.00	1,650.00	51.22
503-073-037-000	550.00	1,650.00	51.22
503-073-038-000	550.00	1,650.00	51.22
503-073-039-000	550.00	1,650.00	51.22
503-073-040-000	550.00	1,650.00	51.22
503-073-041-000	303.00	1,212.00	51.22
503-073-042-000	303.00	1,212.00	51.22
503-073-043-000	677.00	2,042.00	51.22
503-073-044-000	355.00	1,428.00	51.22
503-073-045-000	355.00	1,428.00	51.22
503-073-046-000	550.00	1,650.00	51.22
503-073-047-000	362.00	1,456.00	51.22
503-073-048-000	550.00	1,650.00	51.22
503-073-050-000	677.00	2,042.00	51.22
503-073-051-000	550.00	1,650.00	51.22
503-073-052-000	349.00	1,401.00	51.22
503-074-001-000	550.00	1,650.00	51.22
503-074-002-000	550.00	1,650.00	51.22
503-074-003-000	550.00	1,650.00	51.22
503-074-004-000	550.00	1,650.00	51.22
503-074-005-000	864.00	2,603.00	51.22
503-074-006-000	550.00	1,650.00	51.22
503-074-007-000	355.00	1,428.00	51.22
503-074-008-000	550.00	1,650.00	51.22
503-074-009-000	349.00	1,401.00	51.22
503-074-010-000	362.00	1,456.00	51.22
503-074-011-000	561.00	1,694.00	51.22
503-074-012-000	343.00	1,374.00	51.22
503-074-013-000	362.00	1,456.00	51.22
503-074-014-000	550.00	1,650.00	51.22
503-074-015-000	550.00	1,650.00	51.22
503-074-016-000	550.00	1,650.00	51.22
503-074-017-000	550.00	1,650.00	51.22
503-074-018-000	864.00	2,603.00	51.22
503-074-019-000	550.00	1,650.00	51.22
503-074-020-000	362.00	1,456.00	51.22
503-074-021-000	550.00	1,650.00	51.22
503-074-022-000	550.00	1,650.00	51.22
503-074-023-000	550.00	1,650.00	51.22
503-074-024-000	561.00	1,694.00	51.22
503-074-025-000	550.00	1,650.00	51.22
503-074-026-000	550.00	1,650.00	51.22
503-074-027-000	550.00	1,650.00	51.22
503-074-028-000	303.00	1,212.00	51.22
503-074-029-000	550.00	1,650.00	51.22
503-074-030-000	550.00	1,650.00	51.22
503-074-031-000	550.00	1,650.00	51.22
503-074-032-000	550.00	1,650.00	51.22
503-074-033-000	864.00	2,603.00	51.22

CIty of South Lake Tahoe
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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-074-034-000	864.00	2,603.00	51.22
503-074-035-000	303.00	1,212.00	51.22
503-074-036-000	362.00	1,456.00	51.22
503-074-037-000	362.00	1,456.00	51.22
503-074-038-000	550.00	1,650.00	51.22
503-074-039-000	550.00	1,650.00	51.22
503-074-040-000	550.00	1,650.00	51.22
503-074-041-000	442.00	1,774.00	51.22
503-074-042-000	864.00	2,603.00	51.22
503-074-043-000	550.00	1,650.00	51.22
503-074-044-000	550.00	1,650.00	51.22
503-074-045-000	550.00	1,650.00	51.22
503-074-046-000	550.00	1,650.00	51.22
503-074-047-000	550.00	1,650.00	51.22
503-074-048-000	550.00	1,650.00	51.22
503-074-050-000	550.00	1,650.00	51.22
503-074-051-000	619.00	1,865.00	51.22
503-074-052-000	561.00	1,694.00	51.22
503-075-001-000	550.00	1,650.00	51.22
503-075-002-000	550.00	1,650.00	51.22
503-075-003-000	362.00	1,456.00	51.22
503-075-004-000	343.00	1,374.00	51.22
503-075-005-000	343.00	1,374.00	51.22
503-075-006-000	550.00	1,650.00	51.22
503-075-007-000	550.00	1,650.00	51.22
503-075-008-000	550.00	1,650.00	51.22
503-075-009-000	550.00	1,650.00	51.22
503-075-010-000	550.00	1,650.00	51.22
503-075-011-000	355.00	1,428.00	51.22
503-075-012-000	864.00	2,603.00	51.22
503-075-013-000	362.00	1,456.00	51.22
503-075-014-000	349.00	1,401.00	51.22
503-075-015-000	550.00	1,650.00	51.22
503-075-016-000	550.00	1,650.00	51.22
503-075-017-000	550.00	1,650.00	51.22
503-075-018-000	550.00	1,650.00	51.22
503-075-019-000	550.00	1,650.00	51.22
503-075-020-000	550.00	1,650.00	51.22
503-075-021-000	550.00	1,650.00	51.22
503-075-022-000	550.00	1,650.00	51.22
503-075-023-000	550.00	1,650.00	51.22
503-075-024-000	550.00	1,650.00	51.22
503-075-025-000	677.00	2,042.00	51.22
503-075-026-000	550.00	1,650.00	51.22
503-075-027-000	413.00	1,661.00	51.22
503-075-028-000	550.00	1,650.00	51.22
503-075-029-000	550.00	1,650.00	51.22
503-075-030-000	550.00	1,650.00	51.22
503-075-031-000	303.00	1,212.00	51.22
503-075-032-000	550.00	1,650.00	51.22
503-075-033-000	550.00	1,650.00	51.22
503-075-034-000	550.00	1,650.00	51.22
503-075-035-000	550.00	1,650.00	51.22
503-075-036-000	864.00	2,603.00	51.22
503-075-037-000	550.00	1,650.00	51.22
503-075-038-000	442.00	1,774.00	51.22

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-075-039-000	550.00	1,650.00	51.22
503-075-040-000	550.00	1,650.00	51.22
503-075-041-000	550.00	1,650.00	51.22
503-075-042-000	550.00	1,650.00	51.22
503-075-043-000	303.00	1,212.00	51.22
503-075-044-000	550.00	1,650.00	51.22
503-075-045-000	343.00	1,374.00	51.22
503-075-046-000	677.00	2,042.00	51.22
503-075-047-000	550.00	1,650.00	51.22
503-075-048-000	413.00	1,661.00	51.22
503-075-050-000	561.00	1,694.00	51.22
503-075-051-000	550.00	1,650.00	51.22
503-075-052-000	550.00	1,650.00	51.22
503-076-001-000	550.00	1,650.00	51.22
503-076-002-000	552.00	1,663.00	51.22
503-076-003-000	550.00	1,650.00	51.22
503-076-004-000	550.00	1,650.00	51.22
503-076-005-000	550.00	1,650.00	51.22
503-076-006-000	550.00	1,650.00	51.22
503-076-007-000	550.00	1,650.00	51.22
503-076-008-000	550.00	1,650.00	51.22
503-076-009-000	550.00	1,650.00	51.22
503-076-010-000	550.00	1,650.00	51.22
503-076-011-000	550.00	1,650.00	51.22
503-076-012-000	550.00	1,650.00	51.22
503-076-013-000	677.00	2,042.00	51.22
503-076-014-000	355.00	1,428.00	51.22
503-076-015-000	349.00	1,401.00	51.22
503-076-016-000	550.00	1,650.00	51.22
503-076-017-000	550.00	1,650.00	51.22
503-076-018-000	864.00	2,603.00	51.22
503-076-019-000	550.00	1,650.00	51.22
503-076-020-000	550.00	1,650.00	51.22
503-076-021-000	550.00	1,650.00	51.22
503-076-022-000	550.00	1,650.00	51.22
503-076-023-000	550.00	1,650.00	51.22
503-076-024-000	550.00	1,650.00	51.22
503-076-025-000	550.00	1,650.00	51.22
503-076-026-000	550.00	1,650.00	51.22
503-076-027-000	413.00	1,661.00	51.22
503-076-028-000	550.00	1,650.00	51.22
503-076-029-000	303.00	1,212.00	51.22
503-076-030-000	550.00	1,650.00	51.22
503-076-031-000	550.00	1,650.00	51.22
503-076-032-000	550.00	1,650.00	51.22
503-076-033-000	550.00	1,650.00	51.22
503-076-034-000	550.00	1,650.00	51.22
503-076-035-000	413.00	1,661.00	51.22
503-076-036-000	413.00	1,661.00	51.22
503-076-037-000	677.00	2,042.00	51.22
503-076-038-000	550.00	1,650.00	51.22
503-076-039-000	550.00	1,650.00	51.22
503-076-040-000	550.00	1,650.00	51.22
503-076-041-000	550.00	1,650.00	51.22
503-076-042-000	561.00	1,694.00	51.22
503-076-043-000	343.00	1,374.00	51.22

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-076-044-000	550.00	1,650.00	51.22
503-076-045-000	303.00	1,212.00	51.22
503-076-046-000	550.00	1,650.00	51.22
503-076-047-000	550.00	1,650.00	51.22
503-076-048-000	550.00	1,650.00	51.22
503-076-050-000	550.00	1,650.00	51.22
503-076-051-000	550.00	1,650.00	51.22
503-076-052-000	355.00	1,428.00	51.22
503-077-001-000	550.00	1,650.00	51.22
503-077-002-000	550.00	1,650.00	51.22
503-077-003-000	677.00	2,042.00	51.22
503-077-004-000	550.00	1,650.00	51.22
503-077-005-000	550.00	1,650.00	51.22
503-077-006-000	550.00	1,650.00	51.22
503-077-007-000	550.00	1,650.00	51.22
503-077-008-000	303.00	1,212.00	51.22
503-077-009-000	550.00	1,650.00	51.22
503-077-010-000	550.00	1,650.00	51.22
503-077-011-000	550.00	1,650.00	51.22
503-077-012-000	550.00	1,650.00	51.22
503-077-013-000	550.00	1,650.00	51.22
503-077-014-000	550.00	1,650.00	51.22
503-077-015-000	550.00	1,650.00	51.22
503-077-016-000	677.00	2,042.00	51.22
503-077-017-000	550.00	1,650.00	51.22
503-077-018-000	550.00	1,650.00	51.22
503-077-019-000	550.00	1,650.00	51.22
503-077-020-000	550.00	1,650.00	51.22
503-077-021-000	550.00	1,650.00	51.22
503-077-022-000	550.00	1,650.00	51.22
503-077-023-000	550.00	1,650.00	51.22
503-077-024-000	550.00	1,650.00	51.22
503-077-025-000	413.00	1,661.00	51.22
503-077-026-000	550.00	1,650.00	51.22
503-077-027-000	550.00	1,650.00	51.22
503-077-028-000	550.00	1,650.00	51.22
503-077-029-000	355.00	1,428.00	51.22
503-077-030-000	355.00	1,428.00	51.22
503-077-031-000	362.00	1,456.00	51.22
503-077-032-000	362.00	1,456.00	51.22
503-077-033-000	362.00	1,456.00	51.22
503-077-034-000	550.00	1,650.00	51.22
503-077-035-000	561.00	1,694.00	51.22
503-077-036-000	550.00	1,650.00	51.22
503-077-037-000	550.00	1,650.00	51.22
503-077-038-000	550.00	1,650.00	51.22
503-077-039-000	550.00	1,650.00	51.22
503-077-040-000	550.00	1,650.00	51.22
503-077-041-000	303.00	1,212.00	51.22
503-077-042-000	550.00	1,650.00	51.22
503-077-043-000	550.00	1,650.00	51.22
503-077-044-000	550.00	1,650.00	51.22
503-077-045-000	550.00	1,650.00	51.22
503-077-046-000	362.00	1,456.00	51.22
503-077-047-000	864.00	2,603.00	51.22
503-077-048-000	864.00	2,603.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-077-050-000	303.00	1,212.00	51.22
503-077-051-000	550.00	1,650.00	51.22
503-077-052-000	550.00	1,650.00	51.22
503-078-001-000	303.00	1,212.00	51.22
503-078-002-000	550.00	1,650.00	51.22
503-078-003-000	864.00	2,603.00	51.22
503-078-004-000	864.00	2,603.00	51.22
503-078-005-000	343.00	1,374.00	51.22
503-078-006-000	550.00	1,650.00	51.22
503-078-007-000	550.00	1,650.00	51.22
503-078-008-000	550.00	1,650.00	51.22
503-078-009-000	550.00	1,650.00	51.22
503-078-010-000	550.00	1,650.00	51.22
503-078-011-000	343.00	1,374.00	51.22
503-078-012-000	550.00	1,650.00	51.22
503-078-013-000	550.00	1,650.00	51.22
503-078-014-000	550.00	1,650.00	51.22
503-078-015-000	550.00	1,650.00	51.22
503-078-016-000	561.00	1,694.00	51.22
503-078-017-000	550.00	1,650.00	51.22
503-078-018-000	550.00	1,650.00	51.22
503-078-019-000	550.00	1,650.00	51.22
503-078-020-000	550.00	1,650.00	51.22
503-078-021-000	550.00	1,650.00	51.22
503-078-022-000	550.00	1,650.00	51.22
503-078-023-000	550.00	1,650.00	51.22
503-078-024-000	677.00	2,042.00	51.22
503-078-025-000	550.00	1,650.00	51.22
503-078-026-000	355.00	1,428.00	51.22
503-078-027-000	550.00	1,650.00	51.22
503-078-028-000	550.00	1,650.00	51.22
503-078-029-000	561.00	1,694.00	51.22
503-078-030-000	550.00	1,650.00	51.22
503-078-031-000	355.00	1,428.00	51.22
503-078-032-000	550.00	1,650.00	51.22
503-078-033-000	550.00	1,650.00	51.22
503-078-034-000	561.00	1,694.00	51.22
503-078-035-000	550.00	1,650.00	51.22
503-078-036-000	550.00	1,650.00	51.22
503-078-037-000	550.00	1,650.00	51.22
503-078-038-000	550.00	1,650.00	51.22
503-078-039-000	550.00	1,650.00	51.22
503-078-040-000	436.00	1,747.00	51.22
503-078-041-000	550.00	1,650.00	51.22
503-078-042-000	550.00	1,650.00	51.22
503-078-043-000	355.00	1,428.00	51.22
503-078-044-000	550.00	1,650.00	51.22
503-078-045-000	550.00	1,650.00	51.22
503-078-046-000	550.00	1,650.00	51.22
503-078-047-000	550.00	1,650.00	51.22
503-078-048-000	550.00	1,650.00	51.22
503-078-050-000	677.00	2,042.00	51.22
503-078-051-000	550.00	1,650.00	51.22
503-078-052-000	550.00	1,650.00	51.22
503-079-001-510	375.00	1,125.00	25.60
503-079-001-520	214.00	856.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-079-002-510	375.00	1,125.00	25.60
503-079-002-520	375.00	1,125.00	25.60
503-079-003-510	375.00	1,125.00	25.60
503-079-003-520	375.00	1,125.00	25.60
503-079-004-510	375.00	1,125.00	25.60
503-079-004-520	584.00	1,769.00	25.60
503-079-005-510	214.00	856.00	25.60
503-079-005-520	202.00	808.00	25.60
503-079-006-510	375.00	1,125.00	25.60
503-079-006-520	375.00	1,125.00	25.60
503-079-007-510	375.00	1,125.00	25.60
503-079-007-520	375.00	1,125.00	25.60
503-079-008-510	375.00	1,125.00	25.60
503-079-008-520	375.00	1,125.00	25.60
503-079-009-510	375.00	1,125.00	25.60
503-079-009-520	375.00	1,125.00	25.60
503-079-010-510	375.00	1,125.00	25.60
503-079-010-520	584.00	1,769.00	25.60
503-079-011-510	375.00	1,125.00	25.60
503-079-011-520	375.00	1,125.00	25.60
503-079-012-510	375.00	1,125.00	25.60
503-079-012-520	214.00	856.00	25.60
503-079-013-510	375.00	1,125.00	25.60
503-079-013-520	375.00	1,125.00	25.60
503-079-014-510	375.00	1,125.00	25.60
503-079-014-520	375.00	1,125.00	25.60
503-079-015-510	375.00	1,125.00	25.60
503-079-015-520	375.00	1,125.00	25.60
503-079-016-510	375.00	1,125.00	25.60
503-079-016-520	336.00	1,014.00	25.60
503-079-017-510	375.00	1,125.00	25.60
503-079-017-520	375.00	1,125.00	25.60
503-079-018-510	421.00	1,275.00	25.60
503-079-018-520	375.00	1,125.00	25.60
503-079-019-510	202.00	808.00	25.60
503-079-019-520	375.00	1,125.00	25.60
503-079-020-510	375.00	1,125.00	25.60
503-079-020-520	375.00	1,125.00	25.60
503-079-021-510	375.00	1,125.00	25.60
503-079-021-520	375.00	1,125.00	25.60
503-079-022-510	450.00	1,350.00	25.60
503-079-022-520	263.00	1,062.00	25.60
503-079-023-510	375.00	1,125.00	25.60
503-079-023-520	375.00	1,125.00	25.60
503-079-024-510	584.00	1,769.00	25.60
503-079-024-520	375.00	1,125.00	25.60
503-079-025-510	584.00	1,769.00	25.60
503-079-025-520	450.00	1,350.00	25.60
503-079-026-510	202.00	808.00	25.60
503-079-026-520	375.00	1,125.00	25.60
503-079-027-510	375.00	1,125.00	25.60
503-079-027-520	375.00	1,125.00	25.60
503-079-028-510	375.00	1,125.00	25.60
503-079-028-520	375.00	1,125.00	25.60
503-079-029-510	375.00	1,125.00	25.60
503-079-029-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-079-030-510	375.00	1,125.00	25.60
503-079-030-520	375.00	1,125.00	25.60
503-079-031-510	375.00	1,125.00	25.60
503-079-031-520	375.00	1,125.00	25.60
503-079-032-510	375.00	1,125.00	25.60
503-079-032-520	214.00	856.00	25.60
503-079-033-510	214.00	856.00	25.60
503-079-033-520	375.00	1,125.00	25.60
503-079-034-510	375.00	1,125.00	25.60
503-079-034-520	375.00	1,125.00	25.60
503-079-035-510	375.00	1,125.00	25.60
503-079-035-520	375.00	1,125.00	25.60
503-079-036-510	214.00	856.00	25.60
503-079-036-520	206.00	824.00	25.60
503-079-037-510	584.00	1,769.00	25.60
503-079-037-520	584.00	1,769.00	25.60
503-079-038-510	206.00	824.00	25.60
503-079-038-520	375.00	1,125.00	25.60
503-079-039-510	210.00	840.00	25.60
503-079-039-520	375.00	1,125.00	25.60
503-079-040-510	584.00	1,769.00	25.60
503-079-040-520	584.00	1,769.00	25.60
503-079-041-510	375.00	1,125.00	25.60
503-079-041-520	375.00	1,125.00	25.60
503-079-042-510	584.00	1,769.00	25.60
503-079-042-520	375.00	1,125.00	25.60
503-079-043-510	375.00	1,125.00	25.60
503-079-043-520	202.00	808.00	25.60
503-079-044-510	375.00	1,125.00	25.60
503-079-044-520	458.00	1,387.00	25.60
503-079-045-510	375.00	1,125.00	25.60
503-079-045-520	375.00	1,125.00	25.60
503-079-046-510	584.00	1,769.00	25.60
503-079-046-520	584.00	1,769.00	25.60
503-079-047-510	375.00	1,125.00	25.60
503-079-047-520	375.00	1,125.00	25.60
503-079-048-510	206.00	824.00	25.60
503-079-048-520	375.00	1,125.00	25.60
503-079-050-510	375.00	1,125.00	25.60
503-079-050-520	375.00	1,125.00	25.60
503-079-051-000	550.00	1,650.00	51.22
503-079-052-000	550.00	1,650.00	51.22
503-080-001-510	584.00	1,769.00	25.60
503-080-001-520	450.00	1,350.00	25.60
503-080-002-510	584.00	1,769.00	25.60
503-080-002-520	336.00	1,014.00	25.60
503-080-003-000	550.00	1,650.00	51.22
503-080-004-510	336.00	1,014.00	25.60
503-080-004-520	375.00	1,125.00	25.60
503-080-005-510	584.00	1,769.00	25.60
503-080-005-520	375.00	1,125.00	25.60
503-080-006-510	584.00	1,769.00	25.60
503-080-006-520	375.00	1,125.00	25.60
503-080-007-510	375.00	1,125.00	25.60
503-080-007-520	584.00	1,769.00	25.60
503-080-008-510	584.00	1,769.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-080-008-520	375.00	1,125.00	25.60
503-080-009-510	214.00	856.00	25.60
503-080-009-520	584.00	1,769.00	25.60
503-080-010-510	375.00	1,125.00	25.60
503-080-010-520	458.00	1,387.00	25.60
503-080-011-510	375.00	1,125.00	25.60
503-080-011-520	458.00	1,387.00	25.60
503-080-012-510	214.00	856.00	25.60
503-080-012-520	218.00	872.00	25.60
503-080-013-510	375.00	1,125.00	25.60
503-080-013-520	375.00	1,125.00	25.60
503-080-014-000	550.00	1,650.00	51.22
503-080-015-510	375.00	1,125.00	25.60
503-080-015-520	421.00	1,275.00	25.60
503-080-016-510	375.00	1,125.00	25.60
503-080-016-520	375.00	1,125.00	25.60
503-080-017-510	375.00	1,125.00	25.60
503-080-017-520	214.00	856.00	25.60
503-080-018-510	375.00	1,125.00	25.60
503-080-018-520	375.00	1,125.00	25.60
503-080-019-510	375.00	1,125.00	25.60
503-080-019-520	210.00	840.00	25.60
503-080-020-510	210.00	840.00	25.60
503-080-020-520	375.00	1,125.00	25.60
503-080-021-510	421.00	1,275.00	25.60
503-080-021-520	336.00	1,014.00	25.60
503-080-022-510	421.00	1,275.00	25.60
503-080-022-520	450.00	1,350.00	25.60
503-080-023-510	210.00	840.00	25.60
503-080-023-520	450.00	1,350.00	25.60
503-080-024-510	218.00	872.00	25.60
503-080-024-520	458.00	1,387.00	25.60
503-080-025-510	375.00	1,125.00	25.60
503-080-025-520	263.00	1,062.00	25.60
503-080-026-510	375.00	1,125.00	25.60
503-080-026-520	584.00	1,769.00	25.60
503-080-027-510	375.00	1,125.00	25.60
503-080-027-520	375.00	1,125.00	25.60
503-080-028-510	375.00	1,125.00	25.60
503-080-028-520	375.00	1,125.00	25.60
503-080-029-510	375.00	1,125.00	25.60
503-080-029-520	584.00	1,769.00	25.60
503-080-030-510	584.00	1,769.00	25.60
503-080-030-520	375.00	1,125.00	25.60
503-080-031-510	375.00	1,125.00	25.60
503-080-031-520	375.00	1,125.00	25.60
503-080-032-510	584.00	1,769.00	25.60
503-080-032-520	375.00	1,125.00	25.60
503-080-033-510	458.00	1,387.00	25.60
503-080-033-520	375.00	1,125.00	25.60
503-080-034-510	375.00	1,125.00	25.60
503-080-034-520	202.00	808.00	25.60
503-080-035-000	355.00	1,428.00	51.22
503-080-036-510	210.00	840.00	25.60
503-080-036-520	584.00	1,769.00	25.60
503-080-037-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-080-037-520	375.00	1,125.00	25.60
503-080-038-510	584.00	1,769.00	25.60
503-080-038-520	375.00	1,125.00	25.60
503-080-039-000	550.00	1,650.00	51.22
503-080-040-000	561.00	1,694.00	51.22
503-080-041-510	584.00	1,769.00	25.60
503-080-041-520	584.00	1,769.00	25.60
503-080-042-510	214.00	856.00	25.60
503-080-042-520	450.00	1,350.00	25.60
503-080-043-510	375.00	1,125.00	25.60
503-080-043-520	263.00	1,062.00	25.60
503-080-044-510	375.00	1,125.00	25.60
503-080-044-520	218.00	872.00	25.60
503-080-045-510	375.00	1,125.00	25.60
503-080-045-520	210.00	840.00	25.60
503-080-046-510	375.00	1,125.00	25.60
503-080-046-520	202.00	808.00	25.60
503-080-047-510	375.00	1,125.00	25.60
503-080-047-520	336.00	1,014.00	25.60
503-080-048-510	375.00	1,125.00	25.60
503-080-048-520	584.00	1,769.00	25.60
503-080-050-510	375.00	1,125.00	25.60
503-080-050-520	375.00	1,125.00	25.60
503-080-051-000	550.00	1,650.00	51.22
503-080-052-000	550.00	1,650.00	51.22
503-081-001-000	550.00	1,650.00	51.22
503-081-002-000	550.00	1,650.00	51.22
503-081-003-000	550.00	1,650.00	51.22
503-081-004-000	550.00	1,650.00	51.22
503-081-005-000	550.00	1,650.00	51.22
503-081-006-000	550.00	1,650.00	51.22
503-081-007-000	550.00	1,650.00	51.22
503-081-008-000	550.00	1,650.00	51.22
503-081-009-000	550.00	1,650.00	51.22
503-081-010-000	550.00	1,650.00	51.22
503-081-011-000	864.00	2,603.00	51.22
503-081-012-000	550.00	1,650.00	51.22
503-081-013-000	550.00	1,650.00	51.22
503-081-014-000	550.00	1,650.00	51.22
503-081-015-000	550.00	1,650.00	51.22
503-081-016-000	550.00	1,650.00	51.22
503-081-017-000	550.00	1,650.00	51.22
503-081-018-000	550.00	1,650.00	51.22
503-081-019-000	550.00	1,650.00	51.22
503-081-020-000	303.00	1,212.00	51.22
503-081-021-000	550.00	1,650.00	51.22
503-081-022-000	550.00	1,650.00	51.22
503-081-023-000	442.00	1,774.00	51.22
503-081-024-000	550.00	1,650.00	51.22
503-081-025-000	550.00	1,650.00	51.22
503-081-026-000	550.00	1,650.00	51.22
503-081-027-000	550.00	1,650.00	51.22
503-081-028-000	550.00	1,650.00	51.22
503-081-029-000	550.00	1,650.00	51.22
503-081-030-000	355.00	1,428.00	51.22
503-081-031-000	561.00	1,694.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-081-032-000	561.00	1,694.00	51.22
503-081-033-000	550.00	1,650.00	51.22
503-081-034-000	677.00	2,042.00	51.22
503-081-035-000	550.00	1,650.00	51.22
503-081-036-000	550.00	1,650.00	51.22
503-081-037-000	550.00	1,650.00	51.22
503-081-038-000	550.00	1,650.00	51.22
503-081-039-000	561.00	1,694.00	51.22
503-081-040-000	550.00	1,650.00	51.22
503-081-041-000	362.00	1,456.00	51.22
503-081-042-000	550.00	1,650.00	51.22
503-081-043-000	677.00	2,042.00	51.22
503-081-044-000	677.00	2,042.00	51.22
503-081-045-000	550.00	1,650.00	51.22
503-081-046-000	550.00	1,650.00	51.22
503-081-047-000	550.00	1,650.00	51.22
503-081-048-000	355.00	1,428.00	51.22
503-081-050-000	442.00	1,774.00	51.22
503-081-051-000	550.00	1,650.00	51.22
503-081-052-000	550.00	1,650.00	51.22
503-082-001-000	355.00	1,428.00	51.22
503-082-002-000	362.00	1,456.00	51.22
503-082-003-000	349.00	1,401.00	51.22
503-082-004-000	550.00	1,650.00	51.22
503-082-005-000	550.00	1,650.00	51.22
503-082-006-000	442.00	1,774.00	51.22
503-082-007-000	550.00	1,650.00	51.22
503-082-008-000	550.00	1,650.00	51.22
503-082-009-000	550.00	1,650.00	51.22
503-082-010-000	550.00	1,650.00	51.22
503-082-011-000	550.00	1,650.00	51.22
503-082-012-000	550.00	1,650.00	51.22
503-082-013-000	550.00	1,650.00	51.22
503-082-014-000	550.00	1,650.00	51.22
503-082-015-000	864.00	2,603.00	51.22
503-082-016-000	550.00	1,650.00	51.22
503-082-017-000	550.00	1,650.00	51.22
503-082-018-000	303.00	1,212.00	51.22
503-082-019-000	303.00	1,212.00	51.22
503-082-020-000	550.00	1,650.00	51.22
503-082-021-000	550.00	1,650.00	51.22
503-082-022-000	413.00	1,661.00	51.22
503-082-023-000	550.00	1,650.00	51.22
503-082-024-000	550.00	1,650.00	51.22
503-082-025-000	413.00	1,661.00	51.22
503-082-026-510	375.00	1,125.00	25.60
503-082-026-520	214.00	856.00	25.60
503-082-027-510	375.00	1,125.00	25.60
503-082-027-520	375.00	1,125.00	25.60
503-082-028-510	584.00	1,769.00	25.60
503-082-028-520	584.00	1,769.00	25.60
503-082-029-510	375.00	1,125.00	25.60
503-082-029-520	375.00	1,125.00	25.60
503-082-030-510	450.00	1,350.00	25.60
503-082-030-520	375.00	1,125.00	25.60
503-082-031-510	375.00	1,125.00	25.60

CIty of South Lake Tahoe
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Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-082-031-520	375.00	1,125.00	25.60
503-082-032-510	202.00	808.00	25.60
503-082-032-520	214.00	856.00	25.60
503-082-033-510	375.00	1,125.00	25.60
503-082-033-520	336.00	1,014.00	25.60
503-082-034-510	375.00	1,125.00	25.60
503-082-034-520	214.00	856.00	25.60
503-082-035-510	375.00	1,125.00	25.60
503-082-035-520	375.00	1,125.00	25.60
503-082-036-510	375.00	1,125.00	25.60
503-082-036-520	375.00	1,125.00	25.60
503-082-037-510	375.00	1,125.00	25.60
503-082-037-520	375.00	1,125.00	25.60
503-082-038-510	375.00	1,125.00	25.60
503-082-038-520	375.00	1,125.00	25.60
503-082-039-510	375.00	1,125.00	25.60
503-082-039-520	375.00	1,125.00	25.60
503-082-040-510	202.00	808.00	25.60
503-082-040-520	375.00	1,125.00	25.60
503-082-041-510	336.00	1,014.00	25.60
503-082-041-520	375.00	1,125.00	25.60
503-082-042-510	336.00	1,014.00	25.60
503-082-042-520	375.00	1,125.00	25.60
503-082-043-510	202.00	808.00	25.60
503-082-043-520	375.00	1,125.00	25.60
503-082-044-510	375.00	1,125.00	25.60
503-082-044-520	218.00	872.00	25.60
503-082-045-510	214.00	856.00	25.60
503-082-045-520	450.00	1,350.00	25.60
503-082-046-510	375.00	1,125.00	25.60
503-082-046-520	375.00	1,125.00	25.60
503-082-047-510	375.00	1,125.00	25.60
503-082-047-520	375.00	1,125.00	25.60
503-082-048-510	375.00	1,125.00	25.60
503-082-048-520	375.00	1,125.00	25.60
503-082-049-520	375.00	1,125.00	25.60
503-082-050-510	375.00	1,125.00	25.60
503-082-050-520	375.00	1,125.00	25.60
503-082-051-000	550.00	1,650.00	51.22
503-082-052-000	349.00	1,401.00	51.22
503-083-001-510	375.00	1,125.00	25.60
503-083-001-520	375.00	1,125.00	25.60
503-083-002-510	202.00	808.00	25.60
503-083-002-520	375.00	1,125.00	25.60
503-083-003-510	214.00	856.00	25.60
503-083-003-520	458.00	1,387.00	25.60
503-083-004-510	458.00	1,387.00	25.60
503-083-004-520	421.00	1,275.00	25.60
503-083-005-510	214.00	856.00	25.60
503-083-005-520	584.00	1,769.00	25.60
503-083-006-000	561.00	1,694.00	51.22
503-083-007-000	550.00	1,650.00	51.22
503-083-008-000	362.00	1,456.00	51.22
503-083-009-000	550.00	1,650.00	51.22
503-083-010-510	458.00	1,387.00	25.60
503-083-010-520	375.00	1,125.00	25.60

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Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-083-011-510	336.00	1,014.00	25.60
503-083-011-520	375.00	1,125.00	25.60
503-083-012-510	458.00	1,387.00	25.60
503-083-012-520	375.00	1,125.00	25.60
503-083-013-510	375.00	1,125.00	25.60
503-083-013-520	375.00	1,125.00	25.60
503-083-014-000	375.00	1,125.00	25.60
503-083-015-000	550.00	1,650.00	51.22
503-083-016-000	550.00	1,650.00	51.22
503-083-017-000	550.00	1,650.00	51.22
503-083-018-510	375.00	1,125.00	25.60
503-083-018-520	336.00	1,014.00	25.60
503-083-019-510	375.00	1,125.00	25.60
503-083-019-520	263.00	1,062.00	25.60
503-083-020-000	550.00	1,650.00	51.22
503-083-021-000	550.00	1,650.00	51.22
503-083-022-000	550.00	1,650.00	51.22
503-083-023-510	375.00	1,125.00	25.60
503-083-023-520	375.00	1,125.00	25.60
503-083-024-000	550.00	1,650.00	51.22
503-083-025-000	413.00	1,661.00	51.22
503-083-026-000	550.00	1,650.00	51.22
503-083-027-000	550.00	1,650.00	51.22
503-083-028-000	550.00	1,650.00	51.22
503-083-029-000	550.00	1,650.00	51.22
503-083-030-510	375.00	1,125.00	25.60
503-083-030-520	206.00	824.00	25.60
503-083-031-000	550.00	1,650.00	51.22
503-083-032-000	355.00	1,428.00	51.22
503-083-033-510	214.00	856.00	25.60
503-083-033-520	375.00	1,125.00	25.60
503-083-034-000	550.00	1,650.00	51.22
503-083-035-000	550.00	1,650.00	51.22
503-083-036-000	550.00	1,650.00	51.22
503-083-037-000	550.00	1,650.00	51.22
503-083-038-510	375.00	1,125.00	25.60
503-083-038-520	375.00	1,125.00	25.60
503-083-039-510	584.00	1,769.00	25.60
503-083-039-520	375.00	1,125.00	25.60
503-083-040-000	550.00	1,650.00	51.22
503-083-041-000	550.00	1,650.00	51.22
503-083-042-000	550.00	1,650.00	51.22
503-083-043-000	550.00	1,650.00	51.22
503-083-044-000	550.00	1,650.00	51.22
503-083-045-000	550.00	1,650.00	51.22
503-083-046-000	550.00	1,650.00	51.22
503-083-047-000	550.00	1,650.00	51.22
503-083-048-510	375.00	1,125.00	25.60
503-083-048-520	584.00	1,769.00	25.60
503-083-050-510	450.00	1,350.00	25.60
503-083-050-520	214.00	856.00	25.60
503-083-051-000	550.00	1,650.00	51.22
503-083-052-000	550.00	1,650.00	51.22
503-084-001-510	375.00	1,125.00	25.60
503-084-001-520	375.00	1,125.00	25.60
503-084-002-510	584.00	1,769.00	25.60

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Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-084-002-520	375.00	1,125.00	25.60
503-084-003-000	550.00	1,650.00	51.22
503-084-004-000	550.00	1,650.00	51.22
503-084-005-000	550.00	1,650.00	51.22
503-084-006-510	375.00	1,125.00	25.60
503-084-006-520	206.00	824.00	25.60
503-084-007-000	303.00	1,212.00	51.22
503-084-008-510	263.00	1,062.00	25.60
503-084-008-520	375.00	1,125.00	25.60
503-084-009-000	550.00	1,650.00	51.22
503-084-010-000	550.00	1,650.00	51.22
503-084-011-000	413.00	1,661.00	51.22
503-084-012-000	550.00	1,650.00	51.22
503-084-013-000	550.00	1,650.00	51.22
503-084-014-000	550.00	1,650.00	51.22
503-084-015-000	550.00	1,650.00	51.22
503-084-016-510	375.00	1,125.00	25.60
503-084-016-520	421.00	1,275.00	25.60
503-084-017-000	550.00	1,650.00	51.22
503-084-018-000	864.00	2,603.00	51.22
503-084-019-000	550.00	1,650.00	51.22
503-084-020-510	375.00	1,125.00	25.60
503-084-020-520	450.00	1,350.00	25.60
503-084-021-000	550.00	1,650.00	51.22
503-084-022-000	362.00	1,456.00	51.22
503-084-023-000	550.00	1,650.00	51.22
503-084-024-000	550.00	1,650.00	51.22
503-084-025-510	375.00	1,125.00	25.60
503-084-025-520	210.00	840.00	25.60
503-084-026-000	550.00	1,650.00	51.22
503-084-027-510	375.00	1,125.00	25.60
503-084-027-520	375.00	1,125.00	25.60
503-084-028-000	343.00	1,374.00	51.22
503-084-029-000	550.00	1,650.00	51.22
503-084-030-000	355.00	1,428.00	51.22
503-084-031-510	375.00	1,125.00	25.60
503-084-031-520	375.00	1,125.00	25.60
503-084-032-000	864.00	2,603.00	51.22
503-084-033-000	550.00	1,650.00	51.22
503-084-034-510	214.00	856.00	25.60
503-084-034-520	214.00	856.00	25.60
503-084-035-000	550.00	1,650.00	51.22
503-084-036-000	550.00	1,650.00	51.22
503-084-037-000	550.00	1,650.00	51.22
503-084-038-510	375.00	1,125.00	25.60
503-084-038-520	375.00	1,125.00	25.60
503-084-039-000	550.00	1,650.00	51.22
503-084-040-000	550.00	1,650.00	51.22
503-084-041-000	550.00	1,650.00	51.22
503-084-042-000	550.00	1,650.00	51.22
503-084-043-000	550.00	1,650.00	51.22
503-084-044-510	375.00	1,125.00	25.60
503-084-044-520	202.00	808.00	25.60
503-084-045-000	550.00	1,650.00	51.22
503-084-046-000	550.00	1,650.00	51.22
503-084-047-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-084-048-000	303.00	1,212.00	51.22
503-084-050-510	450.00	1,350.00	25.60
503-084-050-520	375.00	1,125.00	25.60
503-084-051-000	550.00	1,650.00	51.22
503-084-052-000	550.00	1,650.00	51.22
503-085-001-000	355.00	1,428.00	51.22
503-085-002-000	550.00	1,650.00	51.22
503-085-003-510	375.00	1,125.00	25.60
503-085-003-520	458.00	1,387.00	25.60
503-085-004-510	375.00	1,125.00	25.60
503-085-004-520	375.00	1,125.00	25.60
503-085-005-510	375.00	1,125.00	25.60
503-085-005-520	421.00	1,275.00	25.60
503-085-006-000	550.00	1,650.00	51.22
503-085-007-510	375.00	1,125.00	25.60
503-085-007-520	421.00	1,275.00	25.60
503-085-008-510	375.00	1,125.00	25.60
503-085-008-520	375.00	1,125.00	25.60
503-085-009-510	420.00	1,269.00	25.60
503-085-009-520	375.00	1,125.00	25.60
503-085-010-000	362.00	1,456.00	51.22
503-085-011-000	550.00	1,650.00	51.22
503-085-012-000	413.00	1,661.00	51.22
503-085-013-510	584.00	1,769.00	25.60
503-085-013-520	375.00	1,125.00	25.60
503-085-014-510	375.00	1,125.00	25.60
503-085-014-520	206.00	824.00	25.60
503-085-015-510	375.00	1,125.00	25.60
503-085-015-520	300.00	900.00	25.60
503-085-016-000	550.00	1,650.00	51.22
503-085-017-510	450.00	1,350.00	25.60
503-085-017-520	584.00	1,769.00	25.60
503-085-018-000	561.00	1,694.00	51.22
503-085-019-000	864.00	2,603.00	51.22
503-085-020-000	355.00	1,428.00	51.22
503-085-021-510	218.00	872.00	25.60
503-085-021-520	375.00	1,125.00	25.60
503-085-022-510	375.00	1,125.00	25.60
503-085-022-520	375.00	1,125.00	25.60
503-085-023-510	202.00	808.00	25.60
503-085-023-520	584.00	1,769.00	25.60
503-085-024-000	550.00	1,650.00	51.22
503-085-025-510	458.00	1,387.00	25.60
503-085-025-520	375.00	1,125.00	25.60
503-085-026-000	550.00	1,650.00	51.22
503-085-027-000	550.00	1,650.00	51.22
503-085-029-510	375.00	1,125.00	25.60
503-085-029-520	584.00	1,769.00	25.60
503-085-031-510	375.00	1,125.00	25.60
503-085-031-520	375.00	1,125.00	25.60
503-085-032-000	550.00	1,650.00	51.22
503-085-033-000	550.00	1,650.00	51.22
503-085-034-000	550.00	1,650.00	51.22
503-085-035-000	550.00	1,650.00	51.22
503-085-036-510	375.00	1,125.00	25.60
503-085-036-520	375.00	1,125.00	25.60

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Fiscal Year 2022/23
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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-085-037-000	550.00	1,650.00	51.22
503-085-038-000	677.00	2,042.00	51.22
503-085-039-000	550.00	1,650.00	51.22
503-085-040-000	550.00	1,650.00	51.22
503-085-041-510	375.00	1,125.00	25.60
503-085-041-520	210.00	840.00	25.60
503-085-042-510	375.00	1,125.00	25.60
503-085-042-520	375.00	1,125.00	25.60
503-085-043-000	677.00	2,042.00	51.22
503-085-044-000	550.00	1,650.00	51.22
503-085-045-000	550.00	1,650.00	51.22
503-085-046-000	550.00	1,650.00	51.22
503-085-047-510	375.00	1,125.00	25.60
503-085-047-520	421.00	1,275.00	25.60
503-085-048-000	677.00	2,042.00	51.22
503-085-050-510	375.00	1,125.00	25.60
503-085-050-520	375.00	1,125.00	25.60
503-085-051-000	303.00	1,212.00	51.22
503-085-052-000	362.00	1,456.00	51.22
503-086-001-510	336.00	1,014.00	25.60
503-086-001-520	375.00	1,125.00	25.60
503-086-002-000	550.00	1,650.00	51.22
503-086-003-000	864.00	2,603.00	51.22
503-086-004-510	214.00	856.00	25.60
503-086-004-520	375.00	1,125.00	25.60
503-086-005-000	550.00	1,650.00	51.22
503-086-006-000	677.00	2,042.00	51.22
503-086-007-000	677.00	2,042.00	51.22
503-086-008-510	375.00	1,125.00	25.60
503-086-008-520	450.00	1,350.00	25.60
503-086-009-000	550.00	1,650.00	51.22
503-086-010-000	550.00	1,650.00	51.22
503-086-011-000	413.00	1,661.00	51.22
503-086-012-000	550.00	1,650.00	51.22
503-086-013-510	263.00	1,062.00	25.60
503-086-013-520	375.00	1,125.00	25.60
503-086-014-000	303.00	1,212.00	51.22
503-086-015-510	375.00	1,125.00	25.60
503-086-015-520	375.00	1,125.00	25.60
503-086-016-510	202.00	808.00	25.60
503-086-016-520	336.00	1,014.00	25.60
503-086-017-000	550.00	1,650.00	51.22
503-086-018-510	458.00	1,387.00	25.60
503-086-018-520	375.00	1,125.00	25.60
503-086-019-510	375.00	1,125.00	25.60
503-086-019-520	584.00	1,769.00	25.60
503-086-020-510	263.00	1,062.00	25.60
503-086-020-520	202.00	808.00	25.60
503-086-021-510	584.00	1,769.00	25.60
503-086-021-520	375.00	1,125.00	25.60
503-086-022-510	263.00	1,062.00	25.60
503-086-022-520	375.00	1,125.00	25.60
503-086-023-000	550.00	1,650.00	51.22
503-086-024-510	375.00	1,125.00	25.60
503-086-024-520	202.00	808.00	25.60
503-086-025-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-086-025-520	214.00	856.00	25.60
503-086-026-000	550.00	1,650.00	51.22
503-086-027-510	210.00	840.00	25.60
503-086-027-520	375.00	1,125.00	25.60
503-086-028-000	550.00	1,650.00	51.22
503-086-029-000	550.00	1,650.00	51.22
503-086-030-000	303.00	1,212.00	51.22
503-086-031-000	550.00	1,650.00	51.22
503-086-032-000	550.00	1,650.00	51.22
503-086-033-000	550.00	1,650.00	51.22
503-086-034-510	421.00	1,275.00	25.60
503-086-034-520	421.00	1,275.00	25.60
503-086-035-000	550.00	1,650.00	51.22
503-086-036-000	550.00	1,650.00	51.22
503-086-037-000	550.00	1,650.00	51.22
503-086-038-000	355.00	1,428.00	51.22
503-086-039-510	375.00	1,125.00	25.60
503-086-039-520	375.00	1,125.00	25.60
503-086-040-000	550.00	1,650.00	51.22
503-086-041-000	550.00	1,650.00	51.22
503-086-042-510	375.00	1,125.00	25.60
503-086-042-520	375.00	1,125.00	25.60
503-086-043-000	550.00	1,650.00	51.22
503-086-044-510	263.00	1,062.00	25.60
503-086-044-520	584.00	1,769.00	25.60
503-086-045-000	550.00	1,650.00	51.22
503-086-046-510	375.00	1,125.00	25.60
503-086-046-520	336.00	1,014.00	25.60
503-086-047-000	355.00	1,428.00	51.22
503-086-048-000	550.00	1,650.00	51.22
503-086-050-510	206.00	824.00	25.60
503-086-050-520	214.00	856.00	25.60
503-086-051-000	550.00	1,650.00	51.22
503-086-052-000	677.00	2,042.00	51.22
503-087-001-000	550.00	1,650.00	51.22
503-087-002-000	550.00	1,650.00	51.22
503-087-003-000	442.00	1,774.00	51.22
503-087-004-510	206.00	824.00	25.60
503-087-004-520	375.00	1,125.00	25.60
503-087-005-000	442.00	1,774.00	51.22
503-087-006-000	550.00	1,650.00	51.22
503-087-007-000	550.00	1,650.00	51.22
503-087-008-000	550.00	1,650.00	51.22
503-087-009-510	375.00	1,125.00	25.60
503-087-009-520	375.00	1,125.00	25.60
503-087-010-000	550.00	1,650.00	51.22
503-087-011-000	550.00	1,650.00	51.22
503-087-012-510	375.00	1,125.00	25.60
503-087-012-520	375.00	1,125.00	25.60
503-087-013-000	561.00	1,694.00	51.22
503-087-014-000	550.00	1,650.00	51.22
503-087-015-000	550.00	1,650.00	51.22
503-087-016-000	550.00	1,650.00	51.22
503-087-017-000	550.00	1,650.00	51.22
503-087-018-000	303.00	1,212.00	51.22
503-087-019-510	218.00	872.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-087-019-520	202.00	808.00	25.60
503-087-020-000	362.00	1,456.00	51.22
503-087-021-000	303.00	1,212.00	51.22
503-087-022-000	550.00	1,650.00	51.22
503-087-023-510	336.00	1,014.00	25.60
503-087-023-520	458.00	1,387.00	25.60
503-087-024-000	362.00	1,456.00	51.22
503-087-025-000	550.00	1,650.00	51.22
503-087-026-000	550.00	1,650.00	51.22
503-087-027-000	677.00	2,042.00	51.22
503-087-028-000	343.00	1,374.00	51.22
503-087-029-000	550.00	1,650.00	51.22
503-087-030-000	550.00	1,650.00	51.22
503-087-031-000	362.00	1,456.00	51.22
503-087-032-000	550.00	1,650.00	51.22
503-087-033-000	550.00	1,650.00	51.22
503-087-034-510	375.00	1,125.00	25.60
503-087-034-520	450.00	1,350.00	25.60
503-087-035-000	550.00	1,650.00	51.22
503-087-036-510	375.00	1,125.00	25.60
503-087-036-520	375.00	1,125.00	25.60
503-087-037-510	584.00	1,769.00	25.60
503-087-037-520	584.00	1,769.00	25.60
503-087-038-510	375.00	1,125.00	25.60
503-087-038-520	202.00	808.00	25.60
503-087-039-510	375.00	1,125.00	25.60
503-087-039-520	584.00	1,769.00	25.60
503-087-040-510	584.00	1,769.00	25.60
503-087-040-520	450.00	1,350.00	25.60
503-087-041-510	421.00	1,275.00	25.60
503-087-041-520	214.00	856.00	25.60
503-087-042-510	375.00	1,125.00	25.60
503-087-042-520	584.00	1,769.00	25.60
503-087-043-510	375.00	1,125.00	25.60
503-087-043-520	450.00	1,350.00	25.60
503-087-044-000	550.00	1,650.00	51.22
503-087-045-510	375.00	1,125.00	25.60
503-087-045-520	375.00	1,125.00	25.60
503-087-046-000	550.00	1,650.00	51.22
503-087-047-510	375.00	1,125.00	25.60
503-087-047-520	375.00	1,125.00	25.60
503-087-048-000	550.00	1,650.00	51.22
503-087-050-510	375.00	1,125.00	25.60
503-087-050-520	206.00	824.00	25.60
503-087-051-000	561.00	1,694.00	51.22
503-087-052-000	550.00	1,650.00	51.22
503-088-001-510	375.00	1,125.00	25.60
503-088-001-520	375.00	1,125.00	25.60
503-088-002-000	550.00	1,650.00	51.22
503-088-003-510	375.00	1,125.00	25.60
503-088-003-520	375.00	1,125.00	25.60
503-088-004-000	550.00	1,650.00	51.22
503-088-005-000	362.00	1,456.00	51.22
503-088-006-510	375.00	1,125.00	25.60
503-088-006-520	375.00	1,125.00	25.60
503-088-007-510	210.00	840.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-088-007-520	375.00	1,125.00	25.60
503-088-008-000	550.00	1,650.00	51.22
503-088-009-510	375.00	1,125.00	25.60
503-088-009-520	375.00	1,125.00	25.60
503-088-010-510	584.00	1,769.00	25.60
503-088-010-520	375.00	1,125.00	25.60
503-088-011-510	375.00	1,125.00	25.60
503-088-011-520	584.00	1,769.00	25.60
503-088-012-000	349.00	1,401.00	51.22
503-088-013-510	375.00	1,125.00	25.60
503-088-013-520	375.00	1,125.00	25.60
503-088-014-510	336.00	1,014.00	25.60
503-088-014-520	375.00	1,125.00	25.60
503-088-015-000	550.00	1,650.00	51.22
503-088-016-000	550.00	1,650.00	51.22
503-088-017-000	550.00	1,650.00	51.22
503-088-018-510	584.00	1,769.00	25.60
503-088-018-520	375.00	1,125.00	25.60
503-088-019-510	375.00	1,125.00	25.60
503-088-019-520	336.00	1,014.00	25.60
503-088-020-510	375.00	1,125.00	25.60
503-088-020-520	375.00	1,125.00	25.60
503-088-021-510	375.00	1,125.00	25.60
503-088-021-520	375.00	1,125.00	25.60
503-088-022-000	550.00	1,650.00	51.22
503-088-023-000	561.00	1,694.00	51.22
503-088-024-000	550.00	1,650.00	51.22
503-088-025-000	550.00	1,650.00	51.22
503-088-026-510	218.00	872.00	25.60
503-088-026-520	263.00	1,062.00	25.60
503-088-027-000	550.00	1,650.00	51.22
503-088-028-000	550.00	1,650.00	51.22
503-088-029-000	362.00	1,456.00	51.22
503-088-030-000	550.00	1,650.00	51.22
503-088-031-510	375.00	1,125.00	25.60
503-088-031-520	375.00	1,125.00	25.60
503-088-032-510	375.00	1,125.00	25.60
503-088-032-520	375.00	1,125.00	25.60
503-088-033-000	550.00	1,650.00	51.22
503-088-034-000	550.00	1,650.00	51.22
503-088-035-000	550.00	1,650.00	51.22
503-088-036-000	550.00	1,650.00	51.22
503-088-037-000	864.00	2,603.00	51.22
503-088-038-000	550.00	1,650.00	51.22
503-088-039-000	864.00	2,603.00	51.22
503-088-040-510	375.00	1,125.00	25.60
503-088-040-520	375.00	1,125.00	25.60
503-088-041-510	210.00	840.00	25.60
503-088-041-520	336.00	1,014.00	25.60
503-088-042-000	303.00	1,212.00	51.22
503-088-043-510	210.00	840.00	25.60
503-088-043-520	458.00	1,387.00	25.60
503-088-044-000	303.00	1,212.00	51.22
503-088-045-000	550.00	1,650.00	51.22
503-088-046-000	864.00	2,603.00	51.22
503-088-047-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-088-048-510	375.00	1,125.00	25.60
503-088-048-520	202.00	808.00	25.60
503-088-050-000	561.00	1,694.00	51.22
503-088-051-000	550.00	1,650.00	51.22
503-088-052-000	303.00	1,212.00	51.22
503-089-001-000	677.00	2,042.00	51.22
503-089-002-000	349.00	1,401.00	51.22
503-089-003-000	561.00	1,694.00	51.22
503-089-004-000	550.00	1,650.00	51.22
503-089-005-000	550.00	1,650.00	51.22
503-089-006-000	550.00	1,650.00	51.22
503-089-007-000	561.00	1,694.00	51.22
503-089-008-000	550.00	1,650.00	51.22
503-089-009-000	303.00	1,212.00	51.22
503-089-010-000	550.00	1,650.00	51.22
503-089-011-000	303.00	1,212.00	51.22
503-089-012-510	375.00	1,125.00	25.60
503-089-012-520	375.00	1,125.00	25.60
503-089-013-000	550.00	1,650.00	51.22
503-089-014-000	355.00	1,428.00	51.22
503-089-015-000	550.00	1,650.00	51.22
503-089-016-000	442.00	1,774.00	51.22
503-089-017-000	349.00	1,401.00	51.22
503-089-018-000	550.00	1,650.00	51.22
503-089-019-000	550.00	1,650.00	51.22
503-089-020-000	550.00	1,650.00	51.22
503-089-021-000	550.00	1,650.00	51.22
503-089-022-000	550.00	1,650.00	51.22
503-089-023-000	550.00	1,650.00	51.22
503-089-024-000	355.00	1,428.00	51.22
503-089-025-000	550.00	1,650.00	51.22
503-089-026-000	550.00	1,650.00	51.22
503-089-027-000	362.00	1,456.00	51.22
503-089-028-510	458.00	1,387.00	25.60
503-089-028-520	214.00	856.00	25.60
503-089-029-000	550.00	1,650.00	51.22
503-089-030-000	550.00	1,650.00	51.22
503-089-031-000	550.00	1,650.00	51.22
503-089-032-000	550.00	1,650.00	51.22
503-089-033-000	550.00	1,650.00	51.22
503-089-034-000	550.00	1,650.00	51.22
503-089-035-510	375.00	1,125.00	25.60
503-089-035-520	458.00	1,387.00	25.60
503-089-036-510	375.00	1,125.00	25.60
503-089-036-520	375.00	1,125.00	25.60
503-089-037-510	375.00	1,125.00	25.60
503-089-037-520	375.00	1,125.00	25.60
503-089-038-510	375.00	1,125.00	25.60
503-089-038-520	584.00	1,769.00	25.60
503-089-039-000	355.00	1,428.00	51.22
503-089-040-000	362.00	1,456.00	51.22
503-089-041-510	375.00	1,125.00	25.60
503-089-041-520	375.00	1,125.00	25.60
503-089-042-000	550.00	1,650.00	51.22
503-089-043-000	550.00	1,650.00	51.22
503-089-044-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-089-045-510	202.00	808.00	25.60
503-089-045-520	584.00	1,769.00	25.60
503-089-046-510	450.00	1,350.00	25.60
503-089-046-520	375.00	1,125.00	25.60
503-089-047-000	303.00	1,212.00	51.22
503-089-048-510	210.00	840.00	25.60
503-089-048-520	375.00	1,125.00	25.60
503-089-050-510	375.00	1,125.00	25.60
503-089-050-520	375.00	1,125.00	25.60
503-089-051-000	550.00	1,650.00	51.22
503-089-052-000	550.00	1,650.00	51.22
503-090-001-000	550.00	1,650.00	51.22
503-090-002-000	442.00	1,774.00	51.22
503-090-003-000	550.00	1,650.00	51.22
503-090-004-510	375.00	1,125.00	25.60
503-090-004-520	202.00	808.00	25.60
503-090-005-000	550.00	1,650.00	51.22
503-090-006-000	355.00	1,428.00	51.22
503-090-007-510	458.00	1,387.00	25.60
503-090-007-520	375.00	1,125.00	25.60
503-090-008-510	375.00	1,125.00	25.60
503-090-008-520	202.00	808.00	25.60
503-090-009-000	550.00	1,650.00	51.22
503-090-010-000	550.00	1,650.00	51.22
503-090-011-000	550.00	1,650.00	51.22
503-090-012-000	355.00	1,428.00	51.22
503-090-013-000	550.00	1,650.00	51.22
503-090-014-510	218.00	872.00	25.60
503-090-014-520	375.00	1,125.00	25.60
503-090-015-000	349.00	1,401.00	51.22
503-090-016-000	442.00	1,774.00	51.22
503-090-017-000	303.00	1,212.00	51.22
503-090-018-000	550.00	1,650.00	51.22
503-090-019-000	442.00	1,774.00	51.22
503-090-020-510	584.00	1,769.00	25.60
503-090-020-520	214.00	856.00	25.60
503-090-021-510	458.00	1,387.00	25.60
503-090-021-520	375.00	1,125.00	25.60
503-090-022-000	413.00	1,661.00	51.22
503-090-023-000	677.00	2,042.00	51.22
503-090-024-000	561.00	1,694.00	51.22
503-090-025-510	375.00	1,125.00	25.60
503-090-025-520	584.00	1,769.00	25.60
503-090-026-000	550.00	1,650.00	51.22
503-090-027-000	550.00	1,650.00	51.22
503-090-028-510	263.00	1,062.00	25.60
503-090-028-520	214.00	856.00	25.60
503-090-029-000	550.00	1,650.00	51.22
503-090-030-000	550.00	1,650.00	51.22
503-090-031-510	214.00	856.00	25.60
503-090-031-520	375.00	1,125.00	25.60
503-090-032-000	550.00	1,650.00	51.22
503-090-033-000	550.00	1,650.00	51.22
503-090-034-000	550.00	1,650.00	51.22
503-090-035-000	550.00	1,650.00	51.22
503-090-036-000	355.00	1,428.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-090-037-510	375.00	1,125.00	25.60
503-090-037-520	263.00	1,062.00	25.60
503-090-038-000	619.00	1,865.00	51.22
503-090-039-000	303.00	1,212.00	51.22
503-090-040-510	375.00	1,125.00	25.60
503-090-040-520	375.00	1,125.00	25.60
503-090-041-000	864.00	2,603.00	51.22
503-090-042-510	584.00	1,769.00	25.60
503-090-043-510	375.00	1,125.00	25.60
503-090-043-520	375.00	1,125.00	25.60
503-090-044-510	336.00	1,014.00	25.60
503-090-044-520	375.00	1,125.00	25.60
503-090-045-510	450.00	1,350.00	25.60
503-090-045-520	375.00	1,125.00	25.60
503-090-046-000	550.00	1,650.00	51.22
503-090-047-000	550.00	1,650.00	51.22
503-090-048-510	584.00	1,769.00	25.60
503-090-048-520	450.00	1,350.00	25.60
503-090-050-510	584.00	1,769.00	25.60
503-090-050-520	584.00	1,769.00	25.60
503-090-051-000	550.00	1,650.00	51.22
503-090-052-000	550.00	1,650.00	51.22
503-091-001-510	584.00	1,769.00	25.60
503-091-001-520	375.00	1,125.00	25.60
503-091-002-000	550.00	1,650.00	51.22
503-091-003-510	375.00	1,125.00	25.60
503-091-003-520	375.00	1,125.00	25.60
503-091-004-000	362.00	1,456.00	51.22
503-091-005-000	550.00	1,650.00	51.22
503-091-006-510	375.00	1,125.00	25.60
503-091-006-520	200.00	800.00	25.60
503-091-007-000	550.00	1,650.00	51.22
503-091-008-000	349.00	1,401.00	51.22
503-091-009-000	550.00	1,650.00	51.22
503-091-010-510	584.00	1,769.00	25.60
503-091-010-520	210.00	840.00	25.60
503-091-011-000	550.00	1,650.00	51.22
503-091-012-510	206.00	824.00	25.60
503-091-012-520	450.00	1,350.00	25.60
503-091-013-510	375.00	1,125.00	25.60
503-091-013-520	584.00	1,769.00	25.60
503-091-014-510	375.00	1,125.00	25.60
503-091-014-520	421.00	1,275.00	25.60
503-091-015-510	375.00	1,125.00	25.60
503-091-015-520	375.00	1,125.00	25.60
503-091-016-510	584.00	1,769.00	25.60
503-091-016-520	375.00	1,125.00	25.60
503-091-017-000	561.00	1,694.00	51.22
503-091-018-000	303.00	1,212.00	51.22
503-091-019-000	864.00	2,603.00	51.22
503-091-020-000	864.00	2,603.00	51.22
503-091-021-000	550.00	1,650.00	51.22
503-091-022-510	458.00	1,387.00	25.60
503-091-022-520	375.00	1,125.00	25.60
503-091-023-000	550.00	1,650.00	51.22
503-091-024-000	550.00	1,650.00	51.22

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-091-025-000	550.00	1,650.00	51.22
503-091-026-510	375.00	1,125.00	25.60
503-091-026-520	375.00	1,125.00	25.60
503-091-027-000	550.00	1,650.00	51.22
503-091-028-510	263.00	1,062.00	25.60
503-091-028-520	375.00	1,125.00	25.60
503-091-029-000	362.00	1,456.00	51.22
503-091-030-510	375.00	1,125.00	25.60
503-091-030-520	421.00	1,275.00	25.60
503-091-031-510	375.00	1,125.00	25.60
503-091-031-520	375.00	1,125.00	25.60
503-091-032-510	458.00	1,387.00	25.60
503-091-032-520	450.00	1,350.00	25.60
503-091-033-000	864.00	2,603.00	51.22
503-091-034-000	349.00	1,401.00	51.22
503-091-035-000	550.00	1,650.00	51.22
503-091-036-510	375.00	1,125.00	25.60
503-091-036-520	375.00	1,125.00	25.60
503-091-037-510	375.00	1,125.00	25.60
503-091-037-520	584.00	1,769.00	25.60
503-091-038-510	263.00	1,062.00	25.60
503-091-038-520	375.00	1,125.00	25.60
503-091-039-000	550.00	1,650.00	51.22
503-091-040-510	214.00	856.00	25.60
503-091-040-520	458.00	1,387.00	25.60
503-091-041-000	550.00	1,650.00	51.22
503-091-042-510	584.00	1,769.00	25.60
503-091-042-520	375.00	1,125.00	25.60
503-091-043-000	343.00	1,374.00	51.22
503-091-044-510	214.00	856.00	25.60
503-091-044-520	420.00	1,269.00	25.60
503-091-045-510	584.00	1,769.00	25.60
503-091-045-520	214.00	856.00	25.60
503-091-046-000	677.00	2,042.00	51.22
503-091-047-510	375.00	1,125.00	25.60
503-091-047-520	375.00	1,125.00	25.60
503-091-048-510	375.00	1,125.00	25.60
503-091-048-520	218.00	872.00	25.60
503-091-050-000	550.00	1,650.00	51.22
503-091-051-000	550.00	1,650.00	51.22
503-091-052-000	550.00	1,650.00	51.22
503-092-001-510	584.00	1,769.00	25.60
503-092-001-520	584.00	1,769.00	25.60
503-092-002-510	375.00	1,125.00	25.60
503-092-002-520	214.00	856.00	25.60
503-092-003-510	458.00	1,387.00	25.60
503-092-003-520	450.00	1,350.00	25.60
503-092-004-510	210.00	840.00	25.60
503-092-004-520	458.00	1,387.00	25.60
503-092-005-510	375.00	1,125.00	25.60
503-092-005-520	202.00	808.00	25.60
503-092-006-510	375.00	1,125.00	25.60
503-092-006-520	375.00	1,125.00	25.60
503-092-007-510	375.00	1,125.00	25.60
503-092-007-520	375.00	1,125.00	25.60
503-092-008-510	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-092-008-520	214.00	856.00	25.60
503-092-009-510	214.00	856.00	25.60
503-092-009-520	375.00	1,125.00	25.60
503-092-010-510	584.00	1,769.00	25.60
503-092-010-520	375.00	1,125.00	25.60
503-092-011-510	375.00	1,125.00	25.60
503-092-011-520	421.00	1,275.00	25.60
503-092-012-510	206.00	824.00	25.60
503-092-012-520	375.00	1,125.00	25.60
503-092-013-510	336.00	1,014.00	25.60
503-092-013-520	210.00	840.00	25.60
503-092-014-510	263.00	1,062.00	25.60
503-092-014-520	263.00	1,062.00	25.60
503-092-015-510	375.00	1,125.00	25.60
503-092-015-520	202.00	808.00	25.60
503-092-016-510	375.00	1,125.00	25.60
503-092-016-520	375.00	1,125.00	25.60
503-092-017-510	214.00	856.00	25.60
503-092-017-520	210.00	840.00	25.60
503-092-018-510	375.00	1,125.00	25.60
503-092-018-520	421.00	1,275.00	25.60
503-092-019-510	218.00	872.00	25.60
503-092-019-520	375.00	1,125.00	25.60
503-092-020-510	206.00	824.00	25.60
503-092-020-520	375.00	1,125.00	25.60
503-092-021-510	375.00	1,125.00	25.60
503-092-021-520	375.00	1,125.00	25.60
503-092-022-510	375.00	1,125.00	25.60
503-092-022-520	584.00	1,769.00	25.60
503-092-023-000	550.00	1,650.00	51.22
503-092-024-510	375.00	1,125.00	25.60
503-092-024-520	375.00	1,125.00	25.60
503-092-025-510	202.00	808.00	25.60
503-092-025-520	375.00	1,125.00	25.60
503-092-026-510	375.00	1,125.00	25.60
503-092-026-520	375.00	1,125.00	25.60
503-092-027-510	202.00	808.00	25.60
503-092-027-520	375.00	1,125.00	25.60
503-092-028-510	375.00	1,125.00	25.60
503-092-028-520	375.00	1,125.00	25.60
503-092-029-000	550.00	1,650.00	51.22
503-092-030-510	458.00	1,387.00	25.60
503-092-030-520	375.00	1,125.00	25.60
503-092-031-000	303.00	1,212.00	51.22
503-092-032-000	550.00	1,650.00	51.22
503-092-033-000	355.00	1,428.00	51.22
503-092-034-000	362.00	1,456.00	51.22
503-092-035-000	550.00	1,650.00	51.22
503-092-036-000	864.00	2,603.00	51.22
503-092-037-000	864.00	2,603.00	51.22
503-092-038-000	413.00	1,661.00	51.22
503-092-039-000	550.00	1,650.00	51.22
503-092-040-000	864.00	2,603.00	51.22
503-092-041-000	343.00	1,374.00	51.22
503-092-042-510	214.00	856.00	25.60
503-092-042-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-092-043-000	550.00	1,650.00	51.22
503-092-044-000	550.00	1,650.00	51.22
503-092-045-000	550.00	1,650.00	51.22
503-092-046-000	413.00	1,661.00	51.22
503-092-047-510	375.00	1,125.00	25.60
503-092-047-520	375.00	1,125.00	25.60
503-092-048-510	375.00	1,125.00	25.60
503-092-048-520	375.00	1,125.00	25.60
503-092-050-510	375.00	1,125.00	25.60
503-092-050-520	375.00	1,125.00	25.60
503-092-051-000	550.00	1,650.00	51.22
503-092-052-000	550.00	1,650.00	51.22
503-093-001-000	550.00	1,650.00	51.22
503-093-002-000	413.00	1,661.00	51.22
503-093-003-000	550.00	1,650.00	51.22
503-093-004-000	550.00	1,650.00	51.22
503-093-005-000	550.00	1,650.00	51.22
503-093-006-000	550.00	1,650.00	51.22
503-093-007-000	550.00	1,650.00	51.22
503-093-008-000	550.00	1,650.00	51.22
503-093-009-000	550.00	1,650.00	51.22
503-093-010-000	550.00	1,650.00	51.22
503-093-011-510	375.00	1,125.00	25.60
503-093-011-520	375.00	1,125.00	25.60
503-093-012-000	355.00	1,428.00	51.22
503-093-013-510	336.00	1,014.00	25.60
503-093-013-520	375.00	1,125.00	25.60
503-093-014-000	550.00	1,650.00	51.22
503-093-015-510	375.00	1,125.00	25.60
503-093-015-520	375.00	1,125.00	25.60
503-093-016-510	202.00	808.00	25.60
503-093-016-520	202.00	808.00	25.60
503-093-017-510	375.00	1,125.00	25.60
503-093-017-520	375.00	1,125.00	25.60
503-093-018-000	550.00	1,650.00	51.22
503-093-019-510	375.00	1,125.00	25.60
503-093-019-520	375.00	1,125.00	25.60
503-093-020-000	550.00	1,650.00	51.22
503-093-021-510	375.00	1,125.00	25.60
503-093-021-520	263.00	1,062.00	25.60
503-093-022-510	584.00	1,769.00	25.60
503-093-022-520	421.00	1,275.00	25.60
503-093-023-510	375.00	1,125.00	25.60
503-093-023-520	375.00	1,125.00	25.60
503-093-024-510	584.00	1,769.00	25.60
503-093-024-520	375.00	1,125.00	25.60
503-093-025-520	375.00	1,125.00	25.60
503-093-026-000	550.00	1,650.00	51.22
503-093-027-510	421.00	1,275.00	25.60
503-093-027-520	375.00	1,125.00	25.60
503-093-028-000	864.00	2,603.00	51.22
503-093-029-000	550.00	1,650.00	51.22
503-093-030-000	864.00	2,603.00	51.22
503-093-031-000	550.00	1,650.00	51.22
503-093-032-510	375.00	1,125.00	25.60
503-093-032-520	375.00	1,125.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-093-033-510	375.00	1,125.00	25.60
503-093-033-520	584.00	1,769.00	25.60
503-093-034-000	349.00	1,401.00	51.22
503-093-035-510	375.00	1,125.00	25.60
503-093-035-520	584.00	1,769.00	25.60
503-093-036-510	375.00	1,125.00	25.60
503-093-036-520	584.00	1,769.00	25.60
503-093-037-510	375.00	1,125.00	25.60
503-093-037-520	375.00	1,125.00	25.60
503-093-038-000	561.00	1,694.00	51.22
503-093-039-510	214.00	856.00	25.60
503-093-039-520	202.00	808.00	25.60
503-093-040-000	303.00	1,212.00	51.22
503-093-041-510	375.00	1,125.00	25.60
503-093-041-520	375.00	1,125.00	25.60
503-093-042-510	202.00	808.00	25.60
503-093-042-520	375.00	1,125.00	25.60
503-093-043-510	375.00	1,125.00	25.60
503-093-043-520	584.00	1,769.00	25.60
503-093-044-000	550.00	1,650.00	51.22
503-093-045-000	550.00	1,650.00	51.22
503-093-046-510	375.00	1,125.00	25.60
503-093-046-520	375.00	1,125.00	25.60
503-093-047-510	375.00	1,125.00	25.60
503-093-047-520	375.00	1,125.00	25.60
503-093-048-000	677.00	2,042.00	51.22
503-093-050-000	343.00	1,374.00	51.22
503-093-051-000	550.00	1,650.00	51.22
503-093-052-000	550.00	1,650.00	51.22
503-094-001-000	550.00	1,650.00	51.22
503-094-002-510	421.00	1,275.00	25.60
503-094-002-520	375.00	1,125.00	25.60
503-094-003-510	375.00	1,125.00	25.60
503-094-003-520	375.00	1,125.00	25.60
503-094-004-510	458.00	1,387.00	25.60
503-094-004-520	375.00	1,125.00	25.60
503-094-005-510	375.00	1,125.00	25.60
503-094-005-520	336.00	1,014.00	25.60
503-094-006-510	421.00	1,275.00	25.60
503-094-006-520	218.00	872.00	25.60
503-094-007-000	550.00	1,650.00	51.22
503-094-008-000	413.00	1,661.00	51.22
503-094-009-000	550.00	1,650.00	51.22
503-094-010-000	303.00	1,212.00	51.22
503-094-011-000	550.00	1,650.00	51.22
503-094-012-000	355.00	1,428.00	51.22
503-094-013-000	550.00	1,650.00	51.22
503-094-014-000	550.00	1,650.00	51.22
503-094-015-000	362.00	1,456.00	51.22
503-094-016-000	864.00	2,603.00	51.22
503-094-017-000	864.00	2,603.00	51.22
503-094-018-510	584.00	1,769.00	25.60
503-094-018-520	218.00	872.00	25.60
503-094-019-510	375.00	1,125.00	25.60
503-094-019-520	458.00	1,387.00	25.60
503-094-020-510	450.00	1,350.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-094-020-520	336.00	1,014.00	25.60
503-094-021-510	584.00	1,769.00	25.60
503-094-021-520	450.00	1,350.00	25.60
503-094-022-510	375.00	1,125.00	25.60
503-094-022-520	375.00	1,125.00	25.60
503-094-023-510	375.00	1,125.00	25.60
503-094-023-520	458.00	1,387.00	25.60
503-094-024-510	458.00	1,387.00	25.60
503-094-024-520	202.00	808.00	25.60
503-094-025-510	202.00	808.00	25.60
503-094-025-520	202.00	808.00	25.60
503-094-026-000	355.00	1,428.00	51.22
503-094-027-000	550.00	1,650.00	51.22
503-094-028-000	550.00	1,650.00	51.22
503-094-029-000	550.00	1,650.00	51.22
503-094-030-000	550.00	1,650.00	51.22
503-094-031-510	214.00	856.00	25.60
503-094-031-520	336.00	1,014.00	25.60
503-094-032-000	550.00	1,650.00	51.22
503-094-033-510	375.00	1,125.00	25.60
503-094-033-520	375.00	1,125.00	25.60
503-094-034-510	584.00	1,769.00	25.60
503-094-034-520	375.00	1,125.00	25.60
503-094-035-510	375.00	1,125.00	25.60
503-094-035-520	584.00	1,769.00	25.60
503-094-036-000	550.00	1,650.00	51.22
503-094-037-510	336.00	1,014.00	25.60
503-094-037-520	375.00	1,125.00	25.60
503-094-038-510	421.00	1,275.00	25.60
503-094-038-520	375.00	1,125.00	25.60
503-094-039-000	550.00	1,650.00	51.22
503-094-040-510	450.00	1,350.00	25.60
503-094-040-520	421.00	1,275.00	25.60
503-094-041-510	375.00	1,125.00	25.60
503-094-041-520	375.00	1,125.00	25.60
503-094-042-510	375.00	1,125.00	25.60
503-094-042-520	375.00	1,125.00	25.60
503-094-043-000	550.00	1,650.00	51.22
503-094-044-000	550.00	1,650.00	51.22
503-094-045-000	550.00	1,650.00	51.22
503-094-046-000	355.00	1,428.00	51.22
503-094-047-000	550.00	1,650.00	51.22
503-094-048-510	584.00	1,769.00	25.60
503-094-048-520	218.00	872.00	25.60
503-094-050-000	550.00	1,650.00	51.22
503-094-051-000	864.00	2,603.00	51.22
503-094-052-000	550.00	1,650.00	51.22
503-095-001-000	864.00	2,603.00	51.22
503-095-002-510	450.00	1,350.00	25.60
503-095-002-520	336.00	1,014.00	25.60
503-095-003-000	550.00	1,650.00	51.22
503-095-004-510	584.00	1,769.00	25.60
503-095-004-520	206.00	824.00	25.60
503-095-005-000	303.00	1,212.00	51.22
503-095-006-510	375.00	1,125.00	25.60
503-095-006-520	450.00	1,350.00	25.60

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Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-095-007-000	550.00	1,650.00	51.22
503-095-008-000	864.00	2,603.00	51.22
503-095-009-510	450.00	1,350.00	25.60
503-095-009-520	375.00	1,125.00	25.60
503-095-010-510	375.00	1,125.00	25.60
503-095-010-520	375.00	1,125.00	25.60
503-095-011-510	375.00	1,125.00	25.60
503-095-011-520	421.00	1,275.00	25.60
503-095-012-000	864.00	2,603.00	51.22
503-095-013-510	200.00	800.00	25.60
503-095-013-520	420.00	1,269.00	25.60
503-095-014-510	375.00	1,125.00	25.60
503-095-014-520	375.00	1,125.00	25.60
503-095-015-510	450.00	1,350.00	25.60
503-095-015-520	375.00	1,125.00	25.60
503-095-016-510	458.00	1,387.00	25.60
503-095-016-520	584.00	1,769.00	25.60
503-095-017-000	550.00	1,650.00	51.22
503-095-018-510	375.00	1,125.00	25.60
503-095-018-520	375.00	1,125.00	25.60
503-095-019-000	550.00	1,650.00	51.22
503-095-020-510	202.00	808.00	25.60
503-095-020-520	375.00	1,125.00	25.60
503-095-021-000	550.00	1,650.00	51.22
503-095-022-000	550.00	1,650.00	51.22
503-095-023-510	375.00	1,125.00	25.60
503-095-023-520	575.00	1,725.00	25.60
503-095-024-510	375.00	1,125.00	25.60
503-095-024-520	584.00	1,769.00	25.60
503-095-025-000	550.00	1,650.00	51.22
503-095-026-520	375.00	1,125.00	25.60
503-095-027-510	336.00	1,014.00	25.60
503-095-027-520	450.00	1,350.00	25.60
503-095-028-000	550.00	1,650.00	51.22
503-095-029-000	550.00	1,650.00	51.22
503-095-030-510	375.00	1,125.00	25.60
503-095-030-520	375.00	1,125.00	25.60
503-095-031-510	375.00	1,125.00	25.60
503-095-031-520	375.00	1,125.00	25.60
503-095-032-000	550.00	1,650.00	51.22
503-095-033-510	214.00	856.00	25.60
503-095-033-520	421.00	1,275.00	25.60
503-095-034-000	619.00	1,865.00	51.22
503-095-035-000	550.00	1,650.00	51.22
503-095-036-510	458.00	1,387.00	25.60
503-095-037-510	584.00	1,769.00	25.60
503-095-037-520	375.00	1,125.00	25.60
503-095-038-000	561.00	1,694.00	51.22
503-095-039-510	584.00	1,769.00	25.60
503-095-039-520	421.00	1,275.00	25.60
503-095-040-510	210.00	840.00	25.60
503-095-040-520	375.00	1,125.00	25.60
503-095-041-510	375.00	1,125.00	25.60
503-095-041-520	375.00	1,125.00	25.60
503-095-042-510	336.00	1,014.00	25.60
503-095-042-520	375.00	1,125.00	25.60

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Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-095-043-000	550.00	1,650.00	51.22
503-095-044-510	200.00	800.00	25.60
503-095-044-520	458.00	1,387.00	25.60
503-095-045-000	355.00	1,428.00	51.22
503-095-046-510	206.00	824.00	25.60
503-095-046-520	336.00	1,014.00	25.60
503-095-047-510	375.00	1,125.00	25.60
503-095-047-520	375.00	1,125.00	25.60
503-095-048-000	550.00	1,650.00	51.22
503-095-050-000	550.00	1,650.00	51.22
503-095-051-000	550.00	1,650.00	51.22
503-095-052-000	413.00	1,661.00	51.22
503-096-001-000	864.00	2,603.00	51.22
503-096-002-000	550.00	1,650.00	51.22
503-096-003-510	375.00	1,125.00	25.60
503-096-003-520	375.00	1,125.00	25.60
503-096-004-510	214.00	856.00	25.60
503-096-004-520	375.00	1,125.00	25.60
503-096-005-000	550.00	1,650.00	51.22
503-096-006-000	550.00	1,650.00	51.22
503-096-007-000	303.00	1,212.00	51.22
503-096-008-510	336.00	1,014.00	25.60
503-096-008-520	458.00	1,387.00	25.60
503-096-009-510	375.00	1,125.00	25.60
503-096-009-520	421.00	1,275.00	25.60
503-096-010-000	550.00	1,650.00	51.22
503-096-011-510	210.00	840.00	25.60
503-096-011-520	375.00	1,125.00	25.60
503-096-012-510	375.00	1,125.00	25.60
503-096-012-520	375.00	1,125.00	25.60
503-096-013-000	303.00	1,212.00	51.22
503-096-014-000	303.00	1,212.00	51.22
503-096-015-510	458.00	1,387.00	25.60
503-096-015-520	584.00	1,769.00	25.60
503-096-016-000	413.00	1,661.00	51.22
503-096-017-000	413.00	1,661.00	51.22
503-096-018-510	375.00	1,125.00	25.60
503-096-018-520	375.00	1,125.00	25.60
503-096-019-000	362.00	1,456.00	51.22
503-096-020-510	584.00	1,769.00	25.60
503-096-020-520	202.00	808.00	25.60
503-096-021-520	375.00	1,125.00	25.60
503-096-022-510	375.00	1,125.00	25.60
503-096-022-520	375.00	1,125.00	25.60
503-096-023-510	375.00	1,125.00	25.60
503-096-023-520	218.00	872.00	25.60
503-096-024-510	218.00	872.00	25.60
503-096-024-520	206.00	824.00	25.60
503-096-025-000	550.00	1,650.00	51.22
503-096-026-510	458.00	1,387.00	25.60
503-096-026-520	375.00	1,125.00	25.60
503-096-027-510	375.00	1,125.00	25.60
503-096-027-520	375.00	1,125.00	25.60
503-096-028-510	375.00	1,125.00	25.60
503-096-028-520	584.00	1,769.00	25.60
503-096-029-000	550.00	1,650.00	51.22

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
503-096-030-510	214.00	856.00	25.60
503-096-030-520	375.00	1,125.00	25.60
503-096-031-510	458.00	1,387.00	25.60
503-096-031-520	375.00	1,125.00	25.60
503-096-032-000	550.00	1,650.00	51.22
503-096-033-000	550.00	1,650.00	51.22
503-096-034-510	375.00	1,125.00	25.60
503-096-034-520	375.00	1,125.00	25.60
503-096-035-510	458.00	1,387.00	25.60
503-096-035-520	375.00	1,125.00	25.60
503-096-036-520	375.00	1,125.00	25.60
503-096-037-000	550.00	1,650.00	51.22
503-096-038-510	210.00	840.00	25.60
503-096-038-520	584.00	1,769.00	25.60
503-096-039-000	442.00	1,774.00	51.22
503-096-040-000	362.00	1,456.00	51.22
503-096-041-510	375.00	1,125.00	25.60
503-096-041-520	202.00	808.00	25.60
503-096-042-510	375.00	1,125.00	25.60
503-096-042-520	458.00	1,387.00	25.60
503-096-043-000	362.00	1,456.00	51.22
503-096-044-000	362.00	1,456.00	51.22
503-096-045-000	864.00	2,603.00	51.22
503-096-046-510	263.00	1,062.00	25.60
503-096-046-520	375.00	1,125.00	25.60
503-096-047-510	375.00	1,125.00	25.60
503-096-047-520	375.00	1,125.00	25.60
503-096-048-510	375.00	1,125.00	25.60
503-096-048-520	214.00	856.00	25.60
503-096-050-000	550.00	1,650.00	51.22
503-096-051-000	362.00	1,456.00	51.22
503-096-052-000	550.00	1,650.00	51.22
504-097-001-000	550.00	1,650.00	51.22
504-097-002-000	561.00	1,694.00	51.22
504-097-003-000	550.00	1,650.00	51.22
504-097-004-510	206.00	824.00	25.60
504-097-004-520	375.00	1,125.00	25.60
504-097-005-510	375.00	1,125.00	25.60
504-097-005-520	375.00	1,125.00	25.60
504-097-006-000	550.00	1,650.00	51.22
504-097-007-000	303.00	1,212.00	51.22
504-097-008-510	206.00	824.00	25.60
504-097-008-520	375.00	1,125.00	25.60
504-097-009-510	375.00	1,125.00	25.60
504-097-009-520	421.00	1,275.00	25.60
504-097-010-000	349.00	1,401.00	51.22
504-097-011-510	375.00	1,125.00	25.60
504-097-011-520	206.00	824.00	25.60
504-097-012-000	550.00	1,650.00	51.22
504-097-013-510	375.00	1,125.00	25.60
504-097-013-520	584.00	1,769.00	25.60
504-097-014-510	375.00	1,125.00	25.60
504-097-014-520	375.00	1,125.00	25.60
504-097-015-510	375.00	1,125.00	25.60
504-097-015-520	375.00	1,125.00	25.60
504-097-016-000	362.00	1,456.00	51.22

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
504-097-017-000	550.00	1,650.00	51.22
504-097-018-000	550.00	1,650.00	51.22
504-097-019-510	421.00	1,275.00	25.60
504-097-019-520	375.00	1,125.00	25.60
504-097-020-000	550.00	1,650.00	51.22
504-097-021-510	375.00	1,125.00	25.60
504-097-021-520	375.00	1,125.00	25.60
504-097-023-000	550.00	1,650.00	51.22
504-097-024-510	202.00	808.00	25.60
504-097-024-520	375.00	1,125.00	25.60
504-097-025-510	375.00	1,125.00	25.60
504-097-025-520	421.00	1,275.00	25.60
504-097-026-510	375.00	1,125.00	25.60
504-097-026-520	375.00	1,125.00	25.60
504-097-027-000	550.00	1,650.00	51.22
504-097-028-510	375.00	1,125.00	25.60
504-097-028-520	336.00	1,014.00	25.60
504-097-029-520	218.00	872.00	25.60
504-097-030-000	561.00	1,694.00	51.22
504-097-031-510	458.00	1,387.00	25.60
504-097-031-520	375.00	1,125.00	25.60
504-097-032-510	375.00	1,125.00	25.60
504-097-032-520	375.00	1,125.00	25.60
504-097-033-510	375.00	1,125.00	25.60
504-097-033-520	336.00	1,014.00	25.60
504-097-034-510	421.00	1,275.00	25.60
504-097-034-520	375.00	1,125.00	25.60
504-097-035-510	375.00	1,125.00	25.60
504-097-035-520	375.00	1,125.00	25.60
504-097-036-510	336.00	1,014.00	25.60
504-097-036-520	375.00	1,125.00	25.60
504-097-037-000	550.00	1,650.00	51.22
504-097-038-510	202.00	808.00	25.60
504-097-038-520	336.00	1,014.00	25.60
504-097-039-520	375.00	1,125.00	25.60
504-097-040-520	202.00	808.00	25.60
504-097-041-000	561.00	1,694.00	51.22
504-097-042-520	584.00	1,769.00	25.60
504-097-043-000	550.00	1,650.00	51.22
504-097-044-520	421.00	1,275.00	25.60
504-097-045-000	550.00	1,650.00	51.22
504-097-046-510	375.00	1,125.00	25.60
504-097-046-520	375.00	1,125.00	25.60
504-097-047-520	336.00	1,014.00	25.60
504-097-048-520	584.00	1,769.00	25.60
504-097-050-510	458.00	1,387.00	25.60
504-097-050-520	375.00	1,125.00	25.60
504-097-051-000	619.00	1,865.00	51.22
504-097-052-000	677.00	2,042.00	51.22
504-098-001-000	561.00	1,694.00	51.22
504-098-002-000	550.00	1,650.00	51.22
504-098-003-000	550.00	1,650.00	51.22
504-098-004-000	550.00	1,650.00	51.22
504-098-005-000	550.00	1,650.00	51.22
504-098-006-000	349.00	1,401.00	51.22
504-098-007-000	550.00	1,650.00	51.22

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
504-098-008-000	677.00	2,042.00	51.22
504-098-009-000	550.00	1,650.00	51.22
504-098-010-000	550.00	1,650.00	51.22
504-098-011-000	550.00	1,650.00	51.22
504-098-012-000	550.00	1,650.00	51.22
504-098-013-000	362.00	1,456.00	51.22
504-098-014-000	349.00	1,401.00	51.22
504-098-015-000	550.00	1,650.00	51.22
504-098-016-000	550.00	1,650.00	51.22
504-098-017-000	550.00	1,650.00	51.22
504-098-018-000	550.00	1,650.00	51.22
504-098-019-000	442.00	1,774.00	51.22
504-098-020-000	550.00	1,650.00	51.22
504-098-021-000	550.00	1,650.00	51.22
504-098-022-000	550.00	1,650.00	51.22
504-098-023-000	550.00	1,650.00	51.22
504-098-024-000	550.00	1,650.00	51.22
504-098-025-000	550.00	1,650.00	51.22
504-098-026-000	550.00	1,650.00	51.22
504-098-027-000	442.00	1,774.00	51.22
504-098-028-000	561.00	1,694.00	51.22
504-098-029-000	550.00	1,650.00	51.22
504-098-030-000	550.00	1,650.00	51.22
504-098-031-000	550.00	1,650.00	51.22
504-098-033-000	442.00	1,774.00	51.22
504-098-035-000	561.00	1,694.00	51.22
504-098-036-000	550.00	1,650.00	51.22
504-098-037-000	561.00	1,694.00	51.22
504-098-038-000	349.00	1,401.00	51.22
504-098-039-000	550.00	1,650.00	51.22
504-098-040-000	303.00	1,212.00	51.22
504-098-041-000	550.00	1,650.00	51.22
504-098-042-000	550.00	1,650.00	51.22
504-098-043-000	677.00	2,042.00	51.22
504-098-044-000	550.00	1,650.00	51.22
504-098-047-000	677.00	2,042.00	51.22
504-098-051-000	550.00	1,650.00	51.22
504-099-002-520	421.00	1,275.00	25.60
504-099-003-510	458.00	1,387.00	25.60
504-099-003-520	375.00	1,125.00	25.60
504-099-004-510	214.00	856.00	25.60
504-099-005-520	421.00	1,275.00	25.60
504-099-006-520	336.00	1,014.00	25.60
504-099-007-520	458.00	1,387.00	25.60
504-099-008-520	375.00	1,125.00	25.60
504-099-009-510	202.00	808.00	25.60
504-099-009-520	375.00	1,125.00	25.60
504-099-010-000	864.00	2,603.00	51.22
504-099-011-000	864.00	2,603.00	51.22
504-099-012-510	375.00	1,125.00	25.60
504-099-013-000	550.00	1,650.00	51.22
504-099-014-510	375.00	1,125.00	25.60
504-099-014-520	375.00	1,125.00	25.60
504-099-015-000	550.00	1,650.00	51.22
504-099-016-510	375.00	1,125.00	25.60
504-099-016-520	218.00	872.00	25.60

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
504-099-017-000	550.00	1,650.00	51.22
504-099-019-520	375.00	1,125.00	25.60
504-099-020-000	355.00	1,428.00	51.22
504-099-021-000	355.00	1,428.00	51.22
504-099-046-000	864.00	2,603.00	51.22
504-099-051-000	303.00	1,212.00	51.22
504-099-052-000	550.00	1,650.00	51.22
512-184-031-000	6,400.00	25,600.00	256.10
512-184-032-000	6,400.00	25,600.00	256.10
512-184-033-000	2,000.00	8,000.00	25.60
512-184-041-000	6,400.00	25,600.00	256.10
512-184-042-000	6,400.00	25,600.00	256.10
512-184-043-000	2,101.00	8,409.00	25.60
513-102-011-000	2,400.00	9,600.00	256.10
513-102-012-000	4,204.00	16,818.00	256.10
513-102-013-000	1,000.00	4,000.00	25.60
513-138-011-000	5,400.00	21,600.00	256.10
513-138-012-000	7,626.00	30,504.00	256.10
513-138-013-000	1,700.00	6,800.00	25.60
513-138-031-000	5,400.00	21,600.00	256.10
513-138-032-000	5,400.00	21,600.00	256.10
513-138-033-000	2,020.00	8,082.00	25.60
513-138-041-000	5,400.00	21,600.00	256.10
513-138-042-000	5,400.00	21,600.00	256.10
513-138-043-000	2,020.00	8,082.00	25.60
513-171-041-000	6,000.00	24,000.00	256.10
513-171-042-000	2,101.00	8,409.00	256.10
513-171-043-000	1,800.00	7,200.00	25.60
513-228-011-000	7,922.00	31,707.00	256.10
513-228-012-000	7,000.00	28,000.00	256.10
513-228-013-000	2,200.00	8,800.00	25.60
513-228-021-000	7,503.00	30,020.00	256.10
513-228-022-000	7,000.00	28,000.00	256.10
513-228-023-000	2,200.00	8,800.00	25.60
513-228-031-000	11,336.00	45,344.00	256.10
513-228-032-000	7,000.00	28,000.00	256.10
513-228-033-000	2,200.00	8,800.00	25.60
513-228-041-000	7,000.00	28,000.00	256.10
513-228-042-000	7,000.00	28,000.00	256.10
513-228-043-000	2,200.00	8,800.00	25.60
513-263-011-000	7,000.00	28,000.00	256.10
513-263-012-000	11,922.00	47,688.00	256.10
513-263-013-000	2,200.00	8,800.00	25.60
513-263-021-000	11,922.00	47,688.00	256.10
513-263-022-000	11,922.00	47,688.00	256.10
513-263-023-000	2,200.00	8,800.00	25.60
513-263-031-000	7,000.00	28,000.00	256.10
513-263-032-000	7,000.00	28,000.00	256.10
513-263-033-000	2,200.00	8,800.00	25.60
514-220-021-000	15,011.00	60,061.00	256.10
514-220-022-000	13,200.00	52,800.00	256.10
514-220-023-000	4,000.00	16,000.00	25.60
514-220-031-000	13,200.00	52,800.00	256.10
514-220-032-000	13,200.00	52,800.00	256.10
514-220-033-000	4,000.00	16,000.00	25.60
514-246-011-000	7,000.00	28,000.00	256.10

CIty of South Lake Tahoe
CFD 1995-1
Fiscal Year 2022/23
Preliminary Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Preliminary 2022/23 Charge
514-246-013-000	2,200.00	8,800.00	25.60
514-246-031-000	7,000.00	28,000.00	256.10
514-246-032-000	7,000.00	28,000.00	256.10
514-246-033-000	2,200.00	8,800.00	25.60
514-246-041-000	7,000.00	28,000.00	256.10
514-246-042-000	7,000.00	28,000.00	256.10
514-246-043-000	2,497.00	10,006.00	25.60
514-251-011-000	10,000.00	40,000.00	256.10
514-251-012-000	11,370.00	45,501.00	256.10
514-251-013-000	3,620.00	14,492.00	25.60
514-251-021-000	7,600.00	30,400.00	256.10
514-251-022-000	10,000.00	40,000.00	256.10
514-251-023-000	3,200.00	12,800.00	25.60
514-251-031-000	8,311.00	11,372.00	256.10
514-251-032-000	10,000.00	40,000.00	256.10
514-251-033-000	3,200.00	12,800.00	25.60
514-251-041-000	8,311.00	33,245.00	256.10
514-251-042-000	10,721.00	42,887.00	256.10
514-251-043-000	3,200.00	12,800.00	25.60
514-400-011-000	7,213.00	28,855.00	256.10
514-400-012-000	4,000.00	16,000.00	256.10
514-400-013-000	1,400.00	5,600.00	25.60
514-400-021-000	4,000.00	16,000.00	256.10
514-400-022-000	4,000.00	16,000.00	256.10
514-400-023-000	1,400.00	5,600.00	25.60
514-400-031-000	7,213.00	28,855.00	256.10
514-400-032-000	6,431.00	25,731.00	256.10
514-400-033-000	1,400.00	5,600.00	25.60
514-400-041-000	4,000.00	16,000.00	256.10
514-400-042-000	4,000.00	16,000.00	256.10
514-400-043-000	1,400.00	5,600.00	25.60
Total	**$3,475,101**	**$11,276,062**	**$269,664.96**
Parcel Count			**6,751**

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 2

Agenda Item: Contract with West Coast Paving, Inc. for 2022 Road Rehabilitation Project

Executive Summary: City Council will consider a contract with West Coast Paving Inc., in the amount of $2,100,000 for paving Tahoe Keys Boulevard from Lake Tahoe Boulevard to Venice Drive, Washington Ave from Tahoe Keys Blvd to 3rd St, 3rd St from Washington Ave to Lake Tahoe Blvd, and 15th St from Emerald Bay Rd to Venice Dr. Construction will include removing 4 inches of asphalt and placing 4 inches of new asphalt. The project will also includes culvert and stormwater upgrades that will alleviate minor flooding/icing issues as well as preserve the roadway. The project also includes ADA upgrades at the intersection of Tahoe Keys Blvd and Washington Ave.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute a construction contract with West Coast Paving, Inc. for an amount of $2,100,000 and 10% contingency for an amount of $210,000 for the 2022 Road Rehabilitation Project.
Responsible Staff Member: Randy Carlson, Associate Civil Engineer

Responsible Staff Member: Anush Nejad - Director of Public Works (530) 542-6031
Stan Hill - Engineering Manager (530) 542-6039
Randy Carlson - Associate Civil Engineer (530) 542-6033

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - 2022 Road Rehabilitation Agreement.docx
02-Contract with West Coast Paving.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Construction Contract Award for the 2022 Road Rehabilitation Project

Location: Tahoe Keys Blvd, Washington Ave., 3rd St, 15th St.

Responsible Staff Member: Randy Carlson (530) 542-6033

Background: City Council has committed to funding the City's annual paving program each fiscal year with $2,500,000 worth of Measure S funds for rehabilitating and reconstructing the City's roadways. Consistent with the City's 5 Year Paving Plan, the Public Works Department assembles an annual paving project to maintain the City's roadway network.

At the January 4, 2022, City Council meeting, Council approved a reimbursement agreement with Southwest Gas (SWG) that added $1,883,300 worth of funds to the City Paving Account (301-50005-48030). The SWG funds may only be utilized for roadway rehabilitation projects.

Issue and Discussion: This year's project proposes to repave the following roadways:

Roadway	Extents	Lane Miles
Tahoe Keys Blvd	Lake Tahoe Blvd to Venice Dr	1.78
Washington Ave	Tahoe Keys Blvd to 3rd St	0.39
3rd St	Lake Tahoe Blvd to Washington Ave	0.53
15th St	Emerald Bay Rd to Venice	0.89

This project was designed by City Engineering staff and will include a 4" mill and fill treatment for each of the roadways. This will provide a new wearing course as well as restore most of the structural integrity of each of the roadways. The city will also utilize a polymer modified oil in our asphalt, which provides additional flexibility and resiliency in harsh mountain climates. Consistent with the Citywide Drainage Assessment Report, drainage infrastructure replacement has been incorporated into the project as well, which will include six sections of stormdrain pipe being replaced.

On May 13, 2022, the Public Works Department advertised the 2022 Road Rehabilitation Project bid on the City Planet Bids website. The Project Notice to Bidders was also advertised in the Tahoe Daily Tribune per Public Contract Code requirements. The Project bidding period closed on June 7, 2022.

Public Works received six (6) sealed bids, which were publicly opened and read aloud at the scheduled bid opening located at the City Public Works Building. The lowest responsible and responsive bidder was determined to be West Coast Paving Inc. with a bid amount of $2,100,000. The Engineer's Estimate for the bid was $2,014,653.

The bid results are as follows:

Name of Contractor	Bid Price
West Coast Paving	$2,100,000.00
Doug Veerkamp General Engineering	$2,138,123.45
J.V. Lucas Paving	$2,278,864.25
Qualcon Contractors	$2,291,955.00
Sierra Nevada Construction	$2,632,007.00
A&E Construction	$2,829,400.00

In addition to the 2022 Road Rehabilitation Project, the Public Works Department proposes to fund the Tahoe Valley Stormwater and Greenbelt Improvement Project Phase I with additional paving funds from Measure S. This infusion of funds will provide asphalt overlays for each of the roadways in this project. These funds will be requested and allocated in a separate resolution for that project.

Financial Implications: The lowest responsive responsible bid received for this project was from West Coast Paving Inc. in the amount of $2,100,000. Utilizing the City Paving Fund Account, Measure S Funds, and Paving Funds from Southwest Gas, there are sufficient funds to award the bid with the City's standard 10% contingency in the amount of $210,000.
The Street Overlay Program account currently has $3,467,566 available, which is primarily a combination of Measure S and Southwest Gas Reimbursement funds. To fund this contract, the following amounts are needed:

Expense Description	***Amount***
West Coast Paving Inc. Construction Contract	$2,100,000
10% Construction Contingency	$210,000
Materials Testing	$30,000
Labor Compliance Oversite	$17,000
TOTAL ANTICIPATED EXPENSES	$2,357,000

Environmental Considerations: This project is considered roadway rehabilitation and will not extend the boundaries of the existing roadways. As such, the project is exempt from Tahoe Regional Planning Agency (TRPA) permits and the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15301(c) (Existing Facilities). All applicable best management practices will be utilized to protect air and water quality during construction.

Policy Implications: The City Council has included Street Rehabilitation as one of their Strategic Priorities and Goals in their 2021-2026 Strategic Plan. This project will help accomplish the City Council's objective as well as provide adequate roadways for all to use.

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

AGREEMENT

City of South Lake Tahoe

DEPARTMENT OF PUBLIC WORKS
AGREEMENT
for

2022 ROAD REHABILITATION PROJECT
PWC 22-30150005-03
CITY BID NO. 22-30150005-03-BN1

THIS AGREEMENT is made and entered into this _____ day of June, 2022, by and between the City of South Lake Tahoe, a political subdivision of the State of California, herein designated "City", and West Coast Paving Inc., herein designated as "Contractor."

WITNESSETH, that the City and the Contractor, in consideration of the mutual covenants hereafter set forth, agree as follows:

ARTICLE 1 - THE WORK

Contractor agrees to furnish all labor, tools, equipment, facilities, materials, transportation and services necessary to perform and complete, in a good and workmanlike manner, the **2022 ROAD REHABILITATION PROJECT** as required pursuant to the Contract Documents.

ARTICLE 2 - COMMENCEMENT AND COMPLETION

The Work to be performed under this Agreement shall commence at the time as specified in the Notice to Proceed, and the Contractor shall diligently undertake the performance of the obligations as set forth in the Contract Documents to achieve Final Completion of the Work (as defined at Section 9.9 Special Provisions) on or before August 31, 2021 (the "Contract Time"). ***No grading or excavation or other land disturbance will be allowed between October 15th and May 1st; all Work shall be performed after the issuance of the Notice to Proceed, and Final Completion achieved within the contract time as set forth in these Contract Documents.***

The City and the Contractor recognize that time is of the essence of this Agreement and that the City will suffer financial loss if the Work is not completed within the time specified herein, plus any extensions thereof allowed in accordance with the Contract Documents. The City and Contractor also recognize the delays, expense, and difficulties involved in proving the actual loss

suffered by the City if the Work is not completed within the Contract Time. Accordingly, instead of requiring any such proof, and pursuant to the Contract Documents, the City and the Contractor agree that as liquidated damages (but not as a penalty), the Contractor shall pay the City the sum of $1,000 for each calendar day beyond September 23, 2022, and continuing until Bidder achieves Milestone #1, Substantial Completion (per Document 00100, Article 1.04.A.1), and $500 for each calendar day beyond September 30, 2022, that portion of the Contract Time within which the Bidder is required to achieve Milestone #2, Final Completion (per Document 00100, Article 1.04.A.3).

In accordance with the Contract Documents, including, without limitation Document 00400.4.2 ("Bid Proposal"), the daily amount that Contractor may charge to the City for all delay costs, direct and indirect (and inclusive of all expenses and damages, including, without limitation, jobsite and home office overhead costs and extended general conditions) applicable to the first sixty (60) calendar days of Compensable Delay, if any, is Zero dollars per calendar day, the amount set forth by Contractor in Document 00400.4.2 ("Bid Proposal"). This sum shall represent the exclusive and sole amount (i.e., payment in full for any and all direct and indirect delay costs) that Contractor, on behalf of itself and subcontractors and suppliers, of every tier, shall receive for any and all Compensable Delay(s) during the first sixty (60) calendar days of actual, Compensable Delay at the Project. Delay costs that may arise from Compensable Delay, if any, beyond the first sixty (60) calendar days of a Compensable Delay, if allowable, shall thereafter be governed by, and subject to, the applicable provisions of Sections 8 and 9 of the Standard Specifications, as modified by the Special Provisions, and the Contract Documents.

ARTICLE 3 - CONTRACT PRICE

The City agrees to pay, and the Contractor agrees to accept, in current funds for the performance of the Work pursuant to the Contract Documents, the Contract Sum for the completion of the Work in accordance with the Contract Documents as follows:

BID ITEM NO.	BID ITEM DESCRIPTION	UNIT	BID QTY	UNIT BID PRICE	BID ITEM TOTAL
1	Mobilization	LS	1	$79,400.00	$79,400.00
2	Traffic Control	LS	1	$86,980.75	$86,980.75
3	Temporary Erosion Control	LS	1	$6,600.00	$6,600.00
4	Construction Staking	LS	1	$4,700.00	$4,700.00
5	Clean Stormwater Infrastructure with Hydrovac	LS	1	$3,000.00	$3,000.00
6	Fabricate & Install Project Sign 4'x2.5'	EA	8	$1,000.00	$8,000.00
7	Potholing	EA	3	$900.00	$2,700.00
8	Lower & Raise Utilities (Water Valves/SS Manhole Lids, etc)	EA	91	$950.00	$86,450.00
9	Dig Out & Repair (Unsuitable Material)	CY	100	$190.00	$19,000.00

BID ITEM NO.	BID ITEM DESCRIPTION	UNIT	BID QTY	UNIT BID PRICE	BID ITEM TOTAL
10	R&R 12" CMP with 12" HDPE	LF	50	$108.00	$5,400.00
11	R&R 12" CMP with 12" RCP	LF	74	$190.00	$14,060.00
12	R&R 18" CMP with 18" HDPE	LF	347	$31.00	$10,757.00
13	Excavate around 42x30" pipe & concrete backfill	LF	52	$220.00	$11,440.00
14	Install Rock Bowl	EA	4	$1,300.00	$5,200.00
15	Excavate and Remove Soil at Council Rock	CY	20	$164.00	$3,280.00
16	Install New ADA Ramp	EA	4	$8,000.00	$32,000.00
17	Mill 4" AC	SY	27,450	$7.35	$201,757.50
18	Mill 5" AC	SY	8,675	$8.45	$73,303.75
19	Remove AC from Gutter Pan	LF	2,500	$2.75	$6,875.00
20	4" of AC (2 lifts)	SY	36,125	$39.20	$1,416,100.00
21	AC Hauling Cost Per Mile	$/Mile	0	$0.00	$0.00
22	Total Miles from AC Plant (Enter Total using Unit Price for Item 21)	Miles	0	$0.00	$0.00
23	Roadway Striping (12" Double Yellow)	LF	7,500	$0.80	$6,000.00
24	Roadway Striping (4" Single Yellow)	LF	3,660	$0.40	$1,464.00
25	Roadway Striping (6" White)	LF	13,000	$0.60	$7,800.00
26	Roadway Striping (6" Dashed White)	LF	2,125	$0.60	$1,275.00
27	Roadway Striping (8" White)	LF	80	$1.00	$80.00
28	Roadway Striping (Stop Bars 12")	LF	110	$2.00	$220.00
29	Roadway Striping Crosswalk (Continental Style 2'x10' White or Yellow Stripes)	LF	90	$4.00	$360.00
30	Roadway Striping Type IV (L) Arrow (left)	EA	6	$103.00	$618.00
31	Roadway Striping Type VIII Arrow (3 way)	EA	4	$155.00	$620.00
32	Roadway Striping Stop Marking	EA	10	$103.00	$1,030.00
33	Roadway Striping Only Marking	EA	3	$103.00	$309.00
34	Roadway Striping Ahead Marking	EA	2	$103.00	$206.00
35	Roadway Striping Signal Ahead Marking	EA	1	$129.00	$129.00
36	Roadway Striping Slow School XING Marking	EA	2	$155.00	$310.00

BID ITEM NO.	BID ITEM DESCRIPTION	UNIT	BID QTY	UNIT BID PRICE	BID ITEM TOTAL
37	Roadway Striping Bike Lane Marking (Helmeted Cyclist 72" w 72" Arrow)	EA	25	$103.00	$2,575.00
	Daily Rate of Compensation for Compensable Delay	Cal. Day	60	$0.00	$0.00

TOTAL CONTRACT SUM $2,100,000.00

For the Total Contract Sum of two million, one hundred thousand dollars and zero cents.

The above Total Contract Sum includes all allowances, if any, provided for in the Contract Documents.

Compensation for Unit Price Items shall be based upon the unit prices stated in the above schedule multiplied by the actual quantities or units of work and materials performed or furnished. Unit prices paid by the City may change depending on actual quantities or units of work completed in accordance with the Contract Documents.

ARTICLE 4 - PREVAILING WAGES

Pursuant to the provisions of California Labor Code, Sections 1770 to 1780, inclusive thereof, the Contractor, and any subcontractor, of any tier, shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

In compliance with Senate Bill 854 and the California Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractors must submit their certified payroll records directly to the Division of Labor Standards Enforcement Compliance Monitoring Unit through the electronic certified payroll reporting (eCPR) system, as well as to the City.

Pursuant to the provisions of California Labor Code Section 1773.2, the Contractor is hereby advised that copies of the prevailing rate of per diem wages and a general prevailing rate for holidays, Saturdays and Sundays and overtime work in the locality in which the Work is to be performed for each craft, classification, or type of worker required to execute the Contract, are on file in the City's office. The Contractor agrees that not less than said prevailing rates shall be paid to workers employed on this public works contract as required by Labor Code Section 1774. These rate determinations are found on the State of California Department of Industrial Relations' website at: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

ARTICLE 5 - CONTRACT DOCUMENTS

The Agreement includes and incorporates by reference the Contract Documents for the Project, which consists of the following documents:

(a) Notice to Bidders (Document 00100);

(b) Instructions to Bidders (Document 00200);

(c) Bid Proposal (Document 00400);

(d) Bidder's Bond (Document 00410);

(e) Designation of Subcontractors (Document 00420);

(f) Self-Performance Declaration (Document 00425);

(g) Debarment and Suspension Certifications (Document 00430);

(h) Non-Collusion Declaration (Document 00432);

(i) Worker's Compensation Certification (Document 00435);

(j) Business and Professions Code Sections 7028.15 and 7031 Statement (Document 00440);

(k) Bidder's Statement of Financial Responsibility, Technical Ability and Experience (Document 00450);

(l) Equal Employment Opportunity Certification (Document 00460);

(m) Non-Lobbying Certification (Document 00465);

(n) Disclosure of Lobbying Activities (Document 00466);

(o) Agreement (Document 00500);

(p) Payment Bond Form (Document 00610);

(q) Performance Bond Form (Document 00620);

(r) Sample Escrow Agreement for Security Deposits In Lieu of Retention (Document 00630);

(s) Warranty/Guaranty Form (Document 00635);

(t) Acknowledgment of City Code (Document 00640);

(u) Bid Document Certification (Document 00650);

(v) The Standard Specifications of the State of California, Department of Transportation, dated 2018; the Standard Plans of the State of California, Department of Transportation, dated 2018, and the South Lake Tahoe Public Improvement and Engineering Standards;

(w) Special Provisions (which incorporate by reference, and, as specified, modify the Standard Specifications of the State of California, Department of Transportation, dated 2018; the Standard Plans of the State of California, Department of Transportation, dated 2018, and the South Lake Tahoe Public Improvement and Engineering Standards) (Document 00700);

(x) Supplemental Conditions (Document 00800), if any;

(y) General Requirements, if any;

(z) Construction Progress Documentation (Document 01300);

(aa) Technical Specifications;

(bb) Contract Drawings;

(cc) Addenda (numbers 1 to 1, inclusive; and

(dd) Permits from other agencies as may be required by law.

(ee) All Documents referenced as constituting the "Bid Documents" pursuant to Section 1.3 ("Bid Documents") of the Special Provisions.

Exhibits to this Agreement are enumerated as follows:

- Exhibit A: Insurance Certificates and Endorsements
- Exhibit B: Payment Bond and Performance Bond

ARTICLE 6 - WORKERS' COMPENSATION

Contractor shall take out and maintain during the life of the Agreement, adequate and sufficient workers' compensation insurance for all Contractor's employees employed at the site of improvements, and, if any Work is sublet, Contractor shall require each subcontractor similarly to provide workers' compensation insurance for all of the latter's employees, unless such employees are covered by the protection afforded by Contractor. If any class of employees engaged in Work under this contract at the site of the Project is not protected under workers' compensation law, Contractor shall provide, and shall cause each subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Contractor shall indemnify the City and the California Department of Transportation for any damage resulting to it from failure of either Contractor or any subcontractor to take out or maintain such insurance.

By its signature upon this Agreement, Contractor certifies that it has carefully reviewed and is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of the labor Code. Contractor, as a condition precedent to the commencement of its Work pursuant to the Agreement, shall comply with such provisions.

ARTICLE 7 - INDEMNITY AND INSURANCE

To the fullest extent permitted by law, including, without limitation, Civil Code section 2782, *et seq*., and in strict accordance with the Contract Documents, Contractor shall defend, indemnify, and hold harmless the City, its officials, officers, City Council members, employees, agent, the California Department of Transportation, the Project Manager, the Architect/Engineer, the Project consultants, and their respective principals, officers and employees, and each of them, of and from any and all claims, demands, suits, causes of action, damages, costs, expenses, attorneys' fees, losses, or liability, in law or in equity, of every kind and nature whatsoever related to, arising out of, or in connection with, Contractor's operations to be performed under this Agreement, and as otherwise set forth in Contract Documents, including, without limitation, Section 7-1.05A of the Standard Specifications, as modified by Section 7.11 of the Special Provisions. The obligations of defense and indemnity set forth in this Article, and in the Contract Documents, shall not be limited by any insurance requirements or obligations pursuant to the Contract Documents, and shall not extend to the sole negligence or willful misconduct of the City, or the active negligence of the City. The obligations arising from this Article shall not be

construed to negate, abridge, or reduce other rights or obligations of indemnity (including all duties to defend), which would otherwise exist as to a party, or person described elsewhere in the Contract Documents.

Contractor shall maintain the insurance coverage described in Section 7-1.06 of the Standard Specifications, as modified by Section 7.12 of the Special Provisions, throughout the performance of the Agreement, including any maintenance, warranty and/or guaranty periods. This Agreement shall not be operative until evidence of such insurance has been provided to, and approved by, the City as to form, amount, and carrier. Contractor shall not allow any subcontractor to commence Work at the Project until subcontractor provides evidence to Contractor and City that subcontractor has obtained insurance acceptable to the City.

ARTICLE 8 - NOTICES

Whenever any provision of the Contract Documents requires the giving of written notice, it shall be deemed to have been validly given if delivered in person to the individual for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the address listed below:

Notices required to be given to City:
Public Works Director/City Engineer
City of South Lake Tahoe
1740 D Street
South Lake Tahoe, CA 96150-6251

Notices required to be given to Contractor:
West Coast Paving Inc.
P.O. Box 19102
Reno, NV 89511

Notices required to be given to any surety(ies):
TBD

ARTICLE 9 - MISCELLANEOUS

9.1 Terms. Terms used in this Agreement will have the meanings indicated in the Contract Documents.

9.2 Assignment. No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 Successors and Assigns. City and Contractor each binds itself, its partners, successors, assign, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.4 Severability. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 South Lake Tahoe City Code. Contractor acknowledges that all pertinent provisions within the South Lake Tahoe City Code are incorporated by reference as though set forth in full herein, and, further, the failure of Contractor or any subcontractor, of any tier, to comply with any of its/their obligations under the Contract Documents, or the requirements of the South Lake Tahoe City Code, or any other applicable law, code, statute, or regulation, shall be deemed a material breach of the Agreement.

9.6 Third Party Beneficiary. Contractor expressly acknowledges the City's status as a third party beneficiary solely with respect to the performance to be rendered under each subcontract, of any tier, upon the Project, and, as a result, Contractor acknowledges that City possesses, *inter alia*, the rights enumerated within the South Lake Tahoe City Code as to the enforcement of obligations under subcontracts of any tier.

9.7 Regulatory Requirements. Contractor acknowledges that the Project is subject to requirements and regulations issued on behalf of various governmental and/or regulatory bodies, including, without limitation, the Lahontan Regional Water Quality Control Board and the Tahoe Regional Planning Agency, among others. Contractor agrees to fully and promptly comply with any and all requirements and regulations issued on behalf of such entities.

9.8 Governing Law. This Agreement and the Contract Documents shall be deemed to have been entered into in the County of El Dorado, State of California, and governed by California law. By entering into this Agreement, the Contractor consents and submits to the jurisdiction of Courts of the State of California, County of El Dorado, over any action of law, suit in equity, and/or other proceeding that may arise out of the Contract Documents.

IN WITNESS HEREOF, the said City of South Lake Tahoe, State of California, has caused this Agreement to be executed by its Mayor in its behalf, and the said Contractor has signed this Agreement the day and year first above written.

CITY OF SOUTH LAKE TAHOE

By _____
Devin Middlebrook, Mayor

Date _____

CONTRACTOR:

By _____
Jeff Sander, President

Date _____

Business License No. 008425

APPROVED AS TO FORM:

By _____
Heather Stroud, City Attorney

ATTEST:

By _____
Susan Blankenship, City Clerk

Exhibit A

Insurance Certificates and Endorsements

Exhibit B

Payment Bond & Performance Bond

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 3

Agenda Item: Agreement with the California Conservation Corps (CCC) for Stormwater System Maintenance Services

Executive Summary: The CCC Tahoe Center is a unique public service organization dedicated to improving and protecting California's public natural resources and communities while providing career development opportunities for participants in the program. The City has a successful track record of contracting with the CCC Tahoe Center to provide cost effective natural resource rehabilitation and restoration work for constructed stormwater wetland and vegetation detention basins that provide drainage services for the community and water quality treatment to protect Lake Tahoe.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute a sole source Professional Services Agreement with the California Conservation Corps for Storm Drain Maintenance Services for an amount not to exceed $65,000.
Responsible Staff Member: Jason Burke, Stormwater Coordinator

Responsible Staff Member: Jason Burke, Stormwater Coordinator (530) 542-6038

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report-CCC.docx
02-Agreement with California Conservation Corp
03-CCC SOLE SOURCE FORM.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Agreement with California Conservation Corps for Stormwater System Maintenance Services

Location: Citywide Stormwater Drainage and Water Quality Treatment Systems

Responsible Staff Member: Jason Burke, Complete Streets Program Manager, (530) 542-6038 and Faye-Marie Pekar, Engineering Technician, (530) 542-6070

Background: The City Stormwater Program has a wide variety of labor-intensive maintenance needs including removal of excess sediment and vegetation from over 70 constructed stormwater treatment basins and wetlands, multiple drainage ditches, and various eroding channels. The City's Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) permit and the Lake Tahoe Total Maximum Daily Load (TMDL), requires maintenance of existing stormwater treatment systems and drainage channels to reduce the amount of sediment and nutrients discharged into Lake Tahoe from the City storm drain system.

Issue and Discussion: The City has successfully partnered with the CCC Tahoe Center in the past in order to complete emergency erosion control stabilization work immediately after the Angora Fire, and since then has provided annual maintenance services to maintain more than 70 stormwater treatment basins. By partnering with the CCC Tahoe Center, the City is able to cost effectively use a local skilled labor force to complete many important maintenance need to reduce flooding and protect the clarity of Lake Tahoe.

In accordance with Labor Code Section 1720.04(c), California Prevailing Wage Laws do not apply to any work performed by the California Conservation Corps pursuant to Section 14507.5 of the Public Resources Code. PRC section 14507.05(a)(4) defines the CCC work eligible for this exemption to include projects that "assist agencies of local government and other nonprofit community organizations in developing, rehabilitating, and restoring parklands, recreational facilities, and other community resources."

The CCC is a unique public service organization established in 1976 dedicated to improving California's public natural resources and communities through environmental projects and responding to natural and man-made disasters. Through this work, Corpsmembers gain skills and experience that can lead to meaningful careers. Corpsmembers at the Tahoe Center also receive training and certifications to instill a pattern of "life-long learning" and the CCC Tahoe Center is dedicated to developing their Corpsmembers into citizens with character, credentials, and commitment. The CCC Tahoe Center encourages Corpsmembers to develop their skills by taking classes at Lake Tahoe Community college (LTCC) and perform community service to assist local organizations and volunteer events. As such, staff recommend approval of the attached Sole Source Justification as there really is no comparable vendor that provides both the benefit to the

environment and community through partnerships with local government agencies, while also seeking to develop participants (Corpsmembers) in the program.

Financial Implications: There are adequate funds available in the following accounts in the current adopted budget for FY 21/22, and approval of this PSA will not require any budget amendments or adjustments.
Available balance

Budget Item (FY 21/22)	**Account #**	**Available Balance**	**Amount needed for CCC PSA**
306 – Rehabilitation of Water Quality Improvements	306-42001-48030	$20,000 (from TRPA mitigation funds)	$20,000
245 – Stormwater Management Program	245-03215-42030	$92,000	$45,000

Environmental Considerations: The action is focused on maintenance of existing constructed stormwater treatment facilities and removal of excess dead vegetation that creates hazards wildland fire fuel loading and is categorically exempt from further review under the CEQA Guidelines Section 15301 (Class 1), Existing Facilities, which exempts operation repair and maintenance or minor alteration of public facilities and topographical features involving negligible or no expansion of existing or former use" including restoration or rehabilitation of deteriorated or damaged structures, facilities or equipment. The work included in the contract is also categorically exempt under Section 15304 (Class 4) Minor alteration of land for the removal of excess dead vegetation and trash which does not involve removal of healthy, mature, or scenic trees.

Policy Implications: In accordance with Strategic Priority 5.1 (Public Safety) and 5.3 (Infrastructure Maintenance) staff recommends the City Council authorize the attached PSA to authorize the CCC Tahoe Center to assist with maintenance of natural stormwater treatment infrastructure and conveyance systems and removal of excess dead vegetation for wildfire preparedness and defensible space needs.

CITY OF SOUTH LAKE TAHOE

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into as of the _____ day of _____ 2022 by and between the **City of South Lake Tahoe**, a municipal corporation ("City") and the California Conservation Corps ("Consultant), a California State entity.

RECITALS

A. Consultant possesses the skill, experience, ability, background, certification, and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

B. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. Consultant shall perform the services set forth in this agreement and shall provide said services at the time, place, and in the manner specified in this agreement. Consultant shall have no power or authority by this Agreement to bind City in any respect.

   The Consultant agrees that it has satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Contract is based on such independent investigation and research.

   All services provided by Consultant pursuant to this Agreement will be provided in accordance with the terms set forth in the **Exhibit A, "Scope of Services,"** attached hereto and incorporated herein by reference. **Exhibit B, "Compensation Schedule,"** attached hereto and incorporated herein by reference, outlines the fees and compensation which shall be paid pursuant to this Agreement.

2. Term/Time of Performance. The services by Consultant are to commence upon the execution of the Agreement and continue in accordance with the Schedule set forth in **Exhibit B.**

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Schedule set forth in **Exhibit B** which is attached hereto and incorporated herein by reference. In no event shall Consultant's

compensation, including travel and out-of-pocket expenses, exceed **$65,000** without additional written authorization from City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment. Payment is contingent upon compliance with all terms and conditions of this Agreement, as set forth herein. Consultant shall obtain prior written authorization from the City Project Manager for any costs in excess of budgeted amounts for each line item, task, or obligation under the Scope of Services.

4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, the applicable hourly rate, and a description of any reimbursable expenditures. City shall pay Consultant no later than 30 days after approval of the monthly invoice by City staff.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform extra work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, extra work without prior written authorization from City.

6. Termination. This Agreement may be terminated by City or Consultant immediately for cause or without cause upon thirty days (30) days written notice of termination. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination, and City shall be entitled to all work performed to that date.

   Termination, revocation, or expiration of this Agreement shall not release either party from liability resulting from an event which occurred prior to such termination, revocation, or expiration.

7. Ownership Of Documents.
   All plans, studies, documents and other writings, including working notes and internal documents, prepared by and for Consultant, its officers, employees and agents and subcontractors in the course of implementing this Agreement, shall become the property of City upon payment to Consultant for such work, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents, and other writings to City upon written request, to the extent permitted by law.

8. Consultant's Books and Records.

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant for services provided pursuant to this Agreement.

b. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to City for inspection at City offices when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above-named officers, require that custody of the records be given to City and that the records and documents be maintained at City offices. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

9. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights. All employees, agents, contractors, or subcontractors hired or retained by Consultant are employees, agents, contractors or subcontractors of Consultant and not of the City.

City is not required to make any deductions or withholdings form the compensation payable to Consultant under the provisions of this Contract and is not required to issue W-2 Forms for income and employment tax purposes for any of Consultant's assigned personnel. Any third-party persons employed by Consultant shall be entirely and exclusively under the direction, supervision, and control of Consultant. Consultant hereby indemnifies and holds City harmless from any and all claims that may be made against City based upon any contention by any third party that an employer-employee relationship exists by reason of this Contract.

10. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

11. Compliance with Laws. Consultant shall comply with all applicable federal, state, regional and local laws, codes, ordinances, and regulations in carrying out his/her duties under this Agreement. Consultant shall observe and comply with all applicable laws, ordinances, regulations, and codes of federal, state, and local governments, and shall commit no trespass on any public or private property in performing any of the work authorized by this Agreement. The City, its officials, officers, elected officials, appointed officials and employees shall not be liable at law or in equity as a result of any failure of Consultant to comply with this section unless such failure was a direct result of the negligence or intentional act of an authorized City representative.

In the event it is determined that the Consultant is required to pay prevailing wages for the work performed under this Agreement, the Consultant shall pay all penalties and wages as required by law.

12. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant acknowledges that payments made pursuant to this Agreement may be withheld until this provision has been satisfied.

13. Indemnity. Consultant hereby agrees to and shall indemnify and hold harmless City, its elected and appointed boards, officers, agents, employees and volunteers from and against any liability for any and all claims, demands, actions, losses, damages and injuries, direct or indirect (including any and all costs and expenses in connection therein), arising out of this Agreement or caused in any way by Consultant's negligent performance of this Agreement or its breach of its obligations contained in this Agreement, except for any such claims arising out of the negligence or willful misconduct of the City.

City hereby agrees to and shall indemnify and hold harmless the Consultant, its elected and appointed boards, officers, agents, employees and volunteers from and against any liability for any and all claims, demands, actions, losses, damages and injuries, direct or indirect (including any and all costs and expenses in connection therein), arising out of this Agreement or caused in any way by City's negligent performance of this Agreement or its breach of its obligations contained in this Agreement, except for any such claims arising out of the negligence or willful misconduct of the Consultant.

City does not, and shall not, waive any rights against Consultant which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by City, or the deposit with City by Consultant, of any of the insurance policies hereinafter set forth.

This hold harmless agreement by Consultant shall apply to all damages and claims for damages, or alleged to have been suffered, by reason of any of the aforesaid operation of Consultant or any subcontractor, regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

14. Insurance Requirements.

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies.

i. Workers' Compensation Coverage. Consultant shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her personnel in accordance with the laws of the State of California. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation of all Workers' Compensation policies must be received by City at least thirty (30)

days prior to such change. Consultant shall provide thirty (30) days written notice of nonrenewal of any Workers' Compensation policies. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees, and volunteers for losses arising from work performed by Consultant for City.

ii. General Liability Coverage. Consultant shall maintain commercial general liability insurance, no less broad than ISO form CG 00 01 in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury, and property damage. Coverage must be made on the standard Occurrence form. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. The policy must be endorsed to include the City of South Lake Tahoe, its officers, agents, employees, and servants as additional insureds, but only insofar as the operations under the contract are concerned. Any insurance required to be carried shall be primary, and not excess, to any other insurance carried by the City. The requirement to maintain such insurance may be satisfied by maintaining equivalent levels of self-insurance approved by the City. If the Consultant is a self-insured public entity, there is no requirement to add the City of South Lake Tahoe, its officers, agents, employees, and servants as additional insureds.

iii. Automobile Liability Coverage. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and nonowned vehicles, in an amount of not less than one million dollars ($1,000,000) combined single limit for each occurrence. Any insurance required to be carried shall be primary, and not excess, to any other insurance carried by the City. The requirement to maintain such insurance may be satisfied by maintaining equivalent levels of self-insurance approved by the City.

15. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City: City of South Lake Tahoe
1901 Airport Rd., Suite 300
South Lake Tahoe, CA 96150

Provide a copy to: City Attorney's Office
City of South Lake Tahoe
1901 Airport Road, Suite 300
South Lake Tahoe, CA 96150

If to Consultant:

Provide a copy to: Karen Chesmore
California Conservation Corps
1719 24th Street
Sacramento, CA 95816

16. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience, and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of City. Consultant shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in the Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise required by law.

17. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

18. Dispute Resolution. Any dispute concerning this Agreement will be first submitted to the City Manager or his designee for resolution. If no resolution is reached, such dispute shall be submitted to the City Council. The decision of the City Council shall be final and shall be appealable only to the El Dorado Superior Court pursuant to California Code of Civil Procedure §1094.5, and as provided by law.

19. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought

relating to this Agreement shall be held exclusively in the Superior Courts in the County of El Dorado, South Lake Tahoe Division.

20. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, personnel, or applicant for employment because of race, religion, color, national origin, disability, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan, or other related programs or guidelines currently in effect or hereinafter enacted to the extent permitted by law.

21. Drug-Free Workplace Certification. By signing this Agreement, Consultant hereby certifies under penalty of perjury under the laws of the State of California that the Consultant will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code Section 8350, et seq.) and will provide a drug-free work place by taking the following actions:

a. Publish a statement notifying participants that unlawful manufacture, distribution dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355 (a).

b. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b) to inform employees about all of the following:

   i. The dangers of drug abuse in the workplace;
   ii. The person's or organization's policy of maintaining a drug-free workplace;
   iii. Any available counseling, rehabilitation, and employee assistance program; and
   iv. Penalties that may be imposed upon employees for drug abuse violations.

c. Provide, as required by Government Code Section 8355(c), that every employee who performs grant activities under this Agreement:

   i. Will receive a copy of the Consultant's drug-free policy statement; and
   ii. Will agree to abide by the terms of the Consultant's statement as a condition of employment on this Agreement.

Failure to comply with these requirements may result in suspension of payments under this Agreement or termination of the Agreement, or both, and Consultant may be ineligible for award of any future City agreements if City determines that any of the following has occurred: the Consultant (1) has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

22. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

23. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

24. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

25. Execution. This Agreement and attachments may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

26. Time is of the Essence. Time is of the essence for this Agreement.

27. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE:	CONSULTANT:
By_____	By _____
Devin Middlebrook	Dawne Bortolazzo, Admin Div. Chief
Mayor	California Conservation Corps

APPROVED AS TO FORM:

By_____
Heather Stroud
City Attorney

ATTEST:

By_____
Susan Blankenship, City Clerk

Attachments:
Exhibit A – Scope of Services
Exhibit B – Compensation Schedule

EXHIBIT A

SCOPE OF SERVICES

City of South Lake Tahoe
Storm Water Treatment Maintenance and Vegetation Management

Services to be provided by the CCC include labor for the removal of accumulated debris, excess vegetation and sediment from the storm drain channels, ditches and basins, reconstruction of rock lined channels and basin features, and repair of storm drain above-ground storm water treatment basins. Work includes rehabilitation of drainage channels using hand tools, and vegetation management to remove dead and excessive vegetation that creates hazardous wildfire fuel.

Equipment, materials and labor to be supplied by Consultant:
Basic hand tools, i.e., shovel, pick pulaski, rake, McCloud, trash pickers, wheelbarrow, pruning shears, chain saw, chain saw fuel and bar oil and if requested chipper for chipping vegetation to be dispersed onsite for soil stabilization. Consultant will provide labor and personal protective equipment for workers.

Oversight to be provided by City:
Technical supervision, any specialty tools needed to complete the project, a list of locations and maintenance requirements for each site, and as-built construction drawings of facilities when applicable. Large amounts of material disposal or heavy equipment will be provided as necessary.

EXHIBIT B

SCHEDULE OF CHARGES AND TIMELINE

BUDGET

Estimated labor fees (not to exceed)	**$65,000**
Hourly Rate:	**$26.00/hour**
(travel is included in the TOTAL [not to exceed amount])	
TOTAL (not to exceed)	**$65,000**

TIMELINE

Work to commence upon agreement execution. All work to be completed by June 30, 2023.

SOLE BRAND/SOLE SOURCE REQUEST JUSTIFICATION/APPROVAL FORM

SOLE SOURCE VENDOR: California Conservation Corps, Tahoe Center
ADDRESS: 1949 Apache Avenue PHONE NO. 530-577-0850
ITEM TO BE PURCHASED: Rehabilitation and restoration of stormwater treatment and conveyance systems
DOLLAR AMOUNT: $65,000

Check reasons for sole source request:

1. _____ **Proprietary**: The item is held under exclusive title, trademark, or copyright by a private person or company; a proprietary distributorship would also apply.

_____ **Standardization**: The City requires the item(s) to standardize parts, design, quality, etc.
Explain:_____

X **Sole Source**: No other items are known to exist which perform the same function.

2. Describe the product service: Rehabilitation and restoration of the stormwater improvements and water quality basins, picking up trash, empty bottles and needles from homeless camps in stream zones and hazardous fuel reduction.

3. Describe how the product or service is unique and one-of-a-kind: The CCC is a unique public service organization dedicated to improving and protecting California's parks, natural resources and communities that primarily provide a public benefit.

4. Is the product or service available from other distributors? _____
If YES, list names of vendors:_____
If NO, explain why the product/service is available from only one source and what avenues you pursued to confirm that this is factual. CCC provides restoration and emergency response forces (fighting fires and floods) and provides trained and equipped maintenance crews in partnership with local government agencies for environmental work.

5. Can your requirements be modified to allow competitive products or services be used?
Explain: The CCC Tahoe Center provides local, highly competitive services to local government agencies for public benefit projects.

DEPARTMENT/DIVISION:_____

DEPARTMENT HEAD SIGNATURE: _____ DATE:_____

DIVISION HEAD SIGNATURE: JB DATE: 6/3/2022

*** CITY MANAGER SIGNATURE**: _____ DATE: _____

* Requests over $7,000 require **City Manager's** approval. Requests over $50,000 requires City Council's approval.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 4

Agenda Item: Mechanical and Refrigeration Maintenance Services Contract with ACCO Engineered Systems, Inc. for South Lake Tahoe Ice Arena

Executive Summary: Section 4 of the agreement with the City's Ice Arena Concessionaire states, in relevant part: "In addition to the ongoing maintenance responsibilities of City required above, City agrees to establish an account entitled 'Ice Arena Maintenance and Replacement Fund' which shall include the Concession Fee that City collects pursuant to Section 3 of this Agreement. The Ice Arena Replacement Fund shall be used for the maintenance of the Fixtures, including but not limited to, the foundation, structure, roof, ventilation, plumbing, electrical, fire suppression sprinkler system, heating, and refrigeration systems at the Facility. . . .City shall, at its sole cost, enter into and maintain a Service Agreement for the inspection and maintenance of the Fixtures listed above."

Per this requirement, staff issued a request for proposals for the inspection and maintenance services to the facility mechanical and refrigeration equipment. Proposals were received on May 20, 2002. All submittals received were distributed to the three (3) members of the City's evaluation team. Each one of the team members independently evaluated, then numerically scored each proposal based on criteria set forth in the RFP. The scores of the evaluators were then added to achieve a cumulative score which provided the ranking. ACCO Engineering Inc. of Sacramento, CA was ranked highest.

Staff is recommending the appropriation of necessary funds to support the agreement, and the assignment of the agreement to ACCO Engineering Inc. of Sacramento CA in the amount of $50,952 (three-year term cost).

Requested Action / Suggested Motions: 1) Pass a Motion authorizing and directing the Mayor to execute a three-year service agreement with ACCO Engineered Systems, Inc. in the amount of $50,952 for the South Lake Tahoe Ice Arena Mechanical and Refrigeration System Maintenance and Inspection; and 2) Pass a Resolution appropriating $16,984 from the General Fund Annually for Ice Arena Refrigeration and Mechanical Systems Inspection and Maintenance Agreement – Three-Year Term.
Responsible Staff Member: Jim Marino, Capital Improvements Manager

Responsible Staff Member: Jim Marino, Capital Improvement Project Manager (530) 542-6027

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:
01-Staff Report.docx
02-Resolution - Budget Appropriation.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Mechanical and Refrigeration Maintenance Services Contract - Three-Year Term - South Lake Tahoe Ice Arena

Location: 1176 Rufus Allen Boulevard, South Lake Tahoe, CA 96150

Responsible Staff Member: Jim Marino, Capital Improvement Program and Facilities Program Manager

Background: On April 16, 2019, City Council approved a three-year Public Works Agreement with ACCO Engineered Systems of Sacramento, CA for Refrigeration and Mechanical System Maintenance services of the City's Ice Arena equipment.

The services were solicited in part due to negotiations with the ice arena concessionaire:

> Section 4 of the Concessionaire Agreement states, in relevant part*: "In addition to the ongoing maintenance responsibilities of City required above, City agrees to establish an account entitled 'Ice Arena Maintenance and Replacement Fund' which shall include the Concession Fee that City collects pursuant to Section 3 of this Agreement. The Ice Arena Replacement Fund shall be used for the maintenance of the Fixtures, including but not limited to, the foundation, structure, roof, ventilation, plumbing, electrical, fire suppression sprinkler system, heating, and refrigeration systems at the Facility. . . .City shall, at its sole cost, enter into and maintain a Service Agreement for the inspection and maintenance of the Fixtures listed above*".

Issue and Discussion: On April 30, 2022 the three-year contract with ACCO terminated. In order to continue to comply with the agreement terms, the Department of Public Works solicited Request for Proposals (RFP) from contractors for another three-year term.

On April 21,2022, the Public Works Department released a Request for Proposals for Mechanical Refrigeration Services. The RFP was electronically distributed to 21 licensed Plumbing, Heating, and Air Conditioning Contractors listed under the category.

The RFP calls for a monthly, quarterly, and annual service scope. Attachment 03 provides the scope of work. The RFP also specified a three-year contract for services.

Electronic submittals were received by the Department of Public Works on May 20, 2022. The City received three (3) proposals. *Table A* below lists the firms who submitted qualifications.

All submittals received were distributed to the three (3) members of the City's evaluation team. Each one of the team members independently evaluated, then numerically scored each proposal based

on criteria set forth in the RFP. The scores of the evaluators were then added to achieve a cumulative score which provided the ranking.

Table A below lists the rank, score, and costs of the proposals.

Rank	Firm	Cumulative Score	Annual Cost	Term Cost
1	ACCO Engineered Systems	279.0	$16,984.00	$50,952.00
2	American Chiller Service	261.0	$26,845.00	$80,535.00
3	Mesa Energy Systems	237.0	$48,780.00	$146,340.00

Table A – RFP Rank/Cost Summary

Financial Implications:
The Ice Arena Budget is contained in account 22104260. Staff is requesting the budget expense line item 42025 be created and an annual appropriation of $16,984 be transferred into the account for the three-year service agreement term per *Table B* below:

36300	Transfer In – General Funds	(-) $50,952	
22104260-42025	Contract Services	(+) $16,984	FY 21-22
22104260-42025	Contract Services	(+) $16,984	FY 22-23
22104260-42025	Contract Services	(+) $16,984	FY 23-24

Table B – Funding/Expense – Three-year Agreement

Environmental Considerations: The assignment of this Agreement and the work which may occur from the agreement, is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15301 Existing Facilities.

"The operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination".

Policy Implications: The assignment of this Agreement is in alignment with:

General Plan Policy PQP-1.8: Financing and Prioritizing Maintenance of Existing Infrastructure. The City shall identify operations and maintenance costs and priorities for existing infrastructure, and identify and develop a fair, equitable, and stable fiscal program to finance the ongoing maintenance of infrastructure.

Financial Policy: Preserving Capital Investments – Fixed Assets
1. The budget should provide sufficient funding for adequate maintenance, renovation, and the orderly replacement of capital assets such as equipment, fleet, facilities, streets, and parks.
2. All capital assets should be maintained at a level that protects capital investment and minimizes future maintenance and replacement costs.

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Appropriating $16,984 from the General Fund Annually for Ice Arena Refrigeration and Mechanical Systems Inspection and Maintenance Agreement – Three-Year Term

BACKGROUND

A. Per Agreement with the City's Ice Arena Concessionaire, the City is obligated to enter into third party service agreement for the maintenance of the facility equipment, including but not limited to, the foundation, structure, roof, ventilation, plumbing, electrical, fire suppression sprinkler system, heating, and refrigeration systems.

B. The Department of Public Works has solicited Request for Proposals (RFP) for the inspection and maintenance services of the facility refrigeration and mechanical systems.

C. Upon evaluation of proposals, the Department of Public Works recommends award of a Public Works Agreement in the amount of $50,952 to ACCO Engineered Systems of Sacramento, CA .

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe: .

1. Authorizes annual appropriations of $16,984 from the General Fund into the Ice Arena Contract Services account to fund the three-year inspection and maintenance services agreement with ACCO Engineered Systems as detailed above. Fund transfer detail in the table below.

36300	Transfer In – General Funds	(-) $50,952	
22104260-42025	Contract Services	(+) $16,984	FY 21-22
22104260-42025	Contract Services	(+) $16,984	FY 22-23
22104260-42025	Contract Services	(+) $16,984	FY 23-24

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____

Devin Middlebrook, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

CITY OF SOUTH LAKE TAHOE
PUBLIC WORKS DEPARTMENT

AGREEMENT

DOCUMENT 00500 - AGREEMENT

City Of South Lake Tahoe

PUBLIC WORKS DEPARTMENT
AGREEMENT

FOR

ICE ARENA REFRIGERATION AND MECHANICAL SYSTEM MAINTENANCE SERVICES
1176 RUFUS ALLEN BOULEVARD

THIS AGREEMENT is made and entered into this **21st** day of **June 2022**, by and between the City of South Lake Tahoe, a political subdivision of the State of California, herein designated "City", and **ACCO Engineered Systems**., herein designated as "Contractor."

WITNESSETH, that the City and the Contractor, in consideration of the mutual covenants hereafter set forth, agree as follows:

ARTICLE 1 — THE WORK

Contractor agrees to furnish all labor, tools, equipment, facilities, materials, transportation and services necessary to perform and complete, in a good and workmanlike manner, the **ICE ARENA REFRIGERATION AND MECHANICAL SYSTEM MAINTENACNE SERVICES,** as required pursuant to the Contract Documents.

ARTICLE 2 — COMMENCEMENT AND COMPLETION

The Work to be performed under this Agreement shall commence at the time as specified in the Notice to Proceed, and the Contractor shall diligently undertake the performance of the obligations as set forth in the Contract Documents. This Agreement will be in effect for Three Years from the date listed in the Notice to Proceed.

ARTICLE 3 — CONTRACT PRICE

The City agrees to pay, and the Contractor agrees to accept, in current funds for the performance of the Work pursuant to the Contract Documents, the Contract Sum for the completion of the Work in accordance with the Contract Documents as follows:

Year One

Item No.	Item Description	Qty	Unit of Meas.	Unit Bid Price	Item Bid Total
1	Monthly Inspection and Maintenance services as described within Exhibit A of this Agreement	8	EA	1,132.00	9,056.00
2	Quarterly Inspection and Maintenance services as described within Exhibit A of this Agreement	3	EA	1,699.00	5,097.00
3	Annual Inspection and Maintenance services as described within Exhibit A of this Agreement	1	EA	2,831.00	2,831.00
				Total Year One	**16,984.00**

Year Two

Item No.	Item Description	Qty	Unit of Meas.	Unit Bid Price	Item Bid Total
1	Monthly Inspection and Maintenance services as described within Exhibit A of this Agreement	8	EA	1,132.00	9,056.00
2	Quarterly Inspection and Maintenance services as described within Exhibit A of this Agreement	3	EA	1,699.00	5,097.00
3	Annual Inspection and Maintenance services as described within Exhibit A of this Agreement	1	EA	2,831.00	2,831.00
				Total Year Two	**16,984.00**

Year Three

Item No.	Item Description	Qty	Unit of Meas.	Unit Bid Price	Item Bid Total
1	Monthly Inspection and Maintenance services as described within Exhibit A of this Agreement	8	EA	1,132.00	9,056.00
2	Quarterly Inspection and Maintenance services as described within Exhibit A of this Agreement	3	EA	1,699.00	5,097.00
3	Annual Inspection and Maintenance services as described within Exhibit A of this Agreement	1	EA	2,831.00	2,831.00
				Total Year Three	**16,984.00**

TOTAL THREE YEAR CONTRACT SUM $50,952.00

For the Total Contract Sum of: **Fifty Thousand Nine Hundred Fifty Two Dollars and Zero Cents.**

The above Total Contract Sum includes all allowances, if any, provided for in the Contract Documents.

Compensation for Unit Price Items shall be based upon the unit prices stated in the above schedule multiplied by the actual quantities or units of work and materials performed or furnished. Unit prices paid by the City may change depending on actual quantities or units of work completed in accordance with the Contract Documents.

ARTICLE 4 — PREVAILING WAGES

Pursuant to the provisions of California Labor Code, Sections 1770 to 1780, inclusive thereof, the Contractor, and any subcontractor, of any tier, shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Contractor must comply with all applicable requirements of the California Labor Code, including, without limitation, all requirements set forth in Division 2, Part 7, Chapter 1. Attention of Bidder is specifically directed to the following sections of the California Labor Code: Prevailing Wage Requirements (§§ 1771.5 and 1776); Apprentices (§1777.5); Working Hours (§§ 1810 to 1815); Workers Compensation (§ 1860); and Protection of Workers in Trench Excavations (§§ 6705 and 6707). In accordance with Labor Code section 1771.5, that the Project is subject to monitoring and enforcement by the Department of Industrial Relations pursuant to 8 Cal. Code Reg. §§16450 through 16464, including the obligation to furnish certified payroll records directly to the Division of Labor Standards Enforcement's Compliance Monitoring Unit (CMU), using the CMU's electronic certified payroll reporting (eCPR) system.

Pursuant to the provisions of California Labor Code Section 1773.2, the Contractor is hereby advised that copies of the prevailing rate of per diem wages and a general prevailing rate for holidays, Saturdays and Sundays and overtime work in the locality in which the Work is to be performed for each craft, classification, or type of worker required to execute the Contract, are on file in the City's office. The Contractor agrees that not less than said prevailing rates shall be paid to workers employed on this public works contract as required by Labor Code Section 1774. These rate determinations are found on the State of California Department of Industrial Relations' website at: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

ARTICLE 5 — CONTRACT DOCUMENTS

The Agreement includes and incorporates by reference the Contract Documents for the Project, which consists of the following documents:

(a) Proposal/Scope of Work (Exhibit A);

(b) Worker's Compensation Certification (Document 00435);

(c) Business and Professions Code Statement (Document 00400)

Exhibits to this Agreement are enumerated as follows:

- Exhibit A: ACCO Engineered Systems., Scope and Proposal dated 03-01-19

- Exhibit B: Insurance Certificates and Endorsements.

ARTICLE 6 — WORKERS' COMPENSATION

Contractor shall take out and maintain during the life of the Agreement, adequate and sufficient workers' compensation insurance for all Contractor's employees employed at the site of improvements, and, if any Work is sublet, Contractor shall require each subcontractor similarly to provide workers' compensation insurance for all of the latter's employees, unless such employees are covered by the protection afforded by Contractor, all in accordance with the Contract Documents. If any class of employees engaged in Work under this contract at the site of the Project is not protected under workers' compensation law, Contractor shall provide, and shall cause each subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Contractor shall indemnify the City, the California Tahoe Conservancy, State of California Department of Transportation, State of California Department of Water Resources and the United States Forest Service for any damage resulting to it from failure of either Contractor or any subcontractor to take out or maintain such insurance.

By its signature upon this Agreement, Contractor certifies that it has carefully reviewed and is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of the labor Code. Contractor, as a condition precedent to the commencement of its Work pursuant to the Agreement, shall comply with such provisions.

ARTICLE 7 — INDEMNITY AND INSURANCE

To the fullest extent permitted by law, including, without limitation, Civil Code section 2782, *et seq*., and in strict accordance with the Contract Documents, Contractor shall defend, indemnify, and hold harmless the City, its officials, officers, City Council members, employees, agents, the Architect/Engineer, the Project Manager and the Project consultants, and their respective principals, officers and employees, and each of them, of and from any and all claims, demands, suits, causes of action, damages, costs, expenses, attorneys' fees, losses, or liability, in law or in equity, of every kind and nature whatsoever related to, arising out of, or in connection with, Contractor's operations to be performed under this Agreement.

Workers Compensation:

Contractor shall take out and maintain during the life of the Agreement, workers' compensation insurance for all Contractor's employees employed at the site of improvements and if any work is sublet, Contractor shall require subcontractor similarly to provide workers' compensation insurance for all of the latter employees, unless such employees are covered by the protection afforded by Contractor. If any class of employees engaged in work under this contract at the site of the project is not protected under workers' compensation law, Contractor shall provide, and shall cause each subcontractor to provide adequate insurance for the protection of employees not otherwise protected. Contractor shall indemnify the City, for any damage resulting to it from failure of either Contractor or subcontractor to take out or maintain such insurance.

If such insurance is underwritten by any agency other than State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

Worker's Compensation Insurance shall be provided as required by any applicable law or regulation. Employer's liability insurance shall be provided in amounts not less than ONE MILLION DOLLARS (1,000,000) each accident for bodily injury by accident, ONE MILLION

DOLLARS (1,000,000) policy limit for bodily injury by disease, and ONE MILLION DOLLARS (1,000,000) each employee for bodily injury by disease.

If there is an exposure of injury to Contractor's employees under the U.S. Longshoremen's and Harbor Worker's Compensation Act, the Jones Act, or under laws, regulations, or statutes applicable to maritime employees, coverage shall be included for such injuries or claims.

Each Workers' Compensation policy shall be endorsed with the following language:

Cancellation Notice – Contractor shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; (3) or the deductible or self-insured retention is increased.

Contractor and its insurer(s) shall waive any right of subrogation against the City and its officials, officers, employees, agents and representatives.

Contractor shall require all subcontractors, of ay tier, to maintain adequate Workers' Compensation insurance. Certificates of Workers' Compensation shall be submitted pursuant to the Contract Documents.

Commercial General Liability:

In addition to all other insurance requirements as set forth in the Contract Documents, Contractor shall procure and maintain during the life of this Agreement such liability and property damage insurance and shall protect the City, the California Tahoe Conservancy, State of California Department of Water Resources, State of California Department of Transportation and the United States Forest Service, the City Council and all elective and appointive boards, officers, agents and employees and contractors from any claims for damages for personal injury, including death, as well as from claims for property damages which may arise from Contractor's ongoing and completed operations under this Agreement, whether such operation be by the Contractor or by any subcontractor, or by anyone directly or indirectly employed by either Contractor or any subcontractor, and the type and amounts of such insurance shall be as follows:

Contractor shall maintain Commercial General Liability (Occurrence) insurance no less broad than ISO form CG 00 01 covering all operations by or on behalf of Contractor, and all Work under the Contract Documents, and providing insurance for bodily injury liability and property damage liability for the limits of liability indicated herein and including coverage for contractual liability insuring the obligations assumed by Contractor in this Agreement.

The limits of liability for any Commercial General Liability (Occurrence) policy shall be in amounts not less than:

- TWO MILLION DOLLARS ($2,000,000) each occurrence (combined single limit for bodily injury and property damage)
- TWO MILLION DOLLARS ($2,000,000) Personal Injury Liability
- TWO MILLION DOLLARS ($2,000,000) for Products-Completed Operations
- TWO MILLION DOLLARS ($2,000,000) General Aggregate

If the policy does not have an endorsement providing that the General Aggregate Limit applies separately, or if defense costs are included in the aggregate limits, then the required aggregate limits shall be THREE MILLION DOLLARS ($3,000,000).

Umbrella or Excess Liability Insurance

In addition to the insurance requirement above, Contractor shall provide Umbrella or Excess Liability Insurance in an amount no less than FIVE MILLION DOLLARS ($5,000,000) based on the Commercial Liability Insurance. The umbrella or excess policy shall provide that the policy takes effect (drops down) in the event the primary limits are impaired or exhausted.

Additional Liability Insurance:

Contractor shall maintain automobile liability insurance covering bodily injury and property damage in an amount not less than TWO MILLION DOLLARS ($2,000,000) combined single limit for each accident.

Covered vehicles shall include owned, non-owned, and hired automobiles and trucks.

Such insurance is a condition precedent of the City entering into the Agreement. To the extent this section of the Special Provisions is inconsistent with Section 7-1.05 and 7-1.06 of the Standard Specifications, the stricter of the two shall apply to this Project.

Conformity of Coverage:

If more than one policy is used to meet the required coverage, such as a separate umbrella policy, such policies shall be consistent with all other applicable policies used to meet these minimum requirements. For example, all polices shall be Occurrence Liability policies or all shall be Claims Made Liability policies, if approved as noted above. In no cases shall the types of policies be different.

Endorsements:

Each Commercial General Liability policy shall be endorsed with the following specific language (or, alternatively, separate endorsements for each separate entity identified below):

1. "The City of South Lake Tahoe, the United States Forest Service, and the State of California, California Tahoe Conservancy, State of California Department of Water Resources, State of California Department of Transportation their respective officers, agents, employees, and volunteers are to be covered as insured for all liability arising out of the operations by or on behalf of the named insured in the performance of this Agreement."; and "The insurance provided by the Contractor, including any excess liability or umbrella form coverage, is primary coverage with respect to any insurance or self-insurance programs maintained by [CONTRACTOR] and no insurance held or owned by the City of South Lake Tahoe, California Tahoe Conservancy, State of California Department of Water Resources, State of California Department of Transportation and United States Forest Service shall be called upon to contribute to a Contractor loss. Contractor shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required polices are reduced; (3) or the deductible or self-insured retention is increased."

2. The policies shall stipulate that the insurance afforded the additional insured applies as primary insurance. Any other insurance or self-insurance maintained by the City is excess only and shall not be called upon to contribute with this insurance.

(C) The following additional conditions apply to the insurance requirements the following shall apply to this Project:

1. Within ten (10) calendar days after the Contractor has received notice from the City that the Agreement has been awarded to the Contractor and before the Work commences, Contractor shall satisfy all conditions precedent as set forth in the Contract Documents, including, without limitation, that Contractor shall submit to the City acceptable Certificates of Insurance and with original policy endorsements which specifically state the following:

(a) The existence of the required amounts of coverage.

(b) The effective and expiration dates of the policy.

(c) The types of coverage provided by the policy.

2. Written statement from the agent or broker issuing the policy confirming that the required insurance(s) is an Occurrence policy.

3. The City reserves the right to review the original policy, if deemed necessary by the City to resolve any questions of coverage or exception.

4. The City may expressly allow deductive clause, which it does not consider excessive, overly broad, or harmful to the interests of the City. Regardless of the allowance of exclusion or deductions by the City, the Contractor is responsible for any deductible amount and shall warrant that the coverage provided to the City is in accordance with this Section.

5. Certificates of insurance shall be signed by a person authorized by the insurer to bind coverage on its behalf.

6. List job name on certificate of insurance under "Description of Operations."

In the event the policy is canceled prior to the completion of the project and the Contractor does not furnish a new policy endorsement prior to cancellation, the City may obtain the required insurance and deduct the premium(s) from contract monies due the Contractor.

(D) No later than the time the Notice to Proceed is issued, or at any other time as may be directed in writing by the City, the Contractor shall provide written evidence of insurance coverages, in a form acceptable to the City (*i.e.*, insurance certificates appropriately issued), for each supplier, subcontractor and sub-subcontractor whose initial subcontract and/or purchase order price is equal to or in excess of 5% of the Contract Sum. The insurance coverages (both as to types and amounts) to be procured by each supplier, subcontractor or sub-subcontractor performing work having a value equal to or in excess of 5% of the Contract Sum, shall meet or exceed the minimum insurance coverages as set forth in the Contract Documents, unless the City agrees, in writing, that compliance with this requirement is waived. It shall be the obligation of the Contractor to promptly provide acceptable written evidence to the City demonstrating that each supplier, subcontractor or sub-subcontractor that will perform work having a value equal to or in excess of 5% of the Contract Sum has obtained and possesses all insurance coverages in accordance with the requirements of the Contract Documents.

Contractor shall maintain the insurance coverage throughout the performance of the Agreement, including any maintenance, warranty and/or guarantee periods. This Agreement shall not be operative until evidence of such insurance has been provided to, and approved by, the City as to form, amount, and carrier. Contractor shall not allow any subcontractor to commence Work at the Project until subcontractor provides evidence to Contractor and City that subcontractor has obtained insurance acceptable to the City.

ARTICLE 8 — NOTICES

Whenever any provision of the Contract Documents requires the giving of written notice, it shall be deemed to have been validly given if delivered in person to the individual for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the address listed below:

Notices required to be given to City:

City Engineer
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150-6251

Notices required to be given to Contractor:

_____
_____
_____
_____

Notices required to be given to any surety(ies):

_____

ARTICLE 9 — MISCELLANEOUS

9.1 Terms. Terms used in this Agreement will have the meanings indicated in the Contract Documents.

9.2 Assignment. No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 Successors and Assigns. City and Contractor each binds itself, its partners, successors, assign, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.4 Severability. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 South Lake Tahoe City Code. Contractor acknowledges that all pertinent provisions within the South Lake Tahoe City Code, including, without limitation, Chapter 22, Article III ("Public Works Contracts") are incorporated by reference as though set forth in full herein, and, further, the failure of Contractor or any subcontractor, of any tier, to comply with any of its/their obligations under the Contract Documents, or the requirements of the South Lake Tahoe City Code, or any other applicable law, code, statute, or regulation, shall be deemed a material breach of the Agreement.

9.6 Third Party Beneficiary. In accordance with Chapter 22, Article 22-33.10 of the South Lake Tahoe City Code, Contractor expressly acknowledges the City's status as a third party beneficiary solely with respect to the performance to be rendered under each subcontract, of any tier, upon the Project, and, as a result, Contractor acknowledges that City possesses, *inter alia*, the rights enumerated within the South Lake Tahoe City Code as to the enforcement of obligations under subcontracts of any tier.

9.7 Regulatory Requirements. Contractor acknowledges that the Project is subject to requirements and regulations issued on behalf of various governmental and/or regulatory bodies, including, without limitation, the Lahontan Regional Water Quality Control Board and the Tahoe Regional Planning Agency, among others. Contractor agrees to fully and promptly comply with any and all requirements and regulations issued on behalf of such entities.

9.8 Governing Law. This Agreement and the Contract Documents shall be deemed to have been entered into in the County of El Dorado, State of California, and governed by California

law. By entering into this Agreement, the Contractor consents and submits to the jurisdiction of Courts of the State of California, County of El Dorado, over any action of law, suit in equity, and/or other proceeding that may arise out of the Contract Documents.

IN WITNESS HEREOF, the said City of South Lake Tahoe, State of California, has caused this Agreement to be executed by its Mayor in its behalf, and the said Contractor has signed this Agreement the day and year first above written.

CITY OF SOUTH LAKE TAHOE

By _____
Wendy David Mayor,
City of South Lake Tahoe,
State of California

Contractor: _____

By _____

Title _____

Business License No. _____

ATTEST:

By _____
City Clerk
City of South Lake Tahoe

APPROVED AS TO FORM:

By _____
City Attorney
City of South Lake Tahoe

CITY OF SOUTH LAKE TAHOE
ENGINEERING DEPARTMENT

WORKER'S COMPENSATION CERTIFICATION

DOCUMENT 00435 – CONTRACTOR'S WORKERS COMPENSATION CERTIFICATION

PROJECT NAME: **ICE ARENA REFRIGERATION AND MECHANICAL SYSTEM MAINTENACNE SERVICES**

PROJECT NO.: **Bid No.: RFP#031919**

Labor Code §3700:

> "Every employer, except the State, and all political subdivisions or institutions thereof, shall secure the payment of compensation in one or more of the following ways:
>
> (a) By being insured against liability to pay compensation by one or more insurers, duly authorized to write compensation insurance in the State.
>
> (b) By securing from the Director of Industrial Relations a certificate on consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to employees."

I am aware of the provisions of §3700 of the Labor Code that require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance. In accordance with the provisions of that code, I will comply with such provisions before commencing the performance of the Work of this Contract.

Date: _____

CONTRACTOR'S SIGNATURE:

_____
Signature

_____
Name

_____
Title

_____

(Labor Code §1861 requires that this Contractor certification must be signed and filed by the Contractor with the public agency prior to performing any Work.)

END OF DOCUMENT 00435

CITY OF SOUTH LAKE TAHOE
ENGINEERING DEPARTMENT

BUSINESS AND PROFESSIONS CODE SECTIONS 7028.15 AND 7031 STATEMENT

DOCUMENT 00440 – BUSINESS AND PROFESSIONS CODE SECTIONS 7028.15 AND 7031 STATEMENT

In accordance with the Business and Professions Code Sections 7028.15 and 7031, the Contractor hereby states under penalty of perjury that he/she is licensed in accordance with an act providing for the State of California registration of Contractors,

License No. _____, Classification(s) _____ ____/____/____

Expiration Date _____

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I am an authorized representative on behalf of Bidder (an officer, principal or owner of the Bidder), and that the foregoing statement is accurate, true and correct.

Date: _____ Bidder's Signature: _____

Bidder's Name and Title (Print): _____

END OF DOCUMENT 00440

CITY OF SOUTH LAKE TAHOE
ENGINEERING DEPARTMENT

ACKNOWLEDGMENT OF CITY CODE

DOCUMENT 00640 – ACKNOWLEDGMENT OF CITY CODE

Contractor has reviewed all aspects of the South Lake Tahoe City Code which may be applicable to the Project, and, in particular, Chapter III, Article 22 ("Public Works Contracts") of the South Lake Tahoe City Code.

By my signature which is placed below on behalf of the named Bidder, I certify, under penalty of perjury under the laws of the State of California, that I have reviewed the South Lake Tahoe City Code, and that Bidder will comply with all aspects of the South Lake Tahoe City Code as may be applicable to the Project.

Date: _____ Bidder's Signature: _____

Bidder's Name and Title (Print): _____

END OF DOCUMENT 00640

EXHIBIT A

COST PROPOSAL/SCOPE OF WORK

ACCO ENGINEERED SYSTEMS

D. Pricing Schedule

Monthly Inspection and Maintenance: $1,132.00 (8x a year)

Includes Monthly Scope of Work

(February, March, May, June, August, September, November, December)

Quarterly Inspection and Maintenance: $1,699.00 (3x a year)

Includes Monthly and Quarterly Scope of Work

(January, July, October)

Annual Inspection and Maintenance: $2,831.00 (1x a year)

Includes Monthly, Quarterly and Annual Scope of Work

(April)

TOTAL ANNUAL COST FOR INSPECTIONS AND MAINTENANCE: $16,984.00

C. Conformance to Scope of Services

ACCO Engineered Systems, Inc. conforms to the scope of work provide in RFP #070722.

We will provide tasking reports following the completion of every maintenance inspection. Attached is an example of our tasking report. Note: the tasking in the report will reflect the tasking listed below and specified in the RFP. The tasking seen in this example is for a different customer.

If we find equipment requiring repairs, we will provide a repair proposal with a scope or work, repair cost, indicating the urgency of the repair and anticipated down time. An example of our repair quote is attached.

ACCO shall provide the preventative maintenance and repair services to the following equipment:

- Ice Rink Refrigeration System
- Compressors
- Pumps
- Motors
- Condensers
- Chillers
- Cold and warm floor ice making loops
- Water cooling towers
- HVAC units
- Munters dehumidification unit
- Exhaust fans
- Snow pit pumps and drains
- Evaporative coolers

C. Conformance to Scope of Services

MONTHLY SCOPE OF WORK DEFINED

Monthly Inspection and Maintenance services include mechanical and electrical services to the refrigeration plant and associated mechanical systems that support the environment and ice conditions at the City of South Lake Tahoe Ice Arena.

Monthly Tasking Included in Proposal

- Check performance of all components
- Check refrigerant charges of all systems
- Check oil levels of all compressors
- Inspect for oil and refrigerant leaks, repair as needed
- Inspect all system pumps and couplings
- Inspect evaporative condenser
- Inspect expansion tanks & fittings
- Inspect storage tanks & fittings
- Inspect condensers
- Inspect fans/blower motors
- Tighten all electrical connections on equipment
- Test all panels and starters
- Lubricate all motors and bearings
- Replace and/or adjust belts
- Clean condensing coils
- Inspect all inline filters
- Clean evaporator coils
- Adjust, inspect and calibrate all safety and operating controls
- Check and record all pressure and temperatures
- Inspect all valves
- Check and lubricate all pumps
- Check and clean all sensors
- Check and adjust all pressure regulators
- Check performance of evaporative condenser
- Check performance of oil separator
- Check and clean hot water coils
- Inspect refrigerant monitors and calibrate
- Inspect and check Freon diffuser and related equipment

C. Conformance to Scope of Services

QUARTERLY SCOPE OF WORK DEFINED

Quarterly Inspection and Maintenance services include mechanical and electrical services to the refrigeration plant and associated mechanical systems that support the environment and ice conditions at the City of South Lake Tahoe Ice Arena.

Quarterly Inspection and Maintenance Services will occur in July, September, December, and April.

Quarterly Tasking Included in Proposal

- Perform leak check tests on the condenser/chiller systems
- Inspect the Munters Dehumidification system and check belts for wear and adjustments
- Check flywheel bearings and lubricate

ANNUAL SCOPE OF WORK DEFINED

Annual Inspection and Maintenance services include mechanical and electrical services to the refrigeration plant and associated mechanical systems that support the environment and ice conditions at the City of South Lake Tahoe Ice Arena.

Annual Maintenance Services will occur in April.

Annual Tasking Included in Proposal

- Clean evaporative condenser
- Spectrographic oil analysis on all compressors
- Infrared inspection of electrical system
- Brine test

ON-CALL SERVICES

ACCO conforms to the three (3) hour response time requested by the City of South Lake Tahoe. Repairs will be made as quickly as time/parts allow to keep down time to the very minimum. We understand the sensitive nature of this facility. We have 50 technicians in the Northern CA/Reno region available 24/7/365.

EXHIBIT B

INSURANCE CERTIFICATES

ACCO ENGINEERED SYSTEMS

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 5

Agenda Item: General Election Consolidation

Executive Summary: The City holds elections for elective offices concurrently with statewide general elections and is required to file a copy of a Resolution of the City Council adopting a request for consolidation and order calling the election with the El Dorado County Board of Supervisors.

Requested Action / Suggested Motions: Pass a Resolution requesting the El Dorado County Board of Supervisors consolidate a General Municipal Election with the Statewide General Election to be held on November 8, 2022.
Responsible Staff Member: Susan Blankenship, City Clerk

Responsible Staff Member: Susan Blankenship, City Clerk (530) 542-6005

Reviewed and Approved By:
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Consoldating Election with EDC.docx
02-Resolution-Consolidated Election.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: General Election Consolidation

Location: Citywide

Responsible Staff Member: Susan Blankenship, City Clerk (530) 542-6005

Background: Three (3) Council Members, one (1) City Treasurer, and one (1) City Clerk seats will expire in November 2022 (Councilmembers Bass, Middlebrook, and Wallace, City Treasurer Olivo, City Clerk Blankenship).

The City holds elections for elective offices concurrently with statewide general election as required by South Lake Tahoe City Code section 2.01.030.

Under section 10403 of the California Elections Code, the City shall at least 88 days prior to the date of the election, file with the board of supervisors, and a copy with the City Clerk, a Resolution of the City Council ordering the election to be held and requesting consolidation with the statewide election.

Financial Implications: Costs associated with administering elections will be budgeted for within City Clerk Budget FY 2022-23.

Environmental Considerations: This is not a “project” subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(2) (continuing administrative activities).

Policy Implications: An order calling the election and requesting consolidation with the County conforms to the City Code and California Elections Code.

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Requesting the El Dorado County Board of Supervisors consolidate a General Municipal Election with the Statewide General Election to be held on November 8, 2022

BACKGROUND

A. The City Council of the City of South Lake Tahoe needs to call a General Municipal Election to be held on November 8, 2022, for the purpose of the election of three (3) Council Members, one (1) City Treasurer, and one (1) City Clerk.

B. Under South Lake Tahoe City Code section 2.01.030 and California Elections Code section 10403, the City Council is requesting that the General Municipal Election be consolidated with the Statewide General Election to be held on November 8, 2022.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Pursuant to the laws of the State of California relating to General Law Cities, calls and orders to be held in the City of South Lake Tahoe, County of El Dorado, a General Municipal Election to be consolidated with the Statewide General Election to be held on Tuesday, November 8, 2022, for the election of three (3) Council Members, one (1) City Treasurer, and one (1) City Clerk.

2. Requests that the Board of Supervisors of the County of El Dorado approve consolidation of said election with the Statewide General Election to be held on November 8, 2022.

3. Acknowledges that the consolidated election will be held and conducted in the manner prescribed in California Elections Code section 10418.

4. Directs the City Clerk to file a certified copy of this resolution with the El Dorado County Board of Supervisors and the El Dorado County Recorder Clerk-Elections Division.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date:_____
Devin Middlebrook, Mayor

Attest:

_____
Susan Blankenship, City Clerk
The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 6

Agenda Item: Master Professional Service Contract with Jviation, a Woolpert Company, for Airport Planning Services

Executive Summary: In Fall 2022, the City of South Lake Tahoe will begin the pre-application phase for an Airport Improvement Plan (AIP) funded grant to update the Lake Tahoe Airport Master Plan. The current 5-year airport planning contract ended in January 2022. To ensure an orderly grant application process, the City needs a qualified airport planning consultant before initiating the formal Federal grant application process. The City used a formal Request for Qualifications process to solicit qualified airport planning consultants in accordance with Federal Aviation Administration Advisory Circular 150/5100-14E, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects. The Lake Tahoe Airport Master Plan Update will commence in 2022-23 under two phases due to grant funding constraints.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute a five-year master professional services contract to Javiation, a Woolpert Company, San Jose, CA for Airport Planning Services.
Responsible Staff Members: Anush Nejad, Public Works Director and Milan Jevic, Airport Maintenance Supervisor

Responsible Staff Member: Anush Nejad, Public Works Director (530) 542-6031
Milan Jevic, Airport Maintenance Supervisor (530) 542-6190

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Airport Services Contract.docx
02 -JVIATION Contract.pdf
03 - Insurance and License Attachments.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Award 5-Year Master Professional Service Contract for Airport Planning Services

Location: 1901 Lisa Maloff Way, Suite 100, South Lake Tahoe, CA 96150

Responsible Staff Member: Anush Nejad, Public Works Director (530) 542-6031
Milan Jevic, Airport Maintenance Supervisor (530) 542-6190

Background: The City had a contract with Javiation, a Woolpert Company to perform airport planning services. This contract, C-5-18 with Javiation, ended in January 2022. Therefore, the Airport published a Request for Qualifications on PlanetBids on March 21, 2022, to retain a new firm for these services. The Airport also advertised this solicitation with the American Association of Airport Executives industry trade publication called Airport Report. Statements of Qualifications were due on April 29, 2022. The Airport is initiating an Airport Improvement Grant application in September 2022 for Phase I of an Airport Master Plan Update. The City needs to secure a firm to provide the necessary services to comply with FAA and Caltrans requirements.

A Master Professional Services Agreement (PSA) is a multi-year contract between an airport sponsor and a consulting firm for specific airport planning services. Such agreements serve as the 'master contract" for future negotiated project-specific services, commonly referred to as "Task Order based Contracts". Services and/or projects performed under a Task Order will be negotiated with a specific "Scope of Services." If services are desired that are outside of the Request for Qualifications solicitation a new formal solicitation is required to make the procurement eligible for Federal funding. Services performed under the 5-year master professional services agreement may be related to projects that involve federal, state, or local funding sources, or any combination thereof. The Airport Sponsor may have multiple PSAs in place for a specific area of expertise or to accommodate project timing needs.

The solicitation for Airport Planning Services covers a 5-year contract period ending in June 2027. Awarding a contract now allows the City to have the correct consultant start the Airport Improvement Program Funded Airport Master Plan grant application process. It is in the City's interest to have the same consultant complete both Phase 1 and Phase 2 of the Airport Master Plan Update. Making a selection now provides for unbroken continuity from the start of the AIP application in September 2022 through the conclusion of the Airport Master Plan Update.

Issue and Discussion: The guidelines contained in FAA Advisory Circular 150/5100-14E, *Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects* are recommended by the FAA to comply with Title 49 Code of Federal Regulations (CFR) § 18.36 when selecting consultants for airport projects funded under federal grant programs. The Airport Sponsor shall clearly identify the desired services, projects, and the role of the consultant in both the Request for Qualifications (RFQ) and the Agreement for a period not to exceed five (5) years.

Each contract Task Order for project-specific services should be reviewed by the Sponsor and the FAA to ensure that the project scope and fee are appropriate and that contracting complies with applicable Federal Aviation Administration Advisory Circulars.

The selection must be made based on the consultant's qualifications only. Costs may not be considered during the selection process. Interviews may be held by the Airport Sponsor but are not a requirement. All contracts must be negotiated following Title IX of the Federal Property and Administration Services Act of 1949.

The RFQ was distributed to 492 vendors. Five firms downloaded the RFQ. The City received one proposal from Javiation, a Woolpert Company. The City's Selection Committee consisted of Mark Gibbs, Airport Manager; John Hitchcock, City Planning Manager, Milan Jevic, Airport Maintenance Supervisor and Olga Tikhomirova, Finance Director. The City Selection Committee selected Javiation as the most qualified respondent based on the rating score outlined in the RFQ advertisement, with a combined score of 286.

The recommendation for a possible award was made in conformance with both Federal requirements to maintain eligibility for future possible airport grant funding through the FAA Airport Improvement Program.

Staff recommends the following action(s) for City Council to *Pass a motion authorizing the Mayor to execute a five-year master professional services contract to Javiation, a Woolpert Company, San Jose, CA for Airport Planning Services ending June 21, 2027.*

Financial Implications: There is no financial implication to this 5-Year Master PSA at this time. Specific projects completed under this PSA that exceed $50,000 will be brought before the City Council for consideration per the City's Procurement Policies & Procedures (as amended).

Contract Amendment (Task Orders) are established through a negotiation process to determine a fair and reasonable price on a project-specific basis following FAA Advisory Circular 150/5100-14E, the airport sponsor is obligated by the Advisory Circular and 49 CFR § 18.36 to prepare an Independent Fee Estimate (IFE) for every contract amendment using Federal funding sources. The FAA also must concur that the scope of work contemplated for each contract amendment is eligible for possible federal funding under the FAA AIP Grant program.

The sponsor is required to either retain staff that is experienced in the preparation of an IFE, engage the services of an independent and objective consultant, or the sponsor may work with Caltrans personnel to develop an IFE. The sponsor must submit the IFE along with the A/E consultant's cost proposal to the Airports District Office to allow FAA staff to review the reasonable nature of the fees and issue a determination to ensure against uncompetitive pricing (2 CFR §200.323).

All fees negotiated as part of a Federal AIP grant must be within 10% of the independent fee estimate of a firm with similar airport-specific qualifications. The IFE must have specific professional experience with the tasks related to the project scope to ensure an accurate third-party assessment. All contract amendments are done on a Task Order basis. If the Consultant and the City cannot reach an agreement during negotiation for any contract amendment fees, the next ranked Consultant from the RFQ qualification-based selection process will be contacted and offered the project work. Negotiation will be initiated with the second firm using the same requirement for conformance to the independent fee estimate.

Environmental Considerations: Execution of this agreement for on-demand airport architectural and engineering consultant services is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15262 (feasibility and planning studies) because it involves possible future actions which the City has not approved, adopted, or funded and does not have a legally binding effect on later activities.

Policy Implications:
There are no policy implications associated with this request for City Council direction.

Sustainability:
The City will undertake a Federal Aviation Administration-funded Airport Master Plan Update in 2022-23 which will have significant research into long-term investments to reduce the environmental impacts of airport operations. This will include infrastructure for electric-powered aircraft, sustainable aviation fuels, additional photovoltaic generation infrastructure, airport stormwater infrastructure, and improving forestry management to protect the Upper Truckee River watershed. This endeavor will be a chance for the public to assist the City in shaping a greener future for the Lake Tahoe Airport.

CITY OF SOUTH LAKE TAHOE

AIRPORT MASTER PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into as of the 21day of June 2022 by and between the **City of South Lake Tahoe**, a municipal corporation ("City") and Jviation, A Woolpert Company ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement.

B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. Consultant shall perform the services set forth in this agreement and shall provide said services at the time, place, and in the manner specified in this agreement. Consultant shall have no power or authority by this Agreement to bind City in any respect.

   The Consultant agrees that it has satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Contract is based on such independent investigation and research.

   All services provided by Consultant pursuant to this Agreement will be on Task Order assignments in accordance with the terms set forth in the **Exhibit A, "Scope of Services,"** attached hereto and incorporated herein by reference. **Exhibit B, "Compensation Schedule,"** attached hereto and incorporated herein by reference, outlines the billing rate schedule, fees and compensation which shall be paid pursuant to this Agreement.

2. Term/Time of Performance. The services by Consultant are to commence upon the execution of the Agreement and continue for 5 years.

3. Compensation. Compensation to be paid to Consultant shall be in accordance with the Billing Rate Schedule set forth in **Exhibit B** which is attached hereto and incorporated herein by reference. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment. Payment is contingent upon compliance with all terms and conditions of this Agreement, as set forth herein. Consultant shall obtain prior written authorization from the City Project Manager for any costs in excess of budgeted amounts for each line item, task, or obligation under the Scope of Services.

4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, the applicable hourly rate, and a description of any reimbursable expenditures. City shall pay Consultant no later than 30 days after approval of the monthly invoice by City staff.

5. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform extra work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, extra work without prior written authorization from City.

6. Ownership of Documents. All plans, studies, documents and other writings, including working notes and internal documents, prepared by and for Consultant, its officers, employees and agents and Sub-Consultant in the course of implementing this Agreement, shall become the property of City upon payment to Consultant for such work, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request. All documents prepared by Consultant are confidential and shall be maintained to preserve their confidential nature. Release of any such documents to third parties shall only be made upon written consent of City.

7. Consultant's Books and Records.

    a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or

documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant for services provided pursuant to this Agreement.

b. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from records shall be available at Consultant's address indicated for the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to City for inspection at City offices when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above-named officers, require that custody of the records be given to City and that the records and documents be maintained at City offices. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

8. Independent Consultant. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent Consultant and shall not act as an agent or employee of City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights. All employees, agents, Consultants or Sub-Consultant hired or retained by Consultant are employees, agents, Consultants or Sub-Consultant of Consultant and not of the City.

City is not required to make any deductions or withholdings form the compensation payable to Consultant under the provisions of this Contract, and is not required to issue W-2 Forms for income and employment tax purposes for any of Consultant's assigned personnel. Any third-party persons employed by Consultant shall be entirely and exclusively under the direction, supervision, and control of Consultant. Consultant hereby indemnifies and holds City harmless from any and all claims that may be made against City

based upon any contention by any third party that an employer-employee relationship exists by reason of this Contract.

9. Interest of Consultant. Consultant, (and principals, associates and professional employees of consultant) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

   Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

   a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of City or of any City official, other than normal agreement monitoring; and,
   b. Possesses no authority with respect to any city decision beyond rendition of information, advice, recommendation or counsel. [FPPC Reg. 18700(a)(2)].

10. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

11. Compliance with Laws. Consultant shall comply with all applicable federal, state, regional and local laws, codes, ordinances and regulations in carrying out his/her duties under this Agreement. Consultant shall observe and comply with all applicable laws, ordinances, regulations and codes of federal, state and local governments, and shall commit no trespass on any public or private property in performing any of the work authorized by this Agreement. The City, its officials, officers, elected officials, appointed officials and employees shall not be liable at law or in equity as a result of any failure of Consultant to comply with this section.

In the event it is determined that the Consultant is required to pay prevailing wages for the work performed under this Agreement, the Consultant shall pay all penalties and wages as required by law.

12. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of South Lake Tahoe business license at all times services are performed under this Agreement. Consultant acknowledges that payments made pursuant to this Agreement may be withheld until this provision has been satisfied.

13. Indemnity. Consultant hereby agrees to and shall indemnify and hold harmless City, its elected and appointed boards, officers, agents, employees and volunteers from and against any liability for any and all claims, demands, actions, losses, damages and injuries, direct or indirect (including any and all costs and expenses in connection therein), arising out of this Agreement or caused in any way by Consultant's negligent performance of this Agreement or its breach of its obligations contained in this Agreement, except for any such claims arising out of the negligence or willful misconduct of the City. Consultant agrees to defend City from and against any and all losses, damages, claims costs and fees arising out Consultant's negligent acts, errors, omissions, regarding this Agreement, the Consultant's work under this Agreement, or the consultant's Scope of Work.

City does not, and shall not, waive any rights against Consultant which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by City, or the deposit with City by Consultant, of any of the insurance policies hereinafter set forth.
This hold harmless agreement by Consultant shall apply to all damages and claims for damages, or alleged to have been suffered, by reason of any of the aforesaid operation of Consultant or any Sub-Consultant, regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.
Consultant further waives any and all rights to any type of express or implied indemnity or right of contribution from the City for any liability, claims, demands, costs, charges and expenses and causes of action of whatsoever arising out of or in any way connected with this Agreement, and consultant's work under this Agreement.

14. Insurance Requirements.

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies.

i. Workers' Compensation Coverage. Consultant shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California. In addition, Consultant shall require each Sub-Consultant to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the Sub-Consultant's employees. Any notice of cancellation of all Workers' Compensation policies must be received by City at least thirty (30) days prior to such change. Consultant shall provide thirty (30) days written notice of nonrenewal of any Workers' Compensation policies. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City.

ii. Commercial General Liability Coverage. Consultant shall maintain commercial general liability insurance no less broad than ISO form CG 00 01 in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury and property damage. Coverage must be made on the standard Occurrence form. Claims-Made forms are not acceptable without prior written consent of City. City of South Lake Tahoe must be endorsed as an additional insured for liability arising out of ongoing operation by on behalf of Consultant. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

iii. Automobile Liability Coverage. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars ($1,000,000) combined single limit for each occurrence.

iv. Professional Liability Coverage. Consultant shall maintain professional errors and omissions liability insurance for

protection against claims alleging negligent acts, errors or omissions which may arise from Consultant or by its employees, or Sub-Consultant. The amount of this insurance shall not be less than one million dollars ($1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

b. Endorsements. Each general liability and automobile liability insurance policy shall be with insurers possessing a AM Best's rating of no less than A:VII and shall be endorsed with the following specific language:

i. City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured's under Consultant's General Liability and Automobile Liability policies with respect to liability arising out of this Agreement and/or work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations.

ii. This policy shall be considered primary insurance as respects City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by City, including any self-insured retention City may have, shall be considered excess insurance only and shall not contribute with it.

iii. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring Consultant.

iv. The insurer waives all rights of subrogation against City except for Consultant's Professional Liability and Employers' Liability policies, its elected or appointed officers, officials, employees or agents.

v. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its elected or appointed officers, officials, employees, agents or volunteers.

vi. No policies of insurance carried by Consultant shall be suspended, voided, canceled, or changed in coverage or in limits except after thirty (30) days written notice to the City Attorney by Certified Mail.

c. Deductibles and Self-Insured Retentions. The Consultant shall be responsible for all deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein shall be reasonable and approved by the City Attorney.

d. Certificates of Insurance. Consultant shall provide certificates of insurance with original endorsements to City as evidence of the

insurance coverage required herein. Consultant shall not commence work under this contract until all insurance required under this section has been approved by City as to form, amount and carrier, nor shall Consultant allow any Sub-Consultant to commence work on any subcontract until all similar insurance required and reasonably consistent limits of the Sub-Consultant has been so obtained and approved. Certificates of insurance shall contain no exclusions unless negotiated with the City Attorney and approved, in writing, by the City Attorney.

15. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City: Lake Tahoe Airport
1901 Lisa Maloff Way, Suite 100
South Lake Tahoe, CA 96150

Provide a copy to: City Attorney's Office
City of South Lake Tahoe
1901 Lisa Maloff Way, Suite 300
South Lake Tahoe, CA 96150

If to Consultant: Jviation, A Woolpert Company
Travis Vallin, Project Director
720 South Colorado Boulevard, Suite 1200-S
Glendale, CO 80246

16. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of City. Consultant shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the Sub-Consultant. Nothing in the Agreement shall create any contractual relationship between City and Sub-Consultant nor shall it create any obligation on the part of City to pay or to see to the payment of any monies due to any such Sub-Consultant other than as otherwise required by law.

17. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

18. Dispute Resolution. Any dispute concerning this Agreement will be first submitted to the City Manager or his designee for resolution. If no resolution is reached, such dispute shall be submitted to the City Council. The decision of the City Council shall be final and shall be appealable only to the El Dorado Superior Court pursuant to California Code of Civil Procedure §1094.5, and as provided by law.

19. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in the Superior Courts in the County of El Dorado, South Lake Tahoe Division.

20. Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any Consultant or person, other than the independent Consultants hired in accordance with Consultant's standard business practice, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any Consultant or person, other than a bona fide employee working solely for Consultant or an independent Consultant hired as discussed above, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

21. Drug-Free Workplace Certification. By signing this Agreement, Consultant hereby certifies under penalty of perjury under the laws of the State of California that the Consultant will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code Section 8350, et seq.) and will provide a drug-free work place by taking the following actions:
    a. Publish a statement notifying employees that unlawful manufacture, distribution dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355 (a).

    b. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b) to inform employees about all of the following:

i. The dangers of drug abuse in the workplace;
ii. The person's or organization's policy of maintaining a drug-free workplace;
iii. Any available counseling, rehabilitation and employee assistance program; and
iv. Penalties that may be imposed upon employees for drug abuse violations.

c. Provide, as required by Government Code Section 8355(c), that every employee who performs grant activities under this Agreement:
   i. Will receive a copy of the Consultant's drug-free policy statement; and
   ii. Will agree to abide by the terms of the Consultant's statement as a condition of employment on this Agreement.

Failure to comply with these requirements may result in suspension of payments under this Agreement or termination of the Agreement, or both, and Consultant may be ineligible for award of any future City agreements if City determines that any of the following has occurred: the Consultant (1) has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

22. Anti-Lobbying Certification. Consultant shall submit to City the Anti-Lobbying Certification contained in **Exhibit C**. Further, Consultant shall require that the language of the certification in **Exhibit C** be included in all contracts or subcontracts entered into in connection with this Agreement and that all Consultants and Consultants shall certify and disclose accordingly.

23. Debarment, Suspension, Ineligibility and Voluntary Exclusion. By signing this Agreement, Consultant assures that neither it nor its principals, is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

24. Americans with Disabilities Act. By signing this Agreement, Consultant assures the City that it complies with the American with Disabilities Act (ADA) of 1990, (42 U.S.C. 12101, et.seq.), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to ADA.

25. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

26. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

27. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

28. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

29. Time is of the Essence. Time is of the essence for this Agreement.

30. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

31. Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity.

    a. The Offeror's or Bidder's attention is called to the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Opportunity Construction Contract Specifications" set forth herein.
    b. The goals and timetables for minority and female participation, expressed in percentage terms for the Consultant's aggregate workforce in each trade on all construction work in the covered area, are as follows:

Timetables

Goals for minority participation for each trade:	3.78% Race Conscious
Goals for female participation in each trade:	6.9%

These goals are applicable to all of the Consultant's construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the Consultant performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the Consultant also is subject to the goals for both its federally involved and non-federally involved construction.

The Consultant's compliance with the Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR 60-4.3(a) and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the Consultant shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Consultant to Consultant or from project to project for the sole purpose of meeting the Consultant's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

a. The Consultant shall provide written notification to the Director of the Office of Federal Contract Compliance Programs (OFCCP) within 10 working days of award of any construction subcontract in excess of $10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address, and telephone number of the Sub-Consultant; employer identification number of the Sub-Consultant; estimated dollar amount of the subcontract; estimated starting and completion dates of the subcontract; and the geographical area in which the subcontract is to be performed.
b. As used in this notice and in the contract resulting from this solicitation, the "covered area" is the City of South Lake Tahoe, El Dorado County, California.

32. Breach of Contract Terms. Any violation or breach of terms of this contract on the part of the Consultant or its Sub-Consultant may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement. Owner will provide Consultant written notice that describes the nature of the breach and corrective actions the Consultant must undertake in order to avoid termination of the contract. Owner reserves the right to withhold payments to Consultant until such time the Consultant corrects the breach or the Owner elects to terminate the contract. The Owner's notice will identify a specific date by which the Consultant must correct the breach. Owner may proceed with termination of the contract if the Consultant fails to correct the breach by the deadline indicated in the Owner's notice. The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

33. General Civil Rights Provisions. The Consultant agrees to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision binds the Consultant and Sub-Consultant from the bid solicitation period through the completion of the contract. This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

34. Title VI Solicitation Notice. The City of South Lake Tahoe, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that any contract entered into pursuant to this advertisement, [select disadvantaged business enterprises or airport concession disadvantaged business enterprises] will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

35. Compliance with Nondiscrimination Requirements. During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "Consultant"), agrees as follows:
    a. Compliance with Regulations: The Consultant (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract
    b. Nondiscrimination: The Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of Sub-Consultant, including procurements of materials and leases of equipment. The Consultant will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
    c. Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential Sub-Consultant or supplier will be notified by the Consultant of the Consultant's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.

d. Information and Reports**:** The Consultant will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

e. Sanctions for Noncompliance**:** In the event of a Consultant's noncompliance with the non-discrimination provisions of this contract, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
    i. Withholding payments to the Consultant under the contract until the Consultant complies; and/or
    ii. Cancelling, terminating, or suspending a contract, in whole or in part.

f. Incorporation of Provisions: The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a Sub-Consultant, or supplier because of such direction, the Consultant may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

36. Clean Air and Water Pollution Control. Consultant agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 USC § 740-7671q) and the Federal Water Pollution Control Act as amended (33 USC § 1251-1387). The Consultant agrees to report any violation to the Owner immediately upon discovery. The Owner assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration. Consultant must include this requirement in all subcontracts that exceeds $150,000.

37. Contract Workhours and Safety Standards Act Requirements.

a. Overtime Requirements**.** No Consultant or Sub-Consultant contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

b. Violation; Liability for Unpaid Wages; Liquidated Damages. In the event of any violation of the clause set forth in paragraph (1) of this clause, the Consultant and any Sub-Consultant responsible therefor shall be liable for the unpaid wages. In addition, such Consultant and Sub-Consultant shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this clause, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this clause.

c. Withholding for Unpaid Wages and Liquidated Damages. The Federal Aviation Administration (FAA) or the Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Consultant or Sub-Consultant under any such contract or any other Federal contract with the same prime Consultant, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Consultant, such sums as may be determined to be necessary to satisfy any liabilities of such Consultant or Sub-Consultant for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this clause.

d. Sub-Consultant**.** The Consultant or Sub-Consultant shall insert in any subcontracts the clauses set forth in paragraphs (1) through (4) and also a clause requiring the Sub-Consultant to include these clauses in any lower tier subcontracts. The prime Consultant shall be responsible for compliance by any Sub-Consultant or lower tier Sub-

Consultant with the clauses set forth in paragraphs (1) through (4) of this clause.

38. Copeland "Anti-Kickback" Act. Consultant must comply with the requirements of the Copeland "Anti-Kickback" Act (18 USC 874 and 40 USC 3145), as supplemented by Department of Labor regulation 29 CFR part 3. Consultant and Sub-Consultant are prohibited from inducing, by any means, any person employed on the project to give up any part of the compensation to which the employee is entitled. The Consultant and each Sub-Consultant must submit to the Owner, a weekly statement on the wages paid to each employee performing on covered work during the prior week. Owner must report any violations of the Act to the Federal Aviation Administration.

39. Davis-Bacon Act.
    a. Minimum wages.
        i. All laborers and mechanics employed or working upon the site of the work will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalent thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Consultant and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (42)(d) of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR Part 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually

worked therein: Provided that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under (42)(b) of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Consultant and its Sub-Consultant at the site of the work in a prominent and accessible place where it can easily be seen by the workers.

ii. The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:
    1. The work to be performed by the classification requested is not performed by a classification in the wage determination;
    2. The classification is utilized in the area by the construction industry; and
    3. The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

iii. If the Consultant and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

iv. In the event the Consultant, the laborers, or mechanics to be employed in the classification, or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the

contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

v. The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (42)(ii) (1) or (2) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

vi. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Consultant shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

vii. If the Consultant does not make payments to a trustee or other third person, the Consultant may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program: Provided that the Secretary of Labor has found, upon the written request of the Consultant, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Consultant to set aside in a separate account assets for the meeting of obligations under the plan or program.

b. Withholding. The Federal Aviation Administration or the sponsor shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the Consultant under this contract or any other Federal contract with the same prime Consultant, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Consultant, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Consultant or any Sub-Consultant the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of work, all or part of the wages required by the contract, the Federal Aviation Administration may, after written notice to the Consultant, Sponsor, Applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

c. Payrolls and Basic Records.

i. Payrolls and basic records relating thereto shall be maintained by the Consultant during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker; his or her correct classification; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in 1(b)(2)(B) of the Davis-Bacon Act); daily and weekly number of hours worked; deductions made; and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Consultant shall maintain records that show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and that show the costs anticipated or the actual costs incurred in providing such benefits. Consultants employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

ii. A. The Consultant shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Federal Aviation Administration if the agency is a party to the contract, but if the agency is not such a party, the Consultant will submit the payrolls to the applicant, Sponsor, or Owner, as the case may be, for transmission to the Federal Aviation Administration. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH–347 is

available for this purpose from the Wage and Hour Division Web site at www.dol.gov/whd/forms/wh347instr.htm or its successor site. The prime Consultant is responsible for the submission of copies of payrolls by all Sub-Consultant. Consultants and Sub-Consultant shall maintain the full social security number and current address of each covered worker and shall provide them upon request to the Federal Aviation Administration if the agency is a party to the contract, but if the agency is not such a party, the Consultant will submit them to the applicant, sponsor, or Owner, as the case may be, for transmission to the Federal Aviation Administration, the Consultant, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime Consultant to require a Sub-Consultant to provide addresses and social security numbers to the prime Consultant for its own records, without weekly submission to the sponsoring government agency (or the applicant, Sponsor, or Owner).

B. Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Consultant or Sub-Consultant or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

1. The payroll for the payroll period contains the information required to be provided under 29 CFR § 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR § 5.5 (a)(3)(i), and that such information is correct and complete;
2. Each laborer and mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations 29 CFR Part 3;
3. Each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

iii. The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy

the requirement for submission of the "Statement of Compliance" required by paragraph (3)(ii)(B) of this section.

iv. The falsification of any of the above certifications may subject the Consultant or Sub-Consultant to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

v. The Consultant or Sub-Consultant shall make the records required under paragraph (3)(i) of this section available for inspection, copying, or transcription by authorized representatives of the sponsor, the Federal Aviation Administration, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Consultant or Sub-Consultant fails to submit the required records or to make them available, the Federal agency may, after written notice to the Consultant, Sponsor, applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

d. Apprentices and Trainees.

i. Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State Apprenticeship Agency recognized by the Bureau, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Bureau of Apprenticeship and Training or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Consultant as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any

apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a Consultant is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Consultant's or Sub-Consultant's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Bureau of Apprenticeship and Training, or a State Apprenticeship Agency recognized by the Bureau, withdraws approval of an apprenticeship program, the Consultant will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

ii. Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the

Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination that provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate that is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Consultant will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

e. Equal Employment Opportunity. The utilization of apprentices, trainees, and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
f. Compliance with Copeland Act Requirements. The Consultant shall comply with the requirements of 29 CFR Part 3, which are incorporated by reference in this contract.
g. Subcontracts. The Consultant or Sub-Consultant shall insert in any subcontracts the clauses contained in 29 CFR Part 5.5(a)(1) through (10) and such other clauses as the Federal Aviation Administration may by appropriate instructions require, and also a clause requiring the Sub-Consultant to include these clauses in any lower tier subcontracts. The prime Consultant shall be responsible for the compliance by any Sub-Consultant or lower tier Sub-Consultant with all the contract clauses in 29 CFR Part 5.5.
h. Contract Termination: Debarment. A breach of the contract clauses in paragraph 1 through 10 of this section may be grounds for termination of the contract, and for debarment as a Consultant and a Sub-Consultant as provided in 29 CFR 5.12.
i. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
j. Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be

resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Consultant (or any of its Sub-Consultant) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

k. Certification of Eligibility.
    i. By entering into this contract, the Consultant certifies that neither it (nor he or she) nor any person or firm who has an interest in the Consultant's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
    ii. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
    iii. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 USC 1001.

40. Disadvantaged Business Enterprises. The Consultant or Sub-Consultant shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Consultant shall carry out applicable requirements of 49 CFR part 26 in the award and administration of Department of Transportation-assisted contracts. Failure by the Consultant to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the Owner deems appropriate, which may include, but is not limited to:
    a. Withholding monthly progress payments;
    b. Assessing sanctions;
    c. Liquidated damages; and/or
    d. Disqualifying the Consultant from future bidding as non-responsible.

    The Prime Consultant agrees to pay each Sub-Consultant under this prime contract for satisfactory performance of its contract no later than sixty (60) days from the receipt of each payment the prime Consultant receives from the City of South Lake Tahoe. The prime Consultant agrees further to return retainage payments to each Sub-Consultant within sixty (60) days after the Sub-Consultant's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the City of South Lake Tahoe. This clause applies to both DBE and non-DBE Sub-Consultant.

41. Texting When Driving. In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving", (10/1/2009) and DOT Order 3902.10, "Text Messaging While Driving", (12/30/2009), the Federal Aviation Administration encourages recipients of Federal grant funds to

adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or subgrant. In support of this initiative, the Owner encourages the Consultant to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Consultant must include the substance of this clause in all sub-tier contracts exceeding $3,500 that involve driving a motor vehicle in performance of work activities associated with the project.

42. Energy Conservation Requirements. Consultant and Sub-Consultant agree to comply with mandatory standards and policies relating to energy efficiency as contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 USC 6201et seq).

43. Equal Opportunity Clause. During the performance of this contract, the Consultant agrees as follows:
    a. The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identify, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff, or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
    b. The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
    c. The Consultant will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Consultant's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. The Consultant will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
e. The Consultant will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
f. In the event of the Consultant's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
g. The Consultant will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each Sub-Consultant or vendor. The Consultant will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a Consultant becomes involved in, or is threatened with, litigation with a Sub-Consultant or vendor as a result of such direction by the administering agency the Consultant may request the United States to enter into such litigation to protect the interests of the United States.

44. Fair Labor Standards Act. All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers. The Consultant has full responsibility to monitor compliance to the referenced statute or regulation. The Consultant must address any claims or disputes that arise

from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

45. Occupational Safety and Health Act of 1970. All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. The employer must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The employer retains full responsibility to monitor its compliance and their Sub-Consultant's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). The employer must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

46. Prohibition of Segregated Facilities.
    a. The Consultant agrees that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Consultant agrees that a breach of this clause is a violation of the Equal Employment Opportunity clause in this contract.
    b. "Segregated facilities," as used in this clause, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, sex, or national origin because of written or oral policies or employee custom. The term does not include separate or single-user rest rooms or necessary dressing or sleeping areas provided to assure privacy between the sexes.
    c. The Consultant shall include this clause in every subcontract and purchase order that is subject to the Equal Employment Opportunity clause of this contract.

47. Procurement of Recovered Materials. Consultant and Sub-Consultant agree to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, and the regulatory provisions of 40 CFR Part 247. In the performance of this contract and to the extent practicable, the Consultant and Sub-Consultants are to use products containing the highest percentage of recovered materials for items

designated by the Environmental Protection Agency (EPA) under 40 CFR Part 247 whenever:

a. The contract requires procurement of $10,000 or more of a designated item during the fiscal year; or
b. The Consultant has procured $10,000 or more of a designated item using Federal funding during the previous fiscal year.

The list of EPA-designated items is available at: www.epa.gov/smm/comprehensive-procurement-guidelines-construction-products.

Section 6002(c) establishes exceptions to the preference for recovery of EPA-designated products if the Consultant can demonstrate the item is:

a. Not reasonably available within a timeframe providing for compliance with the contract performance schedule;
b. Fails to meet reasonable contract performance requirements;
c. Is only available at an unreasonable price.

48. Rights to Inventions. Contracts or agreements that include the performance of experimental, developmental, or research work must provide for the rights of the Federal Government and the Owner in any resulting invention as established by 37 CFR part 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements. This contract incorporates by reference the patent and inventions rights as specified within 37 CFR §401.14. Consultant must include this requirement in all sub-tier contracts involving experimental, developmental, or research work.

49. Seismic Safety. In the performance of design services, the Consultant agrees to furnish a building design and associated construction specification that conform to a building code standard that provides a level of seismic safety substantially equivalent to standards as established by the National Earthquake Hazards Reduction Program (NEHRP). Local building codes that model their building code after the current version of the International Building Code (IBC) meet the NEHRP equivalency level for seismic safety. At the conclusion of the design services, the Consultant agrees to furnish the Owner a "certification of compliance" that attests conformance of the building design and the construction specifications with the seismic standards of NEHRP or an equivalent building code.

50. Termination for Convenience. The Owner may, by written notice to the Consultant, terminate this Agreement for its convenience and without cause or default on the part of Consultant. Upon receipt of the notice of termination, except as explicitly directed by the Owner, the Contractor must immediately discontinue all services affected. Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys,

models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete. Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services. Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

51. Termination for Cause. Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach. The terminating party must provide the breaching party seven (7) days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.
    a. Termination by Owner: The Owner may terminate this Agreement in whole or in part, for the failure of the Consultant to:
        i. Perform the services within the time specified in this contract or by Owner approved extension;
        ii. Make adequate progress so as to endanger satisfactory performance of the Project; or
        iii. Fulfill the obligations of the Agreement that are essential to the completion of the Project.

    Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete. Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services. Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause. If, after finalization of the termination action, the Owner determines the Consultant was not in

default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

b. Termination by Consultant. The Consultant may terminate this Agreement in whole or in part, if the Owner:
    i. Defaults on its obligations under this Agreement;
    ii. Fails to make payment to the Consultant in accordance with the terms of this Agreement;
    iii. Suspends the Project for more than one hundred and eighty (180) days due to reasons beyond the control of the Consultant.

    Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract. In the event of termination due to Owner breach, the Engineer is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

52. Veterans Preference. In the employment of labor (excluding executive, administrative, and supervisory positions), the Contractor and all sub-tier contractors must give preference to covered veterans as defined within Title 49 United States Code Section 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 USC 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

53. Time Overruns Beyond Control of Consultant. On airport architectural/ engineering construction contract amendments to the Master Professional Services Agreement, the Consultant must provide the City with amendment language that states the period of time as specified by the number of contract days for which the compensation applies. The consultant must be reimbursed for services in excess of the specified period of time at a mutually acceptable fee negotiated at the time all the pertinent circumstances are known. The cost of additional consultant technical inspection services that

would result from Construction Contractor or City caused construction delays should be included in the liquidated damages established for Airport Improvement Program (AIP) construction contracts.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE: CONSULTANT:

By_____ By _____
Devin Middlebrook, Mayor Travis Vallin, Project Director

Business License # 011275

APPROVED AS TO FORM:

By_____
Heather Stroud, City Attorney

ATTEST:

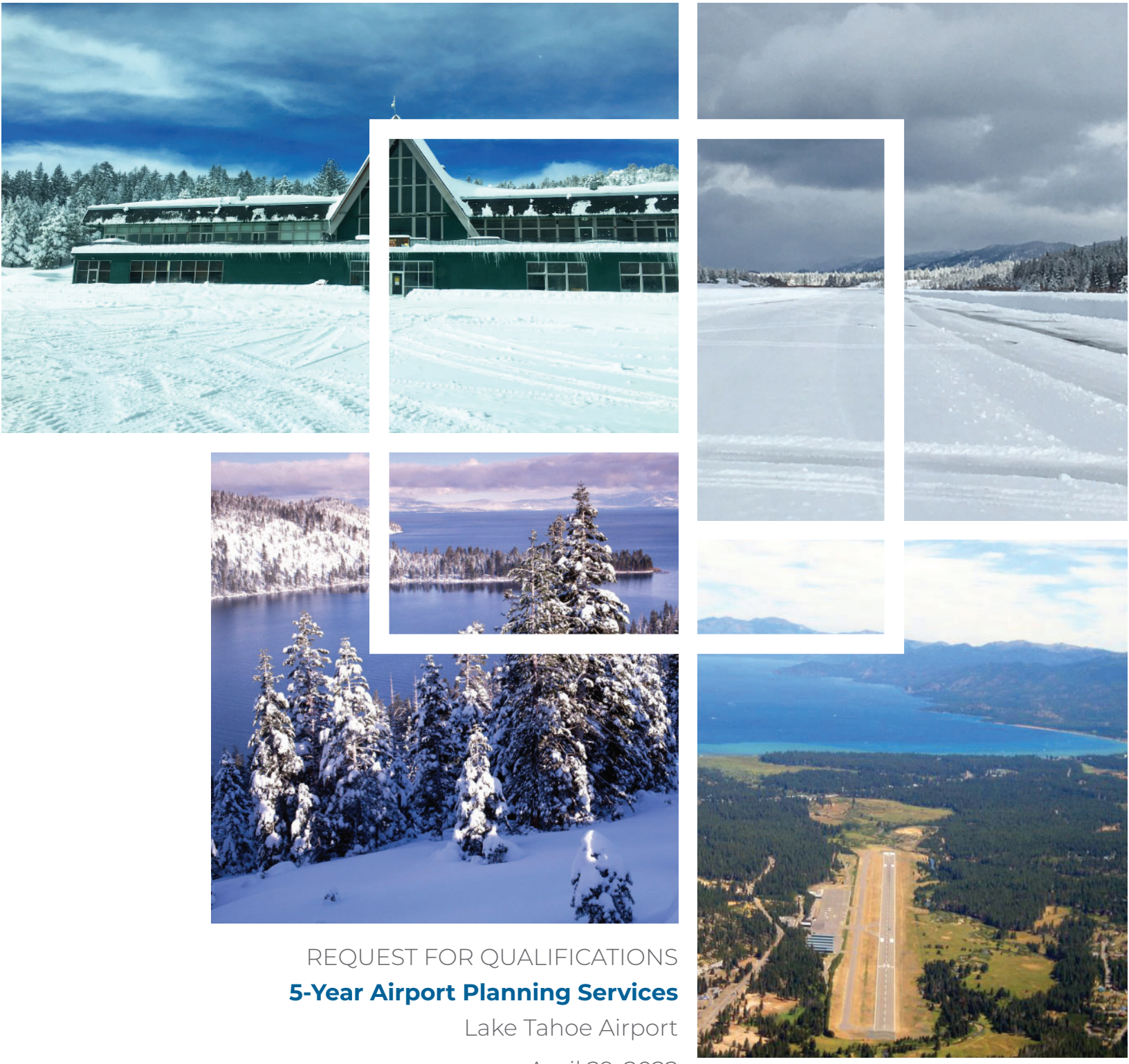
By_____
Susan Blankenship, City Clerk

Attachments:
Exhibit A – Scope of Services
Exhibit B – Compensation Schedule
Exhibit C - Anti-Lobbying Certification
Exhibit D - Trade Restriction Certification
Exhibit E - Tax Delinquency and Felony Convictions Certification
Exhibit F - Certification of Offerer/Bidder Regarding Debarment

EXHIBIT A

SCOPE OF SERVICES

Scope of Services will be based on Task Orders, which will be negotiated based on the Schedule of Charges in Exhibit B.



REQUEST FOR QUALIFICATIONS

5-Year Airport Planning Services

Lake Tahoe Airport

April 29, 2022

JVIATION
A WOOLPERT COMPANY

6920 Santa Teresa Boulevard, Suite 208
San Jose, CA 95119

1. TRANSMITTAL LETTER

April 29, 2022

Milan Jevic
Lake Tahoe Airport
1901 Lisa Maloff Way, Suite 100
South Lake Tahoe, CA 96150

RE: REQUEST FOR QUALIFICATIONS — 5-YEAR AIRPORT PLANNING SERVICES

Dear Mr. Jevic and Members of the Selection Committee:

Jviation, a Woolpert Company, has served as a trusted partner to the Lake Tahoe Airport (TVL) in conducting, designing, and implementing planning and engineering projects for the Airport since 2018. Our work with TVL has developed our understanding of your needs and vision, the Airport's importance to the community, and the Airport's commitment to a balance growth with environmental stewardship. We are excited to have the opportunity to extend our project team's relationship with TVL through this planning services contract.

TVL AND RESORT AIRPORT UNDERSTANDING. Jviation's focus on aviation and aviation-related projects means our experienced staff will anticipate TVL's needs, ensure projects stay on-budget and on-time, and work alongside airport personnel and community members. Our expertise and approach guarantee that the proposed projects will be addressed deftly to maximize time and cost efficiency while minimizing the need for rework. Jviation maintains on-call contracts with several airports similar contracts with several mountain resort airports similar to TVL: Eagle County Regional Airport (EGE), Gunnison-Crested Butte Airport (GUC), and Jackson Hole Airport (JAC). These airports are single-runway facilities located in or near mountain resort destinations. More specifically, we understand the fiscal challenges facing TVL and other single-runway destination airports.

ENVIRONMENTAL. Jviation's longstanding partner, **Environmental Science Associates (ESA)**, currently provides environmental consulting services to TVL and will continue to do so under this contract to facilitate effective coordination and successful outcomes. **ESA has supported many of Jviation's projects around California**; one such effort at the Airport is the Airspace Obstruction Evaluation conducted by Greg Dyer. Greg's work to identify obstructions while maintaining the Airport's treescape harmonizes airport development efforts with TVL's commitment to environmental stewardship.

COMMUNITY OUTREACH. Current Jviation team member **Wildscape Engineering**, who is already helping to meet your engineering needs, will play an expanded role within the critical Community Outreach component of planning efforts. Their office location at TVL and their familiarity with the region has proven to be invaluable in our success. We are excited to work with a firm with strong communal ties and a deep understanding of California's regulatory environment.

SUSTAINABILITY. The Jviation team employs sustainable strategies and principles as a function of our holistic planning and design approach. Our collaboration philosophy ensures that our sustainability practices are applied consistently with every client and within the Jviation organization to maximize benefits for the environment, the economy, and for society. In addition, we have secured a partnership with **Johnson Aviation** to ensure that your financial needs are appropriately addressed.

Our team brings the right mix of personnel, experience, expertise, and local representation needed to accomplish all of your goals. We look forward to the opportunity to continue to serve the Airport and the South Lake Tahoe community. Thank you for your consideration.

Travis Vallin, Project Director
Travis.Vallin@woolpert.com

Tony Davis, Project Manager
Tony.Davis@woolpert.com

Kirk Nielsen, Client Liaison
Kirk.Nielsen@woolpert.com

2. GENERAL PROJECT MANAGEMENT APPROACH TO THE CONTEMPLATED SCOPE OF WORK

Under the leadership of our Project Manager, **Tony Davis**, and our Contract Liaison, **Kirk Nielsen**, Jviation will serve as the prime consultant with overall responsibility for the work performance of the team members and any and all planning services required by TVL. In addition to the extensive resources of our parent company, Woolpert, we have added the expertise of three industry leading consultants (**ESA**, **Johnson Aviation**, and **Wildscape Engineering**) to enhance our abilities.

PROVEN PARTNERSHIP

Jviation is excited about the opportunity of continuing our partnership with Lake Tahoe Airport helping to achieve its development goals. We provide an efficient and responsive team with experience at your Airport as well as at airports similar to TVL. Our in-depth understanding of the challenges faced by the Airport and strong understanding of the South Lake Tahoe community will be critical factors in developing flexible, viable planning solutions for TVL.

JVIATION WILL SERVE AS YOUR LONG-TERM PARTNER TO PROMOTE SAFE OPERATIONS AND THOUGHTFUL GROWTH AT TVL.

PROJECT MANAGEMENT APPROACH

Timely and proactive communication and coordination is critical to the delivery of quality and successful projects for TVL. Our approach to planning is typically centered on the Project Management Plan (PMP) to ensure that the project approach is in alignment with needs and expectations of the Airport. **The tactical actions identified in the PMP will set the tone for performance parameters, quality expectations, and protocols for the planning team.**

Our PMP will align with the needs and requirements of the City of South Lake Tahoe and TVL. As such, our team will meet with City staff to tailor our PMP document to deliver on your expectations. Key elements of the plan include:

Scope of Work. A clearly defined scope of work establishes the key project deliverables and milestones for a project. The Jviation Team will appropriate scopes of work in coordination with TVL so that all parties can agree and work in unison. This effort serves as the road map for the work execution. By placing an emphasis on early planning and scoping, our project team can effectively manage and focus our efforts on delivering quality work products that are on-time, on-budget, and that meet, if not exceed, your expectations.

Roles and Responsibility Matrix. The matrix defines the roles and responsibilities of team members and stakeholders to establish ownership and accountability.

Communication Plan. The communication plan defines both internal and external communication methods, including written communication, meetings, phone/web conferences, and project documentation throughout the project lifecycle.



Product Delivery Plan. Delivering quality products on time and within budget is paramount. We will monitor budgets and product delivery weekly to ensure that we are meeting production goals for the project. If any deviations are encountered, we develop a recovery plan to efficiently accomplish the remaining tasks within budget.

Quality Control. In delivering hundreds of projects over the years, we have learned that a comprehensive quality control program is invaluable to project success. Through our comprehensive quality control programs, which includes reviews from people not directly associated with the design, we strive to minimize the review efforts required by our clients.

UNDERSTANDING AND PROPOSED WORK PLAN

TVL needs well-executed planning to reach its developmental and operational goals - and Jviation will deliver that for TVL. We view the planning process as the foundation upon which is built the establishment of realistic airport visioning, accurate project definition, the leveraging and management of funding, implementation of operational requirements, integration of best practices, among many others. We don't perform planning merely to fulfill regulatory obligations—our plans are solution-oriented and customized to meet the individual needs of our clients.

Through our experience executing hundreds of projects funded by the FAA Airport Improvement Program (AIP) as well as through dozens of state aeronautics agencies, we have gained a thorough understanding of the AIP process and state-related requirements. Going above and beyond simply consulting, Jviation is staffed with multiple former leaders of FAA Airport District Offices (ADO), former heads of individual state aeronautic agencies, and others that have served as project managers for airport sponsors. In short, we understand the needs and requirements of airport project funding from all sides.

We have conducted multiple planning efforts for TVL over the past several years and we know the Airport. However, in anticipation of this On-Call Planning request for qualifications, we have regularly visited with several times with Airport and City staff to not only gain an understanding of TVL's immediate planning needs but to also discuss planning potentials on the horizon.

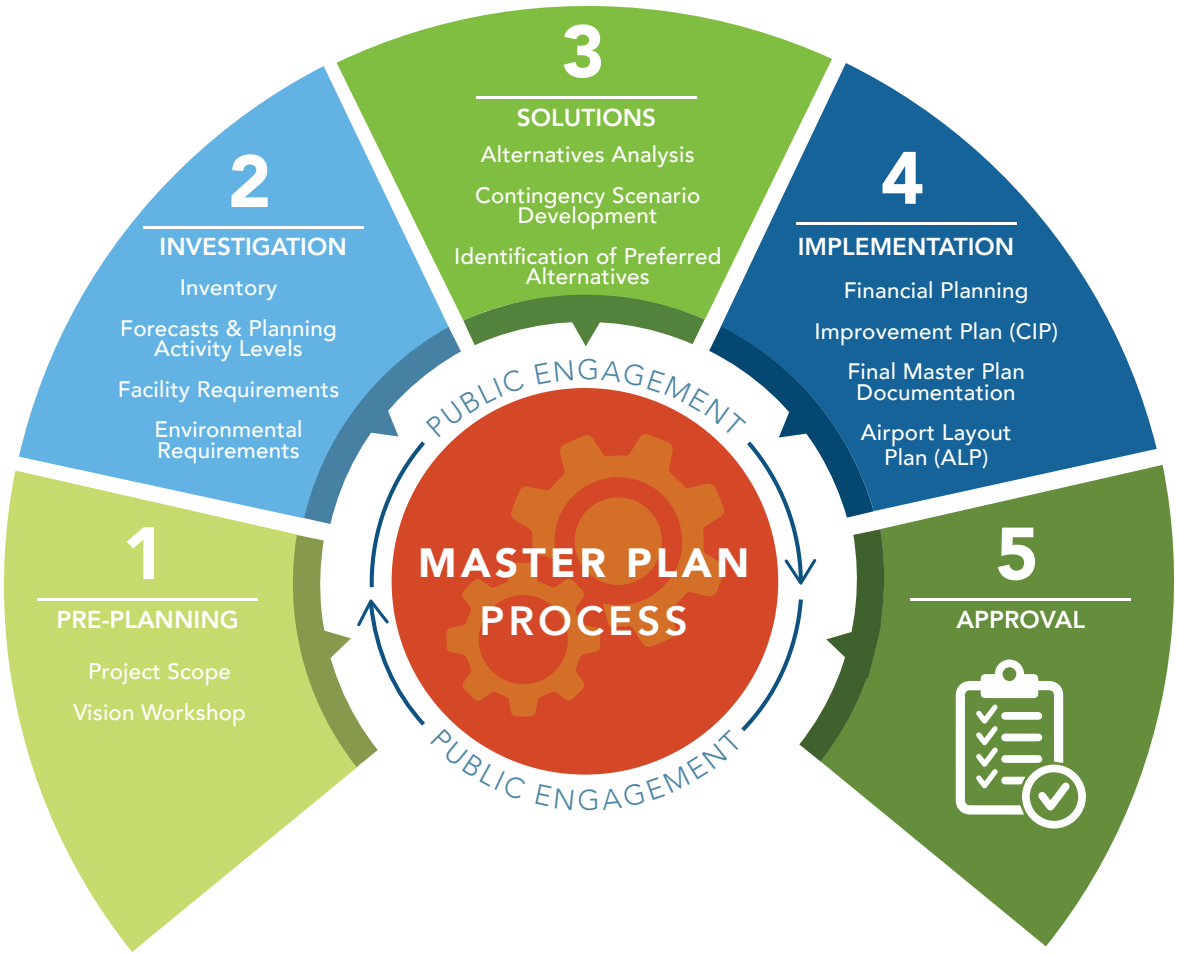
We know that the primary and most immediate need of this On-Call Planning contract is an Airport Master Plan. We understand your needs and our staff will craft an Airport Master Plan that will help TVL reach its goals in a measured and reasonable fashion. The Jviation team's planning approach, strategies, and methodologies, combined with our understanding of TVL, are distinct advantages and ensure that our team will successfully deliver a thoughtful planning effort and a beneficial outcome.

FOLLOWING THE FAA GUIDANCE

Part of our job is to make certain that the planning process and resulting deliverables are comprehensive. However, a great deal of flexibility is afforded by the FAA, and our plan will be tailored to fit the needs and objectives your Airport, your stakeholders, and your community.

This is Your Airport Master Plan

An effective Airport Master Plan is characterized by a long-term vision based on realistic expectations, expert technical consultation, informed interactions with stakeholders, and flexible development recommendations. Our team is committed to crafting an Airport Master Plan that not only embraces those characteristics but also formulates creative solutions that meet Airport's and its host community's long-term goals.



Pre-Planning Phase: Project Scope, Fee Negotiation, Approvals, Agreements

Our suggested approach begins with a comprehensive scoping process designed to plot a course that considers the objectives and expectations from multiple viewpoints. A workshop with our experts and City staff/ stakeholders will facilitate this process. Sample topics that can be explored include:

- What is the method and intensity of public engagement that will best engage local leadership, economic development directors, business owners, and the community?
- How can the Tahoe Regional Planning Agency (TRPA) best be engaged to ensure they are a part of the master planning process and have input necessary to meet their mission?
- How can the airport balance air transportation objectives with financial sustainability and diversification given land-use policies, community expectations, and other local initiatives?
- What steps will ensure a cost-effective planning process that meets all critical objectives?

Jviation is adept at utilizing the inherent flexibility of FAA airport master planning and recognizes that effective communication during the pre-planning phase is crucial to maintaining schedule performance and technical execution. This effort ensures that the final scope of work will not inhibit creativity and flexibility—a common challenge that occurs when stakeholder viewpoints are uncovered during the process instead of at the beginning.

Investigation Phase: Data Collection, Surveys, Demand Forecasts, Facility Requirements, Forecast Approval

The Investigation Phase of the airport master plan sets the foundation of the overall planning effort. It is designed to effectively answer the following questions:

- Who are we today?
- Where are we going tomorrow?
- What do we need to get there?

Because this phase is conducted early in the planning process, rigorous adherence to the project schedule will avoid the pitfalls associated with elongated efforts. The perspectives and strategies that constitute concise execution will vary between the inventory and forecast efforts. An efficient inventory effort will capitalize on already-available data and information on new trends and events to ensure continual data collection and adherence to the project schedule. A reasonable and defensible forecast establishes a foundation that will allow TVL to consider a range of market-based demand scenarios.

Forecasting effectively serves as the "hub" of any airport master plan and is critical to its ultimate results. Forecasts that are too aggressive can lead to an over-investment in unnecessary facilities; conversely, overly conservative forecasts may leave an airport unable to meet the demands of the flying public and the community. Our team is well-versed in delivering forecasts that meet agency and stakeholder demands, and that will:

- Provide technically thorough and sound forecast conclusions that support development and will be approved by the FAA
- Effectively consider the market and industry realities facing TVL today and tomorrow
- Synthesize facility inventory data to identify appropriate activity levels

Jviation understands that some investments/expenses that meet airport and local objectives may not attract FAA grant funds; therefore, the team will provide full consideration and justification for these investments. In our experience, responsiveness to general aviation pilots/owners in the airport master plan is another common challenge. This group's trust and support is key, but, if the presented plan shows minimal investment or opportunity for growth in their facilities, this key stakeholder group may feel disenfranchised. Our team (many of whom are licensed pilots) appreciates the importance of general aviation operations and, via genuine, effective listening and communication, will address any stakeholder concerns.

Jviation has extensive experience in generating thoughtful, reasonable, and defensible forecasts and facility requirements through planning products at various levels of analysis (i.e., site specific, airport master planning, and system planning). Our staff prides itself in tailoring our forecasts to reflect current market conditions, reasonable airport and industry projections, and FAA requirements, while also considering sensible potential development scenarios.

Solutions Phase: Identification of Alternatives, Analysis, Identification of Selection Criteria, Preferred Alternative(s)

The Solutions Phase is the critical output of the Airport Master Plan. Jviation's creative and analytical approach to formulating practicable solutions is the key step in identifying the best solution from an array of potential ideas. Our team appreciates that even the best solution really is no solution unless we establish buy-in and support from the groups who ultimately provide the approval and implementation.

Coupled with a reasonable and defensible projection of aviation demand, a thoughtful capacity and condition analysis of the existing facilities will help determine appropriate future airfield, terminal area, landside, and access needs. While overall airport capacity is a common element of a typical master plan, Jviation incorporates

a more targeted capacity analysis that evaluates specific elements of the airport. For example, while the runway and taxiway system at an airport may have the capacity to accommodate 20-year demands, Jviation would consider the condition, remaining life, hot spots, aircraft flow and efficiency, and design standards when making recommended runway and taxiway improvements. This same philosophy applies to many other aspects of the landside, terminal area, and surface access.

Another facet to consider is that some areas of the airport may be determined to have excess capacity. While a typical study may stop there, Jviation recognizes an airport's goal to gain and remain financially self-sufficient. To that end, Jviation frequently recommends alternative uses and out-of-the-box thinking to make use and generate revenue for airport facilities that may be underutilized.

Our approach to this phase will include a mix of planning exercises, stakeholder engagements, and dedicated time and effort at every level of the project team. This approach normalizes and balances the variety of perspectives, inputs, agendas, and analyses so the best solutions are infused with good information and rise to the top. Well-developed selection criteria are the foundation of this phases' key evaluations. We will employ a survey or poll, in conjunction with a Planning Advisory Committee (PAC), to establish a baseline of understanding, objectives, and viewpoints on key airport and planning topics. We will then distill a list of quantifiable selection criteria to inform of alternatives solutions and facilitate decision-making.

Jviation planners work closely with our engineers to design thoughtful plans and layouts for all airport clients. It is a collaborative effort to achieve sound engineering with logical and justifiable planning. Most planning efforts carried out by Jviation include a series of three to four alternative sketches or concepts. Preliminary layouts are developed in a cost-effective manner to illustrate the overall purpose and functionality of a concept. From these, a review and evaluation with Sponsor participation quantifies measurable benefits and impacts as well as considers more subjective qualities of an alternative. Jviation engineers are engaged throughout the process and are called on to develop cost estimates for each alternative as a part of the evaluation stage. The result is a recommendation that evokes a clear purpose and solution to a problem and considers all aspects of the project.

Environmental and aesthetic considerations will be a very important part of any airport development in the South Lake Tahoe region. Balancing airport development needs with the protection of environmental resources is not only required by NEPA but is also a sound ethical practice. Whether completing an abbreviated Environmental Assessment or an Environmental checklist, this requisite NEPA documentation must be completed accurately and in a timely manner. Environmental projects under this contract will follow the requirements of FAA Order 1050.1E, Environmental Impacts: Policies and Procedures and FAA Order 5050.4B, National Environmental Policy Act - Implementation Instruction for Airport Actions. Jviation's environmental staff and ESA are well-suited to assist you through any environmental concern. The Jviation team's experience at TVL includes involvement in varying capacities from State, Local, NEPA, and US Army Corps of Engineers (USACE) environmental actions related to airport improvements.

Proper storytelling better conveys technical information and justification to an audience by drawing in the reader and inviting them to personally invest in it. Effective communication is critical to enable all audiences to clearly understand the benefits or challenges associated with alternative solutions. We have found that a picture, or more specifically, a good picture truly is worth a thousand words, particularly when it comes to alternatives planning. Stakeholders need to not just hear about or read about the future, they need to see it and be able to personally relate to it. We recognize that this sort of understanding and connection cannot be gleaned from an engineering drawing. That is why we have invested so much in our multimedia approaches and graphical modeling capabilities to enable stakeholders to virtually experience the future through static graphics, animations, and virtual reality technologies.

Implementation Phase: Capital Improvement Program, Detailed Financial Analysis, Implementation Plan

The Implementation Phase has the greatest impact on how an airport master plan is used to guide decisions. At its foundation is a comprehensive analysis of the airport's ability to implement and financially support the capital program. Moreover, this phase identifies the factors and critical projects that need to be managed and accounted for as larger objectives are pursued over time. Financial feasibility, political acceptance, environmental compliance, activity triggers, and stakeholder support are all intertwined and Jviation will spotlight all the steps and conditions that must be in place to achieve ultimate success.

Development and updating of the Airport's CIP requires identification of capital improvements, ranking each project based on the FAA's priority ranking system, inclusion of environmental reviews and approvals, cost estimates and funding sources. Potential funding sources, including Airport, FAA, state funds, and private sources will be identified.

The Airport's financial management is an important consideration in implementing recommendations. A financial implementation plan will be prepared according to the preferable phasing of capital improvements. An analysis of TVL's operating, maintenance and capital expenses, together with its revenues, will be prepared for the five-, ten-, and twenty-year time frames to illustrate how TVL will pay for recommended improvements.

The ALP is a plan set that provides a graphical depiction of the airport's existing conditions including building facilities, pavements, airspace and obstructions, as well as all proposed future development within a defined planning period. It is intended to provide guidance for the airport, federal and state agencies, and consultants for short-term and long-term capital improvement projects at the airport. Jviation is well-versed in producing ALP sets for airports of all sizes. These plans are compliant with all FAA standards, including FAA AC 150/5070-6B, Airport Master Plans; FAA AC 150/5300-13B Airport Design; FAA SOP 2.00, Standard Procedure for FAA Review and Approval of Airport Layout Plans; and FAA SOP 3.00, Standard Operating Procedure for FAA Review of Exhibit 'A' Airport Property Inventory Maps. In addition to any planning efforts and/or narratives supporting the completion of the ALP. We utilize all appropriate sources of information for these drawings to minimize expense yet ensure accuracy including previous ALP and master planning documentation, aerial photogrammetry, airport Obstruction Chart, USGS mapping, legal descriptions, existing airspace and property surveys, airspace and obstruction analyses, FAA databases, and any other secondary sources readily available to TVL.

Beyond just the plan sets, Jviation tailors its master planning and ALP processes towards the individual needs of its client airports. We know that every airport is different, varying widely not just with respect to their local facilities, but also within the community context each must operate. We succeed in facilitating development of long-term planning efforts that fulfill the unique requirements of airports, while complying with ever-evolving FAA airport design, airspace, survey, and operational requirements. (This includes integration with FAA AGIS and eALP systems, as well as experience in addressing non-standard pavement geometries.) We have experience in addressing a wide range of issues that dictate each airport's individual master planning needs, including traditional airport planning needs, in addition to specialized services such as ground access, parking and air service. Jviation's wealth of master planning and ALP experience encompasses airports of all sizes, including numerous general aviation airports.

The planning effort at TVL will call for the revision of the ALP set to include changes to future development plans as well as property acquisitions/easement acquisitions/land releases for future development and clearing of obstacles to air navigation. Jviation planning and engineering staff will make use of the Airport's current ALP set and recent aeronautical survey to update and revise recommended projects and acquisition plans for submittal and approval by the FAA.

Additionally, our ALPs are not only full compliant with FAA requirements and standard operating procedures, but they are produced in both GIS and AutoCAD platforms to maximize their utility as well as their utility and longevity.

Approval Phase: Finishing Strong.

Even when a plan is 90 percent complete, there is still 90 percent remaining. Airport master plans are notorious for their ability to linger for years as they can fall prey to interminable reviews and bureaucratic logjams. Jviation's commitment to finish strong ensures the implementation of a clearly defined and timely plan. Jviation assigns a team member to own and facilitate the project closeout.

Stakeholder Engagement: Truly Reaching Out and Being There

The art of stakeholder engagement is often taken for granted. Challenges can arise when much of the planning is performed separate from the airport stakeholder community and the public. And whether it be directly affiliated with an airport master plan or part of some other planning effort, Jviation has a proven history of reaching out and engaging people on a personal level to broaden the audience, increase their participation, and encourage their approval. This will be the case with involvement by the TRPA. We recognize that the TRPA must be engaged in the planning process and have a say in the recommendations of the Master Plan. Jviation will maintain active outreach with the TRPA throughout the planning process.

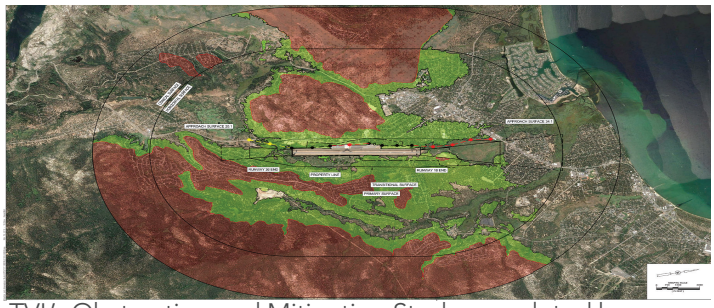
Jviation has broad experience designing and implementing multi-faceted stakeholder engagement programs and will tailor this effort to meet the needs of TVL. Our outreach approach ensures that everyone directly affected by, or interested in the airport, has access to pertinent information and has a voice in the planning process. One key element of an engagement program is to educate the public about the airport and the laws, regulations, policies, guidelines, standards, and procedures that govern its operation, maintenance, funding, and development. The Jviation team is experienced in utilizing many types of outreach mechanisms:

- Planning Advisory Committee (PAC)
- Stakeholder/Focus Group Meetings
- Presentations to Elected Officials
- Public Information Meetings
- Surveys of Airport Users
- Meetings/Presentations at Discretion of the Airport
- Public Outreach Materials:
    - Interactive Airport Master Plan Website
    - Master Plan Brochure
    - Media Communication
    - Airport Tours
    - Airport Video
    - Planning Visualizations and Animations
    - Social Media—Master Plan Application (App), Facebook Page, and Twitter

OTHER KEY AREAS OF PLANNING FOCUS FOR TVL

Airspace Protection Evaluation and Mitigation

Jviation has a current and comprehensive understanding of TVL's latest obstruction survey and all the qualifications to complete a new AGIS Aeronautical Survey and Obstruction Analysis Report. In addition, through our recent completion of the Airport's Obstruction Mitigation Plan, we understand the current runway utilization patterns, existing procedures, and runway/airspace limitations at the Airport. That understanding will be critical to making well-educated recommendations to TVL and guiding the Airport through the process of addressing obstructions to air navigation. It is understood that TVL has significant challenges to overcome when it comes to obstruction clearing and mitigation. Jviation planners have worked with airports to develop a plan, initiate public outreach, and achieve consensus to resolve similar obstruction issues. For example, T. F. Green Airport in Providence, Rhode Island had obstruction issues similar in magnitude to TVL. The Jviation planner working on the project led stakeholders, including the FAA, state and regional agencies, through the analysis of obstructions and alternatives to address them, in order to devise a plan that everyone could accept.



TVL's Obstruction and Mitigation Study completed by Jviation in 2018

To aid in the analysis of obstruction data, Jviation employs a full team of surveying professionals knowledgeable in AGIS and airspace surfaces. Our capabilities in this area include setting controls, topography surveys, construction staking, Airports GIS, Exhibit 'A' property maps, property surveys, and more. Having these capabilities in-house means Jviation does not have to contract as extensively with subconsultants, thereby saving our clients' money.

Future Aeronautical/Non-Aeronautical Development

The use of land on and around airport property may have a dramatic impact on the development and profitability of the airport. Developing consensus and acceptance from stakeholders on properties that should be released from airport management is a common oversight. Non-aeronautical, yet compatible development not only increases airport revenue, it strengthens the relationship the airport has with the community by allowing opportunity and reducing the risk of potential incompatible use.

Specific to this contract, our team can detail existing land uses and applicable regulations in the vicinity of the airport. Identifying both TVL-owned property and off-airport land uses and regulations, our work will include reviewing local zoning ordinances, development codes and comprehensive plans. As mentioned before, Hilary Fletcher will be a key team member helping conduct planning charrettes and leading discussion groups to build consensus. We will work in concert with Airport and City staff, including the Airport Land Use Commission and City Community Development Department, to release certain areas for non-aeronautical development and market them to the private sector.

> The professional staff at Jviation have met or exceeded our expectations with every project they have been involved. It is clear that Jviation's philosophy of customer service is based upon a strong team concept that is key to any project's overall success.
>
> *- Jim Elwood, Airport Director*
> *Jackson Hole Airport*
> *(Former Director of Aviation, Aspen-Pitkin County Airport)*

Agency Coordination

Meetings with the FAA, Caltrans Division of Aeronautics, Tahoe Regional Planning Agency (TRPA) and other agencies will also be key to the success of TVL planning projects. The Jviation Team offers a diverse set of highly qualified professionals with the depth of expertise to develop physically, and financially realistic plans implemented through AIP. With a team that includes former FAA Northwest Mountain Region's Airport Division Manager Donna Taylor, former FAA Terminal Assistant District Manager - Rocky Mountain Region Greg Dyer, and former FAA Denver ADO Director Craig Sparks, Jviation can claim an unmatched knowledge of local, state, and FAA policies and procedures relating to the AIP, providing TVL with support through the maze of FAA policies and procedures. Our long-term relationships developed within the FAA extend throughout FAA headquarters, airports division, air traffic, airway facilities, flight standards, and flight procedures offices. Jviation will confer with TVL management and take advantage of these relationships when necessary.

Airport environmental consultant, ESA, Inc. is on the Jviation team to provide seamless support of the complex environmental analysis for the Lake Tahoe Airport including support for the contemplated Airport Master Plan. They will lead the documentation, analysis and outreach required for National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance as well as coordination with TRPA. ESA is currently part of the Jviation Team working on the TVL on-call engineering contract.

Benefit Cost Analysis and Business Development Materials

Conducting a return on investment and/or benefit-cost analysis, even if not required by the FAA, can be a valuable decision-making tool when it comes to justifying and prioritizing projects. Whether through a master planning process or a standalone project, Jviation has experience conducting these studies to help airports, cities, state, and federal agencies understand the cost implications and gains produced from a project. The study begins with identifying the goals and objectives of the project followed by a listing of project alternatives. Next, methods and measures to quantify costs and benefits within a given time frame are determined and carried out. Once costs and benefits are converted into a common value, a sensitivity analysis is performed to understand the effects of various possible outcomes. Based on all of this information, a recommended alternative (even if it includes the option to do nothing) can be chosen.

Jviation has a wealth of experience in developing business plans, marketing assessments, minimum standards, and other airport management guiding documents. Our assistance in this area begins with understanding the client's needs. We interview the airport manager on any issues with currently established documentation and develop a course of action that meets the client needs. Next, we review any existing documentation and provide any recommendations ranging from line-item edits to full rewrites. Examples from previous work is referenced as well as materials produced by similarly sized airports. Then, materials are reviewed by the airport, city management and legal team, with edits and revision made before they are presented to and adopted by city government. While this may sound like a simple process, Jviation understands, through experience, that this can sometimes be a contentious process. The establishment of leases as well as rates and charges follow a similar path whereby common industry practices are important references in the process. Jviation has performed statewide rates and charges studies (in Wyoming for example) and understands the full range of rates and charges common to airports like TVL.

By their nature, airports can be powerful economic generators for their associated sponsors and host communities. The primary goal of an economic impact study is to educate the non-aviation public on the economic benefits an airport affords its community and state. In large part, an ancillary benefit for documenting these economic impacts is to garner support for both state and local funding. Jviation staff have over 40 years of experience in airport economics and the ability to document and effectively communicate the economic value airports have on state, regional, and local economies. In addition to the quantification and documentation of direct on-airport and visitor impacts, our studies also address air cargo activity, the implication associated with major capital projects, impact allocation among various districts or counties and business sectors, impacts associated with aerospace manufacturing, military and aviation-services, tax revenues

generated by aviation activities, or the benefit to the airport sponsors stemming from increased passenger traffic. Finally, beyond just the hard-economic numbers, our studies tell the story of the airport – in what personal value it brings to the people in the communities, and in improvements to quality of life, safety, and education.

Economic Development Opportunities

As mentioned earlier, Jviation takes a focused view on airport facility capacity and utilization. A key step in any planning exercise is to understand the existing and future potential of an asset. Matching the capabilities of an asset to economic development opportunities increases the utilization of property and helps improve financial self-sufficiency of an airport. To maximize economic development opportunity, Jviation can engage local economic development leaders, Tahoe Chamber of Commerce, city leaders, developers, casino representatives and other local businesses to understand their needs, concerns, and opportunities for growth at the airport. Jviation has a history of reaching out to groups and organizations like this to uncover prospects the Airport would otherwise not realize.

Sustainability

The Jviation team employs sustainable strategies and principles as a function of our holistic planning and design approach. We recognize that each of us plays a key role in supporting sustainability within the built environment and prioritizing those practices that will benefit our projects, the City, and the community.

Our collaboration philosophy ensures that our sustainability practices are applied consistently with every client and within the Jviation organization to maximize the benefit to the environmental, social, and economic bottom line. Regardless of what green goals a project pursues, long-term success is defined by a reduced environmental footprint (carbon as well as impact to natural resources) from both users and operators.

Our team has built a reputation for planning and designing cost-effective, visually pleasing, and energy-efficient transportation facilities and development projects. Our team is familiar with local and federal sustainability programs and practices and has broad experience exploring sustainable development opportunities tailored to each client's vision.

Our success in this area may be measured by various metrics or benchmarks:

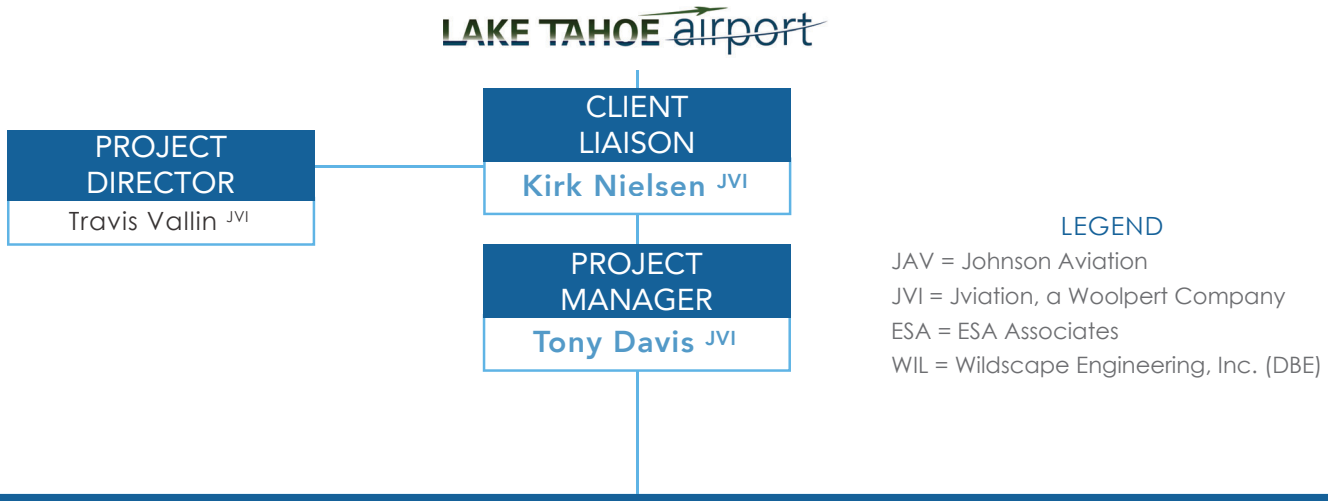
- Track carbon output to inform quantifiable reduction strategies
- Examine energy use and maintenance requirements via facilities inventory and energy modeling
- Use natural daylighting in facilities to reduce electrical loads
- Analyze renewable energy options and funding initiatives specific to the region
- Analyze facility automated controls to target occupant use and extend system lifespan
- Investigate continuous building commissioning to extract savings over the life of each facility
- Develop a safe, efficient process for material production, use, and destruction—especially for future development
- Develop a facilities/equipment maintenance road map grounded in sustainability
- Develop a long-term stormwater management plan to enable effective on-site water use

Emergency Response and Recovery

As noted in your RFP, one of the strategic priorities for the City is improving community emergency preparedness with a focus on the threat from wildland fires. Hilary Fletcher has extensive experience working with local governments and emergency response agencies to develop an emergency preparedness plan. As a former volunteer member of the Carbondale & Rural Fire Protection District, she worked numerous incidents in varying roles as Public Information Officer, Planning Section Chief, and Incident Commander. She also aids in airport emergency planning including accident debriefs, lessons learned, tabletop and mock drill exercises, and agency reviews.

3. PROJECT TEAM

The organizational chart below outlines the exceptional team we have assembled to provide On-Call Planning services for TVL. Our team provides the necessary skill sets to efficiently complete your airport master plan and other projects and will prioritize TVL by ensuring staff and resource availability. We will serve as an extension of your staff, successfully coordinating and communicating the Airport's needs to the FAA and the Caltrans Division of Aeronautics. Brief summary biographies of our key personnel are provided on the following page. Full resumes of the full team are provided in the appendix.



*Bolded, light blue names indicate Key Personnel

KEY PERSONNEL



Tony Davis | Project Manager & Agency Coordination

Tony brings TVL over 29 years of airport-focused planning expertise. He has completed 50+ airport planning studies for airports throughout the United States, including serving as the Project Manager for Jviation's current TVL On-Call Planning contract. Throughout his career, he has prepared comprehensive planning studies, master plans, layout plans, statewide system plans, feasibility studies, forecasting, alternatives development, minimum standards, and land use compatibility studies. Tony offers these robust technical skills to TVL.



Kirk Nielsen | Client Liaison

Kirk has served as a client liaison to TVL since 2018. He is highly knowledgeable of TVL's operating environment and the City's vision for the Airport. Through his work at TVL, Kirk holds strong relationships with the FAA ADO and Caltrans Aeronautics. He will support the contract with CIP development.



Jon Noble | Engineering

Jon has 13 years of experience in the aviation industry and has been supporting TVL's engineering needs since 2017. Jon brings extensive knowledge of FAA construction and has managed and/or provided Quality Control and Quality Assurance testing. He will support the On-Call Planning services is cost estimating services that align with industry and regional trends.



Greg Dyer | Airspace Obstruction Analysis

Greg brings 36 years of experience in airspace and obstruction analysis. He provides Jviation's clients with airspace analysis, air space routing, unmanned aircraft systems, and capacity/efficiency enhancements. He has supported efforts at TVL since 2017 and will continue to lead the evaluation and analysis of potential obstructions at TVL.



Nick Johnson | Financial Sustainability

Nick has over 30 years of experience and is a Complex Strategy Advisor providing airport land use, regulatory, facilities, and financial project solutions. He is based in California and is highly familiar with the state's regulatory requirements. Nick has a unique skill set in property redevelopment and land use compatibility near airports that he will bring to TVL.



Chris Jones | Environmental & Agency Coordination

Chris has over two decades of project management experience, including 17 years in the environmental field. He has been working at TVL and the surrounding community for years and has extensive knowledge of the challenges the region faces. His technical experience includes preparing aviation-related noise, air quality, greenhouse gas, and land use studies.



Hilary Fletcher | Community Outreach & Emergency Preparedness Coordination

Hilary has 33 years of experience in public outreach and has been supporting TVL with government and community outreach since 2017. Hilary also aids airports in emergency planning including accident debriefs, lessons learned, tabletop and mock drill exercises, and agency reviews.



Carol Beahan | Community Outreach

Carol's office is located within TVL and she is highly familiar with the airport and community. While formally educated in Civil Engineering and Zoology, Carol has also become an expert in community outreach and securing stakeholder support.

JVIATION OVERVIEW

Jviation is a planning, engineering, design, architecture, and construction management firm focused on aviation-related projects. This focus provides TVL with a team of professionals that possess an in-depth understanding of the aviation industry and the dynamics and legalities of working at airports from every angle.

Several members of our staff have direct experience as private pilots as well as previously serving as airport, county, state aeronautics, and FAA employees. This experience and knowledge allows us to bring a unique perspective regarding development issues when planning and implementing your projects.

Our team doesn't just follow the traditional approach to planning projects. The holistic approach we will bring to your technical and business challenges includes value-added resources skilled in state and federal funding, economic development, airspace analysis, public policy, community engagement, partnering facilitation, and government relations.

165+
AVIATION FOCUSED **EMPLOYEES**

SERVING
95+
AIRPORT CLIENTS

WITH
600+
AVIATION PROJECTS COMPLETED IN THE PAST **10 YEARS**



OUR SERVICE CAPABILITIES

Jviation understands the operational, financial, and environmental challenges facing airports today. We focus on developing solutions that best address an airport's opportunities, its physical limitations, its users' needs, and the community it serves. A full listing of our team's capabilities is shown below.

AIRPORT PLANNING

- Airport Layout Plans (ALPs)
- Airport Master Plans
- Feasibility Studies and Business Plans
- Financial Planning
- Airspace and Approach Analysis
- Airfield Operational Assessments and Plans
- Industrial and Business Park Planning and Design
- Land Use and Height Zoning Ordinances
- Capital Improvement
- Geographic Information Systems and eALP
- Sustainability Planning
- Innovative Revenue Diversification Planning
- Site Selection Studies
- Landside Planning

ARCHITECTURE AND FACILITIES PLANNING

- Terminal and Facility Planning
- Passenger Terminal Development
- Interior Design
- Security Systems, Telecommunications and Building Automation
- Airport special system facility design (baggage, security, IT)
- Equipment Specifications
- Programming and Planning
- TSA Checkpoint Design
- Hold Room and Jet Bridge Design
- ARFF Facilities
- SRE Facilities
- Airport Design Guidelines
- Wayfinding and Signage
- Sustainable and High Performance Design

ENVIROMENTAL PLANNING

- Categorical Exclusion Forms
- Environmental Assessments
- Environmental Impact Statements
- Wetlands Studies
- Management of Wetlands Mitigation
- Noise Modeling and Studies
- Airfield Operational Assessments and Plans
- Cultural Resources/ Historic Preservation
- Air Emissions Inventories
- Air Quality/ Greenhouse Gas Inventory Studies
- Fugitive Dust Permitting
- Stormwater Management Plans
- USACE Section 404 Permits
- Wildlife Hazard Assessments and Management Plans

ENGINEERING AND CONSTRUCTION MANAGEMENT

- Runway and Taxiway Extensions and New Construction
- Airport Pavement Evaluation and Design
- Pavement Rehabilitation and Reconstruction
- Roadway and Auto Parking Design
- Safety Area Expansion and Grading
- Apron Expansions
- Deicing Facilities
- Drainage Analysis and Design
- Fueling Facilities
- Airfield and Landside Electrical
- NAVAID and Visual Aid Installation
- Landscape Design
- Surveying

ADDITIONAL SERVICES

- UAS/UAM Technologies
- Airport Management Best Practices
- Airport Compliance
- Business and Strategic Plans
- Airport Operations
- Minimum Standards
- Presentation and Meeting Materials
- ARFF Analysis
- Airport Certification Manuals
- PFC Applications
- Public Involvement / Community Relations
- DBE Program Development
- Land Acquisition
- Airspace Analysis
- NextGen Implementation

ENVIRONMENTAL TEAMING PARTNER

Environmental Science Associates (ESA)

ESA is a professional services consulting firm specializing in National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) documentation, environmental studies, planning, permitting, and landscape architecture. The company was founded in 1969, shortly before enactment of both NEPA and CEQA. ESA is a 100% employee owned firm whose core values promote sustainability and responsible environmental management. With over 500 professionals located across the United States, ESA is both large enough to offer a full range of services and small enough to provide personalized service. Their nimble, multidisciplinary teams bring project-specific expertise to the local level.

ESA is TVL's current on-call environmental consultant and a strong partner with Jviation. ESA and Jviation have worked jointly at TVL over the past four years as a blended team supporting all of TVL's needs. This strong working relationship translates to an efficient delivery team for TVL.

ESA has distinguished itself from many other environmental firms through the establishment of an Airports Group: a dedicated aviation consulting practice within ESA that serves airports nationwide. This team applies practical, interdisciplinary solutions to resolve environmental issues specific to airport projects in California alone. ESA has completed more than 200 successful airport projects. In addition to their excellent partnerships with many airport clients, ESA also has extensive experience and valuable relationships with the FAA and the Caltrans Division of Aeronautics.

ESA incorporates the latest national industry perspectives to their work. Their staff are experts in navigating both federal and state regulatory processes and stay informed of changes that arise as the regulatory process evolves. The company is actively assisting the FAA in developing national noise policy through the Policy, Engineering, Analysis, and Research Support (PEARS II) contract. This work provides valuable insight into the evolution of national policy relative to the airport environment. ESA has also played a critical role in both leading and supporting research conducted under the TRB Airport ACRP. This research provides unique insights into industry best practices and the direction of future FAA regulatory guidance.

50
Years of Environmental Documentation

150
Airports Served

5
Northern California Offices

85%
Clients are Repeat Business

FINANCIAL SUSTAINABILITY TEAMING PARTNER

Johnson Aviation Consulting

Johnson Aviation is a small business enterprise (SBE) that provides strategic land use and facilities planning, business planning, and lease negotiations for the airport industry. They offer their public and private clients a range of services, from program management and business process improvement to litigation support. Whether large hub or general aviation airport, they understand the unique considerations for airside and landside development, project entitlements, the surrounding airspace, and environmental requirements. The Johnson Aviation team has been working on airport projects since 1990 and with its network of partners can create individualized approaches for projects of every scope and size.

Johnson Aviation has extensive experience working with the FAA on national policy development and at the local airport level. Their specialty is land development, and they work closely with the owners/developers and local government to meet the demands of economic and population growth while protecting the airport environment. Aviation safety is their priority when balancing the needs of airport operators, landowners and project developers interested in tapping the full potential of the airport economic engine.

Nick Johnson founded Johnson Aviation in 2004 to provide leadership on high profile and contentious aviation projects. His work at Los Angeles International Airport and San Diego International Airport cleared the way for multi-billion-dollar development programs at each facility. The company's clients include the FAA, many large hub and general aviation airports, Boeing, NASA, Google's parent company, Alphabet, major landowners, developers, cities, and federal-government contractors.

Jviation has leveraged Johnson Aviation's expertise on numerous planning projects throughout the western region, including projects at Colorado Springs Airport, Eagle County Regional Airport, and Palmdale Regional Airport.

Johnson Aviation is located at 6524 Deerbrook Road, Oak Park, CA 91377

COMMUNITY OUTREACH TEAMING PARTNER

Wildscape Engineering, Inc.

Located at TVL, Wildscape Engineering, Inc. (Wildscape) is a boutique firm focused on engineering with a unique expertise in public outreach. This female-owned firm is located at TVL and is highly familiar with your needs and community. Outside of gaining community support, Wildscape has a distinct understanding of senior-level civil, restoration and geotechnical engineers and hydrologists experienced in the planning, design and construction of stream and wetland restoration, storm water management, and recreation and trail improvement projects. They specialize in engineering and environmental services focused on solutions to preserve, protect, and promote ecological health and environmental benefits. Wildscape has expertise in, ecological restoration planning, engineering design, hydrologic and hydraulic analyses, construction oversight, and construction inspection and monitoring. Wildscape excels in identifying sound, innovative yet practical, engineering solutions that best serve the needs of natural and designed systems. They have wide-ranging expertise from watershed scale conceptual planning to construction implementation within challenging environments such as an active river channel or steep ravine.

Wildscape is a certified small business (#00055445) and Certified Underutilized/ Disadvantaged Business Enterprise (UDBE/DBE #37803) established in May 2008 with offices in South Lake Tahoe and the San Francisco Bay Area. The president, Carol Beahan, PE, QSD, QISP has over twenty years of stormwater and watershed and wetlands restoration engineering and planning experience in the Lake Tahoe Basin and northern California. She has managed multi-disciplinary teams to conduct feasibility studies for wetland and water quality improvement projects, stormwater drainage, fish passage, wildlife habitat, transportation, and recreation planning. Ms. Beahan develops and implements engineering design plans, specifications, cost estimates, bid packages and pre-and post-construction mitigation monitoring plans. She has provided impacts and opportunities and constraints analysis for various environmental regulatory documents and permits. She has provided designs and construction oversight for numerous high profile river and wetland restoration projects within the Tahoe Basin and Truckee areas and has successfully led productive public and stakeholder meetings and community workshops. She is QSP/QSD and QISP-certified and has provided SWPPP development and site monitoring for numerous local private and public construction projects.

4. PAST OR CURRENT PROJECT EXPERIENCE

Through our work on similar planning projects, Jviation brings unique perspectives, understanding, objectivity, and experience to the development of TVL's master plan and On-Call Planning services. A sampling of our planning and environmental experience over the past 10 years is provided in the table below, while a more in-depth view of selected projects is shown on the following pages.

Projects	Airfield Planning	Landside Planning	Terminal/Facility Planning	Financial Planning	Environmental Planning	Airspace Planning	Public/Community Outreach	ALP Drawing Set	Commercial Service	FAA Denver ADO Coordination
Eagle County Regional Airport, Master Plan, CO	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aspen-Pitkin County Airport, Various Planning, CO	✓	✓	✓	✓	✓	✓	✓			✓
Archuleta County Airport, Master Plan, CO	✓	✓	✓	✓	✓		✓	✓		✓
Central Colorado Regional Airport, Master Plan, CO	✓	✓	✓	✓	✓		✓	✓		✓
Colorado Plains Municipal Airport, Master Plan, CO	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Colorado Springs Airport, Master Plan and Land Use Study, CO	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Durango-La Plata County Regional Airport, Master Plan, CO	✓	✓	✓	✓	✓	✓	✓	✓		✓
Front Range Airport, Master Plan, CO	✓	✓	✓	✓	✓		✓	✓		✓
Greeley-Weld County Regional Airport, Master Plan, CO	✓	✓	✓	✓	✓		✓	✓	✓	✓
Gunnison-Crested Butte Regional Airport, Master Plan, CO	✓	✓	✓	✓	✓		✓	✓	✓	✓
Lamar Municipal Airport, Master Plan, CO	✓	✓	✓	✓	✓			✓		
Rocky Mountain Metropolitan Airport, Airport Layout Plan, CO	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Yampa Valley Regional Airport, Master Plan, CO	✓	✓	✓	✓	✓	✓	✓		✓	✓
Jackson Hole Airport, Various Planning Initiatives, WY	✓	✓	✓	✓	✓		✓	✓		✓
Laramie Regional Airport, Master Plan, WY	✓	✓	✓	✓	✓		✓	✓		✓
Riverton Regional Airport, Master Plan, WY	✓	✓	✓	✓	✓		✓	✓		✓
Rocksprings-Sweetwater Regional Airport, Master Plan, WY	✓	✓	✓	✓	✓		✓	✓	✓	✓
Driggs-Reed Memorial Airport, Master Plan, ID	✓	✓	✓	✓	✓		✓	✓		✓
Springfield-Branson National Airport, Master Plan, MO	✓	✓	✓	✓	✓		✓	✓	✓	
Elko Regional Airport, Master Plan, NV	✓	✓	✓	✓	✓		✓	✓	✓	
Carbon County Regional Airport, Master Plan, UT	✓	✓	✓	✓	✓		✓	✓		✓
Kanab Municipal Airport, Master Plan, UT	✓	✓	✓	✓	✓		✓	✓		✓
Wendover Airport, Master Plan, UT	✓	✓	✓	✓	✓		✓	✓	✓	



LAKE TAHOE AIRPORT (TVL)

On-Call Planning

SOUTH LAKE TAHOE, CA



Obstruction Mitigation Plan and Aeronautical Study

TVL is located on the south shore of Lake Tahoe. The communities surrounding Lake Tahoe have high environmental standards and highly defined environmental processes. The Lake Tahoe Basin is a unique area that is world-renowned for natural beauty and outdoor activities. This context begins to define the decision-making environment in the Lake Tahoe Airport vicinity.

The city of South Lake Tahoe completed the Obstruction Mitigation Plan and Aeronautical Study for in August 2017. The study was part of an effort to identify and address possible obstructions in areas critical aircraft safety, operation, and navigation to and from TVL. The results of the study identified extensive ground and tree penetration of critical surfaces in relation to Runway 18/36.

Jviation was selected to expand this study to determine an appropriate phasing and prioritization for easement acquisition and clearing of the identified obstructions. The study of the complex, mountainous terrain and extensive vegetation was highly technical; our task was to describe the complex interactions between flight procedures, airspace surfaces, and costs in an easy-to-understand narrative that clarified priorities and helped combine ADO and the Airport efforts to build a funding plan.

The Tahoe environment includes multiple governmental jurisdictions, as well as numerous environmental organizations. Our work on the study was designed to organize the technical survey data into effective presentations that were easily understood by large spectrum of stakeholders.

Rates and Charges Study

Lake Tahoe Airport must ensure that its rates and charges are appropriately set based on fair market values. The Airport facilities provide leased spaces for airport business operators, aircraft owners, and City offices among others, in its former commercial service terminal building.

Jviation is producing a Rates and Charges Study that includes an analysis of comparable airports rates and charges, local leasing rates to evaluate the current structure to determine if any adjustments are warranted.



EAGLE COUNTY REGIONAL AIRPORT (EGE)

Various Planning Initiatives

GYPSUM, CO

Airport Master Plan

Jviation successfully completed EGE's 2014 Airport Master Plan. Key efforts included inventorying facilities, updating base mapping, forecasting general aviation and commercial activity, preparing a facility requirements assessment, developing a 20-year CIP and funding strategies, assessing the environmental impacts, providing effective outreach to the public and stakeholders, and updating the ALP drawings. The plan also included airside geometry analyses, approach analyses, landside traffic flow and parking analyses, and ultimately set the stage for the most recent terminal redevelopment.

Approach Procedures

Jviation worked with EGE and a large group of professionals from all aspects of the industry, including the FAA, commercial airlines, and general aviation experts, to develop new departure procedures for Runway 25. These new procedures are providing better and safer options for aircraft flying in and out of EGE. While the newest technology improves safety buffers, the fundamental challenge remains the same—how to guide the pilots and aircraft through the mountains. This project provided guidance to keep the aircraft over the lowest part of the valley and centered between the highest points of terrain.

Emergency Response Preparedness

Jviation actively assisted EGE in conducting its tri-annual FSE in 2017. The effort included components for area emergency response organizations and agencies, selected medical facilities, county and municipal representatives, and other selected entities. The exercise was designed to demonstrate and evaluate the area's capability to respond to a Mass Causality Incident at the airport. During high-stress incidents, effective emergency response comes from well-trained and prepared personnel.



KEY ELEMENTS OF THE WORK

- Airport master planning
- Environmental planning
- Terminal/facility planning
- Landside planning
- Sustainability
- Public outreach and engagement
- Forecasting
- Approach analysis
- Emergency training
- Local agency coordination
- FAA coordination and compliance
- Capital Improvement Plan (CIP)



COLORADO SPRINGS AIRPORT (COS)

Various Planning Initiatives

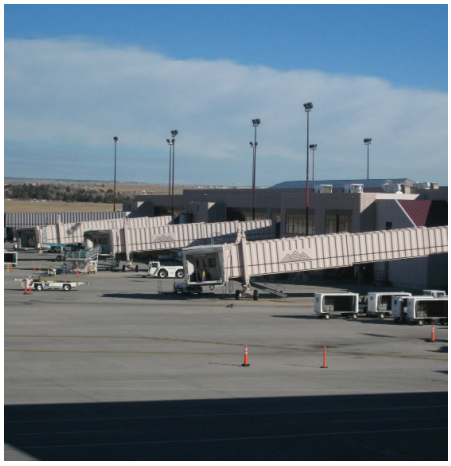
COLORADO SPRINGS, CO

Land Use Compatibility Study

As an enabling project to the Airport Master Plan, Jviation first completed a Land Use Compatibility Study to analyze existing and planned land uses on and around the Airport to ensure that both the airport and the community can continue to thrive and grow in harmony during the community's significant growth. The primary challenge of this project was to address the pending development near the Airport. The Airport and City were concerned that existing land use controls were not adequate to allow for future airport growth in the face of encroachment. To meet the needs of this challenge, Jviation leveraged industry leading experts in the area of land use and property legal issues. The team established definable guidelines for over 80 land uses surrounding the Airport as well as determined a procedure the Airport's staff and board could follow in reviewing land use applications. The study made recommendations to jurisdictions surrounding the Airport to implement land use policies as well as zoning and building ordinances that balance the current and projected future needs of the Airport with the needs of the community and property owners. The project developed new airport noise contours based on forecasted activity levels and overall airport capacity. An extensive outreach campaign was created as a part of the project to gain critical input from neighboring jurisdictions and Airport Advisory Commission members.

Airport Master Plan

In 2021, Jviation initiated a new Airport Master Plan for COS, the first full update since 2013. Since the last update, Colorado Springs had experienced rapid development across the City and County, including on and immediately adjacent to the Airport. A new master plan was recommended to ensure FAA design standards are met so that proposed improvements remain eligible for future federal airport improvement grants.



KEY ELEMENTS OF THE WORK

- Land use planning
- Airport master planning
- Environmental planning
- Terminal/facility planning
- Landside planning
- Sustainability
- Public outreach and engagement
- Forecasting
- Noise
- Cost estimating
- Local agency coordination
- FAA coordination and compliance



ASPEN-PITKIN COUNTY AIRPORT (ASE)

Future Air Service Planning Study

ASPEN, CO

The Future Air Service Planning Study analyzed industry trends, air service market options, and airfield/airspace configuration alternatives to ensure that ASE remains viable with the forecasted changes in the industry. Initially, the study team developed 18 alternatives which were evaluated during three separate stakeholder meetings. As a result of the evaluation, two alternatives emerged for further study. Both alternatives can facilitate next generation regional commercial aircraft operations and meet the Airport's goal of complete operational freedom on the east side (void of any restrictions)



Design Guidelines

This project implemented a set of design guidelines to ensure that future airport development and redevelopment is consistent with community values and reflects high standards for architectural quality, environmental sensitivity, neighborhood compatibility, and sustainability.

The ASE design guidelines are structured to address all on-airport improvements through a tiered approach. Several considerations informed the development of the design guidelines: airport security and operational requirements, quality of service and experience for airport users, scenic view planes, and other land use requirements requested by the community.

KEY ELEMENTS OF THE WORK

- Airfield/airspace planning
- Terminal/facility planning
- Design guidelines
- Sustainability
- Public outreach and engagement
- Cost estimating
- Local agency coordination
- FAA coordination and compliance

Terminal Area Plan (TAP)

Although the commercial terminal building had undergone one major addition and major system repair, the terminal area at ASE needed to be redesigned and upgraded. ASE's needs were evaluated and alternatives were developed to meet current and projected demand, satisfy code compliance upgrades, improve to facility systems in disrepair, improve passenger experience, evaluate intermodal transportation, and minimize their environmental footprint. The plan consists of an evaluation of the existing terminal, landside and airside areas; forecast preparation; facility requirements and space programming; alternatives evaluation; and other tasks.

JACKSON HOLE AIRPORT (JAC)

JACKSON, WY

Conceptual Area Plan

Jackson Hole Airport's location within the Grand Teton National Park presents unique challenges for meeting the evolving needs of the airport's aviation users and businesses. The Conceptual Area Plan's (CAP) goal was to determine the highest and best use of the limited space within the Development Sub-Zone, while finding a balance to accommodate the future needs of commercial service and general aviation activity at the airport. The CAP ultimately identified a preferred development strategy that most efficiently utilizes the space available for future commercial aircraft operations, general aviation operations, ARFF and snow removal operations, a rental car service facility, and other facilities, such as parking for airport users and rental cars. The CAP also included a space reservation for future expansion of the existing airline passenger terminal as identified in previous airport studies, and documents existing facilities and infrastructure, including the expected life cycle of each facility. Existing conditions were compared to an estimate of demand for hangars, aprons, and automobile parking, with the resulting development and redevelopment strategy identified to meet JAC's needs.



KEY ELEMENTS OF THE WORK

- Development strategy
- Airside and landside planning
- Facility analysis
- Environmental sustainability
- Extensive agency coordination
- FAA coordination and compliance

GUNNISON-CRESTED BUTTE REGIONAL AIRPORT (GUC)

GUNNISON, CO

Airport Master Plan

Jviation completed the Airport Master Plan for GUC that focused on several specific issues. First, existing terminal building constraints were identified, alternatives were developed, and an evaluation of alternatives to either rehabilitate the existing building or build a new terminal was conducted. The analysis also included evaluating the vehicle parking lot, airport access road, and bus loading areas. Next, a detailed and extensive air service market analysis was prepared that included potential growth opportunities, the impact of recent changes in the airline industry, the potential to increase air service in the summer seasons as well as during winter months. The Dallas and Houston markets were identified as the greatest potential for future service growth for GUC. Lastly, the Master Plan implemented a broad-reaching public coordination program to ensure that all interested parties were aware of the plan and had an opportunity to provide their input. In addition, the Airport Master Plan was integrated with parallel planning efforts by both the City of Gunnison and Gunnison County.



KEY ELEMENTS OF THE WORK

- Airport master planning
- Environmental planning
- Terminal/facility planning
- Landside planning
- Public outreach and engagement
- Forecasting
- Air service market analysis
- Local agency coordination
- FAA coordination and compliance

5. REFERENCES



JACKSON HOLE AIRPORT

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Airport Manager

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307.733.7695

Jelwood@jacksonholeairport.com



COLORADO SPRINGS AIRPORT

Greg Philips, AAE

Director of Aviation

7770 Milton E. Proby Parkway | Colorado Springs, CO 80916

719.550.1900

Gphillips@springsgov.com



ROCKY MOUNTAIN REGIONAL AIRPORT

Paul Anslow

Airport Manager

11755 Airport Way | Broomfield, CO 80021

303.271.4851

Panslow@flyrmma.com



DRIGGS REED MEMORIAL AIRPORT

Lori Kyle

Manager

P.O. Box 146 | Driggs, ID 83422

208.715.0439

Lkyle@driggsidaho.org

6. EXPERIENCE IN NAVIGATING CALIFORNIA REGULATORY REQUIREMENTS TO DELIVER AIRPORT CAPITAL DEVELOPMENT / REDEVELOPMENT PROJECTS

The Jviation team has extensive experience navigating California regulatory requirements through our work at TVL and throughout the state. Below are a few examples of our experience.

TVL OBSTRUCTION MITIGATION PROJECT

This study was part of an effort to identify and address possible obstructions in areas critical aircraft safety, operation, and navigation to and from TVL. The results of the study identified extensive ground and tree penetration of critical surfaces in relation to Runway 18/36.

Jviation was selected to expand this study to determine an appropriate phasing and prioritization for easement acquisition and clearing of the identified obstructions. The study of the complex, mountainous terrain and extensive vegetation was highly technical; our task was to describe the complex interactions between flight procedures, airspace surfaces, and costs in an easy-to-understand narrative that clarified priorities and helped combine ADO and the Airport efforts to build a funding plan.

LONG BEACH AIRPORT, NEW AIRFIELD LAYOUT

While employed at another firm, an ESA team member helped prepare a new airfield layout for Long Beach Airport. The new airfield design was based on the latest FAA guidance in Advisory Circular 150/5300-13A and Engineering Brief 75, and the layout mitigated multiple FAA-identified hot-spots. The proposed changes reduced the number of taxiway/runway interactions, improved airfield geometry to increase pilot acuity, and increased available area for on-airport development. The changes were proposed and approved by the City Council of Long Beach and formed the core of Long Beach Airport's airfield capital improvements for a decade. Many improvements have already been implemented, allowing for the elimination of several hot-spots on the airfield.

SAN DIEGO INTERNATIONAL AIRPORT, NEW T1 PROJECT

Johnson Aviation provided demand and capacity analysis expertise for the California Environmental Quality Act (CEQA) project Environmental Impact Report (EIR). The project environmental team leveraged their extensive knowledge of airport operations and physical constraints to justify the Terminal 1 replacement project, advance it through the environmental process, and ensure the justification withstood legal challenge. The T1 project budget of $3.4 billion represents one of the single largest capital investment projects in California Airports over the last decade. The combination of airport-specific knowledge and California regulatory experience provided by Johnson Aviation offers design teams and clients a strategic advantage in considering the full range of develop options.

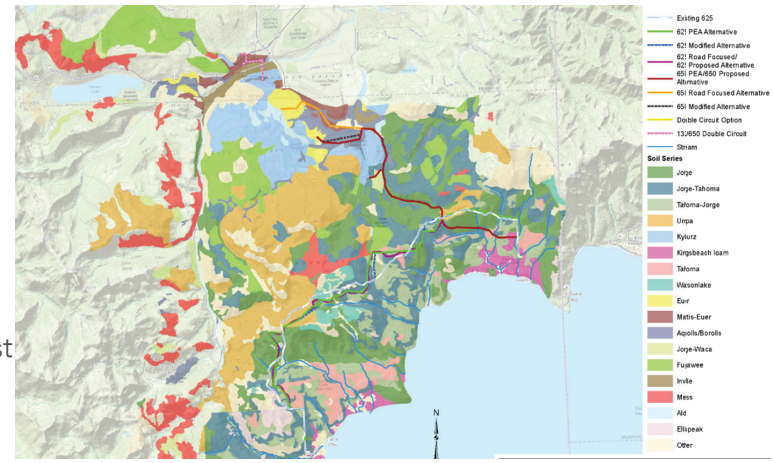
ONTARIO INTERNATIONAL AIRPORT OWNERSHIP TRANSFER

Johnson Aviation led the transfer of ownership to the Ontario International Airport Authority and met all regulatory, financial, legal, environmental, and operational due diligence necessary to satisfy California and federal requirements. The combination of knowledge, focus, and tenacity to plan for the ownership transfer while creatively solving problems as they emerged in the complicated and uncertain process is a hallmark of the unique services Johnson Aviation provides to airport clients throughout California.

LOS ANGELES INTERNATIONAL AIRPORT MASTER PLAN

Johnson Aviation led the LAX Master Plan to complete the regulatory entitlements for the complete redevelopment of California's leading international gateway airport. This foundational planning effort produced the federal, State, and local approvals necessary to design and construct nearly $20 billion in transformative airport infrastructure. Planning entitlements included a general plan amendment to the City of Los Angeles General Plan and the first ever LAX Specific Plan ordinance to implement zoning regulations for the Master Plan elements. Johnson Aviation understanding of the California land use regulatory environment offers clients the deepest skill set available for airport planning and development understanding that clears the way to actual project construction.

CALIFORNIA PACIFIC ELECTRIC COMPANY'S (CALPECO) 625 AND 650 ELECTRICAL LINE UPGRADE PROJECT EIR/EIS



Wildscape Engineering, Inc. provided the hydrology and water quality analysis for the combined Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) under the California Public Utilities Commission, USDA Forest Service, and Tahoe Regional Planning Agency leads. Under the proposed project, several miles of new electrical utility line were to be constructed over steep mountainous terrain within two pristine alpine watersheds, and would cross several creeks, drainages, and wetland areas. An approved hydrology and soils specialist report, per USFS requirements and several maps, were produced as part of the assessment effort and Project construction was completed in 2017.

ARROYO DEL VALLE PEDESTRIAN BRIDGE FEASIBILITY STUDY, FINAL DESIGN, CEQA, PERMITTING AND CONSTRUCTION SUPPORT



Carol Beahan, PE and Wildscape Engineering completed a feasibility study and conceptual design (1st Phase) for a proposed bridge across the Arroyo Del Valle Alameda County, CA to connect two popular regional park trails. Wildscape managed a multidisciplinary team and collaborated with several stakeholder groups: East Bay Regional, the Livermore Area... and the USGS. The team identified feasible alternative alignments for a multi-use bridge over Arroyo Del Valle creek and developed conceptual designs, costs, and a permitting matrix for the preferred alternative. Topographic, geologic, soils, and stream gauge data were assessed along with dam operations and the FEMA regulatory floodplain to determine bridge height, span and structural needs, permitting requirements, and associated construction costs.

Wildscape managed the CEQA document and permit acquisitions and completed final Phase 2 construction documents and permits in 2018. Permit were obtained via the FEMA regulatory process, a required Conditional Letter of Map Revision and Letter of Map Revision (CLOMR/LOMR) necessitated development of the FEMA Effective model and revision of the area's floodplain regulatory map. The full effort delivered a bridge design that complied with floodplain management regulations, connected several trails, and was aesthetically appropriate for the park setting. The bridge was constructed and dedicated to a popular county supervisor in 2019.

7. GOOD FAITH EFFORT IN INCLUDING DBE'S

Jviation is committed to ensuring diversity and inclusion opportunities. We have established strong working relationships with a variety of small and disadvantaged firms throughout the US, with an emphasis on minority-, women-, and veteran-owned businesses.

We strive to provide mentoring and expansion opportunities, so minority or disadvantaged consultants can access broader experiences and future teaming potential. A more diverse pool of consultants adds value to our clients' projects by increasing competition and creating space for new perspectives. Building these partnerships helps clients discover new, capable firms that have no previous work history in the area. This allows major/prime consultants more opportunities to work and develop partnerships with firms who provide value and greater bench strength to the team.

Jviation is committed to leveraging DBE firms on this contract. We believe that DBE firms are a vital component of the team and their involvement benefits the South Lake Tahoe community. Our team is invested in expanding the opportunities available to DBE's and helping them grow. Our current DBE team member is:

- Wildscape Engineering, Inc. for public and community outreach support services.

GOOD FAITH EFFORT OVERVIEW

Jviation will implement the following actions to achieve a high degree of participation of DBE firms:

- Identify elements of the work to be performed by our DBE partners.
- Identify opportunities for additional participation in services that Jviation typically self-performs.
- Initiate a communication plan and project team meetings to fully integrate and collaborate with our partner firms.
- If work elements arise that require a specialized field, our team will identify and vet qualified firms for inclusion in the project
- Ensure a successful plan by promptly paying DBE subcontractors. We also provide the required language in all contracts to ensure prompt payment is made by the prime contractors.
- Jviation will assist TVL throughout each project to ensure the program has been administered in good faith.
- To ensure the individual project and year-end goals have been satisfied and recorded, Jviation will track and submit the required documentation to TVL at the end of each project and at the end of TVL's fiscal year.

Jviation is a leading proponent of DBE's, and other small businesses in the development of transportation-related projects. We welcome the opportunity to provide firms with significant and meaningful participation in our projects.

Jviation has extensive experience working with airport sponsors and the FAA to ensure compliance with regulations of the U.S. Department of Transportation, 49 CFR Part 26. We have a dedicated DBE Program Coordinator, Marisa Fluhr, on staff that is highly knowledgeable of the compliance requirements. She supports numerous airports, including TVL, with managing their DBE program.

APPENDIX

TRAVIS VALLIN

Principal-in-Charge | Project Director

Travis has 27 years of experience managing complex aviation programs. Previously with the Colorado Department of Transportation Aeronautics Division, where he was named to the Aeronautics Director's position in 1998, Travis served as the point of contact for the Governor, State Legislature and Colorado Department of Transportation on all aviation issues throughout the State. A major reason for Travis's success as Director was his thorough understanding of the challenges and opportunities facing the aviation industry, his ability to find consensus on issues impacting airports on a wide variety of aviation issues, and his understanding of how each airport supports regional, statewide, and national aviation systems and economies. His work on The Colorado Surveillance Project is a prime example of his leadership in bringing local, regional, state, and national interests together to create an innovative and cost-effective method to improve safety and efficiency within the National Airspace System.

Project Experience

Land Use Study
Colorado Springs Airport | Colorado Springs, CO
Principal

Strategic Business Plan
Rocky Mountain Metropolitan Airport | Broomfield, CO
Principal



Bachelor of Science, Airway Science Management

- FAA-Certified Airport Safety Inspector
- FAA-Certified Rescue Fire Fighter (ARFF)
- Private Pilot

KIRK NIELSEN

Client Liaison

Kirk has been managing complex airport projects and programs since 1996. Prior to joining Jviation, Kirk served as Program Manager and Aeronautical Planner for the Utah Department of Transportation's Division of Aeronautics (UDOT Aeronautics). He supervised the state's airport grant program and airport development throughout Utah from 2003 to August 2012. While working for UDOT, he served as Project Manager on the State System Plan, Programmatic Sensitive Species Habitat Management Plan, and the yearly CIP.

Kirk is currently the Office Manager of Jviation's St. George office. He a Project Manager and Project Liaison for Jviation, and he coordinates all the CIPs with the states and FAA for the Jviation clients in California, Idaho, Nevada, and Utah.

Project Experience

Terminal Apron Rehabilitation
Lake Tahoe Airport | South Lake Tahoe, CA
Project Manager

Master Plan
St. George Regional Airport | St. George, UT
Project Manager



MBA

Bachelor of Science, Civil Engineering

- Professional Engineer, UT, NV, ID

TONY DAVIS

Project Manager

Tony has been an aviation consultant since 1994, providing master planning, system planning, and economic impact analysis to airport and state clients throughout the country. For most of his career, he has served as a senior aviation project manager for airport planning projects and has led dozens of airport master plans throughout the United States and was responsible for all phases of the planning process. His development of short-, medium-, and long-term alternative concepts assist airports in understanding the phased construction of airport infrastructure while maintaining critical components of airfield operation, terminal and landside facilities.



MBA
BS, Aviation Business Management
AS, Aeronautical Science

FAA Flight Certificates:

- Commercial
- Instrument
- Private Pilot

Project Experience

Master Plan Update
Elko Regional Airport | Elko, NV
Project Manager

Master Plan
Driggs Reed Memorial Airport | Driggs, ID
Project Manager

TRENT HOLDER, CM

Aviation Planning

Trent is passionate about leveraging aviation planning to create fiscally intelligent and sustainable improvements for his clients. Trent focuses on creating highly accurate aviation traffic forecasts that breeze through FAA and State Aeronautics review. He is knowledgeable at collaborating with stakeholders and community partners to ensure completion of programmatic and fiscal contractual requirements. Growing up in his grandfather's hangar in northwest Wyoming, he is as comfortable in a boardroom as he is in a pilot's lounge. Trent's approachable style allows him to convey complex airport and regulatory topics in understandable terms.



MS, Forensic Psychology
BA, Psychology

Project Experience

Master Plan and Airport Layout Plan
Colorado Springs Airport | Colorado Springs, CO
Aviation Planner

Master Plan
Rangely Airport | Rangely, CO
Aviation Planner and Project Manager

JIM MIKLAS



BS, Journalism

Aviation Planning

Jim is Jviation's Manager of Aviation Planning and manages all facets of aviation planning projects for both commercial and general aviation airports throughout the United States. His efforts have extended from the strategic (i.e., state aviation system plans, economic impact studies, airport master plans, strategic business plans, etc.) to the tactical (i.e., survey and airspace analyses, easement acquisitions, site evaluations, etc.) for airports of all sizes and in various locales. His background as a private pilot and in fixed-based operator services bolsters his understanding of the needs of pilots, airlines and airports.

Project Experience

Master Plan
Colorado Springs Airport | Colorado Springs, CO
Senior Planner

Master Plan
Cal Black Memorial Airport | Halls Crossing, UT
Project Manager

CHRIS JONES

ESA



Juris Doctor
BA, Sociology

- American Institute of Certified Planners
- AICP Certification

Environmental

Chris has more than two decades of project management experience, including seventeen years of experience in the environmental field as a project manager, technical lead, and author of National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) environmental documentation for various aviation, transportation, land use, and energy projects. He has a depth of experience in evaluating the environmental effects of airspace procedure changes including several Federal Aviation Administration (FAA) Metroplex projects across the United States. He also has experience in the preparation of Airport Land Use Compatibility Plans for airports in the State of California. His technical experience includes preparing aviation-related noise, air quality, greenhouse gas (GHG), and land use studies. He has expertise in GIS and experience in the use of various modeling software used for noise and air quality analyses. In addition, Chris has experience coordinating agency consultation and project permitting with both federal, state, and local agencies.

Project Experience

Land Use Compatibility Plan Update
Lake Tahoe Airport | South Lake Tahoe, CA
Project Manager

Environmental Assessment and Initial Study/Negative Declaration for Proposed Commercial Airline Service Project
Bishop Airport | Inyo County, CA
Project Manager

JEAN-CHRISTOPHE DICK

ESA

Environmental

Jean-Christophe Dick is a multidisciplinary airport consultant with more than 15 years of experience in airport planning at medium and large hub airports across the United States. He has worked on airport master plans including in depth airport layout plan updates, terminal planning, and airfield geometry. Having worked on two of the first Federal Aviation Administration (FAA)–funded airfield geometry studies at the Long Beach and Tucson airports, Jean-Christophe is able to understand and apply principles of safer airfield geometry design at airports in the United States and abroad.

Project Experience

Airfield Geometry Study Phase I
Long Beach Airport | Long Beach, CA
Project Manager

On-Call Planning
San Diego International Airport | San Diego, CA
Deputy Project Manager



BS, Business & Technology

- FAA Private Pilot
- International Air Transport Association Certificates
  - Aviation Law for Managers
  - Aviation Marketing
  - Aircraft Operating Lease Contracts

AUTUMN WARD, CM, ENV SP

ESA

Environmental

Autumn has 18 years of experience in the aviation field. She has a robust background in environmental planning, airport facility planning, and aviation safety. Her project experience has included facilities ranging from small general aviation airports to major large-hub air carrier airports in the United States and abroad. She is experienced with the Federal Aviation Administration and airport certification requirements and skilled in documenting and presenting the results of technical analyses in a manner that can be clearly understood by the public.

Project Experience

Part 150 Study and On-Call Services
Naples Municipal Airport | Naples, FL
Project Manager

New Airline Service Environmental Assessment
Bishop Airport | Bishop, CA
Project Director



MS, Aeronautics
BS, Aviation Business Administration
Registrations:

- American Association of Airport Executives
- Envision™ Sustainability Professional and Verifier

MORGAN EINSPAHR, LEED GA



MS, Environmental Management
BS, Aviation Management

Environmental

Morgan specializes in environmental planning for aviation-related projects, including NEPA document preparation, CatEx clearances, environmental assessments, public involvement, and airport master plans. Morgan is a commercial and instrument rated-pilot, and has extensive hands-on experience in airport operations and aviation planning. She has prepared numerous specialized environmental studies in support of airport improvement or development projects, including cultural resource investigations, air quality modeling, wetlands delineations, endangered species surveys, and compatible land use planning studies.

Project Experience

Master Plan
Eagle County Regional Airport | Gypsom, CO
Environmental Planner

Environmental Assessment for Land Acquisition
Riverton Regional Airport | Riverton, WY
Environmental Planner

GREG DYER



BS, Public Administration

Airspace/Obstruction Analysis

Greg has worked with all aspects of aviation including military and unmanned aircraft systems. He spent 34 years with the FAA in Air Traffic Control Operations and Management. His experience includes leading ARTCC and tower facilities. Greg was the FAA lead for the Colorado WAM project and led the Denver ARTCC component of the Denver RNAV structure development. His FAA roles included Airspace and Procedures manager at Denver ARTCC, Traffic Management Officer and acting Facility Manager. His specialties include capacity and efficiency planning at major hub airports and at mountainous airports. As Rocky Mountain District Manager Greg oversaw the terminal facilities in Colorado, Montana, Utah and Wyoming, including 20 ATCT's and TRACON's. He was also an FAA Safety Management System lead responsible for Safety Risk determinations and instruction. His current projects include Commercial Space Site licensing, Advanced Air Mobility (eVTOL), Unmanned Aircraft Systems and capacity planning for airports and airlines. He is currently involved in the North Dakota-Vantis Beyond Visual Line of Sight program for unmanned vehicles.

Project Experience

Obstruction & Mitigation Study
Lake Tahoe Airport | South Lake Tahoe, CA
Aviation/Airspace Services Director

Instrument Department Procedure Development
Eagle County Regional Airport | Gypsum, CO
Aviation/Airspace Services Director

MIKE HANOWSKY, PHD



PHD, Engineering
MS, Transportation & Operations Research
BS, Industrial Engineering and Operations Research

Airspace/Obstruction Analysis

Mike joined Woolpert's Strategic Consulting Group in 2019 and will be available as a resource for your airport. He brings 20 years of experience in aviation, surface transportation, and facilities consulting. Mike's technical work includes airfield and airspace modeling tools, airfield planning, passenger flow and terminal simulation, forecasting, aviation data science and advanced analytics, and decision analysis and software development for decision support tools. Mike is a former Science and Technology Fellow with the American Association for the Advancement of Science and a Fulbright Scholar. He holds a Doctorate degree and Master's degree from the Massachusetts Institute of Technology.

Project Experience

Airfield Simulation Analysis
John F. Kennedy International Airport | Queens, NY
Project Manager & Technical Lead

Airport Go-Arounds Analysis
City and County of San Francisco | San Francisco, CA
Project Director

ADAM ACREE, LEED AP



MS, Architecture
BS, Architectural Studies

Terminal Planning

Adam is an architectural designer and construction administrator with ten years of experience in the architecture industry. His experience includes designing elements for a variety of buildings and overseeing the construction activities in the field. He has been involved with aviation, educational, commercial, and retail projects. Adam supports successful project delivery by working closely with contractors and coordinating construction efforts.

Project Experience

Terminal Expansion and Rehabilitation
Laramie Regional Airport | Laramie, WY
Architectural Phase Manager

Terminal Renovation
Jackson Hole Airport | Jackson, WY
Architectural Phase Manager

JORDAN FUTCH

Terminal Planning

Jordan brings seven years of architectural design experience. He began his career as a rebar detailer, providing him with a strong background in structural design. Prior to joining Jviation, Jordan worked as veterinarian architectural designer during which he designed and managed projects in the southeast United States. He is an Autodesk Certified Personnel and is currently pursuing architecture licensing.



MS, Architecture
AS, Science in Drafting

Project Experience

Terminal Electrical Upgrades
Casper/Natrona International Airport | Casper, WY
Architectural Designer

Ticket Counters
Jackson Hole Airport | Jackson, WY
Architectural Designer

NICK JOHNSON

Johnson Aviation consulting

Financial Sustainability

Nick is a Complex Strategy Advisor leading airport land use, regulatory, facilities, and financial project solutions. He has over 30 years of experience and expertise in airport planning and development at airports of all sizes. His experience includes project development on airports, nearby and through-the-fence by applying a broad array of expertise from business and financial analysis to airspace and operational procedures improvement. He does so as a collaborator with teams of all sizes to meet client needs and expectations. Specialties include lease negotiations, business strategy, facilities planning, ownership transfer, environmental entitlements, regulatory certification, security planning, real estate strategy, and construction planning, Nick founded Johnson Aviation in 2004 providing leadership on high profile and contentious airport master planning and environmental projects.



Master of Public Administration
BS, Aviation Management

Project Experience

Adaptive Property Reuse Study
Ontario International Airport | Ontario, CA

Master Plan Study
Los Angeles International Airport | Los Angeles, CA

JON NOBLE, PE



BS, Engineering

Engineering

Jon has 13 years of experience providing civil design, field engineering, geotechnical engineering and materials testing services to clients throughout the United States. Prior to joining Jviation, Jon served as a Staff Engineer for a geotechnical engineering and materials testing firm. His experience includes managing laboratory accreditations and inspections, assisting his senior manager in supervising technical staff, and handling the day-to-day management of significant projects (i.e., establishing/maintaining schedules and preparing/reviewing correspondence). Jon has extensive knowledge of FAA construction and paperwork and has assisted in managing and/or providing Quality Control and Quality Assurance testing.

Project Experience

General Aviation Apron Rehabilitation Phase 5
Lake Tahoe Airport | South Lake Tahoe, CA
Project Manager

De-Ice Pad/Apron
Aspen-Pitkin County Airport | Aspen, CO
Resident Engineer

HILARY FLETCHER



Master of Public Administration
BA, American History

Community Outreach | Emergency Preparedness Coordination

Hilary started her career in Pitkin County, Colorado in 1988, and served in numerous positions until her appointment to the County Manager position in 2001. She served as part of a five-member Board of County Commissioners and held the position for 10 years. Hilary was responsible for leading and managing an organization of 240 employees with an $80-million annual budget. She leverages her public-policy experience to provide public engagement and policy support for numerous clients throughout the country. Her career includes numerous community facilitation projects, land use mediations, and community collaboration projects at the state, regional, and national levels. She has helped local governments, special districts, and non-profits address organizational issues, develop strategic plans, and conduct community outreach initiatives.

Project Experience

TVL Rates and Charges Study
Lake Tahoe Airport | South Lake Tahoe, CA
Project Manager

Emergency Preparedness Coordination
Eagle County Regional Airport | Gypsum, CO
Project Manager

CAROL BEAHAN, PE, QSD, QISP

Community Outreach



BS, Civil Engineering
BS, Zoology

- Registered Civil Engineer (CA)
- Certified QSD/QSP

Carol is a registered civil engineer experienced in the planning, design and construction of river, wetland, and upland restoration and water quality improvement projects. She has managed multi-disciplinary teams to plan and design for drainage, water quality, recreation, habitat, and transportation improvements. Carol has developed and implemented SWPPPs, pre- and post- construction and mitigation monitoring plans, provided hydrology, water quality and flooding analyses for master plans and transportation environmental planning documents and acquired numerous constructions permits. Areas of expertise include stormwater drainage, river, wetland and habitat restoration planning, design, and implementation; construction documents and permitting.

Project Experience

Creek Restoration Project
Bijou Park | South Lake Tahoe, CA

Commercial Redevelopment Project
The Crossing | South Lake Tahoe, CA

MARISA FLUHR

DBE Compliance



BS, Business Administration

Marisa has eight years of project coordination and contract administration experience in the aviation engineering industry. Her position as a Project Coordinator within an engineering team means she has experienced the full spectrum of project administration: from scoping and contract administration, to construction documents and bidding assistance. She has worked with various airports throughout the United States, including the Lake Tahoe Airport. Marisa is responsible for supporting Jviation's airport clients in the following areas:

- Project Documentation
- Subcontract coordination and compliance
- Disadvantaged Business Enterprise Tracking and Reporting
- Invoice Report Preparation
- Retention Tracking and Assistance
- Project Scheduling Support

Project Experience

DBE Reporting
Lake Tahoe Airport | South Lake Tahoe, CA
Project Coordinator

DBE Reporting
Elko Regional Airport | Elko, NV
Project Coordinator

EXHIBIT B

BILLING RATE SCHEDULE OF

Billing Rate Schedule will be adjusted annually based on CPI

2022 Billing Rates

UPDATED: 4/26/22

First Name	Last Name	Organization	Labor Category	2022 LS Billing Rates
John	Ingram	Corporate	Principal	295.00
Travis	Vallin	Corporate	Principal	295.00
Todd	Anderson	Woolpert	Senior Consultant III	285.00
Barbara	Fritsche	Planning	Senior Consultant III	285.00
Craig	Sparks	Denver	Senior Consultant III	285.00
Donna	Taylor	Planning	Senior Consultant III	285.00
Frederick	Busch	Planning	Senior Consultant II	275.00
Greg	Dyer	Woolpert	Senior Consultant II	275.00
Hilary	Fletcher	Corporate	Senior Consultant II	275.00
Joseph	Pestka	Missouri	Senior Consultant II	275.00
Bradley	Davis	Corporate	Senior Consultant I	265.00
Jim	Miklas	Planning	Planning Manager	290.00
Kari	Campbell	Texas	Planner Program Director I	290.00
Dave	Fulton	Texas	Planner Program Director I	290.00
George	Davis	Planning	Planner IV	260.00
Morgan	Einspahr	Planning	Planner III	180.00
Thomas	Gwin	Planning	Planner III	180.00
Mel	Leseberg	Utah	Planner III	180.00
Gregory	Sanders	Planning	Planner III	180.00
Drew	Eisenberg	Planning	Associate Planner I	155.00
Zachary	Hazzard	Planning	Associate Planner I	155.00
Benito	Gonzales	Denver	Senior Project Manager	290.00
Mark	Lovato	Denver	Senior Project Manager	290.00
Jason	Virzi	Corporate	Senior Project Manager	290.00
Kirk	Nielsen	Utah	Engineer Program Director I	290.00
Paul	Fiore	Denver	Project Manager IV	255.00
Matthew	Gilbreath	Denver	Project Manager IV	255.00
Jeffery	Hogan	Utah	Project Manager IV	255.00
Kirt	McDaniel	Utah	Project Manager IV	255.00
Andrew	Remstad	Denver	Project Manager IV	255.00
Tracey	Salazar	Corporate	Project Manager IV	255.00
Donald	Smith	Denver	Project Manager IV	255.00
Jon	Weeks	Denver	Project Manager IV	255.00
Adam	Acree	Architecture	Team Leader III/Project Manager III	230.00
Jesse	Erickson	Denver	Project Manager III	230.00
Derek	Johnson	Denver	Project Manager III	230.00
Alexander	Nodich	Denver	Project Manager III	230.00
Kevin	Scherr	Missouri	Project Manager III	230.00
Joel	Wiechmann	Denver	Project Manager III	230.00
Jonathan	Noble	California	Project Manager II-CA	230.00
Kevin	Costello	Architecture	Project Manager II	210.00
Seth	Kurtz	Denver	Project Manager I	180.00
Timothy	Rhoades	Denver	Engineer Phase Manager IV	210.00
Marc	Cocanougher	Planning	Planner Phase Manager IV	210.00
Trent	Holder	Planning	Planner Phase Manager IV	210.00
Amanda	Gross	California	Engineer Phase Manager I	155.00
Matthew	Gillespie	Utah	Engineer Phase Manager I	155.00
Cody	Hunt	Utah	Engineer Phase Manager I	155.00
Jeremy	Packer	Denver	Engineer Phase Manager I	155.00
Laura	Riegel	Missouri	Engineer Phase Manager I	155.00

2022 Billing Rates

UPDATED: 4/26/22

First Name	Last Name	Organization	Labor Category	2022 LS Billing Rates
Jennifer	Newpower	Corporate	Ops Manager III	280.00
Krista	Sabec	Corporate	Ops Manager III	280.00
Wade	Hansen	Corporate	Ops Manager II	210.00
Zachary	Ambariantz	Denver	Electrical Phase Manager IV	260.00
Eric	Mitsch	Denver	Associate Electrical Engineer I	140.00
Christopher	Giessing	Corporate	Quality Control Manager	255.00
Dane	Hurst	Utah	Engineer III	175.00
Wade	Cato	Denver	Designer II	170.00
David	Conway	Denver	Designer II	170.00
Scott	Henderson	Denver	Designer II	170.00
James	Morehead	Denver	Designer II	170.00
Amy	Teigen	Planning	Designer II	170.00
Collin	Petri	Denver	Associate Engineer II	155.00
Stormy	Howard	Utah	Associate Engineer I	130.00
Fu Ren	Zhang Durandal	Missouri	Associate Engineer I	130.00
Tony	Ori	Denver	Construction Manager IV	220.00
Michael	Quinn	Denver	Construction Manager IV	220.00
Anthony	Brusseau	Denver	Construction Manager III	195.00
Dale	Mitchell	Missouri	Construction Manager III	195.00
Todd	Birk	Denver	Construction Manager III	195.00
Stuart	Schiff	Denver	Construction Manager III	195.00
Isaac	De la Cruz	Missouri	Construction Manager II	170.00
Travis	Dent	Missouri	Construction Manager II	170.00
Robert	Hall	Utah	Construction Manager II	170.00
Robert	Kleinhen	Missouri	Construction Manager II	170.00
Carder	Ullom	Denver	Construction Manager II	170.00
Justin	DeBerry	Denver	Construction Manager I	140.00
Joseph	Fountaine	Utah	Construction Manager I	140.00
Whit	Hyde	Utah	Construction Manager I	140.00
John	Long	Utah	Construction Manager I	140.00
Sean	Smith	Denver	Construction Manager I	140.00
Patrick	Ver	California	Construction Manager I	140.00
Jason	Wehmeyer	Missouri	Construction Manager I	140.00
Stephen	Boyle	Architecture	Architect II	190.00
Todd	Allen	Architecture	Architectural Designer II	170.00
Jenay	Catanach	Architecture	Architectural Designer I	130.00
Jordan	Futch	Architecture	Architectural Designer I	130.00
Ryanne	Simpson	Architecture	Architectural Designer I	130.00
Aaron	Apodaca	Denver	CADD Tech III	140.00
Robert	Bell	Denver	CADD Tech III	140.00
Fernando	Valenciano	Denver	CADD Tech III	140.00
Lynn	Bateman	Utah	CADD Tech II	120.00
Tayla	Brusseau	Denver	CADD Tech I	105.00
Kaitlyn	Mayer	Corporate	Proposal Coordinator I	120.00
Elliott	Rosales	Corporate	Technical Writer I	120.00
Taylor	Belt	Corporate	Graphic Artist I	105.00
Joseph	Gonzales	Corporate	Graphic Artist I	105.00
Sherilyn	Bennion	Utah	Project Coordinator II	135.00
Marisa	Fluhr	Corporate	Project Coordinator II	135.00

2022 Billing Rates

UPDATED: 4/26/22

First Name	Last Name	Organization	Labor Category	2022 LS Billing Rates
Vicki	Elrod	Denver	Project Coordinator I	115.00
Teresa	Hall	Missouri	Project Coordinator I	115.00
Rachel	Leigh	Denver	Project Coordinator I	115.00
Brooke	Moffitt	Missouri	Project Coordinator I	115.00
Emily	Yea	Denver	Project Coordinator I	115.00
Nancy	Van Cleave	Corporate	Billing Analyst Team Lead II	140.00
Bryce	Matteson	Planning	Support III	120.00
Kevin	Patton	Corporate	Support III	120.00
Gabrielle	Bohan	Corporate	Support II	105.00
Mary Pat	Cross	Corporate	Support II	105.00
Jennifer	Jurk	Corporate	Support II	105.00
Beverly	McCarrell	Utah	Support II	105.00
Amber	Eagle	Denver	Support I	95.00
Cooper	Barnhart	Denver	Intern	66.00
Sadie	Schenk	Utah	Intern	66.00
Joseph	Setter	Architecture	Intern	66.00
		Woolpert	Survey Manager	235.00
		Woolpert	Survey Phase Manager	135.00
		Woolpert	Survey Party Chief	120.00
		Woolpert	Land Surveyor (PLS)	175.00
		Woolpert	GIS Technican III	135.00
		Woolpert	GIS Technican II	105.00
		Woolpert	UAS Pilot	105.00

EXHIBIT C

ANTI-LOBBYING CERTIFICATION

Consultant shall submit to City this certification prior to or at the time of the execution of this Agreement.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty not less than $10,000 and no more than $100,000 for such failure.

The undersigned certifies, to the best of his or her knowledge or belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement; and

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instruction.

Consultant:

Travis Vallin, Project Director

By:_____

EXHIBIT D

TRADE RESTRICTION CERTIFICATION

Trade Restriction Certification. By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror:

1. is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);

2. has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and

3. has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC Section 1001.

The Offeror/Consultant must provide immediate written notice to the Owner if the Offeror/Consultant learns that its certification or that of a Sub-Consultant was erroneous when submitted or has become erroneous by reason of changed circumstances. The Consultant must require Sub-Consultant provide immediate written notice to the Consultant if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to an Offeror or Sub-Consultant:

a. who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR or,

b. whose Sub-Consultant are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list or,

c. who incorporates in the public works project any product of a foreign country on such USTR list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a Consultant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Consultant may rely on the certification of a prospective Sub-Consultant that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Consultant or Sub-Consultant knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

Consultant:

Travis Vallin, Project Director

By:_____

EXHIBIT E

TAX DELINQUENCY AND FELONY CONVICTION CERTIFICATION

The applicant must complete the following two certification statements. The applicant must indicate its current status as it relates to tax delinquency and felony conviction by inserting a checkmark (✓) in the space following the applicable response. The applicant agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification in all lower tier subcontracts.

Certifications (Check one)

1) The applicant represents that it is ☐ is not ☐ a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.
2) The applicant represents that it is ☐ is not ☐ is not a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months.

Note:

If an applicant responds in the affirmative to either of the above representations, the applicant is ineligible to receive an award unless the sponsor has received notification from the agency suspension and debarment official (SDO) that the SDO has considered suspension or debarment and determined that further action is not required to protect the Government's interests. The applicant therefore must provide information to the owner about its tax liability or conviction to the Owner, who will then notify the FAA Airports District Office, which will then notify the agency's SDO to facilitate completion of the required considerations before award decisions are made.

Term Definitions

Felony conviction: Felony conviction means a conviction within the preceding twenty-four (24) months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the U.S. code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 U.S.C. § 3559.

Tax Delinquency: A tax delinquency is any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

Consultant:

Travis Vallin, Project Director

By:_____

EXHIBIT F

CERTIFICATION OF OFFERER / BIDDER REGARDING DEBARMENT

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

Consultant:
Travis Vallin, Project Director

By:_____

WOOLINC-01 KSUTTON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/24/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Ames & Gough
8300 Greensboro Drive
Suite 980
McLean, VA 22102

CONTACT NAME:
PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279
E-MAIL ADDRESS: admin@amesgough.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Indemnity Co. of America A++, XV	25666
INSURER B : Phoenix Insurance Company A++, XV	25623
INSURER C : Travelers Property Casualty Company of America	25674
INSURER D : National Union Fire Insurance Company	19445
INSURER E : Continental Casualty Company (CNA) A, XV	20443
INSURER F :	

INSURED
Jviation, a Woolpert Company
720 South Colorado Blvd, Suite 1200-S
Glendale, CO 80246

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			P6309P881661	3/1/2022	3/1/2023	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			8109P881648	3/1/2022	3/1/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR			CUP-1T790932-22-NF	3/1/2022	3/1/2023	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		11326672	3/1/2022	3/1/2023	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E	Professional Liab.			AEH288355072	3/1/2022	3/1/2023	Per Claim/Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Airport Master Professional Services Agreeement

City, its elected or appointed officers, officials, employees, agents and volunteers are included as additional insured with respect to General Liability and Automobile Liability when required by written contract. General Liability includes Additional Insured coverage for On-Going & Completed Operations as required by written contract. General Liability and Automobile Liability are primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and when required by written contract. General Liability, Automobile Liability, Umbrella Liability and Workers Compensation policies include a waiver of subrogation in favor of the additional insureds where permissible by state law and when required by
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

City of South Lake Tahoe
CIty Attorney's Office
1901 Lisa Maloff Way
Suite 300
South Lake Tahoe, CA 96150

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: WOOLINC-01 KSUTTON

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Ames & Gough	Jviation, a Woolpert Company 720 South Colorado Blvd, Suite 1200-S Glendale, CO 80246
POLICY NUMBER SEE PAGE 1	
CARRIER: SEE PAGE 1 / NAIC CODE: SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
written contract. 30-day Notice of Cancellation will be issued for the General Liability, Automobile Liability, Umbrella Liability, Workers Compensation and Professional Liability policies in accordance with policy terms and conditions.

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/24/2022

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PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279
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	OTHER:							$
B	AUTOMOBILE LIABILITY			8109P881648	3/1/2022	3/1/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR			CUP-1T790932-22-NF	3/1/2022	3/1/2023	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		11326672	3/1/2022	3/1/2023	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
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CERTIFICATE HOLDER

Lake Tahoe Airport
Airport Manager
1901 Lisa Maloff Way
Suite 100
South Lake Tahoe, CA 96150

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: WOOLINC-01 KSUTTON

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Ames & Gough	Jviation, a Woolpert Company 720 South Colorado Blvd, Suite 1200-S Glendale, CO 80246
POLICY NUMBER SEE PAGE 1	
CARRIER: SEE PAGE 1 / NAIC CODE: SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

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FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
written contract. 30-day Notice of Cancellation will be issued for the General Liability, Automobile Liability, Umbrella Liability, Workers Compensation and Professional Liability policies in accordance with policy terms and conditions.

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CITY OF SOUTH LAKE TAHOE, CALIFORNIA

BUSINESS AND PROFESSIONS TAX CERTIFICATE

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE

The granting of this certificate does not mean approval of the operation of your business in violation of any provisions of the City Code or any State Law.

NON-TRANSFERABLE

ISSUED TO:

JVIATION INC
JVIATION INC
6920 SANTA TERESA BLVD STE 208

TAX NO: 011275

EXPIRES: 06/30/2022

CIVIL ENGINEERS/AVIATION

Detach at perforations and display in a conspicuous place.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 7

Agenda Item: Request from Tahoe Art League to Waive Application Fee for Public Art Installation at 1029 Takela Drive

Executive Summary: On June 7, 2022, Development Services staff received a request from the Tahoe Art League, a 501(c)(3) nonprofit organization, requesting to waive the planning application fee for a proposed mural at 1029 Takela Drive. South Lake Tahoe City Code section 6.55.090 authorizes the City Council to waive or reduce planning fees for applications by charitable organizations, including non-profit groups.

Requested Action / Suggested Motions: Pass a Motion approving a fee waiver request from the Tahoe Art League in the amount of $925 for a public art installation at 1029 Takela Drive.
Responsible Staff Member: Madison Dederick, Assistant Planner

Responsible Staff Member: Madison Dederick, Assistant Planner (530) 542-6022

Reviewed and Approved By:
Hilary Roverud, Director of Development Service
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Fee Waiver Request Tahoe Art League.docx
02-FeeWaiverRequest.pdf

City of South Lake Tahoe
Report to City Council

Meeting Date: June 21, 2022

Title: Fee Waiver Request for a Public Art Installation at 1029 Takela Drive

Location: Citywide

Responsible Staff Member: Madison Dederick, Assistant Planner

Background Applications for public art are reviewed and issued by the Development Services Department. Upon submittal of an application staff consults with the Lake Tahoe Community College Art Department for evaluation of consistency with a series of findings before issuing a permit. An application for public art is currently processed as minor design review which has a permit fee of $925.00. South Lake Tahoe City Code (SLTCC) Section 6.55.090 authorizes the City Council to waive or reduce planning fees for applications by charitable organizations, including non-profit groups.

Issue and Discussion On June 7, 2022, Development Services staff received a request from the Tahoe Art League, a 501(c)(3) nonprofit organization, requesting to waive the planning application fee for a proposed mural at 1029 Takela Drive. The mural will commemorate the Caldor Fire that occurred in 2021 and is being funded by a grant from the El Dorado Community Foundation.

The Arts, Culture and Tourism commission is currently developing recommendations for the City Council to modify procedures for public art review and a new review policy is expected to be brought before Council for consideration in August. However, in order to accommodate the applicant's requested review timeline, this request is being brought before Council under the current policies and procedures. The application will be reviewed for consistency with adopted public art criteria including consultation with the Lake Tahoe Community College Art Department.

Financial Implications The City would waive $925.00 in application fee revenue.

Environmental Considerations The proposed mural is Categorically Exempt from CEQA under Section 15304, Minor Alterations to Land.

Policy Implications The fee waiver request is consistent with the City Council Work Plan goal for Partnership Development by building a cooperative and reciprocal partnership with a local, non-profit entity to enhance the vitality and quality of life for City residents.

From:	rebecca bryson
To:	Madison Dederick
Cc:	Hilary Roverud; Jess Omni Takela
Subject:	Request for Fee Waiver for Proposed Caldor Fire Mural Project at 1029 Takela
Date:	Tuesday, June 7, 2022 6:34:03 PM

Dear Madison

As discussed, below is a letter to the City Manager, Council and Staff regarding the fee waiver. Please let me know if I need to add anything else. I am cc'ing one of the new owners, Jess, so she is in the loop too.

BTW Hilary - Madison was AWESOME. Answered all my questions and fast. Super knowledgeable even though she says she is quite new!

Thank you both! Rebecca

Dear City Manager, Council and Staff

The Tahoe Art League is working with the new owners at 1029 Takela Drive to install a mural by local artist Dave Justice. The mural is in commemoration of the Caldor Fire. We will be submitting a building permit for the mural and are requesting a permit fee waiver as per City Code Section 6.55.090.

Tahoe Art League is a local 501c3 and has taken the former 501c3 Tahoe Arts Alliance under its auspices (when it had to shut down following the pandemic). This mural will be a joint effort between the two organizations and is being funded through a grant provided by the El Dorado Community Foundation.

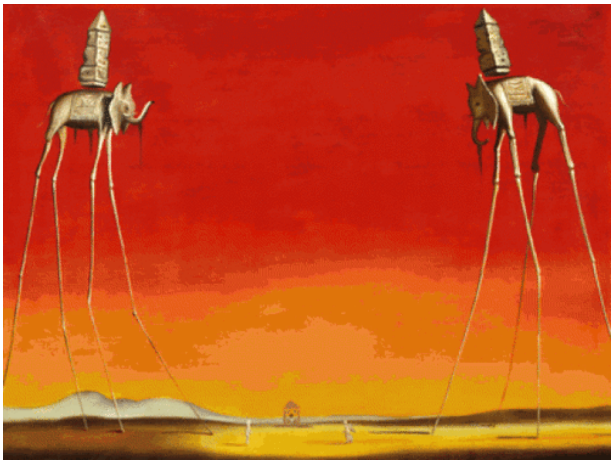
We would greatly appreciate it if the City Council would approve a fee waiver for this project. We hope to install many more murals in the future and the more we can stretch our money, the more public art we will be able to help fund.

Finally, we would very much like to thank all the City Planning Staff who have been extremely responsive and helpful during this process. We know that they have heavy workloads and appreciate that they have taken the time to guide us through the permitting process for this first mural.

A description of the project and a picture of the site location is below. Please feel free to call or email me with any questions.

Best regards,
Rebecca Bryson
Board President Tahoe Art League
510 469 4320

Mural Description: We are proposing to install a mural by local artist Dave Justice. It will go on the large wall to the right of Safeway parking lot at 1029 Takela. The wall is approximately 20 feet high. Dave will be using the attached Salvador Dali picture as inspiration. The mural would have a similar red/orange background to evoke the fire, but along the bottom will be a silhouette of burning forest below. Instead of two elephants, it will be two bears (similar to the one on the California flag below) to honor the wildlife that was lost and that was able to survive the great fire. He can either paint the bears or he has created 3D bears made out of burned manzanita rescued after the Caldor fire. (See pic below) We believe this mural is simple, elegant, unique, and timely. Please let us know if you have any questions.



City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 8

Agenda Item: License Agreement with Bydand Unlimited Trust for the Bijou Golf Course Parking Lot

Executive Summary: City Council is asked to authorize a new three year license agreement with Bydand Unlimited Trust for the parking lot adjacent to the Bijou Golf Course. Public access to the parking lot is needed for the City can open the golf course. In 2020 and 2021 the course was closed due to unsafe working conditions and lack of infrastructure to meet public health workplace requirements during the pandemic. The City is prepared to open the golf course pending the execution of the license agreement for the parking lot with the property owner, Bydand Unlimited Trust. The City has used this area since 1983 via short-term agreements between one and five years in duration.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute the three-year License Agreement with Bydand Unlimited Trust for a parking lot for the Bijou Golf Course with rent of $22,574 for 2022 with an annual increase based on the Consumer Price Index.
Responsible Staff Member: Joe Irvin, City Manager

Responsible Staff Member: Joe Irvin, City Manager (530) 542-6043

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff_Report_-_Lease_Agreement_-_Bijou_Golf_Course_Parking_Lot__1_.docx
02-License Agreement.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: License Agreement with Bydand Unlimited Trust for the Bijou Golf Course Parking Lot

Location: 3464 Fairway Avenue

Responsible Staff Member: Joe Irvin, City Manager (530) 542-6043

Background: Bijou Golf Course is located at 3464 Fairway Ave. In 1983, the Bijou meadow and golf course was purchased by the City from the Johnson Family (Marjorie, William, and Knox). The agreement provided for the preservation of the Bijou meadow and provision of recreational opportunities, at reasonable rates for residents and visitors. Since 1983, the City and the property owner have maintained a short-term renewable lease agreement for use of a portion of the adjacent land to provide for golf course parking. The terms of the agreement require the City to pay an annual base rental fee to the owner in exchange for use of the land for the parking lot. The current trustee of the Johnson Family property is Mary Anne Johnson McCall for the Bydand Unlimited Trust.

The previous one-year agreement expired on November 15, 2019. In 2020 and 2021, the Golf Course was closed due to the pandemic and lack of infrastructure to provide a safe working environment for staff. During the closure the City received numerous inquiries from the public expressing a desire to re-open the course. As public health conditions improved the City began to take steps to re-open the golf course operation including executing a new agreement with Ms. McCall.

Issue and Discussion: The terms of the Agreement provide for a three-year obligation by the City with no ability to terminate. Additionally, the maintenance items identified will be addressed by the City as the Agreement is executed.

Financial Implications: A twenty-year analysis completed in 2019 and presented to City Council at the October 15, 2019 Council meeting, indicated the golf course generates approximately $126,000 - $180,000 in annual revenue in a normal season. The 2018 actual expenses totaled $121,465. The normal operating season is generally Memorial Day weekend through October, weather permitting. The fee paid in 2019 as per the Agreement was $19,161. The proposed fee for 2022 and beyond is $22,574 with an annual increase based on the Consumer Price Index. Additionally, the cost of needed repairs as shown in the License Agreement are expected to be no more than $15,000, which will be paid out of the Parks and Recreation Department's operating budget. The cost has been budgeted for in the Golf Course account 100-04110-43041 Rental of Land and Buildings. The Agreement provides for an additional fee paid to the owner based on a percentage of the gross revenue. Staff is estimating that at the present level of Golf Course operations, the City will not be subject to this additional fee.

Environmental Considerations: This license agreement is categorically exempt from review under the California Environmental Quality Act (CEQA) because it involves no expansion of use (CEQA Guidelines section 15301 – Existing Facilities), and because the agreement will allow for the normal

operations of existing facilities for public gatherings for which the facilities were designed (CEQA Guidelines section 15323 – Normal Operations of Facilities for Public Gatherings).

Policy Implications: The proposed three-year agreement will coincide with City Council priorities for Recreation as described in the 2021-2026 Strategic Plan. Specifically, Priority 2 – Recreation and Equitable Access which identifies action items four and five as follows:

- Update the Master Plan for Bijou Park and evaluate the option to include the Master Plan as part of the scope of work for the Bijou/Al Tahoe Area Plan update.
- Explore alternative uses for Bijou Golf Course to reach the highest community and environmental benefit to provide access for all.

LICENSE AGREEMENT

This License Agreement is made and agreed upon and executed by and between the City of South Lake Tahoe, hereinafter referred to as "*Licensee*", and Bydand Unlimited Trust, Mary Anne Johnson McCall, Trustee, hereinafter referred to as "*Licensor*".

The parties agree as follows:

1. Grant of License

Licensor grants to *Licensee*, and to *Licensee's* personnel, employees, golf course patrons and invitees, the right, privilege and permission to enter into and onto a certain tract of real property owned by *Licensor* located in El Dorado County, California and more particularly described as follows:

The "Bijou Golf Course Parking Lot" owned by *Licensor*, ingressed and egressed on Fairway Avenue, South Lake Tahoe, Ca. 96150, next to Licensee's Bijou Golf Course, as surveyed and described by the El Dorado County Assessor's office in Exhibit 1, Page 1 and 2, attached hereto and incorporated herein.

Purpose

The above-granted permission is for the use of a parking lot for the Bijou Golf Course; specifically, for *Licensee* golf course vehicles and golf course patron vehicles *only*. The licensed golf course parking lot shall not be used for the parking of *Licensee* trucks, tractors or heavy equipment or storage uses. No temporary or permanent improvements shall be allowed without the prior written consent of *Licensor*.

2. Term

Licensor does grant Licensee the privilege of this License Agreement for the seasonable period of seven (7) months from May 1st of each Year and ending on November 30th of each year, particularly for the Years 2022, 2023, and 2024, as requested by Licensee.

3. Rent Payment

Licensee shall pay Licensor a minimum total annual rental fee of Twenty-two Thousand Five Hundred Seventy-Four Dollars ($22,574.00), payable in whole at the beginning of each annual seasonable term, no later than May 1, of each and every year – 2022, 2023 and 2024, as agreeable and practiced in years past by *Licensor* and *Licensee* for easy bookkeeping/accounting practices.

The minimum annual rental fee was determined by the rent for Year 2019 agreement plus the adjusted Consumer Price Index increase for the Years 2020, 2021 and 2022. Henceforth, the annual rental fee shall be adjusted beginning April 1, 2023 and again April 2024, again based upon the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index, for Urban Wage Earners and Clerical Workers (San Francisco Index). The Index in publication three (3) months prior to the Effective Date of this Agreement shall be the "base" index. The annual rental fee may be increased by a percentage equal to the percentage increase, if any, to the Index in publication (3) months prior to the preceding adjustment date. In the event the

comparison Index indicates a decrease, the annual rental payment shall remain the same. In no event shall the annual rental minimum payment be reduced.

Further, *Licensee* shall make a full accounting of all gross revenues, including all golf-related merchandise sales, pro fees, green fees, golf cart and golf club rentals, any other concessions, excluding food and beverage, without offset; a copy of said accounting to be forwarded to *Licensor*. If four percent (4%) of the total amount of said accounting exceeds the minimum total rental fee paid, the difference shall be paid to Licensor not later than November 30th of each Year. Note: *Licensor* has no verification that any overage has ever been earned by Licensee during the last thirty-eight (37) years, approximately.

4. Maintenance

Licensee agrees to *complete maintenance and repairs before the opening of the Bijou Golf Course for the year 2022, or immediately thereafter, as identified in the NOTICE OF BIJOU GOLF COURSE LICENSE AGREEMENT CAVEATS, attached and incorporated herein as Exhibit 2. The needed and required repairs and maintenance by Licensee are not dependent on any terms of the License Agreement wherein Licensee did leave the last Agreement and the golf course parking lot requiring much needed repairs and maintenance.*

The golf course parking lot shall **not** be used for the parking of City trucks, tractors or heavy equipment or storage uses.

No temporary or permanent improvements shall be allowed without the prior written consent of *Licensor*.

Licensee will repair, keep clean and maintain the premises in good and serviceable condition and provide trash receptacles (bear boxes) and service to the licensed golf course parking lot; one bear box at or near the golf course clubhouse and one bear box at the far green of the golf course accessed on Johnson Boulevard; such access created independently by *Licensee* by removing the historic Tahoe fence and installing a modern gate.

In addition, *Licensee* will provide two (2) portable toilets, both suitable for use by men and women, including handicapped persons; allowing that one (1) portable toilet can be placed at the clubhouse and one (1) portable toilet can be placed at another convenient, feasible location on the golf course for use by patrons of the Bijou Golf Course, only. *Licensee* will appropriately screen toilets adding rather than detracting from the scenic beauty of the licensed golf course parking lot.

5. **Insurance and Indemnification**

In consideration of the privilege granted by this License Agreement, *Licensee* shall not claim any damages from *Licensor* in connection with or on account of any injuries or damages arising in or on the above-described golf course parking lot while being used by *Licensee* and *Licensee's* employees, golf course patrons or invitees; and *Licensee* further agrees to indemnify and save harmless *Licensor* from any and all claims or damages in connection with the use of the above-described golf course parking lot by *Licensee* and *Licensee's personnel,* employees, golf

course patrons or invitees. Further, *Licensor* shall be covered by or obtain the benefit of the Licensee's insurance pool to the optimum extent the *Licensee*, as required legally and contractually by a public municipality in the State of California so as to fully protect its public patrons and all Licensee personnel, employees, and contractors while using or maintaining the licensed golf course parking lot. *Licensee* shall by this License Agreement for the Years 2022, 2023, and 2024, as in past agreement years, provide an issuance of certificate of insurance by the *Licensee* to *Licensor*.

6. No Waiver

The failure of either party to this License Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as subsequently waiving any such terms and conditions but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

7. Governing Law

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of California.

8. Mandatory Arbitration

Any dispute under this Agreement shall be required to be resolved by binding arbitration of the parties hereto. If the parties cannot agree on an arbitrator, each party shall select one arbitrator and both arbitrators shall then select a third. The third arbitrator so selected shall arbitrate said dispute. The arbitration shall be governed by the rules of the American Arbitration Association then force and effect.

9. Entire Agreement

This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement, including Exhibit 1, Pages 1 and 2, and Exhibit 2.

10. Modification of Agreement

Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.

11. Assignment of Rights

The rights of each party under this Agreement are personal to that party, *Licensee* and *Licensor*, and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

12. Notices

Notices under this Agreement shall be forwarded to the following persons:

Joe Ervin, City Manager City of South Lake Tahoe 1901 Lisa Maloff Way, Suite 203 South Lake Tahoe, Ca. 96150	Mary McCall 5608 Memory Way Fair Oaks, Ca. 95628 ***(Notice only By Private Mail Delivery To Front Door, Signature Waived)***

In witness whereof, the parties have caused this *License Agreement* for the Years 2022, 2023, and 2024 to be executed on the date first written above.

City of South Lake Tahoe, *Licensee*

By: _____
City Manager, Joe Irvin

Approved as to form:

_____
Heather Stroud
City Attorney

Attest:

_____
Susan Blankenship
City Clerk

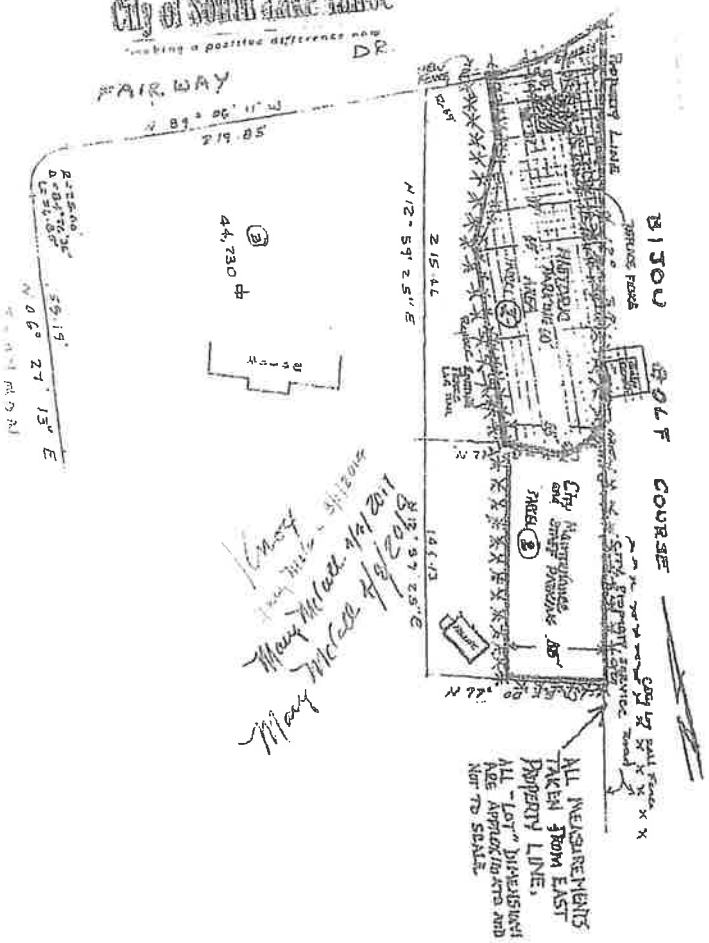
Owner/Landlord

_____
Mary Anne Johnson McCall, Trustee
Bydand Unlimited Trust, *Licensor*

Approved as to Form

_____
Attorney for McCall

EXHIBIT 1 mmc PAGE 1 of 2



YEAR 2019 Agreement
YEAR 2022 THRU YEAR ~~2027~~ 2024 (~~20~~ 3 years) mmc 6/6/22 ~~mmc~~ 4/4/2022

POR. S 1/2 SEC. 33., T.13N., R.18E., M.D.M.

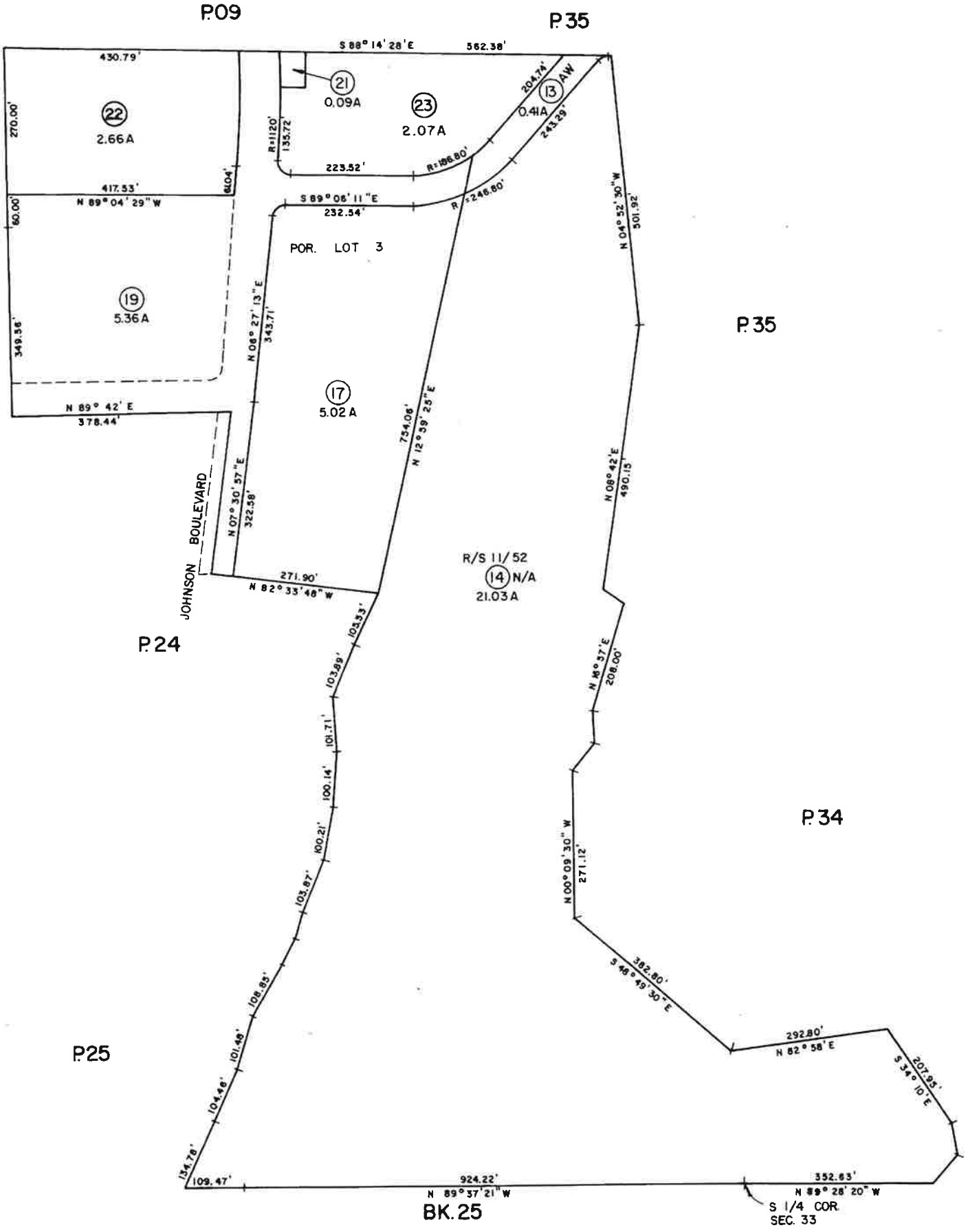


EXHIBIT 6, PAGE 2 of 2 mmc 6/6/2022

NOTICE OF BIJOU GOLF COURSE LEASE CAVEATS
Year 2022 through Year 2024 (3 years)

April 4, 2022

Joseph D. Irvin, City Manager
City of South Lake Tahoe
1901 Lisa Maloff Way
South Lake Tahoe, Ca. 96150

Re: Bijou Golf Course Parking Lot Lease

Dear Joe:

I was completely surprised to receive your letter of interest in renting the golf course parking lot. The parking lot has been leased seasonably by the City since 1983 through 2019. The City has proffered a variety of reasons as to why they chose NOT to lease the parking lot during the Years 2020 and 2021. Rumor was that the City had abandoned the municipal golf course save for a limited crew maintaining the greens. Kudos to James Steed and his very limited crew to maintain the Bijou Golf Course greens! Thank you.

I would like the following actions to be approved and committed to in writing so that a renewed Lease Agreement can be approved before the City Council meeting tomorrow, April 5, 2022. Hopefully, the Strategic Planning Meeting of the City Council scheduled for March 25th at 9:00 a.m. included some attention to these important details.

1. The cattle gate within the parking lot is broken at its hinges and needs to be repaired properly or repaired immediately.
2. The cattle gate on the service road for the sanitation truck and the course captain is completely broken and tied to its hinges by plastic cords. This gate must be replaced. The service road was and is available. The only criteria was that it be shut and locked every night.
3. The historic wood/metal fence needs to be pulled back into place to mark the boundary of the rental premises. No authority or personnel ever asked me the Owner/Landlord that they may do so. Any encroachments, intentional, or otherwise, are unacceptable and derigeur; that is, without honor and good municipal city business practices.
4. The short wood posts at the entrance with the painted stripes need to be repaired and reposted or replaced and reposted. I believe the very faded yellow flag dates back to 1983 (?) – a new one would be very cheerful and reflecting of some care.
5. The historic bench on the clubhouse porch deposited in the parking lot needs to be repaired or replaced. The other such bench has made its way somehow onto my adjoining property. The City was notified in writing of this vandalism as well as left garbage. The garbage was cleaned up; nothing was done about the benches. I am not going to be responsible for depositing them back. No, I do not want the benches on any of my adjoining properties.

EXHIBIT 2
PAGE 1 of 2

6. The condition of the clubhouse itself is appalling. The threshold of the door is taped together and surely a safety hazard for guests. Where is a PLAN for upkeep and reinvention of this vintage jewel in Bijou (jewel)?
7. The parking lot needs signage that the parking lot is for golf patrons only. At the very least there have got to be signs: *Trespass at your own Risk: Private Parking."* The number of mothers with kids on bikes and children in strollers passing through is an accident waiting to happen. You, the City, and I are well aware that people trespass all over property at the Lake all the time; however, the signage is our commitment to safety warnings and our due diligence by law. ALSO, the ditch at the entrance at Fairway Avenue needs to be marked to prevent people from falling in, or, having a car fall in. At the very least two wine barrels filled with blooming flowers placed seasonably could mark the spot. People love to walk in the dirt along fairway although the City did partner with the Johnsons to put in an asphalt bike sidewalk. This is what people love about Tahoe.
8. I very much appreciate the City replacing the original redwood fence. The replacement of only 50 boards was all that was needed, however, as I suggested and professionally estimated for the Planning Department and Ray Jarvis.

   My suggested Plan would have saved the City at least $15,000. This large savings could have been strategized and planned for salary increases for the shoestring crew who care for the course; salaries for part time workers for the clubhouse; a feasibility study to invent "profitability" for future reinvestment into the golf course; and a designer's rendering of how the existing clubhouse as well as your maintenance buildings could be refitted for a modern vintage look – all of this could have been done for $15,000! I believe the Tribune has printed articles revealing a $40M annual operating budget. And, I believe a recent State of the City summary article reported that 42 new employees had been employed by the City! I believe that the Bijou Golf Course was the only one closed during COVID-19.

Mr. Irvin, I do not believe it is illegal to use a cattle prod on a city council or its subjects, so presently I depend on your talents to immediately take advantage of the strategic planning session immediately to obtain the objectives of this letter so that we might move forward with lease discussions.

Sincerely,

Mary McCall
530.903.7387 (Text message only)

APPROVED BY SOUTH LAKE TAHOE CITY COUNCIL:

_____ DATED: _____

Mayor, Devin Middlebrook

EXHIBIT 2
PAGE 2 of 2

Strategic Priorities – Action Plan (cont.)

Strategic Priorities Workplan							
Action Items	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	On-going
1.4 Transportation (cont)							
6. Develop a Corridor Plan for Highway 50 from the "Y" to "Stateline", while identifying options to prioritize alternative transportation. The Corridor Plan should also evaluate a reroute of Highway 50 around the 56-acre site.							
7. Partner with the new South Shore Events Center and South Shore Transportation Management Association to expand and electrify micro-transit service. **Note: Item will be from FY 2021-2023**							
1.5 Carbon Neutrality							
1.Establish a sustainability/energy manager position to facilitate the implementation of the City Climate Action Plan in coordination with community partners.		✓					
2. Create a comprehensive communication strategy to ensure there is consistent messaging related to developing a more sustainable community.							
3. Work with community partners to achieve 100% local, renewable energy for all entities by 2025.							
2.1 Parks and Recreation Master Planning							
1. Convert Recreation Services into a Parks and Recreation Department to prepare for the opening of the new Recreation and Swim Complex to better serve the South Lake Tahoe Community.	✓						
2. Present City Council with a recreation priority list based on the existing Parks and Recreation Master Plan.	✓						
3. Implement the Regan Beach Master Plan improvements with available funding as it becomes available.							
4. Update the Master Plan for Bijou Park and evaluate the option to include the Master Plan as part of the scope of work for the Bijou/Al Tahoe Area Plan Update.							
5. Explore Alternative uses for Bijou Golf Course to reach the highest community and environmental benefit to provide access for all.							
2.2 Equitable Access							
1. Create low to no cost recreation programs and access to recreation gear for qualified families to engage in outdoor recreation and education.							
2. Evaluate the option to develop a park or community garden in every neighborhood. **Note: Item will be from FY 2021-2026.**							
3. Evaluate opportunities to expand partnerships with Barton Health, Senior Citizen Groups, and Lake Tahoe Unified School District to promote health and wellness, combat childhood obesity and encourage active lifestyles. **Note: Item will be from FY 2021-2026.**							
2.3 Connectivity							
1. Develop a Comprehensive way-finding signage plan and update City signage as needed							
2. Develop a plan to determine appropriate locations for bike repair stations, charging stations and bike racks and determine funding to support the installation of infrastructure.							
3. Develop a communications strategy to promote biking as a way of life in South Lake Tahoe Community.							
4. Develop a program to help people who need a bike to travel in our community to get a bike.							
3.1 Mental Health and Homelessness							
1. Continue to work with El Dorado County to bring more mental health services to South Lake Tahoe.							
2. Full Implementation of STACS (South Tahoe Alternative Collaborative Services).							

e mmc 6.6.2022

Budget Details by Department – Revenues and Expenditures (continued)

Department/Division	Account	REVENUES 2019-20 Actual	2020-21 Amended Budget	2021-22 Proposed Budget	Budget 2021-22 vs. 2020-21 $ Variance	Budget 2021-22 vs. 2020-21 % Variance	EXPENSES 2019-20 Actual	2020-21 Amended Budget	2021-22 Proposed Budget	Budget 2021-22 vs. 2020-21 $ Variance	Budget 2021-22 vs. 2020-21 % Variance	Increase to/ (Use of) Fund Balance
PARKS AND RECREATION												
General Fund												
Recreation Administration	10004105	-	-	-	-	0%	283,521	326,342	324,007	(2,335)	-1%	(324,007)
Golf Course	10004110	11,882	-	-	-	0%	120,799	120,113	79,963	(40,150)	-33%	(79,963)
Campground	10004130	213,152	700,000	620,000	(80,000)	-11%	134,800	426,262	327,130	(99,132)	-23%	292,870
Park Maintenance	10004170	64,230	133,500	133,500	-	0%	534,324	747,630	1,570,206	822,576	110%	(1,436,706)
Recreation Programs	10004220	83,169	146,000	246,000	100,000	68%	478,005	568,089	730,251	162,162	29%	(484,251)
Special Events	10004225	69,015	75,000	75,000	-	0%	25,029	71,390	71,823	433	1%	3,177
Senior Center	10004230	3,626	4,900	4,900	-	0%	21,582	27,209	34,209	7,000	26%	(29,309)
Total General Fund		445,074	1,059,400	1,079,400	20,000	2%	1,598,060	2,287,035	3,137,589	850,554	37%	(2,058,189)
Special Revenue												
Transit Center/Explore Tahoe	21605250	56,835	46,250	46,250	-	0%	77,714	46,250	52,250	6,000	13%	(6,000)
Measure P - Recreation	22004220	2,905,388	3,075,000	3,075,000	-	0%	133,281	5,000,000	5,000,000	-	0%	(1,925,000)
Ice Arena (Operator)	22104260	271,479	130,200	179,200	49,000	38%	317,587	113,020	142,022	29,002	26%	37,178
Measure S - Ski Run Bike Trail Maint.	28104120	10,733	10,000	10,000	-	0%	9,130	29,145	29,155	10	0%	(19,155)
Measure S - CTC Greenway	28404123	18,500	9,250	18,500	9,250	100%	-	28,018	28,089	71	0%	(9,589)
Measure S - LV Commons	28404124	14,500	14,501	14,500	(1)	0%	-	14,501	14,500	(1)	0%	-
Measure S - Playfield Bike Trail Maint.	28404125	3,886	-	-	-	0%	6,195	-	-	-	0%	-
Measure S - 15th Street Bike Trail Mair	28404126	-	-	-	-	0%	32,368	-	-	-	0%	-
Measure S - Playfield Maint.	28404127	50,000	50,000	50,000	-	0%	53,038	50,000	53,000	3,000	6%	(3,000)
Bike Trails Snow Removal	28404129	12,000	12,000	12,000	-	0%	-	12,000	12,000	12,000	0%	-
Total Special Revenue		3,343,321	3,347,201	3,405,450	58,249	2%	629,313	5,292,934	5,331,016	38,082	1%	(1,925,566)
TOTAL PARKS AND RECREATION		**3,788,395**	**4,406,601**	**4,484,850**	**78,249**	**2%**	**2,227,373**	**7,579,969**	**8,468,605**	**888,636**	**12%**	**(3,983,755)**

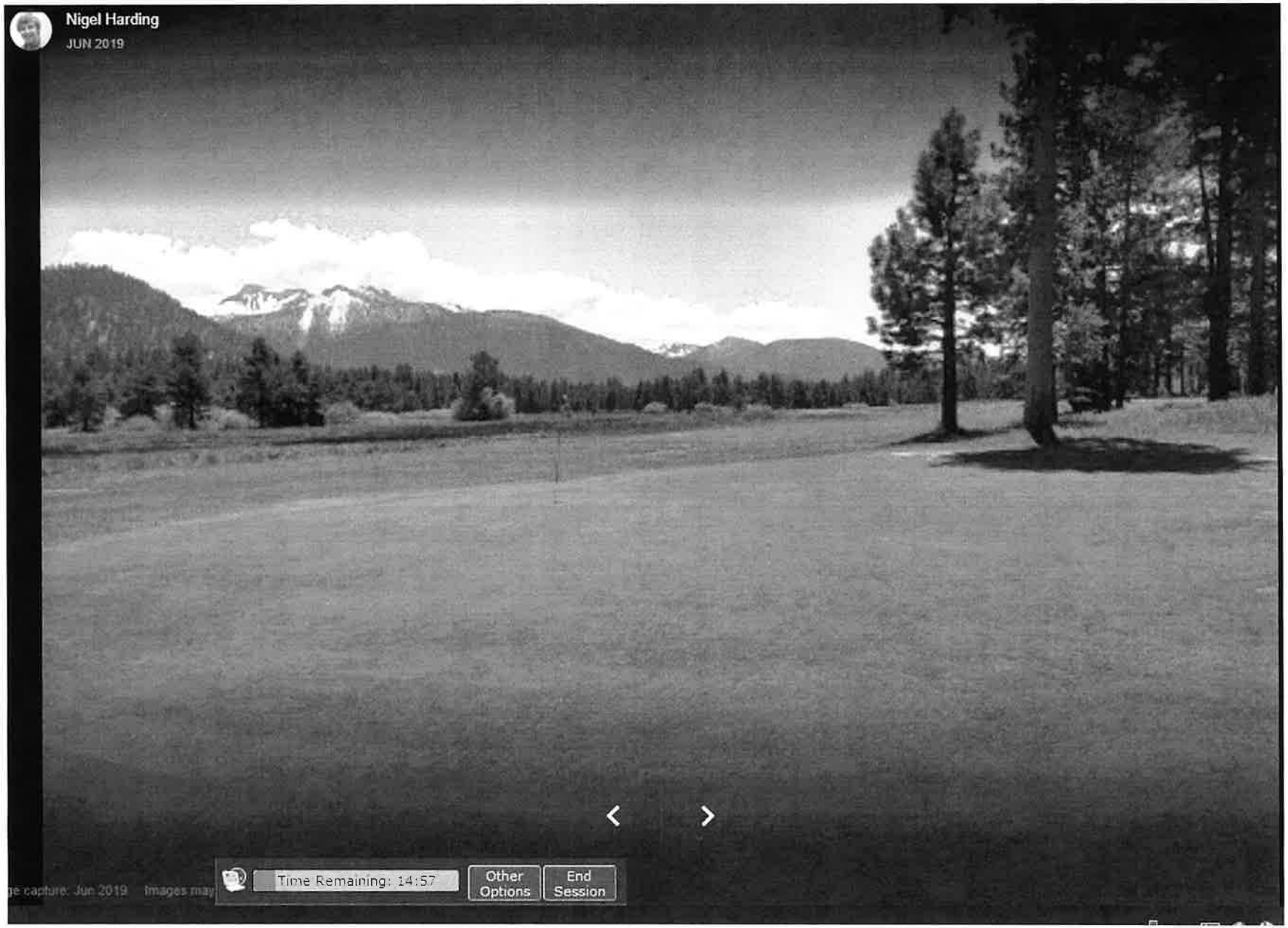
MMK 6.4/22

2022 City Council Assignments

Set Forth by Agreement/Joint Powers Agreement/Resolution/Bylaws and/or Past Practice:

Board	Contact/ Phone	Mtg. Schedule/ Place	Requirement	2022 Assignment
JPA - Abandoned Vehicle Abatement-	(530) 542-6135 (PD-Code Enforcement) Paula Fleming 530-542-6136 pfleming@cityofslt.us	Required to Hold an Annual Meeting Time/Place TBA	Voting Board Member Must be Elected Councilmember Agmt C-68-91	Middlebrook Staff Support: DS
JPA - Cal Tahoe (California Tahoe Emergency Services Operations Authority)	Ryan Wagoner, Executive Director ryancaljpa@gmail.com Kayla Galvan, Office Administrator kgalinskictjpa@gmail.com www.ctesoa.org	Quarterly; Time/Place TBA	2 Council Appointees Agmt C-18-10 (1/26/10)	Wallace Bass Alt:Middlebrook Staff Support: CS
Clean Tahoe Program	Katie Sheehan 530 544-4210 katie@clean-tahoe.org	Third Thursday of the Month in the City Council Chambers;	Two Voting Board Members (Councilmember and Designee) Clean Tahoe Bylaws	Wallace Creegan Staff Support: AN LB
El Dorado County Commission on Aging	Steve Shervey 530-622-8476 wyrdspinner@gmail.com	Third Thursday Every Month; Rotates Location Within EDC/TBA;	Council Appointee	Kaufman Staff Support: LT
League of CA Cities-Sac Valley Division	Charles Anderson (916) 798-2231 canderson@cacities.org	Quarterly Division Meetings; Annual Meetings Time/Place TBA	Council Appointee (Past Practice = Mayor)	Wallace Staff Support: JI SB
PADMA Park Avenue Development Project Plaza Maintenance Association	Lew Feldman (775) 580-7431 lew@fmttahoe.com	Every other Month Marriott Grand Residence	2 Council Appointees Agmt R-11-00 PADMA Bylaws	Wallace Bass Alt: CM or CA Staff Support: JI HS
South Lake Tahoe Recreation Facilities JPA	Bruce Eisner (530) 545-9905 beisner.sltjpa@sbcglobal.net	Shall Hold at Least One Annual Meeting Each Year; Time/Place TBA	Board Member Agmt C-17-00	Middlebrook Staff Support: LT
Community Play Consortium	Jeff DeFranco (530) 541-4660 X 210 defranco@ltcc.edu	3 times per year	Council Appointee	Creegan Staff Support: JI LT
JPA -South Lake Tahoe Basin Waste Management Authority-	Greg Stanton (530) 621-5300 greg.stanton@edcgov.us	Shall Hold at Least One Annual Meeting Each Year; Time/Place TBA	Voting Board Member-Must be a Councilmember & Alternate Agmt C-25-97	Creegan Alt: Bass Staff Support: AN & LB

mmc 6/7/22


Nigel Harding
JUN 2019
Time Remaining: 14:57
Other Options
End Session

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 9

Agenda Item: Annual Special Tax for Community Facilities District 2001-1 Series 2015 Special Tax Refunding Bonds for Fiscal Year 2022-2023

Executive Summary: In 2001, the South Tahoe Redevelopment Agency ("the Agency") Board of Directors established Community Facilities District No 2001-1 to fund public facilities related to the Park Avenue (Heavenly Village) redevelopment project. The Agency issued bonds to pay for the public improvements associated with the project. These improvements included Park Avenue, Bellamy Court and Fern Road improvements, streetscape and public plaza improvements and stream environment zone restoration.

Requested Action / Suggested Motions: Pass a Resolution Establishing the Annual Special Tax for Community Facilities District 2001-1 (Park Avenue Project) Series 2015 Special Tax Refunding Bonds (Heavenly Village) for Fiscal Year 2022-2023.
Responsible Staff Member: Olga Tikhomirova, Director of Finance

Responsible Staff Member: Olga Tikhomirova, Director of Finance (530)542-7431

Reviewed and Approved By:
Susan Blankenship, City Clerk
Heather Stroud, City Attorney

Attachments:

01-Staff Report-CFD 2001-1_ or FY2223.docx
02-STRSA Resolution Community Facilities District No 2001-1.docx
03-FY2223 CFD 2001-1 Preliminary Roll.pdf

City of South Lake Tahoe
Report to **Redevelopment Successor Agency**

Meeting Date: June 21, 2022

Title: **Annual Special Tax for Community Facilities District 2001-1 Series 2015 Special Tax Refunding Bonds (Heavenly Village) for Fiscal Year 2022/2023**

Location: Citywide

Responsible Staff Member: Olga Tikhomirova, Director of Finance, (530) 542-7431

Background: In 2001, the South Tahoe Redevelopment Agency ("the Agency") Board of Directors established Community Facilities District No 2001-1 to fund public facilities related to the Park Avenue (Heavenly Village) redevelopment project. The Agency issued bonds to pay for the public improvements associated with the project. These improvements included Park Avenue, Bellamy Court and Fern Road improvements, streetscape and public plaza improvements and stream environment zone restoration. The proceeds of the special tax may be used to pay for the following costs:

1. Payment of principal and interest on the outstanding bonded indebtedness;
2. Necessary replenishment of bond reserve funds or other reserve funds;
3. Payment of costs and expenses on authorized public facilities (Parking Garage);
4. Repayment of advances and loans, if appropriate;
5. Payment of the District's administrative costs

Issue and Discussion: This annual certification is in accordance with established Agency policy and State law. The revenue from the Mello-Roos assessment is included in the annual budget for payment of South Tahoe Redevelopment Successor Agency Community Facilities District No. 2001-1 debt.

The specific rate and amount of the tax to be collected to fund the costs and expenses for the upcoming fiscal year for this District was determined and established in the Rate and Method of Apportionment of Special Tax adopted by the Agency Board on July 17, 2002.

The parcels included in the assessment are the Heavenly Valley Gondola; the eight commercial parcels; each quarter share of the Marriott Grand Residence and each weekly time-share of the Marriott Timber Lodge.

The original bonds were refunded in February 2007 and again in 2015. The annual special tax levies on the parcel holders remained the same, and the annual debt service savings resulting from the refunding are used to augment the previously fixed annual amount of $190,000 surplus special tax revenues available to pay debt service on the South Tahoe Joint Powers Parking Financing Authority Parking Revenue Bonds, 2013 Series A. In connection with the refunding, the South

Tahoe Redevelopment Successor Agency and the South Tahoe Joint Powers Financing Authority amended the Parking Facility Agreement to allow the Agency at its discretion to transfer more than the previously fixed amount.

Financial Implications: The total special tax assessment to be levied on the 2022/2023 Tax Roll will be approximately $921,091. The assessments will pay for costs associated with the Mello-Roos district, including bonded debt service of $510,606 and administrative costs $77,229.

The balance of special taxes remaining after payment of all Mello-Roos debt service and administrative costs, will be used to augment the amount available to pay debt service on the South Tahoe Joint Powers Parking Financing Authority Parking Revenue Bonds, 2013 Series A which is estimated to total $333,256.

Environmental Considerations: This is not a “project” subject to review under the California Environmental Quality Act (CEQA) Guidelines section 15378(b)(2) (continuing administrative or maintenance activities, such as purchases for supplies)

Policy Implications: None.

Resolution 2022-XXX

Adopted by the Governing Board of the
South Tahoe Redevelopment Successor Agency

June 21, 2022

Establishing Annual Special Tax for Community Facilities District No. 2001-1 (Park Avenue Project) Series 2015 Special Tax Refunding Bonds (Heavenly Village) for Fiscal Year 2022/2023

BACKGROUND

A. The Governing Board of the South Tahoe Redevelopment Successor Agency, (hereinafter referred to as the "legislative body"), has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982”, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. This Community Facilities District shall hereinafter be referred to as “District”.

B. This legislative body, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and this legislative body is desirous to establish the specific rate of the special tax to be collected for the next fiscal year.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the Governing Board of the South Tahoe Redevelopment Successor Agency:

1. Establishes and determines that the calculation of the specific rates and amount of the special tax to be collected to pay for the costs and expenses for the next fiscal year (2022/2023) for the referenced District is set forth in the attached, referenced and incorporated Exhibit “A”.
2. Certifies that the rate as set forth above does not exceed the amount as previously authorized by Ordinance of this legislative body and is not in excess of that as previously approved by the qualified electors of the District, and is exempt from Proposition 218, Section XIIID of the California State Constitution.
3. Certifies that the proceeds of the special tax shall be used to pay, in whole or in part, the costs of the following:

    i. Payment of principal of and interest on any outstanding authorized bonded indebtedness;
    ii. Necessary replenishment of bond reserve funds or other reserve funds;
    iii. Payment of costs and expenses of authorized public facilities;
    iv. Repayment of advances and loans, if appropriate.

v. Payment of District administrative costs.

4. Certifies that the proceeds of the special taxes shall be used as set forth above and shall not be used for any other purpose.
5. Directs that the special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes and authorizes the Tax Collector to deduct reasonable administrative costs incurred in collecting any said special tax.
6. Directs all monies above collected shall be paid into the Community Facilities District funds, including any bond fund and reserve fund.
7. Directs the Auditor of the County to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "public improvements, special tax" or by any other suitable designation, the installment of the special tax, and for the exact rate and amount of said tax, reference is made to the attached Exhibit "A".
8. Directs the County Auditor to then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

PASSED, APPROVED, AND ADOPTED THIS 21st DAY OF JUNE 2022.

I, Susan Blankenship, Secretary of the South Tahoe Redevelopment Successor Agency, County of El Dorado, State of California do hereby certify that the foregoing Resolution No. 2022-XXX was regularly adopted by the Governing Board of said South Tahoe Redevelopment Successor Agency at a regular meeting of said Board held on the 21st day of June 2022, by the following vote:

Yes:
Noes:
Absent:
Abstained:

_____
Devin Middlebrook, Board Chair
South Tahoe Redevelopment Successor Agency

_____
Susan Blankenship, Secretary
South Tahoe Redevelopment Successor Agency

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Tahoe Redevelopment Successor Agency.

Exhibit “A”

SOUTH TAHOE REDEVELOPMENT AGENCY
COMMUNITY FACILITIES DISTRICT NO. 2001-1
(PARK AVENUE PROJECT), SERIES 2015
2022/2023 CHARGE DETAIL REPORT

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

Approval of this exhibit (The 2022/2023 Charge Detail Report is on file in the City Clerk’s office) as submitted or as amended confirms the Rate and Method of apportionment and the tax rate to be levied against each eligible parcel and thereby constitutes the approved levy of Special Taxes for Fiscal Year 2022/2023. Said listing of parcels to be assessed shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2022/2023. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The tax amount to be levied and collected for the resubmitted parcel or parcels shall be based on the Rate and Method of apportionment and tax rate approved for Community Facilities District No. 2001-1 (Park Avenue Project), Series 2015.

City of South Lake Tahoe
CFD No. 2001-1
Fiscal Year 2022/23
Preliminary Charge Detail Report
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
029-470-008-000	$1,200,000.00	$16,881,627.00	G	$148,440.00	$148,440.00
029-470-017-000	774,522.00	1,807,217.00	COMA	$0.83	22,479.72
029-480-001-000	975,803.00	7,133,976.00	COMA	$0.83	19,954.44
029-480-004-510	1,032,023.00	4,066,253.00	COMA	$0.83	8,991.40
029-510-001-000	504,998.00	2,091,980.00	COMA	$0.83	3,414.62
029-510-002-000	295,752.00	690,088.00	COMA	$0.83	2,701.66
029-510-003-000	1,476,284.00	3,444,663.00	COMA	$0.83	7,805.32
029-510-005-000	315,750.00	2,588,368.00	COMA	$0.83	4,613.14
029-510-006-000	2,662,014.00	6,037,393.00	COMA	$0.83	10,555.94
029-510-007-000	3,352,073.00	7,821,504.00	COMA	$0.83	18,899.10
029-510-011-000	1,027,121.00	2,396,614.00	COMA	$0.83	7,936.46
029-510-012-000	298,268.00	695,957.00	COMA	$0.83	1,842.60
029-510-014-000	593,558.00	1,384,969.00	COMA	$0.83	3,131.60
512-105-001-000	3,400.00	13,600.00	A	$21.69	281.98
512-105-002-000	3,400.00	13,600.00	A	$21.69	281.98
512-105-003-000	3,400.00	13,600.00	A	$21.69	281.98
512-105-004-000	3,620.00	14,492.00	A	$21.69	281.98
512-106-001-000	6,062.00	24,248.00	A	$21.69	281.98
512-106-002-000	4,751.00	19,021.00	A	$21.69	281.98
512-106-003-000	4,200.00	16,800.00	A	$21.69	281.98
512-106-004-000	4,751.00	19,021.00	A	$21.69	281.98
512-107-001-000	5,051.00	20,207.00	A	$21.69	281.98
512-107-002-000	5,255.00	21,023.00	A	$21.69	281.98
512-107-003-000	4,000.00	16,000.00	A	$21.69	281.98
512-107-004-000	4,106.00	16,429.00	A	$21.69	281.98
512-108-001-000	5,360.00	26,804.00	A	$21.69	281.98
512-108-002-000	6,062.00	24,248.00	A	$21.69	281.98
512-108-003-000	4,600.00	18,400.00	A	$21.69	281.98
512-108-004-000	4,200.00	16,800.00	A	$21.69	281.98
512-109-001-000	3,800.00	15,200.00	A	$21.69	281.98
512-109-002-000	3,800.00	15,200.00	A	$21.69	281.98
512-109-003-000	3,751.00	15,009.00	A	$21.69	281.98
512-109-004-000	3,800.00	15,200.00	A	$21.69	281.98
512-110-001-000	3,600.00	14,400.00	A	$21.69	281.98
512-110-002-000	3,600.00	14,400.00	A	$21.69	281.98
512-110-003-000	3,600.00	14,400.00	A	$21.69	281.98
512-110-004-000	3,600.00	14,400.00	A	$21.69	281.98
512-113-001-000	7,357.00	29,432.00	A	$21.69	281.98
512-113-002-000	6,000.00	24,000.00	A	$21.69	281.98
512-113-003-000	6,000.00	24,000.00	A	$21.69	281.98
512-113-004-000	6,000.00	24,000.00	A	$21.69	281.98
512-114-001-000	10,000.00	40,000.00	A	$21.69	281.98
512-114-002-000	10,000.00	40,000.00	A	$21.69	281.98
512-114-003-000	10,511.00	42,047.00	A	$21.69	281.98
512-114-004-000	10,000.00	40,000.00	A	$21.69	281.98
512-150-001-000	3,600.00	14,400.00	A	$21.69	281.98
512-150-002-000	3,600.00	14,400.00	A	$21.69	281.98
512-150-003-000	5,051.00	20,207.00	A	$21.69	281.98
512-150-004-000	5,255.00	21,023.00	A	$21.69	281.98
512-154-001-000	14,800.00	59,200.00	A	$21.69	281.98
512-154-002-000	11,800.00	47,200.00	A	$21.69	281.98
512-154-003-000	13,876.00	41,634.00	A	$21.69	281.98
512-154-004-000	11,800.00	47,200.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
512-158-001-000	3,644.00	14,580.00	A	$21.69	281.98
512-158-002-000	3,400.00	13,600.00	A	$21.69	281.98
512-158-003-000	3,400.00	13,600.00	A	$21.69	281.98
512-158-004-000	3,400.00	13,600.00	A	$21.69	281.98
512-159-001-000	11,800.00	47,200.00	A	$21.69	281.98
512-159-002-000	11,800.00	47,200.00	A	$21.69	281.98
512-159-003-000	11,800.00	47,200.00	A	$21.69	281.98
512-159-004-000	11,800.00	47,200.00	A	$21.69	281.98
512-160-001-000	6,000.00	24,000.00	A	$21.69	281.98
512-160-002-000	6,000.00	24,000.00	A	$21.69	281.98
512-160-003-000	6,000.00	24,000.00	A	$21.69	281.98
512-160-004-000	6,000.00	24,000.00	A	$21.69	281.98
512-165-001-000	7,072.00	28,290.00	A	$21.69	281.98
512-165-002-000	6,000.00	24,000.00	A	$21.69	281.98
512-165-003-000	7,072.00	28,290.00	A	$21.69	281.98
512-165-004-000	5,771.00	23,092.00	A	$21.69	281.98
512-166-001-000	10,936.00	43,744.00	A	$21.69	281.98
512-166-002-000	11,800.00	47,200.00	A	$21.69	281.98
512-166-003-000	11,800.00	47,200.00	A	$21.69	281.98
512-166-004-000	11,562.00	46,251.00	A	$21.69	281.98
512-167-001-000	3,400.00	13,600.00	A	$21.69	281.98
512-167-002-000	9,893.00	39,573.00	A	$21.69	281.98
512-167-003-000	3,400.00	13,600.00	A	$21.69	281.98
512-167-004-000	3,091.00	12,366.00	A	$21.69	281.98
512-171-001-000	11,200.00	44,800.00	A	$21.69	281.98
512-171-002-000	11,200.00	44,800.00	A	$21.69	281.98
512-171-003-000	11,200.00	44,800.00	A	$21.69	281.98
512-171-004-000	11,200.00	44,800.00	A	$21.69	281.98
512-172-001-000	10,800.00	43,200.00	A	$21.69	281.98
512-172-002-000	10,511.00	42,047.00	A	$21.69	281.98
512-172-003-000	10,800.00	43,200.00	A	$21.69	281.98
512-172-004-000	10,800.00	43,200.00	A	$21.69	281.98
512-174-001-000	4,624.00	18,500.00	A	$21.69	281.98
512-174-002-000	4,978.00	19,928.00	A	$21.69	281.98
512-174-003-000	4,445.00	17,782.00	A	$21.69	281.98
512-174-004-000	4,400.00	17,600.00	A	$21.69	281.98
512-177-001-000	4,400.00	17,600.00	A	$21.69	281.98
512-177-002-000	4,400.00	17,600.00	A	$21.69	281.98
512-177-003-000	4,445.00	17,782.00	A	$21.69	281.98
512-177-004-000	4,534.00	18,137.00	A	$21.69	281.98
512-179-001-000	3,839.00	15,357.00	A	$21.69	281.98
512-179-002-000	4,299.00	17,211.00	A	$21.69	281.98
512-179-003-000	3,600.00	14,400.00	A	$21.69	281.98
512-179-004-000	3,600.00	14,400.00	A	$21.69	281.98
512-180-001-000	11,800.00	47,200.00	A	$21.69	281.98
512-180-002-000	11,792.00	47,175.00	A	$21.69	281.98
512-180-003-000	11,800.00	47,200.00	A	$21.69	281.98
512-180-004-000	11,800.00	47,200.00	A	$21.69	281.98
512-184-011-000	5,771.00	23,084.00	A	$21.69	108.46
512-184-012-000	6,400.00	25,600.00	A	$21.69	108.46
512-184-013-000	2,261.00	9,055.00	A	$21.69	65.08
512-184-021-000	6,400.00	25,600.00	A	$21.69	108.46
512-184-022-000	6,400.00	25,600.00	A	$21.69	108.46
512-184-023-000	2,000.00	8,000.00	A	$21.69	65.08
512-184-031-000	6,400.00	25,600.00	A	$21.69	108.46
512-184-032-000	6,400.00	25,600.00	A	$21.69	108.46
512-184-033-000	2,000.00	8,000.00	A	$21.69	65.08
512-184-041-000	6,400.00	25,600.00	A	$21.69	108.46
512-184-042-000	6,400.00	25,600.00	A	$21.69	108.46
512-184-043-000	2,101.00	8,409.00	A	$21.69	65.08

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
512-200-001-000	3,600.00	14,400.00	A	$21.69	281.98
512-200-002-000	3,600.00	14,400.00	A	$21.69	281.98
512-200-003-000	3,600.00	14,400.00	A	$21.69	281.98
512-200-004-000	5,360.00	21,443.00	A	$21.69	281.98
512-201-001-000	3,800.00	15,200.00	A	$21.69	281.98
512-201-002-000	3,800.00	15,200.00	A	$21.69	281.98
512-201-003-000	3,800.00	15,200.00	A	$21.69	281.98
512-201-004-000	3,800.00	15,200.00	A	$21.69	281.98
512-202-001-000	3,400.00	13,600.00	A	$21.69	281.98
512-202-002-000	3,435.00	13,740.00	A	$21.69	281.98
512-202-003-000	3,400.00	13,600.00	A	$21.69	281.98
512-202-004-000	3,400.00	13,600.00	A	$21.69	281.98
512-203-001-000	6,400.00	25,600.00	A	$21.69	281.98
512-203-002-000	7,072.00	28,290.00	A	$21.69	281.98
512-203-003-000	6,400.00	25,600.00	A	$21.69	281.98
512-203-004-000	7,503.00	30,020.00	A	$21.69	281.98
512-204-001-000	6,183.00	24,733.00	A	$21.69	281.98
512-204-002-000	6,000.00	24,000.00	A	$21.69	281.98
512-204-003-000	6,997.00	27,996.00	A	$21.69	281.98
512-204-004-000	6,000.00	24,000.00	A	$21.69	281.98
512-209-001-000	12,000.00	48,000.00	A	$21.69	281.98
512-209-002-000	12,000.00	48,000.00	A	$21.69	281.98
512-209-003-000	12,000.00	48,000.00	A	$21.69	281.98
512-209-004-000	12,000.00	48,000.00	A	$21.69	281.98
512-210-001-000	11,800.00	47,200.00	A	$21.69	281.98
512-210-002-000	11,800.00	47,200.00	A	$21.69	281.98
512-210-003-000	11,800.00	47,200.00	A	$21.69	281.98
512-210-004-000	11,800.00	47,200.00	A	$21.69	281.98
512-214-001-000	3,400.00	13,600.00	A	$21.69	281.98
512-214-002-000	3,400.00	13,600.00	A	$21.69	281.98
512-214-003-000	3,846.00	15,398.00	A	$21.69	281.98
512-214-004-000	3,400.00	13,600.00	A	$21.69	281.98
512-218-001-000	6,337.00	25,364.00	A	$21.69	281.98
512-218-002-000	5,600.00	22,400.00	A	$21.69	281.98
512-218-003-000	5,600.00	22,400.00	A	$21.69	281.98
512-218-004-000	5,600.00	22,400.00	A	$21.69	281.98
512-220-001-000	10,305.00	41,222.00	A	$21.69	281.98
512-220-002-000	4,200.00	16,800.00	A	$21.69	281.98
512-220-003-000	7,072.00	28,290.00	A	$21.69	281.98
512-220-004-000	4,200.00	16,800.00	A	$21.69	281.98
512-224-001-000	3,600.00	14,400.00	A	$21.69	281.98
512-224-002-000	3,600.00	14,400.00	A	$21.69	281.98
512-224-003-000	3,600.00	14,400.00	A	$21.69	281.98
512-224-004-000	3,600.00	14,400.00	A	$21.69	281.98
512-227-001-000	2,661.00	10,655.00	A	$21.69	281.98
512-227-002-000	3,600.00	14,400.00	A	$21.69	281.98
512-227-003-000	3,600.00	14,400.00	A	$21.69	281.98
512-227-004-000	3,600.00	14,400.00	A	$21.69	281.98
512-228-001-000	13,359.00	53,452.00	A	$21.69	281.98
512-228-002-000	13,359.00	53,452.00	A	$21.69	281.98
512-228-003-000	13,359.00	53,452.00	A	$21.69	281.98
512-228-004-000	13,359.00	53,452.00	A	$21.69	281.98
512-229-001-000	7,243.00	28,988.00	A	$21.69	281.98
512-229-002-000	6,400.00	25,600.00	A	$21.69	281.98
512-229-003-000	6,400.00	25,600.00	A	$21.69	281.98
512-229-004-000	6,400.00	25,600.00	A	$21.69	281.98
512-234-001-000	6,000.00	24,000.00	A	$21.69	281.98
512-234-002-000	6,000.00	24,000.00	A	$21.69	281.98
512-234-003-000	7,072.00	28,290.00	A	$21.69	281.98
512-234-004-000	7,326.00	29,309.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
512-235-001-000	12,000.00	48,000.00	A	$21.69	281.98
512-235-002-000	15,541.00	62,176.00	A	$21.69	281.98
512-235-003-000	12,000.00	48,000.00	A	$21.69	281.98
512-235-004-000	12,000.00	48,000.00	A	$21.69	281.98
512-236-001-000	3,600.00	14,400.00	A	$21.69	281.98
512-236-002-000	4,287.00	17,153.00	A	$21.69	281.98
512-236-003-000	3,600.00	14,400.00	A	$21.69	281.98
512-236-004-000	3,600.00	14,400.00	A	$21.69	281.98
512-240-001-000	7,102.00	28,421.00	A	$21.69	281.98
512-240-002-000	5,800.00	23,200.00	A	$21.69	281.98
512-240-003-000	5,800.00	23,200.00	A	$21.69	281.98
512-240-004-000	5,800.00	23,200.00	A	$21.69	281.98
512-241-001-000	4,372.00	17,496.00	A	$21.69	281.98
512-241-002-000	3,600.00	14,400.00	A	$21.69	281.98
512-241-003-000	4,073.00	16,305.00	A	$21.69	281.98
512-241-004-000	3,600.00	14,400.00	A	$21.69	281.98
513-100-001-000	5,255.00	21,023.00	A	$21.69	281.98
513-100-002-000	4,200.00	16,800.00	A	$21.69	281.98
513-100-003-000	4,200.00	16,800.00	A	$21.69	281.98
513-100-004-000	4,200.00	16,800.00	A	$21.69	281.98
513-102-011-000	2,400.00	9,600.00	A	$21.69	108.46
513-102-012-000	4,204.00	16,818.00	A	$21.69	108.46
513-102-013-000	1,000.00	4,000.00	A	$21.69	65.08
513-102-021-000	5,360.00	21,443.00	A	$21.69	108.46
513-102-022-000	4,204.00	16,818.00	A	$21.69	108.46
513-102-023-000	1,000.00	4,000.00	A	$21.69	65.08
513-102-031-000	2,400.00	9,600.00	A	$21.69	108.46
513-102-032-000	2,400.00	9,600.00	A	$21.69	108.46
513-102-033-000	1,000.00	4,000.00	A	$21.69	65.08
513-102-041-000	2,400.00	9,600.00	A	$21.69	108.46
513-102-042-000	2,661.00	10,655.00	A	$21.69	108.46
513-102-043-000	1,000.00	4,000.00	A	$21.69	65.08
513-103-001-000	4,800.00	19,200.00	A	$21.69	281.98
513-103-002-000	4,800.00	19,200.00	A	$21.69	281.98
513-103-003-000	4,800.00	19,200.00	A	$21.69	281.98
513-103-004-000	4,800.00	19,200.00	A	$21.69	281.98
513-104-001-000	4,200.00	16,800.00	A	$21.69	281.98
513-104-002-000	5,255.00	21,023.00	A	$21.69	281.98
513-104-003-000	4,200.00	16,800.00	A	$21.69	281.98
513-104-004-000	4,200.00	16,800.00	A	$21.69	281.98
513-105-001-000	4,000.00	16,000.00	A	$21.69	281.98
513-105-002-000	4,000.00	16,000.00	A	$21.69	281.98
513-105-003-000	4,000.00	16,000.00	A	$21.69	281.98
513-105-004-000	4,525.00	18,115.00	A	$21.69	281.98
513-106-001-000	4,200.00	16,800.00	A	$21.69	281.98
513-106-002-000	4,200.00	16,800.00	A	$21.69	281.98
513-106-003-000	4,751.00	19,021.00	A	$21.69	281.98
513-106-004-000	4,200.00	16,800.00	A	$21.69	281.98
513-107-001-000	4,000.00	16,000.00	A	$21.69	281.98
513-107-002-000	4,000.00	16,000.00	A	$21.69	281.98
513-107-003-000	4,000.00	16,000.00	A	$21.69	281.98
513-107-004-000	4,000.00	16,000.00	A	$21.69	281.98
513-108-001-000	5,255.00	21,023.00	A	$21.69	281.98
513-108-002-000	6,062.00	24,248.00	A	$21.69	281.98
513-108-003-000	4,200.00	16,800.00	A	$21.69	281.98
513-108-004-000	4,200.00	16,800.00	A	$21.69	281.98
513-109-001-000	4,000.00	16,000.00	A	$21.69	281.98
513-109-002-000	4,000.00	16,000.00	A	$21.69	281.98
513-109-003-000	4,000.00	16,000.00	A	$21.69	281.98
513-109-004-000	4,000.00	16,000.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
513-110-001-000	3,600.00	14,400.00	A	$21.69	281.98
513-110-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-110-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-110-004-000	9,275.00	37,100.00	A	$21.69	281.98
513-113-001-000	9,055.00	36,235.00	A	$21.69	281.98
513-113-002-000	11,200.00	44,800.00	A	$21.69	281.98
513-113-003-000	11,200.00	44,800.00	A	$21.69	281.98
513-113-004-000	11,200.00	44,800.00	A	$21.69	281.98
513-114-001-000	10,305.00	41,222.00	A	$21.69	281.98
513-114-002-000	10,000.00	40,000.00	A	$21.69	281.98
513-114-003-000	10,000.00	40,000.00	A	$21.69	281.98
513-114-004-000	10,000.00	40,000.00	A	$21.69	281.98
513-118-001-000	3,993.00	15,977.00	A	$21.69	281.98
513-118-002-000	3,800.00	15,200.00	A	$21.69	281.98
513-118-003-000	3,800.00	15,200.00	A	$21.69	281.98
513-118-004-000	3,800.00	15,200.00	A	$21.69	281.98
513-119-001-000	11,200.00	44,800.00	A	$21.69	281.98
513-119-002-000	8,325.00	33,307.00	A	$21.69	281.98
513-119-003-000	7,883.00	31,535.00	A	$21.69	281.98
513-119-004-000	11,200.00	44,800.00	A	$21.69	281.98
513-122-001-000	10,000.00	40,000.00	A	$21.69	281.98
513-122-002-000	10,511.00	42,047.00	A	$21.69	281.98
513-122-003-000	10,000.00	40,000.00	A	$21.69	281.98
513-122-004-000	10,000.00	40,000.00	A	$21.69	281.98
513-125-001-000	7,883.00	31,535.00	A	$21.69	281.98
513-125-002-000	7,577.00	30,310.00	A	$21.69	281.98
513-125-003-000	7,883.00	31,535.00	A	$21.69	281.98
513-125-004-000	15,541.00	46,630.00	A	$21.69	281.98
513-126-011-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-012-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-013-000	1,200.00	4,800.00	A	$21.69	65.08
513-126-021-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-022-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-023-000	1,359.00	5,453.00	A	$21.69	65.08
513-126-031-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-032-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-033-000	1,500.00	6,003.00	A	$21.69	65.08
513-126-041-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-042-000	3,600.00	14,400.00	A	$21.69	108.46
513-126-043-000	1,200.00	4,800.00	A	$21.69	65.08
513-130-001-000	10,000.00	40,000.00	A	$21.69	281.98
513-130-002-000	10,000.00	40,000.00	A	$21.69	281.98
513-130-003-000	10,000.00	40,000.00	A	$21.69	281.98
513-130-004-000	10,000.00	40,000.00	A	$21.69	281.98
513-131-001-000	8,400.00	33,600.00	A	$21.69	281.98
513-131-002-000	8,400.00	33,600.00	A	$21.69	281.98
513-131-003-000	8,400.00	33,600.00	A	$21.69	281.98
513-131-004-000	8,400.00	33,600.00	A	$21.69	281.98
513-134-001-000	4,400.00	17,600.00	A	$21.69	281.98
513-134-002-000	4,122.00	16,489.00	A	$21.69	281.98
513-134-003-000	4,400.00	17,600.00	A	$21.69	281.98
513-134-004-000	4,122.00	16,489.00	A	$21.69	281.98
513-138-011-000	5,400.00	21,600.00	A	$21.69	108.46
513-138-012-000	7,626.00	30,504.00	A	$21.69	108.46
513-138-013-000	1,700.00	6,800.00	A	$21.69	65.08
513-138-021-000	5,400.00	21,600.00	A	$21.69	108.46
513-138-022-000	5,400.00	21,600.00	A	$21.69	108.46
513-138-023-000	1,700.00	6,800.00	A	$21.69	65.08
513-138-031-000	5,400.00	21,600.00	A	$21.69	108.46
513-138-032-000	5,400.00	21,600.00	A	$21.69	108.46

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
513-138-033-000	2,020.00	8,082.00	A	$21.69	65.08
513-138-041-000	5,400.00	21,600.00	A	$21.69	108.46
513-138-042-000	5,400.00	21,600.00	A	$21.69	108.46
513-138-043-000	2,020.00	8,082.00	A	$21.69	65.08
513-150-001-000	4,299.00	17,211.00	A	$21.69	281.98
513-150-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-150-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-150-004-000	5,152.00	20,611.00	A	$21.69	281.98
513-154-001-000	11,800.00	47,200.00	A	$21.69	281.98
513-154-002-000	11,800.00	47,200.00	A	$21.69	281.98
513-154-003-000	13,359.00	53,452.00	A	$21.69	281.98
513-154-004-000	8,747.00	34,994.00	A	$21.69	281.98
513-158-001-000	3,400.00	13,600.00	A	$21.69	281.98
513-158-002-000	3,400.00	13,600.00	A	$21.69	281.98
513-158-003-000	3,400.00	13,600.00	A	$21.69	281.98
513-158-004-000	3,400.00	13,600.00	A	$21.69	281.98
513-159-001-000	10,511.00	42,047.00	A	$21.69	281.98
513-159-002-000	8,880.00	35,527.00	A	$21.69	281.98
513-159-003-000	11,800.00	47,200.00	A	$21.69	281.98
513-159-004-000	10,721.00	42,887.00	A	$21.69	281.98
513-160-001-000	6,431.00	25,731.00	A	$21.69	281.98
513-160-002-000	6,000.00	24,000.00	A	$21.69	281.98
513-160-003-000	6,000.00	24,000.00	A	$21.69	281.98
513-160-004-000	6,431.00	25,731.00	A	$21.69	281.98
513-165-001-000	6,000.00	24,000.00	A	$21.69	281.98
513-165-002-000	6,000.00	24,000.00	A	$21.69	281.98
513-165-003-000	6,000.00	24,000.00	A	$21.69	281.98
513-165-004-000	5,358.00	21,435.00	A	$21.69	281.98
513-166-001-000	11,800.00	47,200.00	A	$21.69	281.98
513-166-002-000	11,800.00	47,200.00	A	$21.69	281.98
513-166-003-000	11,792.00	47,175.00	A	$21.69	281.98
513-166-004-000	11,800.00	47,200.00	A	$21.69	281.98
513-167-001-000	3,091.00	12,366.00	A	$21.69	281.98
513-167-002-000	3,846.00	15,398.00	A	$21.69	281.98
513-167-003-000	3,400.00	13,600.00	A	$21.69	281.98
513-167-004-000	3,400.00	13,600.00	A	$21.69	281.98
513-171-011-000	6,000.00	24,000.00	A	$21.69	108.46
513-171-012-000	6,000.00	24,000.00	A	$21.69	108.46
513-171-013-000	1,800.00	7,200.00	A	$21.69	65.08
513-171-021-000	6,000.00	24,000.00	A	$21.69	108.46
513-171-022-000	6,000.00	24,000.00	A	$21.69	108.46
513-171-023-000	1,800.00	7,200.00	A	$21.69	65.08
513-171-031-000	7,577.00	30,310.00	A	$21.69	108.46
513-171-032-000	6,000.00	24,000.00	A	$21.69	108.46
513-171-033-000	2,101.00	8,409.00	A	$21.69	65.08
513-171-041-000	6,000.00	24,000.00	A	$21.69	108.46
513-171-042-000	2,101.00	8,409.00	A	$21.69	108.46
513-171-043-000	1,800.00	7,200.00	A	$21.69	65.08
513-172-001-000	10,800.00	43,200.00	A	$21.69	281.98
513-172-002-000	10,821.00	32,473.00	A	$21.69	281.98
513-172-003-000	10,511.00	42,047.00	A	$21.69	281.98
513-172-004-000	10,721.00	42,887.00	A	$21.69	281.98
513-174-001-000	4,400.00	17,600.00	A	$21.69	281.98
513-174-002-000	4,400.00	17,600.00	A	$21.69	281.98
513-174-003-000	4,400.00	17,600.00	A	$21.69	281.98
513-174-004-000	4,624.00	18,500.00	A	$21.69	281.98
513-177-001-000	4,400.00	17,600.00	A	$21.69	281.98
513-177-002-000	4,400.00	17,600.00	A	$21.69	281.98
513-177-003-000	4,400.00	17,600.00	A	$21.69	281.98
513-177-004-000	4,400.00	17,600.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
513-179-001-000	3,916.00	15,664.00	A	$21.69	281.98
513-179-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-179-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-179-004-000	3,916.00	15,664.00	A	$21.69	281.98
513-180-001-000	11,800.00	47,200.00	A	$21.69	281.98
513-180-002-000	10,721.00	42,887.00	A	$21.69	281.98
513-180-003-000	11,800.00	47,200.00	A	$21.69	281.98
513-180-004-000	11,800.00	47,200.00	A	$21.69	281.98
513-181-001-000	21,443.00	85,775.00	A	$21.69	281.98
513-181-002-000	18,000.00	72,000.00	A	$21.69	281.98
513-181-003-000	18,000.00	72,000.00	A	$21.69	281.98
513-181-004-000	18,000.00	72,000.00	A	$21.69	281.98
513-184-001-000	3,435.00	13,740.00	A	$21.69	281.98
513-184-002-000	3,400.00	13,600.00	A	$21.69	281.98
513-184-003-000	3,400.00	13,600.00	A	$21.69	281.98
513-184-004-000	3,400.00	13,600.00	A	$21.69	281.98
513-200-001-000	3,600.00	14,400.00	A	$21.69	281.98
513-200-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-200-003-000	4,073.00	16,297.00	A	$21.69	281.98
513-200-004-000	5,548.00	16,651.00	A	$21.69	281.98
513-201-001-000	3,800.00	15,200.00	A	$21.69	281.98
513-201-002-000	3,800.00	15,200.00	A	$21.69	281.98
513-201-003-000	3,800.00	15,200.00	A	$21.69	281.98
513-201-004-000	3,800.00	15,200.00	A	$21.69	281.98
513-202-001-000	8,244.00	12,366.00	A	$21.69	281.98
513-202-002-000	3,050.00	12,210.00	A	$21.69	281.98
513-202-003-000	3,400.00	13,600.00	A	$21.69	281.98
513-202-004-000	3,400.00	13,600.00	A	$21.69	281.98
513-203-001-000	7,243.00	28,988.00	A	$21.69	281.98
513-203-002-000	6,400.00	25,600.00	A	$21.69	281.98
513-203-003-000	7,200.00	28,800.00	A	$21.69	281.98
513-203-004-000	7,503.00	30,020.00	A	$21.69	281.98
513-204-001-000	6,000.00	24,000.00	A	$21.69	281.98
513-204-002-000	6,000.00	24,000.00	A	$21.69	281.98
513-204-003-000	6,306.00	25,227.00	A	$21.69	281.98
513-204-004-000	6,000.00	24,000.00	A	$21.69	281.98
513-209-001-000	12,000.00	48,000.00	A	$21.69	281.98
513-209-002-000	12,000.00	48,000.00	A	$21.69	281.98
513-209-003-000	12,000.00	48,000.00	A	$21.69	281.98
513-209-004-000	12,000.00	48,000.00	A	$21.69	281.98
513-210-001-000	11,800.00	47,200.00	A	$21.69	281.98
513-210-002-000	11,800.00	47,200.00	A	$21.69	281.98
513-210-003-000	11,800.00	47,200.00	A	$21.69	281.98
513-210-004-000	11,336.00	45,344.00	A	$21.69	281.98
513-214-001-000	3,400.00	13,600.00	A	$21.69	281.98
513-214-002-000	3,400.00	13,600.00	A	$21.69	281.98
513-214-003-000	3,400.00	13,600.00	A	$21.69	281.98
513-214-004-000	3,400.00	13,600.00	A	$21.69	281.98
513-218-011-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-012-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-013-000	1,200.00	4,800.00	A	$21.69	65.08
513-218-021-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-022-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-023-000	1,200.00	4,800.00	A	$21.69	65.08
513-218-031-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-032-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-033-000	2,142.00	8,576.00	A	$21.69	65.08
513-218-041-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-042-000	3,400.00	13,600.00	A	$21.69	108.46
513-218-043-000	1,200.00	4,800.00	A	$21.69	65.08

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
513-220-001-000	5,431.00	21,738.00	A	$21.69	281.98
513-220-002-000	5,431.00	21,738.00	A	$21.69	281.98
513-220-003-000	5,431.00	21,738.00	A	$21.69	281.98
513-220-004-000	5,431.00	21,738.00	A	$21.69	281.98
513-224-001-000	3,600.00	14,400.00	A	$21.69	281.98
513-224-002-000	4,204.00	16,818.00	A	$21.69	281.98
513-224-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-224-004-000	3,600.00	14,400.00	A	$21.69	281.98
513-227-001-000	3,600.00	14,400.00	A	$21.69	281.98
513-227-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-227-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-227-004-000	3,600.00	14,400.00	A	$21.69	281.98
513-228-011-000	7,922.00	31,707.00	A	$21.69	108.46
513-228-012-000	7,000.00	28,000.00	A	$21.69	108.46
513-228-013-000	2,200.00	8,800.00	A	$21.69	65.08
513-228-021-000	7,503.00	30,020.00	A	$21.69	108.46
513-228-022-000	7,000.00	28,000.00	A	$21.69	108.46
513-228-023-000	2,200.00	8,800.00	A	$21.69	65.08
513-228-031-000	11,336.00	45,344.00	A	$21.69	108.46
513-228-032-000	7,000.00	28,000.00	A	$21.69	108.46
513-228-033-000	2,200.00	8,800.00	A	$21.69	65.08
513-228-041-000	7,000.00	28,000.00	A	$21.69	108.46
513-228-042-000	7,000.00	28,000.00	A	$21.69	108.46
513-228-043-000	2,200.00	8,800.00	A	$21.69	65.08
513-229-001-000	8,409.00	33,636.00	A	$21.69	281.98
513-229-002-000	6,400.00	25,600.00	A	$21.69	281.98
513-229-003-000	6,400.00	25,600.00	A	$21.69	281.98
513-229-004-000	6,400.00	25,600.00	A	$21.69	281.98
513-234-001-000	6,000.00	24,000.00	A	$21.69	281.98
513-234-002-000	6,790.00	27,176.00	A	$21.69	281.98
513-234-003-000	6,000.00	24,000.00	A	$21.69	281.98
513-234-004-000	6,000.00	24,000.00	A	$21.69	281.98
513-235-001-000	12,000.00	48,000.00	A	$21.69	281.98
513-235-002-000	12,000.00	48,000.00	A	$21.69	281.98
513-235-003-000	12,000.00	48,000.00	A	$21.69	281.98
513-235-004-000	19,000.00	76,000.00	A	$21.69	281.98
513-236-001-000	9,275.00	37,100.00	A	$21.69	281.98
513-236-002-000	3,846.00	15,398.00	A	$21.69	281.98
513-236-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-236-004-000	4,122.00	16,489.00	A	$21.69	281.98
513-240-001-000	11,336.00	45,344.00	A	$21.69	281.98
513-240-002-000	13,359.00	53,452.00	A	$21.69	281.98
513-240-003-000	11,800.00	47,200.00	A	$21.69	281.98
513-240-004-000	12,222.00	48,891.00	A	$21.69	281.98
513-241-001-000	3,600.00	14,400.00	A	$21.69	281.98
513-241-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-241-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-241-004-000	3,600.00	14,400.00	A	$21.69	281.98
513-243-001-000	3,600.00	14,400.00	A	$21.69	281.98
513-243-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-243-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-243-004-000	4,204.00	16,818.00	A	$21.69	281.98
513-246-001-000	11,800.00	47,200.00	A	$21.69	281.98
513-246-002-000	13,359.00	53,452.00	A	$21.69	281.98
513-246-003-000	11,800.00	47,200.00	A	$21.69	281.98
513-246-004-000	11,800.00	47,200.00	A	$21.69	281.98
513-247-001-000	4,716.00	18,870.00	A	$21.69	281.98
513-247-002-000	4,800.00	19,200.00	A	$21.69	281.98
513-247-003-000	4,800.00	19,200.00	A	$21.69	281.98
513-247-004-000	4,800.00	19,200.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
513-249-001-000	4,000.00	16,000.00	A	$21.69	281.98
513-249-002-000	4,000.00	16,000.00	A	$21.69	281.98
513-249-003-000	4,204.00	16,818.00	A	$21.69	281.98
513-249-004-000	4,000.00	16,000.00	A	$21.69	281.98
513-251-001-000	18,115.00	72,475.00	A	$21.69	281.98
513-251-002-000	18,115.00	72,475.00	A	$21.69	281.98
513-251-003-000	18,115.00	72,475.00	A	$21.69	281.98
513-251-004-000	18,115.00	72,475.00	A	$21.69	281.98
513-252-001-000	11,800.00	47,200.00	A	$21.69	281.98
513-252-002-000	11,800.00	47,200.00	A	$21.69	281.98
513-252-003-000	12,403.00	49,614.00	A	$21.69	281.98
513-252-004-000	11,800.00	47,200.00	A	$21.69	281.98
513-256-001-000	4,073.00	16,305.00	A	$21.69	281.98
513-256-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-256-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-256-004-000	3,600.00	14,400.00	A	$21.69	281.98
513-257-001-000	14,505.00	58,024.00	A	$21.69	281.98
513-257-002-000	13,800.00	55,200.00	A	$21.69	281.98
513-257-003-000	13,800.00	55,200.00	A	$21.69	281.98
513-257-004-000	13,800.00	55,200.00	A	$21.69	281.98
513-263-011-000	7,000.00	28,000.00	A	$21.69	108.46
513-263-012-000	11,922.00	47,688.00	A	$21.69	108.46
513-263-013-000	2,200.00	8,800.00	A	$21.69	65.08
513-263-021-000	11,922.00	47,688.00	A	$21.69	108.46
513-263-022-000	11,922.00	47,688.00	A	$21.69	108.46
513-263-023-000	2,200.00	8,800.00	A	$21.69	65.08
513-263-031-000	7,000.00	28,000.00	A	$21.69	108.46
513-263-032-000	7,000.00	28,000.00	A	$21.69	108.46
513-263-033-000	2,200.00	8,800.00	A	$21.69	65.08
513-263-041-000	7,000.00	28,000.00	A	$21.69	108.46
513-263-042-000	7,000.00	28,000.00	A	$21.69	108.46
513-263-043-000	2,200.00	8,800.00	A	$21.69	65.08
513-400-001-000	12,488.00	37,470.00	A	$21.69	281.98
513-400-002-000	11,800.00	47,200.00	A	$21.69	281.98
513-400-003-000	11,800.00	47,200.00	A	$21.69	281.98
513-400-004-000	12,488.00	37,470.00	A	$21.69	281.98
513-404-001-000	4,204.00	16,818.00	A	$21.69	281.98
513-404-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-404-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-404-004-000	4,204.00	16,818.00	A	$21.69	281.98
513-408-001-000	10,511.00	42,047.00	A	$21.69	281.98
513-408-002-000	10,511.00	42,047.00	A	$21.69	281.98
513-408-003-000	10,511.00	42,047.00	A	$21.69	281.98
513-408-004-000	12,000.00	48,000.00	A	$21.69	281.98
513-414-001-000	6,400.00	25,600.00	A	$21.69	281.98
513-414-002-000	6,400.00	25,600.00	A	$21.69	281.98
513-414-003-000	7,072.00	28,290.00	A	$21.69	281.98
513-414-004-000	6,400.00	25,600.00	A	$21.69	281.98
513-416-001-000	3,600.00	14,400.00	A	$21.69	281.98
513-416-002-000	3,600.00	14,400.00	A	$21.69	281.98
513-416-003-000	3,600.00	14,400.00	A	$21.69	281.98
513-416-004-000	2,400.00	9,600.00	A	$21.69	281.98
513-418-001-000	4,600.00	18,400.00	A	$21.69	281.98
513-418-002-000	4,600.00	18,400.00	A	$21.69	281.98
513-418-003-000	4,930.00	19,727.00	A	$21.69	281.98
513-418-004-000	4,600.00	18,400.00	A	$21.69	281.98
514-100-011-000	2,400.00	9,600.00	A	$21.69	108.46
514-100-012-000	2,400.00	9,600.00	A	$21.69	108.46
514-100-013-000	1,000.00	4,000.00	A	$21.69	65.08
514-100-021-000	5,152.00	20,611.00	A	$21.69	108.46

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
514-100-022-000	2,787.00	10,077.00	A	$21.69	108.46
514-100-023-000	1,000.00	4,000.00	A	$21.69	65.08
514-100-031-000	2,400.00	9,600.00	A	$21.69	108.46
514-100-032-000	2,400.00	9,600.00	A	$21.69	108.46
514-100-033-000	1,000.00	4,000.00	A	$21.69	65.08
514-100-041-000	2,400.00	9,600.00	A	$21.69	108.46
514-100-042-000	2,400.00	9,600.00	A	$21.69	108.46
514-100-043-000	1,000.00	4,000.00	A	$21.69	65.08
514-102-001-000	4,751.00	19,021.00	A	$21.69	281.98
514-102-002-000	6,062.00	24,248.00	A	$21.69	281.98
514-102-003-000	4,200.00	16,800.00	A	$21.69	281.98
514-102-004-000	4,200.00	16,800.00	A	$21.69	281.98
514-103-001-000	4,800.00	19,200.00	A	$21.69	281.98
514-103-002-000	5,001.00	20,017.00	A	$21.69	281.98
514-103-003-000	5,044.00	20,181.00	A	$21.69	281.98
514-103-004-000	5,044.00	20,181.00	A	$21.69	281.98
514-104-001-000	4,200.00	16,800.00	A	$21.69	281.98
514-104-002-000	4,200.00	16,800.00	A	$21.69	281.98
514-104-003-000	4,810.00	19,247.00	A	$21.69	281.98
514-104-004-000	4,200.00	16,800.00	A	$21.69	281.98
514-105-001-000	5,255.00	21,023.00	A	$21.69	281.98
514-105-002-000	4,000.00	16,000.00	A	$21.69	281.98
514-105-003-000	4,000.00	16,000.00	A	$21.69	281.98
514-105-004-000	5,255.00	21,023.00	A	$21.69	281.98
514-106-001-000	5,826.00	17,485.00	A	$21.69	281.98
514-106-002-000	4,200.00	16,800.00	A	$21.69	281.98
514-106-003-000	4,200.00	16,800.00	A	$21.69	281.98
514-106-004-000	4,200.00	16,800.00	A	$21.69	281.98
514-107-001-000	4,000.00	16,000.00	A	$21.69	281.98
514-107-002-000	4,525.00	18,115.00	A	$21.69	281.98
514-107-003-000	4,000.00	16,000.00	A	$21.69	281.98
514-107-004-000	4,000.00	16,000.00	A	$21.69	281.98
514-108-011-000	20,786.00	83,167.00	A	$21.69	108.46
514-108-012-000	4,600.00	18,400.00	A	$21.69	108.46
514-108-013-000	1,300.00	5,200.00	A	$21.69	65.08
514-108-021-000	4,600.00	18,400.00	A	$21.69	108.46
514-108-022-000	4,600.00	18,400.00	A	$21.69	108.46
514-108-023-000	1,300.00	5,200.00	A	$21.69	65.08
514-108-031-000	4,200.00	16,800.00	A	$21.69	108.46
514-108-032-000	4,200.00	16,800.00	A	$21.69	108.46
514-108-033-000	1,300.00	5,200.00	A	$21.69	65.08
514-108-041-000	4,200.00	16,800.00	A	$21.69	108.46
514-108-042-000	4,200.00	16,800.00	A	$21.69	108.46
514-108-043-000	1,300.00	5,200.00	A	$21.69	65.08
514-109-001-000	4,106.00	16,429.00	A	$21.69	281.98
514-109-002-000	4,372.00	17,496.00	A	$21.69	281.98
514-109-003-000	4,000.00	16,000.00	A	$21.69	281.98
514-109-004-000	4,000.00	16,000.00	A	$21.69	281.98
514-110-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-110-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-110-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-110-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-113-001-000	11,200.00	44,800.00	A	$21.69	281.98
514-113-002-000	8,041.00	32,165.00	A	$21.69	281.98
514-113-003-000	8,409.00	33,636.00	A	$21.69	281.98
514-113-004-000	11,200.00	44,800.00	A	$21.69	281.98
514-114-001-000	10,000.00	40,000.00	A	$21.69	281.98
514-114-002-000	10,000.00	40,000.00	A	$21.69	281.98
514-114-003-000	10,000.00	40,000.00	A	$21.69	281.98
514-114-004-000	10,511.00	42,047.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
514-117-001-000	21,800.00	87,200.00	A	$21.69	281.98
514-117-002-000	31,092.00	124,374.00	A	$21.69	281.98
514-117-003-000	30,620.00	122,486.00	A	$21.69	281.98
514-117-004-000	21,800.00	87,200.00	A	$21.69	281.98
514-118-001-000	3,800.00	15,200.00	A	$21.69	281.98
514-118-002-000	3,800.00	15,200.00	A	$21.69	281.98
514-118-003-000	3,800.00	15,200.00	A	$21.69	281.98
514-118-004-000	3,800.00	15,200.00	A	$21.69	281.98
514-150-001-000	4,400.00	17,600.00	A	$21.69	281.98
514-150-002-000	4,545.00	18,197.00	A	$21.69	281.98
514-150-003-000	4,400.00	17,600.00	A	$21.69	281.98
514-150-004-000	4,978.00	19,928.00	A	$21.69	281.98
514-154-001-000	11,800.00	47,200.00	A	$21.69	281.98
514-154-002-000	12,508.00	50,051.00	A	$21.69	281.98
514-154-003-000	11,800.00	47,200.00	A	$21.69	281.98
514-154-004-000	11,800.00	47,200.00	A	$21.69	281.98
514-157-001-000	3,400.00	13,600.00	A	$21.69	281.98
514-157-002-000	3,846.00	15,398.00	A	$21.69	281.98
514-157-003-000	3,400.00	13,600.00	A	$21.69	281.98
514-157-004-000	3,400.00	13,600.00	A	$21.69	281.98
514-158-001-000	4,716.00	14,154.00	A	$21.69	281.98
514-158-002-000	3,400.00	13,600.00	A	$21.69	281.98
514-158-003-000	3,400.00	13,600.00	A	$21.69	281.98
514-158-004-000	3,400.00	13,600.00	A	$21.69	281.98
514-200-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-200-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-200-003-000	4,372.00	17,496.00	A	$21.69	281.98
514-200-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-201-001-000	3,800.00	15,200.00	A	$21.69	281.98
514-201-002-000	3,800.00	15,200.00	A	$21.69	281.98
514-201-003-000	3,800.00	15,200.00	A	$21.69	281.98
514-201-004-000	5,360.00	21,443.00	A	$21.69	281.98
514-202-001-000	3,644.00	14,580.00	A	$21.69	281.98
514-202-002-000	3,400.00	13,600.00	A	$21.69	281.98
514-202-003-000	3,644.00	14,580.00	A	$21.69	281.98
514-202-004-000	3,400.00	13,600.00	A	$21.69	281.98
514-203-001-000	13,600.00	54,400.00	A	$21.69	281.98
514-203-002-000	13,600.00	54,400.00	A	$21.69	281.98
514-203-003-000	13,600.00	54,400.00	A	$21.69	281.98
514-203-004-000	13,600.00	54,400.00	A	$21.69	281.98
514-204-001-000	6,564.00	26,270.00	A	$21.69	281.98
514-204-002-000	6,000.00	24,000.00	A	$21.69	281.98
514-204-003-000	6,000.00	24,000.00	A	$21.69	281.98
514-204-004-000	5,771.00	23,092.00	A	$21.69	281.98
514-209-001-000	13,600.00	54,400.00	A	$21.69	281.98
514-209-002-000	13,600.00	54,400.00	A	$21.69	281.98
514-209-003-000	13,033.00	52,137.00	A	$21.69	281.98
514-209-004-000	15,309.00	61,242.00	A	$21.69	281.98
514-210-001-000	11,562.00	46,251.00	A	$21.69	281.98
514-210-002-000	11,800.00	47,200.00	A	$21.69	281.98
514-210-003-000	11,800.00	47,200.00	A	$21.69	281.98
514-210-004-000	11,800.00	47,200.00	A	$21.69	281.98
514-211-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-211-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-211-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-211-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-214-001-000	3,400.00	13,600.00	A	$21.69	281.98
514-214-002-000	3,400.00	13,600.00	A	$21.69	281.98
514-214-003-000	3,400.00	13,600.00	A	$21.69	281.98
514-214-004-000	3,400.00	13,600.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
514-220-011-000	13,397.00	53,589.00	A	$21.69	108.46
514-220-012-000	14,152.00	56,611.00	A	$21.69	108.46
514-220-013-000	4,000.00	16,000.00	A	$21.69	65.08
514-220-021-000	15,011.00	60,061.00	A	$21.69	108.46
514-220-022-000	13,200.00	52,800.00	A	$21.69	108.46
514-220-023-000	4,000.00	16,000.00	A	$21.69	65.08
514-220-031-000	13,200.00	52,800.00	A	$21.69	108.46
514-220-032-000	13,200.00	52,800.00	A	$21.69	108.46
514-220-033-000	4,000.00	16,000.00	A	$21.69	65.08
514-220-041-000	13,200.00	52,800.00	A	$21.69	108.46
514-220-042-000	13,200.00	52,800.00	A	$21.69	108.46
514-220-043-000	4,000.00	16,000.00	A	$21.69	65.08
514-224-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-224-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-224-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-224-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-227-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-227-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-227-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-227-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-228-001-000	11,800.00	47,200.00	A	$21.69	281.98
514-228-002-000	11,800.00	47,200.00	A	$21.69	281.98
514-228-003-000	11,800.00	47,200.00	A	$21.69	281.98
514-228-004-000	11,800.00	47,200.00	A	$21.69	281.98
514-229-001-000	6,400.00	25,600.00	A	$21.69	281.98
514-229-002-000	6,400.00	25,600.00	A	$21.69	281.98
514-229-003-000	6,400.00	25,600.00	A	$21.69	281.98
514-229-004-000	8,409.00	33,636.00	A	$21.69	281.98
514-234-001-000	6,306.00	25,227.00	A	$21.69	281.98
514-234-002-000	6,000.00	24,000.00	A	$21.69	281.98
514-234-003-000	6,000.00	24,000.00	A	$21.69	281.98
514-234-004-000	6,000.00	24,000.00	A	$21.69	281.98
514-235-001-000	12,000.00	48,000.00	A	$21.69	281.98
514-235-002-000	12,000.00	48,000.00	A	$21.69	281.98
514-235-003-000	12,000.00	48,000.00	A	$21.69	281.98
514-235-004-000	12,000.00	48,000.00	A	$21.69	281.98
514-236-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-236-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-236-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-236-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-240-001-000	11,800.00	47,200.00	A	$21.69	281.98
514-240-002-000	12,736.00	50,963.00	A	$21.69	281.98
514-240-003-000	12,028.00	48,118.00	A	$21.69	281.98
514-240-004-000	10,000.00	40,000.00	A	$21.69	281.98
514-241-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-241-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-241-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-241-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-243-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-243-002-000	3,846.00	15,398.00	A	$21.69	281.98
514-243-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-243-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-246-011-000	7,000.00	28,000.00	A	$21.69	108.46
514-246-012-000	7,000.00	28,000.00	A	$21.69	108.46
514-246-013-000	2,200.00	8,800.00	A	$21.69	65.08
514-246-021-000	7,000.00	28,000.00	A	$21.69	108.46
514-246-022-000	11,113.00	44,455.00	A	$21.69	108.46
514-246-023-000	2,200.00	8,800.00	A	$21.69	65.08
514-246-031-000	7,000.00	28,000.00	A	$21.69	108.46
514-246-032-000	7,000.00	28,000.00	A	$21.69	108.46

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
514-246-033-000	2,200.00	8,800.00	A	$21.69	65.08
514-246-041-000	7,000.00	28,000.00	A	$21.69	108.46
514-246-042-000	7,000.00	28,000.00	A	$21.69	108.46
514-246-043-000	2,497.00	10,006.00	A	$21.69	65.08
514-247-001-000	4,883.00	19,539.00	A	$21.69	281.98
514-247-002-000	4,800.00	19,200.00	A	$21.69	281.98
514-247-003-000	4,800.00	19,200.00	A	$21.69	281.98
514-247-004-000	4,800.00	19,200.00	A	$21.69	281.98
514-249-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-249-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-249-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-249-004-000	4,287.00	17,153.00	A	$21.69	281.98
514-251-011-000	10,000.00	40,000.00	A	$21.69	108.46
514-251-012-000	11,370.00	45,501.00	A	$21.69	108.46
514-251-013-000	3,620.00	14,492.00	A	$21.69	65.08
514-251-021-000	7,600.00	30,400.00	A	$21.69	108.46
514-251-022-000	10,000.00	40,000.00	A	$21.69	108.46
514-251-023-000	3,200.00	12,800.00	A	$21.69	65.08
514-251-031-000	8,311.00	11,372.00	A	$21.69	108.46
514-251-032-000	10,000.00	40,000.00	A	$21.69	108.46
514-251-033-000	3,200.00	12,800.00	A	$21.69	65.08
514-251-041-000	8,311.00	33,245.00	A	$21.69	108.46
514-251-042-000	10,721.00	42,887.00	A	$21.69	108.46
514-251-043-000	3,200.00	12,800.00	A	$21.69	65.08
514-252-001-000	11,800.00	47,200.00	A	$21.69	281.98
514-252-002-000	11,800.00	47,200.00	A	$21.69	281.98
514-252-003-000	11,562.00	46,251.00	A	$21.69	281.98
514-252-004-000	11,800.00	47,200.00	A	$21.69	281.98
514-253-001-000	12,400.00	49,600.00	A	$21.69	281.98
514-253-002-000	12,400.00	49,600.00	A	$21.69	281.98
514-253-003-000	12,400.00	49,600.00	A	$21.69	281.98
514-253-004-000	12,400.00	49,600.00	A	$21.69	281.98
514-256-001-000	4,089.00	16,376.00	A	$21.69	281.98
514-256-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-256-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-256-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-258-001-000	4,200.00	16,800.00	A	$21.69	281.98
514-258-002-000	5,360.00	21,443.00	A	$21.69	281.98
514-258-003-000	4,200.00	16,800.00	A	$21.69	281.98
514-258-004-000	4,200.00	16,800.00	A	$21.69	281.98
514-260-001-000	4,200.00	16,800.00	A	$21.69	281.98
514-260-002-000	4,200.00	16,800.00	A	$21.69	281.98
514-260-003-000	4,200.00	16,800.00	A	$21.69	281.98
514-260-004-000	4,200.00	16,800.00	A	$21.69	281.98
514-262-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-262-002-000	3,600.00	14,400.00	A	$21.69	281.98
514-262-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-262-004-000	3,846.00	15,398.00	A	$21.69	281.98
514-263-001-000	12,160.00	48,642.00	A	$21.69	281.98
514-263-002-000	11,800.00	47,200.00	A	$21.69	281.98
514-263-003-000	11,800.00	47,200.00	A	$21.69	281.98
514-263-004-000	11,800.00	47,200.00	A	$21.69	281.98
514-400-011-000	7,213.00	28,855.00	A	$21.69	108.46
514-400-012-000	4,000.00	16,000.00	A	$21.69	108.46
514-400-013-000	1,400.00	5,600.00	A	$21.69	65.08
514-400-021-000	4,000.00	16,000.00	A	$21.69	108.46
514-400-022-000	4,000.00	16,000.00	A	$21.69	108.46
514-400-023-000	1,400.00	5,600.00	A	$21.69	65.08
514-400-031-000	7,213.00	28,855.00	A	$21.69	108.46
514-400-032-000	6,431.00	25,731.00	A	$21.69	108.46

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
514-400-033-000	1,400.00	5,600.00	A	$21.69	65.08
514-400-041-000	4,000.00	16,000.00	A	$21.69	108.46
514-400-042-000	4,000.00	16,000.00	A	$21.69	108.46
514-400-043-000	1,400.00	5,600.00	A	$21.69	65.08
514-408-001-000	12,000.00	48,000.00	A	$21.69	281.98
514-408-002-000	15,000.00	60,000.00	A	$21.69	281.98
514-408-003-000	10,511.00	42,047.00	A	$21.69	281.98
514-408-004-000	12,028.00	48,118.00	A	$21.69	281.98
514-414-001-000	6,400.00	25,600.00	A	$21.69	281.98
514-414-002-000	7,503.00	30,020.00	A	$21.69	281.98
514-414-003-000	6,400.00	25,600.00	A	$21.69	281.98
514-414-004-000	6,400.00	25,600.00	A	$21.69	281.98
514-416-001-000	3,600.00	14,400.00	A	$21.69	281.98
514-416-002-000	4,716.00	14,154.00	A	$21.69	281.98
514-416-003-000	3,600.00	14,400.00	A	$21.69	281.98
514-416-004-000	3,600.00	14,400.00	A	$21.69	281.98
514-418-001-000	4,600.00	18,400.00	A	$21.69	281.98
514-418-002-000	4,600.00	18,400.00	A	$21.69	281.98
514-418-003-000	4,600.00	18,400.00	A	$21.69	281.98
514-418-004-000	4,600.00	18,400.00	A	$21.69	281.98
515-100-011-000	1,050.00	4,204.00	A	$21.69	108.46
515-100-012-000	2,400.00	9,600.00	A	$21.69	108.46
515-100-013-000	1,050.00	4,204.00	A	$21.69	65.08
515-100-021-000	2,400.00	9,600.00	A	$21.69	108.46
515-100-022-000	2,400.00	9,600.00	A	$21.69	108.46
515-100-023-000	1,000.00	4,000.00	A	$21.69	65.08
515-100-031-000	2,400.00	9,600.00	A	$21.69	108.46
515-100-032-000	2,400.00	9,600.00	A	$21.69	108.46
515-100-033-000	1,000.00	4,000.00	A	$21.69	65.08
515-100-041-000	2,400.00	9,600.00	A	$21.69	108.46
515-100-042-000	2,400.00	9,600.00	A	$21.69	108.46
515-100-043-000	1,000.00	4,000.00	A	$21.69	65.08
515-102-001-000	4,200.00	16,800.00	A	$21.69	281.98
515-102-002-000	4,200.00	16,800.00	A	$21.69	281.98
515-102-003-000	4,200.00	16,800.00	A	$21.69	281.98
515-102-004-000	4,200.00	16,800.00	A	$21.69	281.98
515-103-001-000	4,800.00	19,200.00	A	$21.69	281.98
515-103-002-000	4,800.00	19,200.00	A	$21.69	281.98
515-103-003-000	4,800.00	19,200.00	A	$21.69	281.98
515-103-004-000	4,800.00	19,200.00	A	$21.69	281.98
515-104-001-000	4,751.00	19,021.00	A	$21.69	281.98
515-104-002-000	4,751.00	19,021.00	A	$21.69	281.98
515-104-003-000	4,200.00	16,800.00	A	$21.69	281.98
515-104-004-000	4,751.00	19,021.00	A	$21.69	281.98
515-105-001-000	5,255.00	21,023.00	A	$21.69	281.98
515-105-002-000	4,000.00	16,000.00	A	$21.69	281.98
515-105-003-000	4,000.00	16,000.00	A	$21.69	281.98
515-105-004-000	4,000.00	16,000.00	A	$21.69	281.98
515-106-001-000	6,183.00	24,733.00	A	$21.69	281.98
515-106-002-000	4,200.00	16,800.00	A	$21.69	281.98
515-106-003-000	4,740.00	18,962.00	A	$21.69	281.98
515-106-004-000	5,255.00	21,023.00	A	$21.69	281.98
515-107-001-000	4,000.00	16,000.00	A	$21.69	281.98
515-107-002-000	3,965.00	15,866.00	A	$21.69	281.98
515-107-003-000	5,152.00	20,611.00	A	$21.69	281.98
515-107-004-000	3,965.00	15,866.00	A	$21.69	281.98
515-108-001-000	16,600.00	66,400.00	A	$21.69	281.98
515-108-002-000	16,600.00	66,400.00	A	$21.69	281.98
515-108-003-000	16,600.00	66,400.00	A	$21.69	281.98
515-108-004-000	19,288.00	57,873.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
515-109-001-000	14,715.00	58,865.00	A	$21.69	281.98
515-109-002-000	14,145.00	56,580.00	A	$21.69	281.98
515-109-003-000	15,009.00	60,042.00	A	$21.69	281.98
515-109-004-000	13,000.00	52,000.00	A	$21.69	281.98
515-112-011-000	13,740.00	54,963.00	A	$21.69	108.46
515-112-012-000	13,600.00	54,400.00	A	$21.69	108.46
515-112-013-000	4,200.00	16,800.00	A	$21.69	65.08
515-112-021-000	13,600.00	54,400.00	A	$21.69	108.46
515-112-022-000	13,600.00	54,400.00	A	$21.69	108.46
515-112-023-000	4,773.00	19,107.00	A	$21.69	65.08
515-112-031-000	13,600.00	54,400.00	A	$21.69	108.46
515-112-032-000	13,600.00	54,400.00	A	$21.69	108.46
515-112-033-000	4,751.00	19,021.00	A	$21.69	65.08
515-112-041-000	13,600.00	54,400.00	A	$21.69	108.46
515-112-042-000	13,600.00	54,400.00	A	$21.69	108.46
515-112-043-000	5,468.00	21,872.00	A	$21.69	65.08
515-113-001-000	7,400.00	29,600.00	A	$21.69	281.98
515-113-002-000	7,932.00	31,735.00	A	$21.69	281.98
515-113-003-000	7,476.00	29,906.00	A	$21.69	281.98
515-113-004-000	7,400.00	29,600.00	A	$21.69	281.98
515-114-001-000	22,600.00	90,400.00	A	$21.69	281.98
515-114-002-000	22,600.00	90,400.00	A	$21.69	281.98
515-114-003-000	22,600.00	90,400.00	A	$21.69	281.98
515-114-004-000	22,600.00	90,400.00	A	$21.69	281.98
515-115-001-000	5,600.00	22,400.00	A	$21.69	281.98
515-115-002-000	7,768.00	23,314.00	A	$21.69	281.98
515-115-003-000	5,600.00	22,400.00	A	$21.69	281.98
515-115-004-000	6,003.00	24,016.00	A	$21.69	281.98
515-150-011-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-012-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-013-000	1,600.00	6,400.00	A	$21.69	65.08
515-150-021-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-022-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-023-000	1,600.00	6,400.00	A	$21.69	65.08
515-150-031-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-032-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-033-000	1,600.00	6,400.00	A	$21.69	65.08
515-150-041-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-042-000	3,800.00	15,200.00	A	$21.69	108.46
515-150-043-000	1,600.00	6,400.00	A	$21.69	65.08
515-152-001-000	8,325.00	24,979.00	A	$21.69	281.98
515-152-002-000	7,000.00	28,000.00	A	$21.69	281.98
515-152-003-000	7,000.00	28,000.00	A	$21.69	281.98
515-152-004-000	7,000.00	28,000.00	A	$21.69	281.98
515-226-011-000	1,400.00	5,600.00	A	$21.69	108.46
515-226-012-000	1,400.00	5,600.00	A	$21.69	108.46
515-226-013-000	440.00	1,760.00	A	$21.69	65.08
515-226-021-000	1,588.00	6,365.00	A	$21.69	108.46
515-226-022-000	1,400.00	5,600.00	A	$21.69	108.46
515-226-023-000	440.00	1,760.00	A	$21.69	65.08
515-226-031-000	1,400.00	5,600.00	A	$21.69	108.46
515-226-032-000	1,400.00	5,600.00	A	$21.69	108.46
515-226-033-000	440.00	1,760.00	A	$21.69	65.08
515-226-041-000	1,400.00	5,600.00	A	$21.69	108.46
515-226-042-000	1,400.00	5,600.00	A	$21.69	108.46
515-226-043-000	440.00	1,760.00	A	$21.69	65.08
515-227-001-000	3,910.00	15,652.00	A	$21.69	281.98
515-227-002-000	3,600.00	14,400.00	A	$21.69	281.98
515-227-003-000	3,600.00	14,400.00	A	$21.69	281.98
515-227-004-000	3,600.00	14,400.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
515-228-001-000	12,400.00	49,600.00	A	$21.69	281.98
515-228-002-000	12,400.00	49,600.00	A	$21.69	281.98
515-228-003-000	12,400.00	49,600.00	A	$21.69	281.98
515-228-004-000	12,400.00	49,600.00	A	$21.69	281.98
515-229-001-000	12,400.00	49,600.00	A	$21.69	281.98
515-229-002-000	12,400.00	49,600.00	A	$21.69	281.98
515-229-003-000	12,400.00	49,600.00	A	$21.69	281.98
515-229-004-000	12,400.00	49,600.00	A	$21.69	281.98
515-234-001-000	19,000.00	76,000.00	A	$21.69	281.98
515-234-002-000	23,000.00	92,000.00	A	$21.69	281.98
515-234-003-000	19,000.00	76,000.00	A	$21.69	281.98
515-234-004-000	19,000.00	76,000.00	A	$21.69	281.98
515-235-001-000	1,471.00	5,886.00	A	$21.69	281.98
515-235-002-000	19,000.00	76,000.00	A	$21.69	281.98
515-235-003-000	19,000.00	76,000.00	A	$21.69	281.98
515-235-004-000	23,000.00	92,000.00	A	$21.69	281.98
515-238-001-000	3,600.00	14,400.00	A	$21.69	281.98
515-238-002-000	3,600.00	14,400.00	A	$21.69	281.98
515-238-003-000	3,600.00	14,400.00	A	$21.69	281.98
515-238-004-000	3,600.00	14,400.00	A	$21.69	281.98
515-240-001-000	13,600.00	54,400.00	A	$21.69	281.98
515-240-002-000	13,600.00	54,400.00	A	$21.69	281.98
515-240-003-000	13,600.00	54,400.00	A	$21.69	281.98
515-240-004-000	13,600.00	54,400.00	A	$21.69	281.98
515-241-001-000	9,275.00	37,100.00	A	$21.69	281.98
515-241-002-000	3,600.00	14,400.00	A	$21.69	281.98
515-241-003-000	3,600.00	14,400.00	A	$21.69	281.98
515-241-004-000	4,000.00	16,000.00	A	$21.69	281.98
515-243-001-000	3,600.00	14,400.00	A	$21.69	281.98
515-243-002-000	3,600.00	14,400.00	A	$21.69	281.98
515-243-003-000	3,600.00	14,400.00	A	$21.69	281.98
515-243-004-000	3,600.00	14,400.00	A	$21.69	281.98
515-246-001-000	19,000.00	76,000.00	A	$21.69	281.98
515-246-002-000	17,496.00	69,991.00	A	$21.69	281.98
515-246-003-000	19,000.00	76,000.00	A	$21.69	281.98
515-246-004-000	19,000.00	76,000.00	A	$21.69	281.98
515-247-001-000	4,800.00	19,200.00	A	$21.69	281.98
515-247-002-000	4,800.00	19,200.00	A	$21.69	281.98
515-247-003-000	4,800.00	19,200.00	A	$21.69	281.98
515-247-004-000	4,800.00	19,200.00	A	$21.69	281.98
515-250-001-000	3,678.00	14,715.00	A	$21.69	281.98
515-250-002-000	3,600.00	14,400.00	A	$21.69	281.98
515-250-003-000	3,600.00	14,400.00	A	$21.69	281.98
515-250-004-000	3,600.00	14,400.00	A	$21.69	281.98
515-252-001-000	15,000.00	60,000.00	A	$21.69	281.98
515-252-002-000	15,000.00	60,000.00	A	$21.69	281.98
515-252-003-000	10,511.00	42,047.00	A	$21.69	281.98
515-252-004-000	11,101.00	44,411.00	A	$21.69	281.98
515-253-001-000	12,400.00	49,600.00	A	$21.69	281.98
515-253-002-000	12,400.00	49,600.00	A	$21.69	281.98
515-253-003-000	12,400.00	49,600.00	A	$21.69	281.98
515-253-004-000	12,400.00	49,600.00	A	$21.69	281.98
515-263-001-000	4,400.00	17,600.00	A	$21.69	281.98
515-263-002-000	4,400.00	17,600.00	A	$21.69	281.98
515-263-003-000	4,400.00	17,600.00	A	$21.69	281.98
515-263-004-000	4,400.00	17,600.00	A	$21.69	281.98
515-265-001-000	3,600.00	14,400.00	A	$21.69	281.98
515-265-002-000	3,600.00	14,400.00	A	$21.69	281.98
515-265-003-000	3,600.00	14,400.00	A	$21.69	281.98
515-265-004-000	3,600.00	14,400.00	A	$21.69	281.98

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-132-001-000	1,111.00	4,445.00	B	$32.22	32.22
526-132-002-000	1,359.00	5,453.00	B	$32.22	32.22
526-132-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-006-000	1,070.00	4,287.00	B	$32.22	32.22
526-132-007-000	2,000.00	8,000.00	B	$32.22	32.22
526-132-008-000	1,111.00	4,445.00	B	$32.22	32.22
526-132-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-011-000	1,274.00	5,936.00	B	$32.22	32.22
526-132-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-014-000	1,359.00	5,453.00	B	$32.22	32.22
526-132-016-000	480.00	1,920.00	B	$32.22	32.22
526-132-017-000	480.00	1,920.00	B	$32.22	32.22
526-132-018-000	480.00	1,920.00	B	$32.22	32.22
526-132-019-000	856.00	3,430.00	B	$32.22	32.22
526-132-020-000	703.00	2,832.00	B	$32.22	32.22
526-132-021-000	480.00	1,920.00	B	$32.22	32.22
526-132-022-000	480.00	1,920.00	B	$32.22	32.22
526-132-023-000	886.00	3,549.00	B	$32.22	32.22
526-132-024-000	800.00	3,200.00	B	$32.22	32.22
526-132-025-000	1,070.00	4,287.00	B	$32.22	32.22
526-132-026-000	800.00	3,200.00	B	$32.22	32.22
526-132-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-132-028-000	800.00	3,200.00	B	$32.22	32.22
526-132-029-000	800.00	3,200.00	B	$32.22	32.22
526-132-030-000	945.00	3,783.00	B	$32.22	32.22
526-132-031-000	886.00	3,549.00	B	$32.22	32.22
526-132-032-000	800.00	3,200.00	B	$32.22	32.22
526-132-033-000	945.00	3,783.00	B	$32.22	32.22
526-132-034-000	945.00	3,783.00	B	$32.22	32.22
526-132-035-000	927.00	3,710.00	B	$32.22	32.22
526-132-036-000	800.00	3,200.00	B	$32.22	32.22
526-132-037-000	800.00	3,200.00	B	$32.22	32.22
526-132-038-000	800.00	3,200.00	B	$32.22	32.22
526-132-039-000	909.00	3,637.00	B	$32.22	32.22
526-132-040-000	808.00	3,233.00	B	$32.22	32.22
526-132-041-000	808.00	3,233.00	B	$32.22	32.22
526-132-042-000	840.00	3,363.00	B	$32.22	32.22
526-132-043-000	480.00	1,920.00	B	$32.22	32.22
526-132-044-000	480.00	1,920.00	B	$32.22	32.22
526-132-045-000	480.00	1,920.00	B	$32.22	32.22
526-132-046-000	840.00	3,363.00	B	$32.22	32.22
526-132-047-000	480.00	1,920.00	B	$32.22	32.22
526-132-048-000	480.00	1,920.00	B	$32.22	32.22
526-132-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-132-050-000	1,133.00	4,534.00	B	$32.22	32.22
526-132-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-132-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-134-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-003-000	2,679.00	10,717.00	B	$32.22	32.22
526-134-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-007-000	4,089.00	16,376.00	B	$32.22	32.22
526-134-008-000	2,679.00	10,717.00	B	$32.22	32.22
526-134-009-000	2,943.00	11,772.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-134-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-134-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-016-000	900.00	3,600.00	B	$32.22	32.22
526-134-017-000	900.00	3,600.00	B	$32.22	32.22
526-134-018-000	1,014.00	4,073.00	B	$32.22	32.22
526-134-019-000	900.00	3,600.00	B	$32.22	32.22
526-134-020-000	900.00	3,600.00	B	$32.22	32.22
526-134-021-000	1,108.00	4,439.00	B	$32.22	32.22
526-134-022-000	900.00	3,600.00	B	$32.22	32.22
526-134-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-025-000	2,042.00	8,183.00	B	$32.22	32.22
526-134-026-000	2,036.00	8,164.00	B	$32.22	32.22
526-134-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-134-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-031-000	1,891.00	7,567.00	B	$32.22	32.22
526-134-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-037-000	1,965.00	7,876.00	B	$32.22	32.22
526-134-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-134-040-000	1,155.00	4,624.00	B	$32.22	32.22
526-134-041-000	900.00	3,600.00	B	$32.22	32.22
526-134-042-000	900.00	3,600.00	B	$32.22	32.22
526-134-043-000	900.00	3,600.00	B	$32.22	32.22
526-134-044-000	900.00	3,600.00	B	$32.22	32.22
526-134-045-000	1,236.00	4,946.00	B	$32.22	32.22
526-134-046-000	900.00	3,600.00	B	$32.22	32.22
526-134-047-000	1,394.00	5,577.00	B	$32.22	32.22
526-134-048-000	1,108.00	4,439.00	B	$32.22	32.22
526-134-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-134-051-000	4,740.00	18,962.00	B	$32.22	32.22
526-134-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-140-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-007-000	3,994.00	15,986.00	B	$32.22	32.22
526-140-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-011-000	2,142.00	8,576.00	B	$32.22	32.22
526-140-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-016-000	900.00	3,600.00	B	$32.22	32.22
526-140-017-000	1,155.00	4,624.00	B	$32.22	32.22
526-140-018-000	900.00	3,600.00	B	$32.22	32.22
526-140-019-000	1,108.00	4,439.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-140-020-000	996.00	3,994.00	B	$32.22	32.22
526-140-021-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-022-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-023-000	1,891.00	7,567.00	B	$32.22	32.22
526-140-024-000	1,720.00	6,880.00	B	$32.22	32.22
526-140-025-000	1,891.00	7,567.00	B	$32.22	32.22
526-140-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-140-028-000	1,638.00	6,560.00	B	$32.22	32.22
526-140-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-033-000	1,919.00	7,678.00	B	$32.22	32.22
526-140-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-035-000	1,774.00	7,102.00	B	$32.22	32.22
526-140-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-140-040-000	2,076.00	8,311.00	B	$32.22	32.22
526-140-041-000	900.00	3,600.00	B	$32.22	32.22
526-140-042-000	900.00	3,600.00	B	$32.22	32.22
526-140-043-000	900.00	3,600.00	B	$32.22	32.22
526-140-044-000	1,394.00	5,577.00	B	$32.22	32.22
526-140-045-000	900.00	3,600.00	B	$32.22	32.22
526-140-046-000	900.00	3,600.00	B	$32.22	32.22
526-140-047-000	967.00	3,893.00	B	$32.22	32.22
526-140-048-000	1,014.00	4,073.00	B	$32.22	32.22
526-140-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-140-051-000	5,028.00	20,121.00	B	$32.22	32.22
526-140-052-000	3,031.00	12,124.00	B	$32.22	32.22
526-141-001-000	2,943.00	11,772.00	B	$32.22	32.22
526-141-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-006-000	2,218.00	8,880.00	B	$32.22	32.22
526-141-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-141-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-015-000	900.00	3,600.00	B	$32.22	32.22
526-141-016-000	900.00	3,600.00	B	$32.22	32.22
526-141-017-000	1,014.00	4,073.00	B	$32.22	32.22
526-141-018-000	900.00	3,600.00	B	$32.22	32.22
526-141-019-000	856.00	3,430.00	B	$32.22	32.22
526-141-020-000	900.00	3,600.00	B	$32.22	32.22
526-141-021-000	900.00	3,600.00	B	$32.22	32.22
526-141-022-000	900.00	3,600.00	B	$32.22	32.22
526-141-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-027-000	2,571.00	10,291.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-141-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-030-000	1,815.00	7,276.00	B	$32.22	32.22
526-141-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-034-000	1,842.00	7,375.00	B	$32.22	32.22
526-141-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-038-000	1,774.00	7,102.00	B	$32.22	32.22
526-141-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-141-040-000	900.00	3,600.00	B	$32.22	32.22
526-141-041-000	1,135.00	4,544.00	B	$32.22	32.22
526-141-042-000	900.00	3,600.00	B	$32.22	32.22
526-141-043-000	900.00	3,600.00	B	$32.22	32.22
526-141-044-000	900.00	3,600.00	B	$32.22	32.22
526-141-045-000	900.00	3,600.00	B	$32.22	32.22
526-141-046-000	1,236.00	4,946.00	B	$32.22	32.22
526-141-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-141-048-000	1,394.00	5,577.00	B	$32.22	32.22
526-141-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-141-050-000	2,679.00	10,717.00	B	$32.22	32.22
526-141-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-141-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-142-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-002-000	2,218.00	8,880.00	B	$32.22	32.22
526-142-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-007-000	4,073.00	16,305.00	B	$32.22	32.22
526-142-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-011-000	2,218.00	8,880.00	B	$32.22	32.22
526-142-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-013-000	2,142.00	8,576.00	B	$32.22	32.22
526-142-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-016-000	900.00	3,600.00	B	$32.22	32.22
526-142-017-000	900.00	3,600.00	B	$32.22	32.22
526-142-018-000	900.00	3,600.00	B	$32.22	32.22
526-142-019-000	1,394.00	5,577.00	B	$32.22	32.22
526-142-020-000	900.00	3,600.00	B	$32.22	32.22
526-142-021-000	900.00	3,600.00	B	$32.22	32.22
526-142-022-000	900.00	3,600.00	B	$32.22	32.22
526-142-023-000	1,760.00	7,040.00	B	$32.22	32.22
526-142-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-142-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-030-000	1,891.00	7,567.00	B	$32.22	32.22
526-142-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-036-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-142-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-142-040-000	900.00	3,600.00	B	$32.22	32.22
526-142-041-000	900.00	3,600.00	B	$32.22	32.22
526-142-042-000	900.00	3,600.00	B	$32.22	32.22
526-142-043-000	987.00	3,970.00	B	$32.22	32.22
526-142-044-000	856.00	3,430.00	B	$32.22	32.22
526-142-045-000	1,155.00	4,624.00	B	$32.22	32.22
526-142-046-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-047-000	900.00	3,600.00	B	$32.22	32.22
526-142-048-000	900.00	3,600.00	B	$32.22	32.22
526-142-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-142-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-142-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-143-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-002-000	2,487.00	9,962.00	B	$32.22	32.22
526-143-003-000	2,679.00	10,717.00	B	$32.22	32.22
526-143-004-000	2,487.00	9,962.00	B	$32.22	32.22
526-143-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-007-000	3,710.00	14,840.00	B	$32.22	32.22
526-143-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-013-000	2,218.00	8,880.00	B	$32.22	32.22
526-143-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-015-000	900.00	3,600.00	B	$32.22	32.22
526-143-016-000	1,135.00	4,544.00	B	$32.22	32.22
526-143-017-000	900.00	3,600.00	B	$32.22	32.22
526-143-018-000	900.00	3,600.00	B	$32.22	32.22
526-143-019-000	856.00	3,430.00	B	$32.22	32.22
526-143-020-000	900.00	3,600.00	B	$32.22	32.22
526-143-021-000	900.00	3,600.00	B	$32.22	32.22
526-143-022-000	900.00	3,600.00	B	$32.22	32.22
526-143-023-000	2,123.00	8,515.00	B	$32.22	32.22
526-143-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-027-000	2,424.00	9,699.00	B	$32.22	32.22
526-143-028-000	1,919.00	7,678.00	B	$32.22	32.22
526-143-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-143-040-000	900.00	3,600.00	B	$32.22	32.22
526-143-041-000	900.00	3,600.00	B	$32.22	32.22
526-143-042-000	967.00	3,893.00	B	$32.22	32.22
526-143-043-000	900.00	3,600.00	B	$32.22	32.22
526-143-044-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-143-045-000	900.00	3,600.00	B	$32.22	32.22
526-143-046-000	900.00	3,600.00	B	$32.22	32.22
526-143-047-000	900.00	3,600.00	B	$32.22	32.22
526-143-048-000	900.00	3,600.00	B	$32.22	32.22
526-143-049-000	2,943.00	11,772.00	B	$32.22	32.22
526-143-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-143-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-143-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-148-001-000	2,943.00	11,772.00	B	$32.22	32.22
526-148-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-004-000	2,547.00	10,206.00	B	$32.22	32.22
526-148-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-148-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-016-000	900.00	3,600.00	B	$32.22	32.22
526-148-017-000	900.00	3,600.00	B	$32.22	32.22
526-148-018-000	900.00	3,600.00	B	$32.22	32.22
526-148-019-000	900.00	3,600.00	B	$32.22	32.22
526-148-020-000	1,236.00	4,946.00	B	$32.22	32.22
526-148-021-000	900.00	3,600.00	B	$32.22	32.22
526-148-022-000	996.00	3,994.00	B	$32.22	32.22
526-148-023-000	1,958.00	7,832.00	B	$32.22	32.22
526-148-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-026-000	1,734.00	6,957.00	B	$32.22	32.22
526-148-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-148-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-032-000	1,919.00	7,678.00	B	$32.22	32.22
526-148-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-034-000	1,760.00	7,040.00	B	$32.22	32.22
526-148-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-036-000	1,928.00	7,718.00	B	$32.22	32.22
526-148-037-000	1,842.00	7,375.00	B	$32.22	32.22
526-148-038-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-148-040-000	856.00	3,430.00	B	$32.22	32.22
526-148-041-000	996.00	3,994.00	B	$32.22	32.22
526-148-042-000	900.00	3,600.00	B	$32.22	32.22
526-148-043-000	900.00	3,600.00	B	$32.22	32.22
526-148-044-000	900.00	3,600.00	B	$32.22	32.22
526-148-045-000	1,014.00	4,073.00	B	$32.22	32.22
526-148-046-000	900.00	3,600.00	B	$32.22	32.22
526-148-047-000	900.00	3,600.00	B	$32.22	32.22
526-148-048-000	900.00	3,600.00	B	$32.22	32.22
526-148-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-148-051-000	5,106.00	20,427.00	B	$32.22	32.22
526-148-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-149-001-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-149-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-149-008-000	2,218.00	8,880.00	B	$32.22	32.22
526-149-009-000	2,547.00	10,206.00	B	$32.22	32.22
526-149-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-011-000	2,142.00	8,576.00	B	$32.22	32.22
526-149-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-016-000	900.00	3,600.00	B	$32.22	32.22
526-149-017-000	900.00	3,600.00	B	$32.22	32.22
526-149-018-000	905.00	3,635.00	B	$32.22	32.22
526-149-019-000	900.00	3,600.00	B	$32.22	32.22
526-149-020-000	900.00	3,600.00	B	$32.22	32.22
526-149-021-000	900.00	3,600.00	B	$32.22	32.22
526-149-022-000	900.00	3,600.00	B	$32.22	32.22
526-149-023-000	1,720.00	6,880.00	B	$32.22	32.22
526-149-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-027-000	2,571.00	10,291.00	B	$32.22	32.22
526-149-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-029-000	1,965.00	7,876.00	B	$32.22	32.22
526-149-030-000	1,774.00	7,768.00	B	$32.22	32.22
526-149-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-032-000	1,958.00	7,832.00	B	$32.22	32.22
526-149-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-036-000	1,919.00	7,678.00	B	$32.22	32.22
526-149-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-149-040-000	900.00	3,600.00	B	$32.22	32.22
526-149-041-000	1,108.00	4,439.00	B	$32.22	32.22
526-149-042-000	987.00	3,970.00	B	$32.22	32.22
526-149-043-000	1,155.00	4,624.00	B	$32.22	32.22
526-149-044-000	967.00	3,893.00	B	$32.22	32.22
526-149-045-000	1,014.00	4,073.00	B	$32.22	32.22
526-149-046-000	1,421.00	5,688.00	B	$32.22	32.22
526-149-047-000	900.00	3,600.00	B	$32.22	32.22
526-149-048-000	1,394.00	5,577.00	B	$32.22	32.22
526-149-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-149-051-000	5,332.00	21,346.00	B	$32.22	32.22
526-149-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-150-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-003-000	2,547.00	10,206.00	B	$32.22	32.22
526-150-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-150-008-000	2,626.00	10,507.00	B	$32.22	32.22
526-150-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-010-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-150-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-016-000	900.00	3,600.00	B	$32.22	32.22
526-150-017-000	1,135.00	4,544.00	B	$32.22	32.22
526-150-018-000	900.00	3,600.00	B	$32.22	32.22
526-150-019-000	1,394.00	5,577.00	B	$32.22	32.22
526-150-020-000	900.00	3,600.00	B	$32.22	32.22
526-150-021-000	1,108.00	4,439.00	B	$32.22	32.22
526-150-022-000	900.00	3,600.00	B	$32.22	32.22
526-150-023-000	1,958.00	7,832.00	B	$32.22	32.22
526-150-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-150-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-030-000	1,815.00	7,276.00	B	$32.22	32.22
526-150-031-000	1,638.00	6,560.00	B	$32.22	32.22
526-150-032-000	1,958.00	7,832.00	B	$32.22	32.22
526-150-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-150-039-000	1,815.00	7,276.00	B	$32.22	32.22
526-150-040-000	1,135.00	4,544.00	B	$32.22	32.22
526-150-041-000	987.00	3,970.00	B	$32.22	32.22
526-150-042-000	900.00	3,600.00	B	$32.22	32.22
526-150-043-000	900.00	3,600.00	B	$32.22	32.22
526-150-044-000	900.00	3,600.00	B	$32.22	32.22
526-150-045-000	900.00	3,600.00	B	$32.22	32.22
526-150-046-000	900.00	3,600.00	B	$32.22	32.22
526-150-047-000	900.00	3,600.00	B	$32.22	32.22
526-150-048-000	900.00	3,600.00	B	$32.22	32.22
526-150-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-150-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-150-052-000	6,122.00	24,496.00	B	$32.22	32.22
526-151-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-151-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-016-000	900.00	3,600.00	B	$32.22	32.22
526-151-017-000	900.00	3,600.00	B	$32.22	32.22
526-151-018-000	900.00	3,600.00	B	$32.22	32.22
526-151-019-000	856.00	3,430.00	B	$32.22	32.22
526-151-020-000	1,014.00	4,073.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-151-021-000	900.00	3,600.00	B	$32.22	32.22
526-151-022-000	900.00	3,600.00	B	$32.22	32.22
526-151-023-000	1,928.00	7,718.00	B	$32.22	32.22
526-151-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-151-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-033-000	1,958.00	7,832.00	B	$32.22	32.22
526-151-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-037-000	1,842.00	7,375.00	B	$32.22	32.22
526-151-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-151-040-000	1,108.00	4,439.00	B	$32.22	32.22
526-151-041-000	900.00	3,600.00	B	$32.22	32.22
526-151-042-000	900.00	3,600.00	B	$32.22	32.22
526-151-043-000	900.00	3,600.00	B	$32.22	32.22
526-151-044-000	1,135.00	4,544.00	B	$32.22	32.22
526-151-045-000	987.00	3,970.00	B	$32.22	32.22
526-151-046-000	900.00	3,600.00	B	$32.22	32.22
526-151-047-000	900.00	3,600.00	B	$32.22	32.22
526-151-048-000	900.00	3,600.00	B	$32.22	32.22
526-151-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-151-051-000	5,001.00	20,017.00	B	$32.22	32.22
526-151-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-156-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-005-000	2,142.00	8,576.00	B	$32.22	32.22
526-156-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-156-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-009-000	2,547.00	10,206.00	B	$32.22	32.22
526-156-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-012-000	2,487.00	9,962.00	B	$32.22	32.22
526-156-013-000	2,142.00	8,576.00	B	$32.22	32.22
526-156-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-016-000	900.00	3,600.00	B	$32.22	32.22
526-156-017-000	900.00	3,600.00	B	$32.22	32.22
526-156-018-000	856.00	3,430.00	B	$32.22	32.22
526-156-019-000	900.00	3,600.00	B	$32.22	32.22
526-156-020-000	987.00	3,970.00	B	$32.22	32.22
526-156-021-000	900.00	3,600.00	B	$32.22	32.22
526-156-022-000	900.00	3,600.00	B	$32.22	32.22
526-156-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-027-000	3,180.00	12,736.00	B	$32.22	32.22
526-156-028-000	1,919.00	7,678.00	B	$32.22	32.22
526-156-029-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-156-030-000	1,928.00	7,718.00	B	$32.22	32.22
526-156-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-032-000	1,958.00	7,832.00	B	$32.22	32.22
526-156-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-034-000	1,891.00	7,567.00	B	$32.22	32.22
526-156-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-156-040-000	1,014.00	4,073.00	B	$32.22	32.22
526-156-041-000	1,108.00	4,439.00	B	$32.22	32.22
526-156-042-000	900.00	3,600.00	B	$32.22	32.22
526-156-043-000	900.00	3,600.00	B	$32.22	32.22
526-156-044-000	900.00	3,600.00	B	$32.22	32.22
526-156-045-000	1,108.00	4,439.00	B	$32.22	32.22
526-156-046-000	900.00	3,600.00	B	$32.22	32.22
526-156-047-000	987.00	3,970.00	B	$32.22	32.22
526-156-048-000	900.00	3,600.00	B	$32.22	32.22
526-156-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-156-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-156-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-158-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-003-000	1,260.00	5,044.00	B	$32.22	32.22
526-158-004-000	1,111.00	4,445.00	B	$32.22	32.22
526-158-005-000	1,111.00	4,445.00	B	$32.22	32.22
526-158-006-000	1,200.00	4,800.00	B	$32.22	32.22
526-158-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-158-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-016-000	480.00	1,920.00	B	$32.22	32.22
526-158-017-000	796.00	3,194.00	B	$32.22	32.22
526-158-018-000	665.00	2,687.00	B	$32.22	32.22
526-158-019-000	480.00	1,920.00	B	$32.22	32.22
526-158-020-000	480.00	1,920.00	B	$32.22	32.22
526-158-021-000	480.00	1,920.00	B	$32.22	32.22
526-158-022-000	480.00	1,920.00	B	$32.22	32.22
526-158-023-000	800.00	3,200.00	B	$32.22	32.22
526-158-024-000	800.00	3,200.00	B	$32.22	32.22
526-158-025-000	800.00	3,200.00	B	$32.22	32.22
526-158-026-000	927.00	3,710.00	B	$32.22	32.22
526-158-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-158-028-000	905.00	3,635.00	B	$32.22	32.22
526-158-029-000	800.00	3,200.00	B	$32.22	32.22
526-158-030-000	800.00	3,200.00	B	$32.22	32.22
526-158-031-000	800.00	3,200.00	B	$32.22	32.22
526-158-032-000	800.00	3,200.00	B	$32.22	32.22
526-158-033-000	909.00	3,637.00	B	$32.22	32.22
526-158-034-000	800.00	3,200.00	B	$32.22	32.22
526-158-035-000	1,019.00	4,089.00	B	$32.22	32.22
526-158-036-000	1,070.00	4,287.00	B	$32.22	32.22
526-158-037-000	909.00	3,637.00	B	$32.22	32.22
526-158-038-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-158-039-000	800.00	3,200.00	B	$32.22	32.22
526-158-040-000	808.00	3,233.00	B	$32.22	32.22
526-158-041-000	480.00	1,920.00	B	$32.22	32.22
526-158-042-000	450.00	1,815.00	B	$32.22	32.22
526-158-043-000	665.00	2,687.00	B	$32.22	32.22
526-158-044-000	480.00	1,920.00	B	$32.22	32.22
526-158-045-000	480.00	1,920.00	B	$32.22	32.22
526-158-046-000	840.00	3,363.00	B	$32.22	32.22
526-158-047-000	480.00	1,920.00	B	$32.22	32.22
526-158-048-000	480.00	1,920.00	B	$32.22	32.22
526-158-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-158-050-000	1,133.00	4,534.00	B	$32.22	32.22
526-158-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-158-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-162-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-162-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-016-000	1,108.00	4,439.00	B	$32.22	32.22
526-162-017-000	900.00	3,600.00	B	$32.22	32.22
526-162-018-000	900.00	3,600.00	B	$32.22	32.22
526-162-019-000	900.00	3,600.00	B	$32.22	32.22
526-162-020-000	1,155.00	4,624.00	B	$32.22	32.22
526-162-021-000	900.00	3,600.00	B	$32.22	32.22
526-162-022-000	900.00	3,600.00	B	$32.22	32.22
526-162-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-162-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-029-000	1,774.00	7,102.00	B	$32.22	32.22
526-162-030-000	2,033.00	8,151.00	B	$32.22	32.22
526-162-031-000	1,774.00	7,102.00	B	$32.22	32.22
526-162-032-000	1,958.00	7,832.00	B	$32.22	32.22
526-162-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-036-000	1,842.00	7,375.00	B	$32.22	32.22
526-162-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-162-040-000	1,014.00	4,073.00	B	$32.22	32.22
526-162-041-000	900.00	3,600.00	B	$32.22	32.22
526-162-042-000	900.00	3,600.00	B	$32.22	32.22
526-162-043-000	900.00	3,600.00	B	$32.22	32.22
526-162-044-000	900.00	3,600.00	B	$32.22	32.22
526-162-045-000	900.00	3,600.00	B	$32.22	32.22
526-162-046-000	900.00	3,600.00	B	$32.22	32.22
526-162-047-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-162-048-000	1,108.00	4,439.00	B	$32.22	32.22
526-162-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-162-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-162-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-164-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-004-000	1,133.00	4,534.00	B	$32.22	32.22
526-164-005-000	1,111.00	4,445.00	B	$32.22	32.22
526-164-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-164-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-016-000	480.00	1,920.00	B	$32.22	32.22
526-164-017-000	480.00	1,920.00	B	$32.22	32.22
526-164-018-000	535.00	2,142.00	B	$32.22	32.22
526-164-019-000	840.00	3,363.00	B	$32.22	32.22
526-164-020-000	480.00	1,920.00	B	$32.22	32.22
526-164-021-000	480.00	1,920.00	B	$32.22	32.22
526-164-022-000	480.00	1,920.00	B	$32.22	32.22
526-164-023-000	800.00	3,200.00	B	$32.22	32.22
526-164-024-000	1,070.00	4,287.00	B	$32.22	32.22
526-164-025-000	800.00	3,200.00	B	$32.22	32.22
526-164-026-000	800.00	3,200.00	B	$32.22	32.22
526-164-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-164-028-000	800.00	3,200.00	B	$32.22	32.22
526-164-029-000	800.00	3,200.00	B	$32.22	32.22
526-164-030-000	800.00	3,200.00	B	$32.22	32.22
526-164-031-000	800.00	3,200.00	B	$32.22	32.22
526-164-032-000	800.00	3,200.00	B	$32.22	32.22
526-164-033-000	800.00	3,200.00	B	$32.22	32.22
526-164-034-000	1,070.00	4,287.00	B	$32.22	32.22
526-164-035-000	800.00	3,200.00	B	$32.22	32.22
526-164-036-000	800.00	3,200.00	B	$32.22	32.22
526-164-037-000	800.00	3,200.00	B	$32.22	32.22
526-164-038-000	800.00	3,200.00	B	$32.22	32.22
526-164-039-000	800.00	3,200.00	B	$32.22	32.22
526-164-040-000	480.00	1,920.00	B	$32.22	32.22
526-164-041-000	840.00	3,363.00	B	$32.22	32.22
526-164-042-000	480.00	1,920.00	B	$32.22	32.22
526-164-043-000	480.00	1,920.00	B	$32.22	32.22
526-164-044-000	480.00	1,920.00	B	$32.22	32.22
526-164-045-000	538.00	2,170.00	B	$32.22	32.22
526-164-046-000	665.00	2,687.00	B	$32.22	32.22
526-164-047-000	665.00	2,687.00	B	$32.22	32.22
526-164-048-000	811.00	3,258.00	B	$32.22	32.22
526-164-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-164-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-164-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-165-001-000	1,111.00	4,445.00	B	$32.22	32.22
526-165-002-000	1,111.00	4,445.00	B	$32.22	32.22
526-165-003-000	1,133.00	4,534.00	B	$32.22	32.22
526-165-004-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-165-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-165-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-012-000	1,260.00	5,044.00	B	$32.22	32.22
526-165-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-016-000	480.00	1,920.00	B	$32.22	32.22
526-165-017-000	808.00	3,233.00	B	$32.22	32.22
526-165-018-000	480.00	1,920.00	B	$32.22	32.22
526-165-019-000	811.00	3,258.00	B	$32.22	32.22
526-165-020-000	840.00	3,363.00	B	$32.22	32.22
526-165-021-000	480.00	1,920.00	B	$32.22	32.22
526-165-022-000	840.00	3,363.00	B	$32.22	32.22
526-165-023-000	800.00	3,200.00	B	$32.22	32.22
526-165-024-000	800.00	3,200.00	B	$32.22	32.22
526-165-025-000	800.00	3,200.00	B	$32.22	32.22
526-165-026-000	927.00	3,710.00	B	$32.22	32.22
526-165-027-000	2,571.00	10,291.00	B	$32.22	32.22
526-165-028-000	800.00	3,200.00	B	$32.22	32.22
526-165-029-000	800.00	3,200.00	B	$32.22	32.22
526-165-030-000	800.00	3,200.00	B	$32.22	32.22
526-165-031-000	800.00	3,200.00	B	$32.22	32.22
526-165-032-000	927.00	3,710.00	B	$32.22	32.22
526-165-033-000	800.00	3,200.00	B	$32.22	32.22
526-165-034-000	800.00	3,200.00	B	$32.22	32.22
526-165-035-000	800.00	3,200.00	B	$32.22	32.22
526-165-036-000	800.00	3,200.00	B	$32.22	32.22
526-165-037-000	800.00	3,200.00	B	$32.22	32.22
526-165-038-000	800.00	3,200.00	B	$32.22	32.22
526-165-039-000	800.00	3,200.00	B	$32.22	32.22
526-165-040-000	480.00	1,920.00	B	$32.22	32.22
526-165-041-000	480.00	1,920.00	B	$32.22	32.22
526-165-042-000	480.00	1,920.00	B	$32.22	32.22
526-165-043-000	480.00	1,920.00	B	$32.22	32.22
526-165-044-000	480.00	1,920.00	B	$32.22	32.22
526-165-045-000	535.00	2,142.00	B	$32.22	32.22
526-165-046-000	538.00	2,170.00	B	$32.22	32.22
526-165-047-000	824.00	3,297.00	B	$32.22	32.22
526-165-048-000	538.00	2,170.00	B	$32.22	32.22
526-165-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-165-051-000	2,521.00	10,090.00	B	$32.22	32.22
526-165-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-167-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-005-000	1,070.00	4,287.00	B	$32.22	32.22
526-167-006-000	1,070.00	4,287.00	B	$32.22	32.22
526-167-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-167-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-009-000	1,200.00	4,800.00	B	$32.22	32.22
526-167-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-013-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-167-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-167-016-000	665.00	2,687.00	B	$32.22	32.22
526-167-017-000	480.00	1,920.00	B	$32.22	32.22
526-167-018-000	480.00	1,920.00	B	$32.22	32.22
526-167-019-000	811.00	3,258.00	B	$32.22	32.22
526-167-020-000	811.00	3,258.00	B	$32.22	32.22
526-167-021-000	480.00	1,920.00	B	$32.22	32.22
526-167-022-000	824.00	3,297.00	B	$32.22	32.22
526-167-023-000	800.00	3,200.00	B	$32.22	32.22
526-167-024-000	1,070.00	4,287.00	B	$32.22	32.22
526-167-025-000	800.00	3,200.00	B	$32.22	32.22
526-167-026-000	800.00	3,200.00	B	$32.22	32.22
526-167-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-167-028-000	800.00	3,200.00	B	$32.22	32.22
526-167-029-000	800.00	3,200.00	B	$32.22	32.22
526-167-030-000	1,019.00	4,089.00	B	$32.22	32.22
526-167-031-000	800.00	3,200.00	B	$32.22	32.22
526-167-032-000	902.00	3,620.00	B	$32.22	32.22
526-167-033-000	927.00	3,710.00	B	$32.22	32.22
526-167-034-000	900.00	3,600.00	B	$32.22	32.22
526-167-035-000	945.00	3,783.00	B	$32.22	32.22
526-167-036-000	945.00	3,783.00	B	$32.22	32.22
526-167-037-000	800.00	3,200.00	B	$32.22	32.22
526-167-038-000	800.00	3,200.00	B	$32.22	32.22
526-167-039-000	800.00	3,200.00	B	$32.22	32.22
526-167-040-000	480.00	1,920.00	B	$32.22	32.22
526-167-041-000	480.00	1,920.00	B	$32.22	32.22
526-167-042-000	480.00	1,920.00	B	$32.22	32.22
526-167-043-000	480.00	1,920.00	B	$32.22	32.22
526-167-044-000	840.00	3,363.00	B	$32.22	32.22
526-167-045-000	703.00	2,832.00	B	$32.22	32.22
526-167-046-000	480.00	1,920.00	B	$32.22	32.22
526-167-047-000	480.00	1,920.00	B	$32.22	32.22
526-167-048-000	480.00	1,920.00	B	$32.22	32.22
526-167-049-000	1,070.00	4,287.00	B	$32.22	32.22
526-167-050-000	1,581.00	6,337.00	B	$32.22	32.22
526-167-051-000	2,521.00	10,090.00	B	$32.22	32.22
526-167-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-169-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-003-000	1,884.00	9,212.00	B	$32.22	32.22
526-169-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-169-008-000	2,626.00	10,507.00	B	$32.22	32.22
526-169-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-010-000	2,218.00	8,880.00	B	$32.22	32.22
526-169-011-000	2,943.00	11,772.00	B	$32.22	32.22
526-169-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-013-000	2,185.00	8,747.00	B	$32.22	32.22
526-169-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-169-016-000	1,155.00	4,624.00	B	$32.22	32.22
526-169-017-000	900.00	3,600.00	B	$32.22	32.22
526-169-018-000	900.00	3,600.00	B	$32.22	32.22
526-169-019-000	900.00	3,600.00	B	$32.22	32.22
526-169-020-000	900.00	3,600.00	B	$32.22	32.22
526-169-021-000	900.00	3,600.00	B	$32.22	32.22
526-169-022-000	900.00	3,600.00	B	$32.22	32.22
526-169-023-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-169-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-026-000	1,815.00	7,276.00	B	$32.22	32.22
526-169-027-000	2,571.00	10,291.00	B	$32.22	32.22
526-169-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-029-000	1,965.00	7,876.00	B	$32.22	32.22
526-169-030-000	1,965.00	7,876.00	B	$32.22	32.22
526-169-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-032-000	1,965.00	7,876.00	B	$32.22	32.22
526-169-033-000	1,891.00	7,567.00	B	$32.22	32.22
526-169-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-035-000	2,123.00	8,515.00	B	$32.22	32.22
526-169-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-169-040-000	967.00	3,893.00	B	$32.22	32.22
526-169-041-000	900.00	3,600.00	B	$32.22	32.22
526-169-042-000	900.00	3,600.00	B	$32.22	32.22
526-169-043-000	900.00	3,600.00	B	$32.22	32.22
526-169-044-000	987.00	3,970.00	B	$32.22	32.22
526-169-045-000	905.00	3,635.00	B	$32.22	32.22
526-169-046-000	1,155.00	4,624.00	B	$32.22	32.22
526-169-047-000	900.00	3,600.00	B	$32.22	32.22
526-169-048-000	900.00	3,600.00	B	$32.22	32.22
526-169-049-000	2,487.00	9,962.00	B	$32.22	32.22
526-169-050-000	2,000.00	8,000.00	B	$32.22	32.22
526-169-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-169-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-200-001-000	57,086.00	228,360.00	B	$32.22	1,643.22
526-201-001-000	57,086.00	228,360.00	B	$32.22	1,643.22
526-203-001-000	57,548.00	230,218.00	B	$32.22	1,675.44
526-205-001-000	57,548.00	230,218.00	B	$32.22	1,675.44
526-206-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
526-207-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
526-212-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
526-213-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
526-214-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
526-215-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-002-510	1,100.00	4,400.00	B	$32.22	16.12
526-215-002-520	1,100.00	4,400.00	B	$32.22	16.12
526-215-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-004-510	824.00	3,297.00	B	$32.22	16.12
526-215-004-520	1,100.00	4,400.00	B	$32.22	16.12
526-215-005-510	1,100.00	4,400.00	B	$32.22	16.12
526-215-005-520	1,100.00	4,400.00	B	$32.22	16.12
526-215-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-215-008-000	2,487.00	9,962.00	B	$32.22	32.22
526-215-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-015-000	900.00	3,600.00	B	$32.22	32.22
526-215-016-000	905.00	3,635.00	B	$32.22	32.22
526-215-017-000	900.00	3,600.00	B	$32.22	32.22
526-215-018-000	1,092.00	4,372.00	B	$32.22	32.22
526-215-019-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-215-020-000	1,014.00	4,073.00	B	$32.22	32.22
526-215-021-000	900.00	3,600.00	B	$32.22	32.22
526-215-022-000	900.00	3,600.00	B	$32.22	32.22
526-215-023-510	905.00	3,635.00	B	$32.22	16.12
526-215-023-520	1,050.00	4,204.00	B	$32.22	16.12
526-215-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-027-000	2,829.00	11,316.00	B	$32.22	32.22
526-215-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-031-510	800.00	3,200.00	B	$32.22	16.12
526-215-031-520	824.00	3,297.00	B	$32.22	16.12
526-215-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-035-000	1,774.00	7,768.00	B	$32.22	32.22
526-215-036-000	2,036.00	8,164.00	B	$32.22	32.22
526-215-037-510	800.00	3,200.00	B	$32.22	16.12
526-215-037-520	800.00	3,200.00	B	$32.22	16.12
526-215-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-215-040-000	900.00	3,600.00	B	$32.22	32.22
526-215-041-000	900.00	3,600.00	B	$32.22	32.22
526-215-042-000	900.00	3,600.00	B	$32.22	32.22
526-215-043-000	900.00	3,600.00	B	$32.22	32.22
526-215-044-000	900.00	3,600.00	B	$32.22	32.22
526-215-045-000	900.00	3,600.00	B	$32.22	32.22
526-215-046-000	900.00	3,600.00	B	$32.22	32.22
526-215-047-000	1,236.00	4,946.00	B	$32.22	32.22
526-215-048-000	900.00	3,600.00	B	$32.22	32.22
526-215-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-215-051-000	4,930.00	19,727.00	B	$32.22	32.22
526-215-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-220-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
526-221-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
526-223-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
526-229-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
526-231-001-000	57,548.00	230,218.00	B	$32.22	1,675.44
526-232-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-002-000	1,581.00	6,337.00	B	$32.22	32.22
526-232-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-232-008-000	1,133.00	4,534.00	B	$32.22	32.22
526-232-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-016-000	811.00	3,258.00	B	$32.22	32.22
526-232-017-000	1,155.00	4,624.00	B	$32.22	32.22
526-232-018-000	480.00	1,920.00	B	$32.22	32.22
526-232-019-000	886.00	3,549.00	B	$32.22	32.22
526-232-020-000	480.00	1,920.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-232-021-000	480.00	1,920.00	B	$32.22	32.22
526-232-022-000	480.00	1,920.00	B	$32.22	32.22
526-232-023-000	902.00	3,620.00	B	$32.22	32.22
526-232-024-000	800.00	3,200.00	B	$32.22	32.22
526-232-025-000	800.00	3,200.00	B	$32.22	32.22
526-232-026-000	902.00	3,620.00	B	$32.22	32.22
526-232-027-000	2,661.00	10,655.00	B	$32.22	32.22
526-232-028-000	902.00	3,620.00	B	$32.22	32.22
526-232-029-000	800.00	3,200.00	B	$32.22	32.22
526-232-030-000	800.00	3,200.00	B	$32.22	32.22
526-232-031-000	945.00	3,783.00	B	$32.22	32.22
526-232-032-000	945.00	3,783.00	B	$32.22	32.22
526-232-033-000	800.00	3,200.00	B	$32.22	32.22
526-232-034-000	902.00	3,620.00	B	$32.22	32.22
526-232-035-000	922.00	3,707.00	B	$32.22	32.22
526-232-036-000	1,019.00	4,089.00	B	$32.22	32.22
526-232-037-000	800.00	3,200.00	B	$32.22	32.22
526-232-038-000	800.00	3,200.00	B	$32.22	32.22
526-232-039-000	800.00	3,200.00	B	$32.22	32.22
526-232-040-000	480.00	1,920.00	B	$32.22	32.22
526-232-041-000	480.00	1,920.00	B	$32.22	32.22
526-232-042-000	989.00	3,956.00	B	$32.22	32.22
526-232-043-000	840.00	3,363.00	B	$32.22	32.22
526-232-044-000	480.00	1,920.00	B	$32.22	32.22
526-232-045-000	480.00	1,920.00	B	$32.22	32.22
526-232-046-000	856.00	3,430.00	B	$32.22	32.22
526-232-047-000	480.00	1,920.00	B	$32.22	32.22
526-232-048-000	824.00	3,297.00	B	$32.22	32.22
526-232-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-232-050-000	1,260.00	5,044.00	B	$32.22	32.22
526-232-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-232-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-234-001-000	3,001.00	12,008.00	B	$32.22	32.22
526-234-002-000	2,626.00	10,507.00	B	$32.22	32.22
526-234-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-234-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-010-000	2,185.00	8,747.00	B	$32.22	32.22
526-234-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-016-000	1,155.00	4,624.00	B	$32.22	32.22
526-234-017-000	900.00	3,600.00	B	$32.22	32.22
526-234-018-000	900.00	3,600.00	B	$32.22	32.22
526-234-019-000	900.00	3,600.00	B	$32.22	32.22
526-234-020-000	900.00	3,600.00	B	$32.22	32.22
526-234-021-000	900.00	3,600.00	B	$32.22	32.22
526-234-022-000	900.00	3,600.00	B	$32.22	32.22
526-234-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-026-000	1,919.00	7,678.00	B	$32.22	32.22
526-234-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-234-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-029-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-234-030-000	1,747.00	6,997.00	B	$32.22	32.22
526-234-031-000	1,747.00	6,997.00	B	$32.22	32.22
526-234-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-033-000	2,123.00	8,515.00	B	$32.22	32.22
526-234-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-036-000	1,891.00	7,567.00	B	$32.22	32.22
526-234-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-234-038-000	1,958.00	7,832.00	B	$32.22	32.22
526-234-039-000	1,958.00	7,832.00	B	$32.22	32.22
526-234-040-000	900.00	3,600.00	B	$32.22	32.22
526-234-041-000	1,014.00	4,073.00	B	$32.22	32.22
526-234-042-000	996.00	3,994.00	B	$32.22	32.22
526-234-043-000	900.00	3,600.00	B	$32.22	32.22
526-234-044-000	900.00	3,600.00	B	$32.22	32.22
526-234-045-000	900.00	3,600.00	B	$32.22	32.22
526-234-046-000	900.00	3,600.00	B	$32.22	32.22
526-234-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-234-048-000	900.00	3,600.00	B	$32.22	32.22
526-234-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-234-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-234-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-235-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-002-000	1,581.00	6,337.00	B	$32.22	32.22
526-235-003-000	1,310.00	5,246.00	B	$32.22	32.22
526-235-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-235-008-000	1,070.00	4,287.00	B	$32.22	32.22
526-235-009-000	1,581.00	6,337.00	B	$32.22	32.22
526-235-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-011-000	1,070.00	4,287.00	B	$32.22	32.22
526-235-012-000	1,070.00	4,287.00	B	$32.22	32.22
526-235-013-000	1,473.00	5,910.00	B	$32.22	32.22
526-235-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-016-000	480.00	1,920.00	B	$32.22	32.22
526-235-017-000	480.00	1,920.00	B	$32.22	32.22
526-235-018-000	480.00	1,920.00	B	$32.22	32.22
526-235-019-000	480.00	1,920.00	B	$32.22	32.22
526-235-020-000	480.00	1,920.00	B	$32.22	32.22
526-235-021-000	480.00	1,920.00	B	$32.22	32.22
526-235-022-000	480.00	1,920.00	B	$32.22	32.22
526-235-023-000	800.00	3,200.00	B	$32.22	32.22
526-235-024-000	800.00	3,200.00	B	$32.22	32.22
526-235-025-000	902.00	3,620.00	B	$32.22	32.22
526-235-026-000	902.00	3,620.00	B	$32.22	32.22
526-235-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-235-028-000	800.00	3,200.00	B	$32.22	32.22
526-235-029-000	800.00	3,200.00	B	$32.22	32.22
526-235-030-000	902.00	3,620.00	B	$32.22	32.22
526-235-031-000	1,019.00	4,089.00	B	$32.22	32.22
526-235-032-000	800.00	3,200.00	B	$32.22	32.22
526-235-033-000	800.00	3,200.00	B	$32.22	32.22
526-235-034-000	800.00	3,200.00	B	$32.22	32.22
526-235-035-000	800.00	3,200.00	B	$32.22	32.22
526-235-036-000	800.00	3,200.00	B	$32.22	32.22
526-235-037-000	800.00	3,200.00	B	$32.22	32.22
526-235-038-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-235-039-000	886.00	3,549.00	B	$32.22	32.22
526-235-040-000	480.00	1,920.00	B	$32.22	32.22
526-235-041-000	900.00	3,600.00	B	$32.22	32.22
526-235-042-000	808.00	3,233.00	B	$32.22	32.22
526-235-043-000	480.00	1,920.00	B	$32.22	32.22
526-235-044-000	458.00	1,849.00	B	$32.22	32.22
526-235-045-000	856.00	3,430.00	B	$32.22	32.22
526-235-046-000	535.00	2,142.00	B	$32.22	32.22
526-235-047-000	480.00	1,920.00	B	$32.22	32.22
526-235-048-000	480.00	1,920.00	B	$32.22	32.22
526-235-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-235-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-235-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-237-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-237-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-011-000	1,359.00	5,453.00	B	$32.22	32.22
526-237-012-000	1,473.00	5,910.00	B	$32.22	32.22
526-237-013-000	1,133.00	4,534.00	B	$32.22	32.22
526-237-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-016-000	480.00	1,920.00	B	$32.22	32.22
526-237-017-000	808.00	3,233.00	B	$32.22	32.22
526-237-018-000	404.00	1,631.00	B	$32.22	32.22
526-237-019-000	480.00	1,920.00	B	$32.22	32.22
526-237-020-000	811.00	3,258.00	B	$32.22	32.22
526-237-021-000	480.00	1,920.00	B	$32.22	32.22
526-237-022-000	989.00	3,956.00	B	$32.22	32.22
526-237-023-000	800.00	3,200.00	B	$32.22	32.22
526-237-024-000	800.00	3,200.00	B	$32.22	32.22
526-237-025-000	800.00	3,200.00	B	$32.22	32.22
526-237-026-000	800.00	3,200.00	B	$32.22	32.22
526-237-027-000	3,180.00	12,736.00	B	$32.22	32.22
526-237-028-000	800.00	3,200.00	B	$32.22	32.22
526-237-029-000	800.00	3,200.00	B	$32.22	32.22
526-237-030-000	945.00	3,783.00	B	$32.22	32.22
526-237-031-000	800.00	3,200.00	B	$32.22	32.22
526-237-032-000	886.00	3,549.00	B	$32.22	32.22
526-237-033-000	800.00	3,200.00	B	$32.22	32.22
526-237-034-000	909.00	3,637.00	B	$32.22	32.22
526-237-035-000	800.00	3,200.00	B	$32.22	32.22
526-237-036-000	800.00	3,200.00	B	$32.22	32.22
526-237-037-000	905.00	3,635.00	B	$32.22	32.22
526-237-038-000	800.00	3,200.00	B	$32.22	32.22
526-237-039-000	800.00	3,200.00	B	$32.22	32.22
526-237-040-000	480.00	1,920.00	B	$32.22	32.22
526-237-041-000	480.00	1,920.00	B	$32.22	32.22
526-237-042-000	840.00	3,363.00	B	$32.22	32.22
526-237-043-000	480.00	1,920.00	B	$32.22	32.22
526-237-044-000	480.00	1,920.00	B	$32.22	32.22
526-237-045-000	856.00	3,430.00	B	$32.22	32.22
526-237-046-000	856.00	3,430.00	B	$32.22	32.22
526-237-047-000	480.00	1,920.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-237-048-000	480.00	1,920.00	B	$32.22	32.22
526-237-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-237-050-000	1,111.00	4,445.00	B	$32.22	32.22
526-237-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-237-052-000	2,521.00	10,090.00	B	$32.22	32.22
526-239-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-003-000	2,142.00	8,576.00	B	$32.22	32.22
526-239-004-000	2,142.00	8,576.00	B	$32.22	32.22
526-239-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-239-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-010-000	2,142.00	8,576.00	B	$32.22	32.22
526-239-011-000	2,487.00	9,962.00	B	$32.22	32.22
526-239-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-016-000	900.00	3,600.00	B	$32.22	32.22
526-239-017-000	900.00	3,600.00	B	$32.22	32.22
526-239-018-000	900.00	3,600.00	B	$32.22	32.22
526-239-019-000	900.00	3,600.00	B	$32.22	32.22
526-239-020-000	900.00	3,600.00	B	$32.22	32.22
526-239-021-000	900.00	3,600.00	B	$32.22	32.22
526-239-022-000	900.00	3,600.00	B	$32.22	32.22
526-239-023-000	2,036.00	8,164.00	B	$32.22	32.22
526-239-024-000	1,734.00	6,957.00	B	$32.22	32.22
526-239-025-000	2,036.00	8,164.00	B	$32.22	32.22
526-239-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-239-028-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-030-000	2,123.00	8,515.00	B	$32.22	32.22
526-239-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-239-040-000	900.00	3,600.00	B	$32.22	32.22
526-239-041-000	900.00	3,600.00	B	$32.22	32.22
526-239-042-000	900.00	3,600.00	B	$32.22	32.22
526-239-043-000	900.00	3,600.00	B	$32.22	32.22
526-239-044-000	900.00	3,600.00	B	$32.22	32.22
526-239-045-000	900.00	3,600.00	B	$32.22	32.22
526-239-046-000	1,135.00	4,544.00	B	$32.22	32.22
526-239-047-000	1,092.00	4,372.00	B	$32.22	32.22
526-239-048-000	1,108.00	4,439.00	B	$32.22	32.22
526-239-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-239-051-000	5,206.00	20,834.00	B	$32.22	32.22
526-239-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-240-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-004-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-240-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-006-000	3,001.00	12,008.00	B	$32.22	32.22
526-240-007-000	3,717.00	14,871.00	B	$32.22	32.22
526-240-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-011-000	2,626.00	10,507.00	B	$32.22	32.22
526-240-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-016-000	900.00	3,600.00	B	$32.22	32.22
526-240-017-000	900.00	3,600.00	B	$32.22	32.22
526-240-018-000	900.00	3,600.00	B	$32.22	32.22
526-240-019-000	900.00	3,600.00	B	$32.22	32.22
526-240-020-000	900.00	3,600.00	B	$32.22	32.22
526-240-021-000	900.00	3,600.00	B	$32.22	32.22
526-240-022-000	996.00	3,994.00	B	$32.22	32.22
526-240-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-026-000	1,965.00	7,876.00	B	$32.22	32.22
526-240-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-240-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-034-000	1,891.00	7,567.00	B	$32.22	32.22
526-240-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-240-040-000	996.00	3,994.00	B	$32.22	32.22
526-240-041-000	900.00	3,600.00	B	$32.22	32.22
526-240-042-000	1,014.00	4,073.00	B	$32.22	32.22
526-240-043-000	1,014.00	4,073.00	B	$32.22	32.22
526-240-044-000	967.00	3,893.00	B	$32.22	32.22
526-240-045-000	856.00	3,430.00	B	$32.22	32.22
526-240-046-000	900.00	3,600.00	B	$32.22	32.22
526-240-047-000	900.00	3,600.00	B	$32.22	32.22
526-240-048-000	900.00	3,600.00	B	$32.22	32.22
526-240-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-240-050-000	2,487.00	9,962.00	B	$32.22	32.22
526-240-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-240-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-242-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-242-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-013-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-242-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-016-000	900.00	3,600.00	B	$32.22	32.22
526-242-017-000	900.00	3,600.00	B	$32.22	32.22
526-242-018-000	1,394.00	5,577.00	B	$32.22	32.22
526-242-019-000	900.00	3,600.00	B	$32.22	32.22
526-242-020-000	967.00	3,893.00	B	$32.22	32.22
526-242-021-000	900.00	3,600.00	B	$32.22	32.22
526-242-022-000	900.00	3,600.00	B	$32.22	32.22
526-242-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-026-000	2,036.00	8,164.00	B	$32.22	32.22
526-242-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-242-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-035-000	1,891.00	7,567.00	B	$32.22	32.22
526-242-036-000	1,891.00	7,567.00	B	$32.22	32.22
526-242-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-242-038-000	1,919.00	7,678.00	B	$32.22	32.22
526-242-039-000	1,919.00	7,678.00	B	$32.22	32.22
526-242-040-000	900.00	3,600.00	B	$32.22	32.22
526-242-041-000	905.00	3,635.00	B	$32.22	32.22
526-242-042-000	900.00	3,600.00	B	$32.22	32.22
526-242-043-000	900.00	3,600.00	B	$32.22	32.22
526-242-044-000	900.00	3,600.00	B	$32.22	32.22
526-242-045-000	900.00	3,600.00	B	$32.22	32.22
526-242-046-000	1,155.00	4,624.00	B	$32.22	32.22
526-242-047-000	900.00	3,600.00	B	$32.22	32.22
526-242-048-000	987.00	3,970.00	B	$32.22	32.22
526-242-049-000	2,487.00	9,962.00	B	$32.22	32.22
526-242-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-242-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-242-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-245-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-006-000	2,487.00	9,962.00	B	$32.22	32.22
526-245-007-000	3,215.00	12,864.00	B	$32.22	32.22
526-245-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-010-000	2,185.00	8,747.00	B	$32.22	32.22
526-245-011-000	2,076.00	8,311.00	B	$32.22	32.22
526-245-012-000	2,943.00	11,772.00	B	$32.22	32.22
526-245-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-014-000	2,626.00	10,507.00	B	$32.22	32.22
526-245-016-000	900.00	3,600.00	B	$32.22	32.22
526-245-017-000	900.00	3,600.00	B	$32.22	32.22
526-245-018-000	900.00	3,600.00	B	$32.22	32.22
526-245-019-000	900.00	3,600.00	B	$32.22	32.22
526-245-020-000	900.00	3,600.00	B	$32.22	32.22
526-245-021-000	1,135.00	4,544.00	B	$32.22	32.22
526-245-022-000	1,236.00	4,946.00	B	$32.22	32.22
526-245-023-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-245-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-245-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-036-000	2,033.00	8,151.00	B	$32.22	32.22
526-245-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-038-000	2,036.00	8,164.00	B	$32.22	32.22
526-245-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-245-040-000	900.00	3,600.00	B	$32.22	32.22
526-245-041-000	900.00	3,600.00	B	$32.22	32.22
526-245-042-000	900.00	3,600.00	B	$32.22	32.22
526-245-043-000	900.00	3,600.00	B	$32.22	32.22
526-245-044-000	900.00	3,600.00	B	$32.22	32.22
526-245-045-000	900.00	3,600.00	B	$32.22	32.22
526-245-046-000	1,155.00	4,624.00	B	$32.22	32.22
526-245-047-000	900.00	3,600.00	B	$32.22	32.22
526-245-048-000	1,135.00	4,544.00	B	$32.22	32.22
526-245-049-000	2,679.00	10,717.00	B	$32.22	32.22
526-245-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-245-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-245-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-247-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-007-000	2,829.00	11,316.00	B	$32.22	32.22
526-247-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-009-000	2,497.00	10,006.00	B	$32.22	32.22
526-247-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-016-000	900.00	3,600.00	B	$32.22	32.22
526-247-017-000	900.00	3,600.00	B	$32.22	32.22
526-247-018-000	967.00	3,893.00	B	$32.22	32.22
526-247-019-000	900.00	3,600.00	B	$32.22	32.22
526-247-020-000	900.00	3,600.00	B	$32.22	32.22
526-247-021-000	1,236.00	4,946.00	B	$32.22	32.22
526-247-022-000	900.00	3,600.00	B	$32.22	32.22
526-247-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-247-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-247-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-247-026-000	2,036.00	8,164.00	B	$32.22	32.22
526-247-027-000	2,521.00	10,090.00	B	$32.22	32.22
526-247-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-247-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-247-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-247-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-247-032-510	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-247-032-520	800.00	3,200.00	B	$32.22	16.12
526-247-033-000	1,740.00	6,960.00	B	$32.22	16.12
526-247-034-000	1,891.00	7,567.00	B	$32.22	16.12
526-247-035-000	1,740.00	6,960.00	B	$32.22	16.12
526-247-036-000	1,740.00	6,960.00	B	$32.22	16.12
526-247-037-000	1,740.00	6,960.00	B	$32.22	16.12
526-247-038-000	1,740.00	6,960.00	B	$32.22	16.12
526-247-039-000	1,965.00	7,876.00	B	$32.22	16.12
526-247-040-000	900.00	3,600.00	B	$32.22	16.12
526-247-041-000	900.00	3,600.00	B	$32.22	16.12
526-247-042-000	900.00	3,600.00	B	$32.22	16.12
526-247-043-000	1,014.00	4,073.00	B	$32.22	32.22
526-247-044-000	900.00	3,600.00	B	$32.22	32.22
526-247-045-000	1,155.00	4,624.00	B	$32.22	32.22
526-247-046-000	900.00	3,600.00	B	$32.22	32.22
526-247-047-000	900.00	3,600.00	B	$32.22	32.22
526-247-048-000	1,394.00	5,577.00	B	$32.22	32.22
526-247-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-247-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-247-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-248-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-007-000	2,829.00	11,316.00	B	$32.22	32.22
526-248-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-010-000	2,218.00	8,880.00	B	$32.22	32.22
526-248-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-248-013-000	2,626.00	10,507.00	B	$32.22	32.22
526-248-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-016-000	900.00	3,600.00	B	$32.22	32.22
526-248-017-000	900.00	3,600.00	B	$32.22	32.22
526-248-018-000	900.00	3,600.00	B	$32.22	32.22
526-248-019-000	900.00	3,600.00	B	$32.22	32.22
526-248-020-000	900.00	3,600.00	B	$32.22	32.22
526-248-021-000	900.00	3,600.00	B	$32.22	32.22
526-248-022-000	900.00	3,600.00	B	$32.22	32.22
526-248-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-025-000	1,958.00	7,832.00	B	$32.22	32.22
526-248-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-248-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-030-000	1,958.00	7,832.00	B	$32.22	32.22
526-248-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-034-000	1,747.00	6,997.00	B	$32.22	32.22
526-248-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-248-038-000	1,815.00	7,276.00	B	$32.22	32.22
526-248-039-000	1,842.00	7,375.00	B	$32.22	32.22
526-248-040-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-248-041-000	900.00	3,600.00	B	$32.22	32.22
526-248-042-000	900.00	3,600.00	B	$32.22	32.22
526-248-043-000	900.00	3,600.00	B	$32.22	32.22
526-248-044-000	1,155.00	4,624.00	B	$32.22	32.22
526-248-045-000	856.00	3,430.00	B	$32.22	32.22
526-248-046-000	1,014.00	4,073.00	B	$32.22	32.22
526-248-047-000	900.00	3,600.00	B	$32.22	32.22
526-248-048-000	1,236.00	4,946.00	B	$32.22	32.22
526-248-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-248-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-248-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-250-001-000	2,679.00	10,717.00	B	$32.22	32.22
526-250-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-250-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-013-000	3,001.00	12,008.00	B	$32.22	32.22
526-250-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-016-000	900.00	3,600.00	B	$32.22	32.22
526-250-017-000	905.00	3,635.00	B	$32.22	32.22
526-250-018-000	900.00	3,600.00	B	$32.22	32.22
526-250-019-000	900.00	3,600.00	B	$32.22	32.22
526-250-020-000	900.00	3,600.00	B	$32.22	32.22
526-250-021-000	1,135.00	4,544.00	B	$32.22	32.22
526-250-022-000	900.00	3,600.00	B	$32.22	32.22
526-250-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-250-028-000	2,036.00	8,164.00	B	$32.22	32.22
526-250-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-033-000	1,815.00	7,276.00	B	$32.22	32.22
526-250-034-000	1,891.00	7,567.00	B	$32.22	32.22
526-250-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-250-039-000	2,036.00	8,164.00	B	$32.22	32.22
526-250-040-000	1,236.00	4,946.00	B	$32.22	32.22
526-250-041-000	900.00	3,600.00	B	$32.22	32.22
526-250-042-000	1,421.00	5,688.00	B	$32.22	32.22
526-250-043-000	900.00	3,600.00	B	$32.22	32.22
526-250-044-000	1,155.00	4,624.00	B	$32.22	32.22
526-250-045-000	900.00	3,600.00	B	$32.22	32.22
526-250-046-000	900.00	3,600.00	B	$32.22	32.22
526-250-047-000	900.00	3,600.00	B	$32.22	32.22
526-250-048-000	900.00	3,600.00	B	$32.22	32.22
526-250-049-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-250-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-250-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-250-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-253-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-253-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-016-000	1,155.00	4,624.00	B	$32.22	32.22
526-253-017-000	900.00	3,600.00	B	$32.22	32.22
526-253-018-000	1,394.00	5,577.00	B	$32.22	32.22
526-253-019-000	900.00	3,600.00	B	$32.22	32.22
526-253-020-000	1,155.00	4,624.00	B	$32.22	32.22
526-253-021-000	900.00	3,600.00	B	$32.22	32.22
526-253-022-000	987.00	3,970.00	B	$32.22	32.22
526-253-023-000	1,919.00	7,678.00	B	$32.22	32.22
526-253-024-000	2,123.00	8,515.00	B	$32.22	32.22
526-253-025-000	1,919.00	7,678.00	B	$32.22	32.22
526-253-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-253-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-030-000	1,928.00	7,718.00	B	$32.22	32.22
526-253-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-037-000	1,891.00	7,567.00	B	$32.22	32.22
526-253-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-253-040-000	900.00	3,600.00	B	$32.22	32.22
526-253-041-000	1,394.00	5,577.00	B	$32.22	32.22
526-253-042-000	1,135.00	4,544.00	B	$32.22	32.22
526-253-043-000	856.00	3,430.00	B	$32.22	32.22
526-253-044-000	905.00	3,635.00	B	$32.22	32.22
526-253-045-000	996.00	3,994.00	B	$32.22	32.22
526-253-046-000	900.00	3,600.00	B	$32.22	32.22
526-253-047-000	1,236.00	4,946.00	B	$32.22	32.22
526-253-048-000	900.00	3,600.00	B	$32.22	32.22
526-253-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-253-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-253-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-255-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-003-000	3,001.00	12,008.00	B	$32.22	32.22
526-255-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-006-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-255-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-255-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-016-000	900.00	3,600.00	B	$32.22	32.22
526-255-017-000	900.00	3,600.00	B	$32.22	32.22
526-255-018-000	900.00	3,600.00	B	$32.22	32.22
526-255-019-000	900.00	3,600.00	B	$32.22	32.22
526-255-020-000	1,135.00	4,544.00	B	$32.22	32.22
526-255-021-000	900.00	3,600.00	B	$32.22	32.22
526-255-022-000	900.00	3,600.00	B	$32.22	32.22
526-255-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-024-000	1,891.00	7,567.00	B	$32.22	32.22
526-255-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-255-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-255-040-000	900.00	3,600.00	B	$32.22	32.22
526-255-041-000	900.00	3,600.00	B	$32.22	32.22
526-255-042-000	1,092.00	4,372.00	B	$32.22	32.22
526-255-043-000	856.00	3,430.00	B	$32.22	32.22
526-255-044-000	900.00	3,600.00	B	$32.22	32.22
526-255-045-000	1,394.00	5,577.00	B	$32.22	32.22
526-255-046-000	900.00	3,600.00	B	$32.22	32.22
526-255-047-000	900.00	3,600.00	B	$32.22	32.22
526-255-048-000	900.00	3,600.00	B	$32.22	32.22
526-255-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-255-050-000	2,142.00	8,576.00	B	$32.22	32.22
526-255-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-255-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-256-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-002-000	2,497.00	10,006.00	B	$32.22	32.22
526-256-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-006-000	2,497.00	10,006.00	B	$32.22	32.22
526-256-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-256-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-014-000	2,626.00	10,507.00	B	$32.22	32.22
526-256-016-000	967.00	3,893.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-256-017-000	900.00	3,600.00	B	$32.22	32.22
526-256-018-000	1,014.00	4,073.00	B	$32.22	32.22
526-256-019-000	905.00	3,635.00	B	$32.22	32.22
526-256-020-000	900.00	3,600.00	B	$32.22	32.22
526-256-021-000	900.00	3,600.00	B	$32.22	32.22
526-256-022-000	1,236.00	4,946.00	B	$32.22	32.22
526-256-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-256-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-030-000	2,033.00	8,151.00	B	$32.22	32.22
526-256-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-032-000	2,036.00	8,164.00	B	$32.22	32.22
526-256-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-256-037-000	1,760.00	7,040.00	B	$32.22	32.22
526-256-038-000	1,891.00	7,567.00	B	$32.22	32.22
526-256-039-000	1,958.00	7,832.00	B	$32.22	32.22
526-256-040-000	1,394.00	5,577.00	B	$32.22	32.22
526-256-041-000	900.00	3,600.00	B	$32.22	32.22
526-256-042-000	900.00	3,600.00	B	$32.22	32.22
526-256-043-000	900.00	3,600.00	B	$32.22	32.22
526-256-044-000	967.00	3,893.00	B	$32.22	32.22
526-256-045-000	967.00	3,893.00	B	$32.22	32.22
526-256-046-000	900.00	3,600.00	B	$32.22	32.22
526-256-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-256-048-000	1,394.00	5,577.00	B	$32.22	32.22
526-256-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-256-051-000	3,031.00	12,124.00	B	$32.22	32.22
526-256-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-258-001-000	1,581.00	6,337.00	B	$32.22	32.22
526-258-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-258-003-000	1,359.00	5,453.00	B	$32.22	32.22
526-258-004-000	1,260.00	5,044.00	B	$32.22	32.22
526-258-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-258-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-258-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-258-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-258-009-000	1,473.00	5,910.00	B	$32.22	32.22
526-258-010-000	1,260.00	5,044.00	B	$32.22	32.22
526-258-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-258-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-258-013-000	1,359.00	5,453.00	B	$32.22	32.22
526-258-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-258-016-000	480.00	1,920.00	B	$32.22	32.22
526-258-017-000	404.00	1,631.00	B	$32.22	32.22
526-258-018-000	404.00	1,631.00	B	$32.22	32.22
526-258-019-000	535.00	2,142.00	B	$32.22	32.22
526-258-020-000	450.00	1,815.00	B	$32.22	32.22
526-258-021-000	811.00	3,258.00	B	$32.22	32.22
526-258-022-000	480.00	1,920.00	B	$32.22	32.22
526-258-023-000	902.00	3,620.00	B	$32.22	32.22
526-258-024-000	800.00	3,200.00	B	$32.22	32.22
526-258-025-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-258-026-000	902.00	3,620.00	B	$32.22	32.22
526-258-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-258-028-000	902.00	3,620.00	B	$32.22	32.22
526-258-029-000	927.00	3,710.00	B	$32.22	32.22
526-258-030-000	927.00	3,710.00	B	$32.22	32.22
526-258-031-000	800.00	3,200.00	B	$32.22	32.22
526-258-032-000	800.00	3,200.00	B	$32.22	32.22
526-258-033-000	800.00	3,200.00	B	$32.22	32.22
526-258-034-000	945.00	3,783.00	B	$32.22	32.22
526-258-035-000	922.00	3,707.00	B	$32.22	32.22
526-258-036-000	800.00	3,200.00	B	$32.22	32.22
526-258-037-000	800.00	3,200.00	B	$32.22	32.22
526-258-038-000	800.00	3,200.00	B	$32.22	32.22
526-258-039-000	800.00	3,200.00	B	$32.22	32.22
526-258-040-000	480.00	1,920.00	B	$32.22	32.22
526-258-041-000	535.00	2,142.00	B	$32.22	32.22
526-258-042-000	480.00	1,920.00	B	$32.22	32.22
526-258-043-000	480.00	1,920.00	B	$32.22	32.22
526-258-044-000	480.00	1,920.00	B	$32.22	32.22
526-258-045-000	480.00	1,920.00	B	$32.22	32.22
526-258-046-000	480.00	1,920.00	B	$32.22	32.22
526-258-047-000	480.00	1,920.00	B	$32.22	32.22
526-258-048-000	480.00	1,920.00	B	$32.22	32.22
526-258-049-000	1,260.00	5,044.00	B	$32.22	32.22
526-258-050-000	1,111.00	4,445.00	B	$32.22	32.22
526-258-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-258-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-262-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-005-000	2,547.00	10,206.00	B	$32.22	32.22
526-262-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-007-000	3,717.00	14,871.00	B	$32.22	32.22
526-262-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-016-000	1,236.00	4,946.00	B	$32.22	32.22
526-262-017-000	987.00	3,970.00	B	$32.22	32.22
526-262-018-000	900.00	3,600.00	B	$32.22	32.22
526-262-019-000	900.00	3,600.00	B	$32.22	32.22
526-262-020-000	900.00	3,600.00	B	$32.22	32.22
526-262-021-000	900.00	3,600.00	B	$32.22	32.22
526-262-022-000	800.00	3,200.00	B	$32.22	32.22
526-262-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-262-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-031-000	2,036.00	8,164.00	B	$32.22	32.22
526-262-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-034-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-262-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-262-040-000	900.00	3,600.00	B	$32.22	32.22
526-262-041-000	900.00	3,600.00	B	$32.22	32.22
526-262-042-000	900.00	3,600.00	B	$32.22	32.22
526-262-043-000	900.00	3,600.00	B	$32.22	32.22
526-262-044-000	900.00	3,600.00	B	$32.22	32.22
526-262-045-000	900.00	3,600.00	B	$32.22	32.22
526-262-046-000	900.00	3,600.00	B	$32.22	32.22
526-262-047-000	1,108.00	4,439.00	B	$32.22	32.22
526-262-048-000	900.00	3,600.00	B	$32.22	32.22
526-262-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-262-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-262-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-264-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-003-000	1,260.00	5,044.00	B	$32.22	32.22
526-264-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-006-000	1,133.00	4,534.00	B	$32.22	32.22
526-264-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-264-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-012-000	1,274.00	5,936.00	B	$32.22	32.22
526-264-013-000	1,581.00	6,337.00	B	$32.22	32.22
526-264-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-016-000	480.00	1,920.00	B	$32.22	32.22
526-264-017-000	480.00	1,920.00	B	$32.22	32.22
526-264-018-000	480.00	1,920.00	B	$32.22	32.22
526-264-019-000	480.00	1,920.00	B	$32.22	32.22
526-264-020-000	800.00	3,200.00	B	$32.22	32.22
526-264-021-000	808.00	3,233.00	B	$32.22	32.22
526-264-022-000	808.00	3,233.00	B	$32.22	32.22
526-264-023-000	902.00	3,620.00	B	$32.22	32.22
526-264-024-000	800.00	3,200.00	B	$32.22	32.22
526-264-025-000	800.00	3,200.00	B	$32.22	32.22
526-264-026-000	800.00	3,200.00	B	$32.22	32.22
526-264-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-264-028-000	927.00	3,710.00	B	$32.22	32.22
526-264-029-000	800.00	3,200.00	B	$32.22	32.22
526-264-030-000	945.00	3,783.00	B	$32.22	32.22
526-264-031-000	800.00	3,200.00	B	$32.22	32.22
526-264-032-000	909.00	3,637.00	B	$32.22	32.22
526-264-033-000	800.00	3,200.00	B	$32.22	32.22
526-264-034-000	1,019.00	4,089.00	B	$32.22	32.22
526-264-035-000	800.00	3,200.00	B	$32.22	32.22
526-264-036-000	909.00	3,637.00	B	$32.22	32.22
526-264-037-000	800.00	3,200.00	B	$32.22	32.22
526-264-038-000	800.00	3,200.00	B	$32.22	32.22
526-264-039-000	800.00	3,200.00	B	$32.22	32.22
526-264-040-000	856.00	3,430.00	B	$32.22	32.22
526-264-041-000	480.00	1,920.00	B	$32.22	32.22
526-264-042-000	480.00	1,920.00	B	$32.22	32.22
526-264-043-000	480.00	1,920.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-264-044-000	480.00	1,920.00	B	$32.22	32.22
526-264-045-000	811.00	3,258.00	B	$32.22	32.22
526-264-046-000	538.00	2,170.00	B	$32.22	32.22
526-264-047-000	404.00	1,631.00	B	$32.22	32.22
526-264-048-000	480.00	1,920.00	B	$32.22	32.22
526-264-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-264-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-264-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-265-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-006-000	1,111.00	4,445.00	B	$32.22	32.22
526-265-007-000	2,829.00	11,316.00	B	$32.22	32.22
526-265-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-011-000	1,133.00	4,534.00	B	$32.22	32.22
526-265-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-014-000	1,070.00	4,287.00	B	$32.22	32.22
526-265-016-000	856.00	3,430.00	B	$32.22	32.22
526-265-017-000	480.00	1,920.00	B	$32.22	32.22
526-265-018-000	480.00	1,920.00	B	$32.22	32.22
526-265-019-000	480.00	1,920.00	B	$32.22	32.22
526-265-020-000	480.00	1,920.00	B	$32.22	32.22
526-265-021-000	480.00	1,920.00	B	$32.22	32.22
526-265-022-000	480.00	1,920.00	B	$32.22	32.22
526-265-023-000	800.00	3,200.00	B	$32.22	32.22
526-265-024-000	800.00	3,200.00	B	$32.22	32.22
526-265-025-000	800.00	3,200.00	B	$32.22	32.22
526-265-026-000	800.00	3,200.00	B	$32.22	32.22
526-265-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-265-028-000	800.00	3,200.00	B	$32.22	32.22
526-265-029-000	800.00	3,200.00	B	$32.22	32.22
526-265-030-000	800.00	3,200.00	B	$32.22	32.22
526-265-031-000	800.00	3,200.00	B	$32.22	32.22
526-265-032-000	800.00	3,200.00	B	$32.22	32.22
526-265-033-000	800.00	3,200.00	B	$32.22	32.22
526-265-034-000	886.00	3,549.00	B	$32.22	32.22
526-265-035-000	886.00	3,549.00	B	$32.22	32.22
526-265-036-000	800.00	3,200.00	B	$32.22	32.22
526-265-037-000	800.00	3,200.00	B	$32.22	32.22
526-265-038-000	902.00	3,620.00	B	$32.22	32.22
526-265-039-000	1,070.00	4,287.00	B	$32.22	32.22
526-265-040-000	480.00	1,920.00	B	$32.22	32.22
526-265-041-000	480.00	1,920.00	B	$32.22	32.22
526-265-042-000	480.00	1,920.00	B	$32.22	32.22
526-265-043-000	480.00	1,920.00	B	$32.22	32.22
526-265-044-000	480.00	1,920.00	B	$32.22	32.22
526-265-045-000	480.00	1,920.00	B	$32.22	32.22
526-265-046-000	840.00	3,363.00	B	$32.22	32.22
526-265-047-000	480.00	1,920.00	B	$32.22	32.22
526-265-048-000	480.00	1,920.00	B	$32.22	32.22
526-265-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-265-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-265-052-000	2,800.00	11,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-266-001-000	1,133.00	4,534.00	B	$32.22	32.22
526-266-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-003-000	1,473.00	5,910.00	B	$32.22	32.22
526-266-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-266-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-013-000	1,581.00	6,337.00	B	$32.22	32.22
526-266-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-016-000	808.00	3,233.00	B	$32.22	32.22
526-266-017-000	480.00	1,920.00	B	$32.22	32.22
526-266-018-000	480.00	1,920.00	B	$32.22	32.22
526-266-019-000	480.00	1,920.00	B	$32.22	32.22
526-266-020-000	480.00	1,920.00	B	$32.22	32.22
526-266-021-000	480.00	1,920.00	B	$32.22	32.22
526-266-022-000	811.00	3,258.00	B	$32.22	32.22
526-266-023-000	800.00	3,200.00	B	$32.22	32.22
526-266-024-000	800.00	3,200.00	B	$32.22	32.22
526-266-025-000	800.00	3,200.00	B	$32.22	32.22
526-266-026-000	927.00	3,710.00	B	$32.22	32.22
526-266-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-266-028-000	886.00	3,549.00	B	$32.22	32.22
526-266-029-000	800.00	3,200.00	B	$32.22	32.22
526-266-030-000	905.00	3,635.00	B	$32.22	32.22
526-266-031-000	800.00	3,200.00	B	$32.22	32.22
526-266-032-000	800.00	3,200.00	B	$32.22	32.22
526-266-033-000	945.00	3,783.00	B	$32.22	32.22
526-266-034-000	800.00	3,200.00	B	$32.22	32.22
526-266-035-000	800.00	3,200.00	B	$32.22	32.22
526-266-036-000	906.00	3,636.00	B	$32.22	32.22
526-266-037-000	800.00	3,200.00	B	$32.22	32.22
526-266-038-000	800.00	3,200.00	B	$32.22	32.22
526-266-039-000	902.00	3,620.00	B	$32.22	32.22
526-266-040-000	480.00	1,920.00	B	$32.22	32.22
526-266-041-000	480.00	1,920.00	B	$32.22	32.22
526-266-042-000	480.00	1,920.00	B	$32.22	32.22
526-266-043-000	480.00	1,920.00	B	$32.22	32.22
526-266-044-000	450.00	1,815.00	B	$32.22	32.22
526-266-045-000	808.00	3,233.00	B	$32.22	32.22
526-266-046-000	450.00	1,815.00	B	$32.22	32.22
526-266-047-000	480.00	1,920.00	B	$32.22	32.22
526-266-048-000	824.00	3,297.00	B	$32.22	32.22
526-266-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-266-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-266-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-267-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-004-000	1,618.00	6,493.00	B	$32.22	32.22
526-267-005-000	1,111.00	4,445.00	B	$32.22	32.22
526-267-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-267-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-010-000	1,359.00	5,453.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-267-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-012-000	1,070.00	4,287.00	B	$32.22	32.22
526-267-013-000	1,473.00	5,910.00	B	$32.22	32.22
526-267-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-016-000	480.00	1,920.00	B	$32.22	32.22
526-267-017-000	480.00	1,920.00	B	$32.22	32.22
526-267-018-000	480.00	1,920.00	B	$32.22	32.22
526-267-019-000	480.00	1,920.00	B	$32.22	32.22
526-267-020-000	480.00	1,920.00	B	$32.22	32.22
526-267-021-000	480.00	1,920.00	B	$32.22	32.22
526-267-022-000	480.00	1,920.00	B	$32.22	32.22
526-267-023-000	800.00	3,200.00	B	$32.22	32.22
526-267-024-000	905.00	3,635.00	B	$32.22	32.22
526-267-025-000	1,092.00	4,372.00	B	$32.22	32.22
526-267-026-000	800.00	3,200.00	B	$32.22	32.22
526-267-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-267-028-000	800.00	3,200.00	B	$32.22	32.22
526-267-029-000	800.00	3,200.00	B	$32.22	32.22
526-267-030-000	800.00	3,200.00	B	$32.22	32.22
526-267-031-000	800.00	3,200.00	B	$32.22	32.22
526-267-032-000	800.00	3,200.00	B	$32.22	32.22
526-267-033-000	800.00	3,200.00	B	$32.22	32.22
526-267-034-000	902.00	3,620.00	B	$32.22	32.22
526-267-035-000	945.00	3,783.00	B	$32.22	32.22
526-267-036-000	800.00	3,200.00	B	$32.22	32.22
526-267-037-000	927.00	3,710.00	B	$32.22	32.22
526-267-038-000	800.00	3,200.00	B	$32.22	32.22
526-267-039-000	945.00	3,783.00	B	$32.22	32.22
526-267-040-000	480.00	1,920.00	B	$32.22	32.22
526-267-041-000	824.00	3,297.00	B	$32.22	32.22
526-267-042-000	480.00	1,920.00	B	$32.22	32.22
526-267-043-000	480.00	1,920.00	B	$32.22	32.22
526-267-044-000	589.00	2,360.00	B	$32.22	32.22
526-267-045-000	538.00	2,170.00	B	$32.22	32.22
526-267-046-000	480.00	1,920.00	B	$32.22	32.22
526-267-047-000	808.00	3,233.00	B	$32.22	32.22
526-267-048-000	480.00	1,920.00	B	$32.22	32.22
526-267-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-267-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-267-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-268-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-007-000	2,838.00	11,352.00	B	$32.22	32.22
526-268-008-000	2,076.00	8,311.00	B	$32.22	32.22
526-268-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-010-000	2,943.00	11,772.00	B	$32.22	32.22
526-268-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-016-000	900.00	3,600.00	B	$32.22	32.22
526-268-017-000	900.00	3,600.00	B	$32.22	32.22
526-268-018-000	900.00	3,600.00	B	$32.22	32.22
526-268-019-000	900.00	3,600.00	B	$32.22	32.22
526-268-020-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-268-021-000	1,108.00	4,439.00	B	$32.22	32.22
526-268-022-000	900.00	3,600.00	B	$32.22	32.22
526-268-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-268-028-000	1,600.00	6,400.00	B	$32.22	32.22
526-268-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-033-000	1,891.00	7,567.00	B	$32.22	32.22
526-268-034-000	1,891.00	7,567.00	B	$32.22	32.22
526-268-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-268-038-000	1,891.00	7,567.00	B	$32.22	32.22
526-268-039-000	1,638.00	6,560.00	B	$32.22	32.22
526-268-040-000	900.00	3,600.00	B	$32.22	32.22
526-268-041-000	900.00	3,600.00	B	$32.22	32.22
526-268-042-000	900.00	3,600.00	B	$32.22	32.22
526-268-043-000	1,236.00	4,946.00	B	$32.22	32.22
526-268-044-000	900.00	3,600.00	B	$32.22	32.22
526-268-045-000	900.00	3,600.00	B	$32.22	32.22
526-268-046-000	900.00	3,600.00	B	$32.22	32.22
526-268-047-000	900.00	3,600.00	B	$32.22	32.22
526-268-048-000	900.00	3,600.00	B	$32.22	32.22
526-268-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-268-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-268-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-269-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-003-000	2,547.00	10,206.00	B	$32.22	32.22
526-269-004-000	2,679.00	10,717.00	B	$32.22	32.22
526-269-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-269-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-016-000	900.00	3,600.00	B	$32.22	32.22
526-269-017-000	900.00	3,600.00	B	$32.22	32.22
526-269-018-000	967.00	3,893.00	B	$32.22	32.22
526-269-019-000	900.00	3,600.00	B	$32.22	32.22
526-269-020-000	900.00	3,600.00	B	$32.22	32.22
526-269-021-000	900.00	3,600.00	B	$32.22	32.22
526-269-022-000	900.00	3,600.00	B	$32.22	32.22
526-269-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-025-000	1,919.00	7,678.00	B	$32.22	32.22
526-269-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-269-028-000	2,042.00	8,183.00	B	$32.22	32.22
526-269-029-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-269-030-000	1,928.00	7,718.00	B	$32.22	32.22
526-269-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-032-000	2,042.00	8,183.00	B	$32.22	32.22
526-269-033-000	2,042.00	8,183.00	B	$32.22	32.22
526-269-034-000	1,842.00	7,375.00	B	$32.22	32.22
526-269-035-000	1,842.00	7,375.00	B	$32.22	32.22
526-269-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-269-040-000	900.00	3,600.00	B	$32.22	32.22
526-269-041-000	900.00	3,600.00	B	$32.22	32.22
526-269-042-000	900.00	3,600.00	B	$32.22	32.22
526-269-043-000	1,155.00	4,624.00	B	$32.22	32.22
526-269-044-000	900.00	3,600.00	B	$32.22	32.22
526-269-045-000	1,014.00	4,073.00	B	$32.22	32.22
526-269-046-000	900.00	3,600.00	B	$32.22	32.22
526-269-047-000	900.00	3,600.00	B	$32.22	32.22
526-269-048-000	900.00	3,600.00	B	$32.22	32.22
526-269-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-269-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-269-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-301-001-000	1,070.00	4,287.00	B	$32.22	32.22
526-301-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-005-000	1,070.00	4,287.00	B	$32.22	32.22
526-301-006-000	1,260.00	5,044.00	B	$32.22	32.22
526-301-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-301-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-016-000	480.00	1,920.00	B	$32.22	32.22
526-301-017-000	480.00	1,920.00	B	$32.22	32.22
526-301-018-000	480.00	1,920.00	B	$32.22	32.22
526-301-019-000	535.00	2,142.00	B	$32.22	32.22
526-301-020-000	808.00	3,233.00	B	$32.22	32.22
526-301-021-000	480.00	1,920.00	B	$32.22	32.22
526-301-022-000	538.00	2,170.00	B	$32.22	32.22
526-301-023-000	927.00	3,710.00	B	$32.22	32.22
526-301-024-000	800.00	3,200.00	B	$32.22	32.22
526-301-025-000	945.00	3,783.00	B	$32.22	32.22
526-301-026-000	800.00	3,200.00	B	$32.22	32.22
526-301-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-301-028-000	800.00	3,200.00	B	$32.22	32.22
526-301-029-000	800.00	3,200.00	B	$32.22	32.22
526-301-030-000	800.00	3,200.00	B	$32.22	32.22
526-301-031-000	800.00	3,200.00	B	$32.22	32.22
526-301-032-000	800.00	3,200.00	B	$32.22	32.22
526-301-033-000	800.00	3,200.00	B	$32.22	32.22
526-301-034-000	902.00	3,620.00	B	$32.22	32.22
526-301-035-000	800.00	3,200.00	B	$32.22	32.22
526-301-036-000	902.00	3,620.00	B	$32.22	32.22
526-301-037-000	1,070.00	4,287.00	B	$32.22	32.22
526-301-038-000	909.00	3,637.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-301-039-000	800.00	3,200.00	B	$32.22	32.22
526-301-040-000	480.00	1,920.00	B	$32.22	32.22
526-301-041-000	480.00	1,920.00	B	$32.22	32.22
526-301-042-000	811.00	3,258.00	B	$32.22	32.22
526-301-043-000	811.00	3,258.00	B	$32.22	32.22
526-301-044-000	480.00	1,920.00	B	$32.22	32.22
526-301-045-000	480.00	1,920.00	B	$32.22	32.22
526-301-046-000	480.00	1,920.00	B	$32.22	32.22
526-301-047-000	480.00	1,920.00	B	$32.22	32.22
526-301-048-000	480.00	1,920.00	B	$32.22	32.22
526-301-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-301-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-301-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-305-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-002-000	2,679.00	10,717.00	B	$32.22	32.22
526-305-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-007-000	2,838.00	11,352.00	B	$32.22	32.22
526-305-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-016-000	900.00	3,600.00	B	$32.22	32.22
526-305-017-000	900.00	3,600.00	B	$32.22	32.22
526-305-018-000	900.00	3,600.00	B	$32.22	32.22
526-305-019-000	900.00	3,600.00	B	$32.22	32.22
526-305-020-000	900.00	3,600.00	B	$32.22	32.22
526-305-021-000	900.00	3,600.00	B	$32.22	32.22
526-305-022-000	900.00	3,600.00	B	$32.22	32.22
526-305-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-305-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-305-025-000	1,891.00	7,567.00	B	$32.22	32.22
526-305-026-510	800.00	3,200.00	B	$32.22	16.12
526-305-026-520	800.00	3,200.00	B	$32.22	16.12
526-305-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-305-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-305-029-000	1,774.00	7,768.00	B	$32.22	32.22
526-305-030-000	1,815.00	7,276.00	B	$32.22	32.22
526-305-031-000	1,891.00	7,567.00	B	$32.22	32.22
526-305-032-510	800.00	3,200.00	B	$32.22	16.12
526-305-032-520	800.00	3,200.00	B	$32.22	16.12
526-305-033-000	1,740.00	6,960.00	B	$32.22	16.12
526-305-034-000	1,740.00	6,960.00	B	$32.22	16.12
526-305-035-000	1,747.00	6,997.00	B	$32.22	32.22
526-305-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-305-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-305-038-000	1,842.00	7,375.00	B	$32.22	32.22
526-305-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-305-040-000	967.00	3,893.00	B	$32.22	32.22
526-305-041-000	900.00	3,600.00	B	$32.22	32.22
526-305-042-000	900.00	3,600.00	B	$32.22	32.22
526-305-043-000	900.00	3,600.00	B	$32.22	32.22
526-305-044-000	1,155.00	4,624.00	B	$32.22	32.22
526-305-045-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-305-046-000	900.00	3,600.00	B	$32.22	32.22
526-305-047-000	900.00	3,600.00	B	$32.22	32.22
526-305-048-000	900.00	3,600.00	B	$32.22	32.22
526-305-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-305-050-000	2,497.00	10,006.00	B	$32.22	32.22
526-305-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-305-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-306-001-000	2,142.00	8,576.00	B	$32.22	32.22
526-306-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-306-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-010-000	2,679.00	10,717.00	B	$32.22	32.22
526-306-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-014-000	2,679.00	10,717.00	B	$32.22	32.22
526-306-016-000	1,155.00	4,624.00	B	$32.22	32.22
526-306-017-000	856.00	3,430.00	B	$32.22	32.22
526-306-018-000	905.00	3,635.00	B	$32.22	32.22
526-306-019-000	900.00	3,600.00	B	$32.22	32.22
526-306-020-000	900.00	3,600.00	B	$32.22	32.22
526-306-021-000	900.00	3,600.00	B	$32.22	32.22
526-306-022-000	856.00	3,430.00	B	$32.22	32.22
526-306-023-000	1,774.00	7,768.00	B	$32.22	32.22
526-306-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-306-025-000	1,891.00	7,567.00	B	$32.22	32.22
526-306-026-000	1,975.00	7,914.00	B	$32.22	32.22
526-306-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-306-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-306-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-306-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-306-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-306-032-510	800.00	3,200.00	B	$32.22	16.12
526-306-032-520	800.00	3,200.00	B	$32.22	16.12
526-306-033-000	1,891.00	7,567.00	B	$32.22	32.22
526-306-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-306-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-306-036-000	2,036.00	8,164.00	B	$32.22	32.22
526-306-037-510	800.00	3,200.00	B	$32.22	16.12
526-306-037-520	800.00	3,200.00	B	$32.22	16.12
526-306-038-000	2,123.00	8,515.00	B	$32.22	32.22
526-306-039-000	2,033.00	8,151.00	B	$32.22	32.22
526-306-040-000	1,155.00	4,624.00	B	$32.22	32.22
526-306-041-000	900.00	3,600.00	B	$32.22	32.22
526-306-042-000	900.00	3,600.00	B	$32.22	32.22
526-306-043-000	900.00	3,600.00	B	$32.22	32.22
526-306-044-000	900.00	3,600.00	B	$32.22	32.22
526-306-045-000	1,236.00	4,946.00	B	$32.22	32.22
526-306-046-000	900.00	3,600.00	B	$32.22	32.22
526-306-047-000	900.00	3,600.00	B	$32.22	32.22
526-306-048-000	900.00	3,600.00	B	$32.22	32.22
526-306-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-306-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-306-052-000	4,800.00	19,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-307-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-003-000	2,679.00	10,717.00	B	$32.22	32.22
526-307-004-000	2,497.00	10,006.00	B	$32.22	32.22
526-307-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-307-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-012-000	2,497.00	10,006.00	B	$32.22	32.22
526-307-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-016-000	900.00	3,600.00	B	$32.22	32.22
526-307-017-000	900.00	3,600.00	B	$32.22	32.22
526-307-018-000	900.00	3,600.00	B	$32.22	32.22
526-307-019-000	900.00	3,600.00	B	$32.22	32.22
526-307-020-000	1,014.00	4,073.00	B	$32.22	32.22
526-307-021-000	1,135.00	4,544.00	B	$32.22	32.22
526-307-022-000	900.00	3,600.00	B	$32.22	32.22
526-307-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-024-000	1,815.00	7,276.00	B	$32.22	32.22
526-307-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-307-028-510	800.00	3,200.00	B	$32.22	16.12
526-307-028-520	824.00	3,297.00	B	$32.22	16.12
526-307-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-034-510	800.00	3,200.00	B	$32.22	16.12
526-307-034-520	800.00	3,200.00	B	$32.22	16.12
526-307-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-036-000	1,815.00	7,276.00	B	$32.22	32.22
526-307-037-510	800.00	3,200.00	B	$32.22	16.12
526-307-037-520	800.00	3,200.00	B	$32.22	16.12
526-307-038-510	1,050.00	4,204.00	B	$32.22	16.12
526-307-038-520	800.00	3,200.00	B	$32.22	16.12
526-307-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-307-040-000	1,135.00	4,544.00	B	$32.22	32.22
526-307-041-000	900.00	3,600.00	B	$32.22	32.22
526-307-042-000	1,135.00	4,544.00	B	$32.22	32.22
526-307-043-000	900.00	3,600.00	B	$32.22	32.22
526-307-044-000	900.00	3,600.00	B	$32.22	32.22
526-307-045-000	840.00	3,360.00	B	$32.22	32.22
526-307-046-000	1,394.00	5,577.00	B	$32.22	32.22
526-307-047-000	900.00	3,600.00	B	$32.22	32.22
526-307-048-000	900.00	3,600.00	B	$32.22	32.22
526-307-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-307-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-307-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-312-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-004-000	2,487.00	9,962.00	B	$32.22	32.22
526-312-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-007-000	3,600.00	14,400.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-312-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-009-000	2,626.00	10,507.00	B	$32.22	32.22
526-312-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-011-000	2,547.00	10,206.00	B	$32.22	32.22
526-312-012-000	2,497.00	10,006.00	B	$32.22	32.22
526-312-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-014-510	1,100.00	4,400.00	B	$32.22	16.12
526-312-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-312-016-000	1,155.00	4,624.00	B	$32.22	32.22
526-312-017-000	900.00	3,600.00	B	$32.22	32.22
526-312-018-000	900.00	3,600.00	B	$32.22	32.22
526-312-019-000	900.00	3,600.00	B	$32.22	32.22
526-312-020-000	1,421.00	5,688.00	B	$32.22	32.22
526-312-021-000	1,014.00	4,073.00	B	$32.22	32.22
526-312-022-000	856.00	3,430.00	B	$32.22	32.22
526-312-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-312-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-029-000	1,760.00	7,040.00	B	$32.22	32.22
526-312-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-031-000	1,760.00	7,040.00	B	$32.22	32.22
526-312-032-000	2,036.00	8,164.00	B	$32.22	32.22
526-312-033-510	1,050.00	4,204.00	B	$32.22	16.12
526-312-033-520	800.00	3,200.00	B	$32.22	16.12
526-312-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-035-510	859.00	3,454.00	B	$32.22	16.12
526-312-035-520	800.00	3,200.00	B	$32.22	16.12
526-312-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-312-040-000	900.00	3,600.00	B	$32.22	32.22
526-312-041-000	900.00	3,600.00	B	$32.22	32.22
526-312-042-000	900.00	3,600.00	B	$32.22	32.22
526-312-043-000	900.00	3,600.00	B	$32.22	32.22
526-312-044-000	900.00	3,600.00	B	$32.22	32.22
526-312-045-000	900.00	3,600.00	B	$32.22	32.22
526-312-046-000	1,155.00	4,624.00	B	$32.22	32.22
526-312-047-000	1,394.00	5,577.00	B	$32.22	32.22
526-312-048-000	900.00	3,600.00	B	$32.22	32.22
526-312-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-312-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-312-052-000	5,468.00	21,872.00	B	$32.22	32.22
526-313-001-000	2,000.00	8,000.00	B	$32.22	32.22
526-313-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-006-000	2,943.00	11,772.00	B	$32.22	32.22
526-313-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-313-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-011-510	1,100.00	4,400.00	B	$32.22	16.12
526-313-011-520	1,100.00	4,400.00	B	$32.22	16.12
526-313-012-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-313-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-016-000	1,394.00	5,577.00	B	$32.22	32.22
526-313-017-000	900.00	3,600.00	B	$32.22	32.22
526-313-018-000	1,155.00	4,624.00	B	$32.22	32.22
526-313-019-000	900.00	3,600.00	B	$32.22	32.22
526-313-020-000	900.00	3,600.00	B	$32.22	32.22
526-313-021-000	900.00	3,600.00	B	$32.22	32.22
526-313-022-000	900.00	3,600.00	B	$32.22	32.22
526-313-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-026-000	2,033.00	8,151.00	B	$32.22	32.22
526-313-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-313-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-029-510	800.00	3,200.00	B	$32.22	16.12
526-313-029-520	1,050.00	4,204.00	B	$32.22	16.12
526-313-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-031-000	1,919.00	7,678.00	B	$32.22	32.22
526-313-032-510	800.00	3,200.00	B	$32.22	16.12
526-313-032-520	800.00	3,200.00	B	$32.22	16.12
526-313-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-035-510	800.00	3,200.00	B	$32.22	16.12
526-313-035-520	800.00	3,200.00	B	$32.22	16.12
526-313-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-313-037-510	800.00	3,200.00	B	$32.22	16.12
526-313-038-510	800.00	3,200.00	B	$32.22	16.12
526-313-038-520	800.00	3,200.00	B	$32.22	16.12
526-313-039-000	1,842.00	7,375.00	B	$32.22	32.22
526-313-040-000	856.00	3,430.00	B	$32.22	32.22
526-313-041-000	996.00	3,994.00	B	$32.22	32.22
526-313-042-000	900.00	3,600.00	B	$32.22	32.22
526-313-043-000	1,421.00	5,688.00	B	$32.22	32.22
526-313-044-000	900.00	3,600.00	B	$32.22	32.22
526-313-045-000	900.00	3,600.00	B	$32.22	32.22
526-313-046-000	900.00	3,600.00	B	$32.22	32.22
526-313-047-000	900.00	3,600.00	B	$32.22	32.22
526-313-048-000	900.00	3,600.00	B	$32.22	32.22
526-313-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-313-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-313-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-314-001-000	2,626.00	10,507.00	B	$32.22	32.22
526-314-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-005-000	2,626.00	10,507.00	B	$32.22	32.22
526-314-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-314-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-016-000	900.00	3,600.00	B	$32.22	32.22
526-314-017-000	900.00	3,600.00	B	$32.22	32.22
526-314-018-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-314-019-000	900.00	3,600.00	B	$32.22	32.22
526-314-020-000	900.00	3,600.00	B	$32.22	32.22
526-314-021-000	900.00	3,600.00	B	$32.22	32.22
526-314-022-000	1,155.00	4,624.00	B	$32.22	32.22
526-314-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-314-024-000	1,919.00	7,678.00	B	$32.22	32.22
526-314-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-314-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-314-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-314-028-000	1,815.00	7,276.00	B	$32.22	32.22
526-314-029-000	1,919.00	7,678.00	B	$32.22	32.22
526-314-030-000	1,891.00	7,567.00	B	$32.22	32.22
526-314-031-000	1,958.00	7,832.00	B	$32.22	32.22
526-314-032-000	1,774.00	7,768.00	B	$32.22	32.22
526-314-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-314-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-314-035-510	902.00	3,620.00	B	$32.22	16.12
526-314-035-520	800.00	3,200.00	B	$32.22	16.12
526-314-036-510	824.00	3,297.00	B	$32.22	16.12
526-314-036-520	800.00	3,200.00	B	$32.22	16.12
526-314-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-314-038-000	1,919.00	7,678.00	B	$32.22	32.22
526-314-039-510	800.00	3,200.00	B	$32.22	16.12
526-314-039-520	800.00	3,200.00	B	$32.22	16.12
526-314-040-000	856.00	3,430.00	B	$32.22	32.22
526-314-041-000	900.00	3,600.00	B	$32.22	32.22
526-314-042-000	900.00	3,600.00	B	$32.22	32.22
526-314-043-000	856.00	3,430.00	B	$32.22	32.22
526-314-044-000	900.00	3,600.00	B	$32.22	32.22
526-314-045-000	900.00	3,600.00	B	$32.22	32.22
526-314-046-000	900.00	3,600.00	B	$32.22	32.22
526-314-047-000	900.00	3,600.00	B	$32.22	32.22
526-314-048-000	900.00	3,600.00	B	$32.22	32.22
526-314-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-314-050-000	2,626.00	10,507.00	B	$32.22	32.22
526-314-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-314-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-315-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-002-000	3,001.00	12,008.00	B	$32.22	32.22
526-315-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-315-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-016-000	900.00	3,600.00	B	$32.22	32.22
526-315-017-000	900.00	3,600.00	B	$32.22	32.22
526-315-018-000	900.00	3,600.00	B	$32.22	32.22
526-315-019-000	900.00	3,600.00	B	$32.22	32.22
526-315-020-000	900.00	3,600.00	B	$32.22	32.22
526-315-021-000	900.00	3,600.00	B	$32.22	32.22
526-315-022-000	900.00	3,600.00	B	$32.22	32.22
526-315-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-315-024-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-315-025-000	1,747.00	6,997.00	B	$32.22	32.22
526-315-026-510	800.00	3,200.00	B	$32.22	16.12
526-315-026-520	800.00	3,200.00	B	$32.22	16.12
526-315-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-315-028-510	800.00	3,200.00	B	$32.22	16.12
526-315-028-520	800.00	3,200.00	B	$32.22	16.12
526-315-029-000	1,891.00	7,567.00	B	$32.22	32.22
526-315-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-315-031-000	1,891.00	7,567.00	B	$32.22	32.22
526-315-032-000	1,958.00	7,832.00	B	$32.22	32.22
526-315-033-000	1,760.00	7,040.00	B	$32.22	32.22
526-315-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-315-035-510	1,014.00	4,073.00	B	$32.22	16.12
526-315-035-520	800.00	3,200.00	B	$32.22	16.12
526-315-036-000	1,842.00	7,375.00	B	$32.22	32.22
526-315-037-510	824.00	3,297.00	B	$32.22	16.12
526-315-037-520	1,156.00	4,630.00	B	$32.22	16.12
526-315-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-315-039-000	1,734.00	6,957.00	B	$32.22	32.22
526-315-040-000	1,135.00	4,544.00	B	$32.22	32.22
526-315-041-000	900.00	3,600.00	B	$32.22	32.22
526-315-042-000	900.00	3,600.00	B	$32.22	32.22
526-315-043-000	900.00	3,600.00	B	$32.22	32.22
526-315-044-000	1,421.00	5,688.00	B	$32.22	32.22
526-315-045-000	900.00	3,600.00	B	$32.22	32.22
526-315-046-000	900.00	3,600.00	B	$32.22	32.22
526-315-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-315-048-000	900.00	3,600.00	B	$32.22	32.22
526-315-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-315-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-315-052-000	5,327.00	21,314.00	B	$32.22	32.22
526-320-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-004-000	2,218.00	8,880.00	B	$32.22	32.22
526-320-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-320-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-016-000	1,155.00	4,624.00	B	$32.22	32.22
526-320-017-000	900.00	3,600.00	B	$32.22	32.22
526-320-018-000	900.00	3,600.00	B	$32.22	32.22
526-320-019-000	1,108.00	4,439.00	B	$32.22	32.22
526-320-020-000	1,155.00	4,624.00	B	$32.22	32.22
526-320-021-000	1,236.00	4,946.00	B	$32.22	32.22
526-320-022-000	900.00	3,600.00	B	$32.22	32.22
526-320-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-027-000	3,167.00	12,680.00	B	$32.22	32.22
526-320-028-000	1,842.00	7,375.00	B	$32.22	32.22
526-320-029-000	1,842.00	7,375.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-320-030-000	1,919.00	7,678.00	B	$32.22	32.22
526-320-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-032-510	902.00	3,620.00	B	$32.22	16.12
526-320-032-520	800.00	3,200.00	B	$32.22	16.12
526-320-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-035-000	2,033.00	8,151.00	B	$32.22	32.22
526-320-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-320-037-000	1,919.00	7,678.00	B	$32.22	32.22
526-320-038-510	800.00	3,200.00	B	$32.22	16.12
526-320-038-520	800.00	3,200.00	B	$32.22	16.12
526-320-039-000	1,891.00	7,567.00	B	$32.22	32.22
526-320-040-000	900.00	3,600.00	B	$32.22	32.22
526-320-041-000	1,421.00	5,688.00	B	$32.22	32.22
526-320-042-000	856.00	3,430.00	B	$32.22	32.22
526-320-043-000	967.00	3,893.00	B	$32.22	32.22
526-320-044-000	900.00	3,600.00	B	$32.22	32.22
526-320-045-000	983.00	3,935.00	B	$32.22	32.22
526-320-046-000	983.00	3,935.00	B	$32.22	32.22
526-320-047-000	900.00	3,600.00	B	$32.22	32.22
526-320-048-000	900.00	3,600.00	B	$32.22	32.22
526-320-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-320-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-320-052-000	5,453.00	21,837.00	B	$32.22	32.22
526-321-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-321-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-016-000	1,236.00	4,946.00	B	$32.22	32.22
526-321-017-000	900.00	3,600.00	B	$32.22	32.22
526-321-018-000	905.00	3,635.00	B	$32.22	32.22
526-321-019-000	1,155.00	4,624.00	B	$32.22	32.22
526-321-020-000	1,135.00	4,544.00	B	$32.22	32.22
526-321-021-000	1,155.00	4,624.00	B	$32.22	32.22
526-321-022-000	900.00	3,600.00	B	$32.22	32.22
526-321-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-024-510	1,092.00	4,372.00	B	$32.22	16.12
526-321-024-520	800.00	3,200.00	B	$32.22	16.12
526-321-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-026-510	800.00	3,200.00	B	$32.22	16.12
526-321-026-520	808.00	3,233.00	B	$32.22	16.12
526-321-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-321-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-029-510	800.00	3,200.00	B	$32.22	16.12
526-321-029-520	800.00	3,200.00	B	$32.22	16.12
526-321-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-032-000	1,919.00	7,678.00	B	$32.22	32.22
526-321-033-000	2,036.00	8,164.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-321-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-035-000	2,042.00	8,183.00	B	$32.22	32.22
526-321-036-510	1,092.00	4,372.00	B	$32.22	16.12
526-321-036-520	800.00	3,200.00	B	$32.22	16.12
526-321-037-000	2,033.00	8,151.00	B	$32.22	32.22
526-321-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-321-040-000	900.00	3,600.00	B	$32.22	32.22
526-321-041-000	900.00	3,600.00	B	$32.22	32.22
526-321-042-000	900.00	3,600.00	B	$32.22	32.22
526-321-043-000	900.00	3,600.00	B	$32.22	32.22
526-321-044-000	900.00	3,600.00	B	$32.22	32.22
526-321-045-000	967.00	3,893.00	B	$32.22	32.22
526-321-046-000	1,014.00	4,073.00	B	$32.22	32.22
526-321-047-000	900.00	3,600.00	B	$32.22	32.22
526-321-048-000	900.00	3,600.00	B	$32.22	32.22
526-321-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-321-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-321-052-000	6,000.00	24,000.00	B	$32.22	32.22
526-323-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-007-000	2,894.00	11,578.00	B	$32.22	32.22
526-323-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-016-000	900.00	3,600.00	B	$32.22	32.22
526-323-017-000	480.00	1,920.00	B	$32.22	32.22
526-323-018-000	900.00	3,600.00	B	$32.22	32.22
526-323-019-000	900.00	3,600.00	B	$32.22	32.22
526-323-020-000	900.00	3,600.00	B	$32.22	32.22
526-323-021-000	856.00	3,430.00	B	$32.22	32.22
526-323-022-000	900.00	3,600.00	B	$32.22	32.22
526-323-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-025-510	800.00	3,200.00	B	$32.22	16.12
526-323-025-520	996.00	3,994.00	B	$32.22	16.12
526-323-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-323-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-037-000	1,919.00	7,678.00	B	$32.22	32.22
526-323-038-000	1,958.00	7,832.00	B	$32.22	32.22
526-323-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-323-040-000	1,014.00	4,073.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-323-041-000	900.00	3,600.00	B	$32.22	32.22
526-323-042-000	900.00	3,600.00	B	$32.22	32.22
526-323-043-000	900.00	3,600.00	B	$32.22	32.22
526-323-044-000	905.00	3,635.00	B	$32.22	32.22
526-323-045-000	900.00	3,600.00	B	$32.22	32.22
526-323-046-000	900.00	3,600.00	B	$32.22	32.22
526-323-047-000	905.00	3,635.00	B	$32.22	32.22
526-323-048-000	1,108.00	4,439.00	B	$32.22	32.22
526-323-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-323-050-000	2,943.00	11,772.00	B	$32.22	32.22
526-323-051-000	4,740.00	18,962.00	B	$32.22	32.22
526-323-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-329-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-003-000	2,943.00	11,772.00	B	$32.22	32.22
526-329-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-329-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-009-000	2,218.00	8,880.00	B	$32.22	32.22
526-329-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-016-000	1,014.00	4,073.00	B	$32.22	32.22
526-329-017-000	900.00	3,600.00	B	$32.22	32.22
526-329-018-000	900.00	3,600.00	B	$32.22	32.22
526-329-019-000	900.00	3,600.00	B	$32.22	32.22
526-329-020-000	900.00	3,600.00	B	$32.22	32.22
526-329-021-000	1,135.00	4,544.00	B	$32.22	32.22
526-329-022-000	900.00	3,600.00	B	$32.22	32.22
526-329-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-026-000	1,965.00	7,876.00	B	$32.22	32.22
526-329-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-329-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-029-000	2,033.00	8,151.00	B	$32.22	32.22
526-329-030-000	1,774.00	7,768.00	B	$32.22	32.22
526-329-031-510	800.00	3,200.00	B	$32.22	16.12
526-329-031-520	800.00	3,200.00	B	$32.22	16.12
526-329-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-035-000	1,747.00	6,997.00	B	$32.22	32.22
526-329-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-329-038-510	800.00	3,200.00	B	$32.22	16.12
526-329-038-520	808.00	3,233.00	B	$32.22	16.12
526-329-039-000	1,774.00	7,768.00	B	$32.22	32.22
526-329-040-000	905.00	3,635.00	B	$32.22	32.22
526-329-041-000	900.00	3,600.00	B	$32.22	32.22
526-329-042-000	900.00	3,600.00	B	$32.22	32.22
526-329-043-000	900.00	3,600.00	B	$32.22	32.22
526-329-044-000	1,135.00	4,544.00	B	$32.22	32.22
526-329-045-000	996.00	3,994.00	B	$32.22	32.22
526-329-046-000	900.00	3,600.00	B	$32.22	32.22
526-329-047-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-329-048-000	1,155.00	4,624.00	B	$32.22	32.22
526-329-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-329-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-329-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-331-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-331-008-000	1,111.00	4,445.00	B	$32.22	32.22
526-331-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-016-000	580.00	2,320.00	B	$32.22	32.22
526-331-017-000	480.00	1,920.00	B	$32.22	32.22
526-331-018-000	480.00	1,920.00	B	$32.22	32.22
526-331-019-000	480.00	1,920.00	B	$32.22	32.22
526-331-020-000	886.00	3,549.00	B	$32.22	32.22
526-331-021-000	480.00	1,920.00	B	$32.22	32.22
526-331-022-000	840.00	3,363.00	B	$32.22	32.22
526-331-023-000	909.00	3,637.00	B	$32.22	32.22
526-331-024-000	902.00	3,620.00	B	$32.22	32.22
526-331-025-000	800.00	3,200.00	B	$32.22	32.22
526-331-026-000	909.00	3,637.00	B	$32.22	32.22
526-331-027-000	3,167.00	12,680.00	B	$32.22	32.22
526-331-028-000	1,019.00	4,089.00	B	$32.22	32.22
526-331-029-000	800.00	3,200.00	B	$32.22	32.22
526-331-030-000	800.00	3,200.00	B	$32.22	32.22
526-331-031-000	800.00	3,200.00	B	$32.22	32.22
526-331-032-000	800.00	3,200.00	B	$32.22	32.22
526-331-033-000	800.00	3,200.00	B	$32.22	32.22
526-331-034-000	800.00	3,200.00	B	$32.22	32.22
526-331-035-000	800.00	3,200.00	B	$32.22	32.22
526-331-036-000	800.00	3,200.00	B	$32.22	32.22
526-331-037-000	902.00	3,620.00	B	$32.22	32.22
526-331-038-000	902.00	3,620.00	B	$32.22	32.22
526-331-039-000	800.00	3,200.00	B	$32.22	32.22
526-331-040-000	886.00	3,549.00	B	$32.22	32.22
526-331-041-000	886.00	3,549.00	B	$32.22	32.22
526-331-042-000	665.00	2,687.00	B	$32.22	32.22
526-331-043-000	450.00	1,815.00	B	$32.22	32.22
526-331-044-000	480.00	1,920.00	B	$32.22	32.22
526-331-045-000	480.00	1,920.00	B	$32.22	32.22
526-331-046-000	480.00	1,920.00	B	$32.22	32.22
526-331-047-000	480.00	1,920.00	B	$32.22	32.22
526-331-048-000	480.00	1,920.00	B	$32.22	32.22
526-331-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-331-050-000	1,581.00	6,337.00	B	$32.22	32.22
526-331-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-331-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-332-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-004-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-332-005-000	1,581.00	6,337.00	B	$32.22	32.22
526-332-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-007-000	3,543.00	14,196.00	B	$32.22	32.22
526-332-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-009-000	1,070.00	4,287.00	B	$32.22	32.22
526-332-010-000	1,070.00	4,287.00	B	$32.22	32.22
526-332-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-016-000	989.00	3,956.00	B	$32.22	32.22
526-332-017-000	808.00	3,233.00	B	$32.22	32.22
526-332-018-000	808.00	3,233.00	B	$32.22	32.22
526-332-019-000	480.00	1,920.00	B	$32.22	32.22
526-332-020-000	538.00	2,170.00	B	$32.22	32.22
526-332-021-000	989.00	3,956.00	B	$32.22	32.22
526-332-022-000	450.00	1,815.00	B	$32.22	32.22
526-332-023-000	800.00	3,200.00	B	$32.22	32.22
526-332-024-000	800.00	3,200.00	B	$32.22	32.22
526-332-025-000	800.00	3,200.00	B	$32.22	32.22
526-332-026-000	800.00	3,200.00	B	$32.22	32.22
526-332-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-332-028-000	800.00	3,200.00	B	$32.22	32.22
526-332-029-000	800.00	3,200.00	B	$32.22	32.22
526-332-030-000	800.00	3,200.00	B	$32.22	32.22
526-332-031-000	800.00	3,200.00	B	$32.22	32.22
526-332-032-000	800.00	3,200.00	B	$32.22	32.22
526-332-033-000	800.00	3,200.00	B	$32.22	32.22
526-332-034-000	800.00	3,200.00	B	$32.22	32.22
526-332-035-000	902.00	3,620.00	B	$32.22	32.22
526-332-036-000	800.00	3,200.00	B	$32.22	32.22
526-332-037-000	800.00	3,200.00	B	$32.22	32.22
526-332-038-000	800.00	3,200.00	B	$32.22	32.22
526-332-039-000	902.00	3,620.00	B	$32.22	32.22
526-332-040-000	480.00	1,920.00	B	$32.22	32.22
526-332-041-000	480.00	1,920.00	B	$32.22	32.22
526-332-042-000	480.00	1,920.00	B	$32.22	32.22
526-332-043-000	480.00	1,920.00	B	$32.22	32.22
526-332-044-000	840.00	3,363.00	B	$32.22	32.22
526-332-045-000	480.00	1,920.00	B	$32.22	32.22
526-332-046-000	535.00	2,142.00	B	$32.22	32.22
526-332-047-000	535.00	2,142.00	B	$32.22	32.22
526-332-048-000	480.00	1,920.00	B	$32.22	32.22
526-332-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-332-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-332-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-333-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-333-002-000	1,260.00	5,044.00	B	$32.22	32.22
526-333-003-000	1,260.00	5,044.00	B	$32.22	32.22
526-333-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-333-005-000	1,133.00	4,534.00	B	$32.22	32.22
526-333-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-333-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-333-009-000	1,581.00	6,337.00	B	$32.22	32.22
526-333-010-000	1,581.00	6,337.00	B	$32.22	32.22
526-333-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-333-012-000	1,070.00	4,287.00	B	$32.22	32.22
526-333-013-000	1,260.00	5,044.00	B	$32.22	32.22
526-333-014-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-333-016-000	840.00	3,363.00	B	$32.22	32.22
526-333-017-000	480.00	1,920.00	B	$32.22	32.22
526-333-018-000	480.00	1,920.00	B	$32.22	32.22
526-333-019-000	535.00	2,142.00	B	$32.22	32.22
526-333-020-000	480.00	1,920.00	B	$32.22	32.22
526-333-021-000	480.00	1,920.00	B	$32.22	32.22
526-333-022-000	796.00	3,194.00	B	$32.22	32.22
526-333-023-000	1,019.00	4,089.00	B	$32.22	32.22
526-333-024-000	927.00	3,710.00	B	$32.22	32.22
526-333-025-000	800.00	3,200.00	B	$32.22	32.22
526-333-026-000	800.00	3,200.00	B	$32.22	32.22
526-333-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-333-028-000	800.00	3,200.00	B	$32.22	32.22
526-333-029-000	800.00	3,200.00	B	$32.22	32.22
526-333-030-000	905.00	3,635.00	B	$32.22	32.22
526-333-031-000	800.00	3,200.00	B	$32.22	32.22
526-333-032-000	1,070.00	4,287.00	B	$32.22	32.22
526-333-033-000	1,070.00	4,287.00	B	$32.22	32.22
526-333-034-000	800.00	3,200.00	B	$32.22	32.22
526-333-035-000	800.00	3,200.00	B	$32.22	32.22
526-333-036-000	927.00	3,710.00	B	$32.22	32.22
526-333-037-000	800.00	3,200.00	B	$32.22	32.22
526-333-038-000	800.00	3,200.00	B	$32.22	32.22
526-333-039-000	800.00	3,200.00	B	$32.22	32.22
526-333-040-000	480.00	1,920.00	B	$32.22	32.22
526-333-041-000	886.00	3,549.00	B	$32.22	32.22
526-333-042-000	703.00	2,832.00	B	$32.22	32.22
526-333-043-000	480.00	1,920.00	B	$32.22	32.22
526-333-044-000	480.00	1,920.00	B	$32.22	32.22
526-333-045-000	480.00	1,920.00	B	$32.22	32.22
526-333-046-000	480.00	1,920.00	B	$32.22	32.22
526-333-047-000	480.00	1,920.00	B	$32.22	32.22
526-333-048-000	480.00	1,920.00	B	$32.22	32.22
526-333-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-333-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-333-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-333-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-334-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-004-000	2,487.00	9,962.00	B	$32.22	32.22
526-334-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-334-008-000	3,001.00	12,008.00	B	$32.22	32.22
526-334-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-012-000	2,943.00	11,772.00	B	$32.22	32.22
526-334-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-016-000	900.00	3,600.00	B	$32.22	32.22
526-334-017-000	900.00	3,600.00	B	$32.22	32.22
526-334-018-000	856.00	3,430.00	B	$32.22	32.22
526-334-019-000	900.00	3,600.00	B	$32.22	32.22
526-334-020-000	856.00	3,430.00	B	$32.22	32.22
526-334-021-000	1,133.00	4,534.00	B	$32.22	32.22
526-334-022-000	900.00	3,600.00	B	$32.22	32.22
526-334-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-024-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-334-025-510	800.00	3,200.00	B	$32.22	16.12
526-334-025-520	800.00	3,200.00	B	$32.22	16.12
526-334-026-510	800.00	3,200.00	B	$32.22	16.12
526-334-026-520	800.00	3,200.00	B	$32.22	16.12
526-334-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-334-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-031-510	800.00	3,200.00	B	$32.22	16.12
526-334-031-520	800.00	3,200.00	B	$32.22	16.12
526-334-032-000	1,965.00	7,876.00	B	$32.22	32.22
526-334-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-034-000	1,815.00	7,276.00	B	$32.22	32.22
526-334-035-000	1,928.00	7,718.00	B	$32.22	32.22
526-334-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-334-040-000	900.00	3,600.00	B	$32.22	32.22
526-334-041-000	900.00	3,600.00	B	$32.22	32.22
526-334-042-000	1,014.00	4,073.00	B	$32.22	32.22
526-334-043-000	1,014.00	4,073.00	B	$32.22	32.22
526-334-044-000	1,394.00	5,577.00	B	$32.22	32.22
526-334-045-000	1,394.00	5,577.00	B	$32.22	32.22
526-334-046-000	900.00	3,600.00	B	$32.22	32.22
526-334-047-000	900.00	3,600.00	B	$32.22	32.22
526-334-048-000	900.00	3,600.00	B	$32.22	32.22
526-334-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-334-050-000	2,943.00	11,772.00	B	$32.22	32.22
526-334-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-334-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-335-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-005-000	2,142.00	8,576.00	B	$32.22	32.22
526-335-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-007-000	4,089.00	16,376.00	B	$32.22	32.22
526-335-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-009-000	2,497.00	10,006.00	B	$32.22	32.22
526-335-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-013-000	1,884.00	9,212.00	B	$32.22	32.22
526-335-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-016-000	900.00	3,600.00	B	$32.22	32.22
526-335-017-000	1,108.00	4,439.00	B	$32.22	32.22
526-335-018-000	1,014.00	4,073.00	B	$32.22	32.22
526-335-019-000	900.00	3,600.00	B	$32.22	32.22
526-335-020-000	1,394.00	5,577.00	B	$32.22	32.22
526-335-021-000	900.00	3,600.00	B	$32.22	32.22
526-335-022-000	1,014.00	4,073.00	B	$32.22	32.22
526-335-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-335-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-029-510	872.00	3,497.00	B	$32.22	16.12
526-335-029-520	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-335-030-510	800.00	3,200.00	B	$32.22	16.12
526-335-030-520	1,156.00	4,630.00	B	$32.22	16.12
526-335-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-033-000	1,919.00	7,678.00	B	$32.22	32.22
526-335-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-035-510	800.00	3,200.00	B	$32.22	16.12
526-335-035-520	800.00	3,200.00	B	$32.22	16.12
526-335-036-000	2,123.00	8,515.00	B	$32.22	32.22
526-335-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-335-038-510	800.00	3,200.00	B	$32.22	16.12
526-335-038-520	1,050.00	4,204.00	B	$32.22	16.12
526-335-039-000	1,000.00	6,000.00	B	$32.22	32.22
526-335-040-000	856.00	3,430.00	B	$32.22	32.22
526-335-041-000	900.00	3,600.00	B	$32.22	32.22
526-335-042-000	900.00	3,600.00	B	$32.22	32.22
526-335-043-000	900.00	3,600.00	B	$32.22	32.22
526-335-044-000	967.00	3,893.00	B	$32.22	32.22
526-335-045-000	900.00	3,600.00	B	$32.22	32.22
526-335-046-000	900.00	3,600.00	B	$32.22	32.22
526-335-047-000	900.00	3,600.00	B	$32.22	32.22
526-335-048-000	900.00	3,600.00	B	$32.22	32.22
526-335-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-335-051-000	5,227.00	20,928.00	B	$32.22	32.22
526-335-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-340-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-340-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-011-000	2,943.00	11,772.00	B	$32.22	32.22
526-340-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-014-000	2,943.00	11,772.00	B	$32.22	32.22
526-340-016-000	900.00	3,600.00	B	$32.22	32.22
526-340-017-000	900.00	3,600.00	B	$32.22	32.22
526-340-018-000	900.00	3,600.00	B	$32.22	32.22
526-340-019-000	987.00	3,970.00	B	$32.22	32.22
526-340-020-000	900.00	3,600.00	B	$32.22	32.22
526-340-021-000	967.00	3,893.00	B	$32.22	32.22
526-340-022-000	900.00	3,600.00	B	$32.22	32.22
526-340-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-026-510	800.00	3,200.00	B	$32.22	16.12
526-340-026-520	800.00	3,200.00	B	$32.22	16.12
526-340-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-340-028-000	2,123.00	8,515.00	B	$32.22	32.22
526-340-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-031-000	1,958.00	7,832.00	B	$32.22	32.22
526-340-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-034-000	1,842.00	7,375.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-340-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-036-510	800.00	3,200.00	B	$32.22	16.12
526-340-036-520	1,156.00	4,630.00	B	$32.22	16.12
526-340-037-000	1,891.00	7,567.00	B	$32.22	32.22
526-340-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-340-039-000	1,734.00	6,957.00	B	$32.22	32.22
526-340-040-000	900.00	3,600.00	B	$32.22	32.22
526-340-041-000	1,394.00	5,577.00	B	$32.22	32.22
526-340-042-000	900.00	3,600.00	B	$32.22	32.22
526-340-043-000	900.00	3,600.00	B	$32.22	32.22
526-340-044-000	900.00	3,600.00	B	$32.22	32.22
526-340-045-000	900.00	3,600.00	B	$32.22	32.22
526-340-046-000	856.00	3,430.00	B	$32.22	32.22
526-340-047-000	900.00	3,600.00	B	$32.22	32.22
526-340-048-000	900.00	3,600.00	B	$32.22	32.22
526-340-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-340-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-340-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-341-001-510	1,100.00	4,400.00	B	$32.22	16.12
526-341-001-520	1,100.00	4,400.00	B	$32.22	16.12
526-341-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-341-008-000	2,626.00	10,507.00	B	$32.22	32.22
526-341-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-010-000	2,487.00	9,962.00	B	$32.22	32.22
526-341-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-012-000	2,076.00	8,311.00	B	$32.22	32.22
526-341-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-016-000	900.00	3,600.00	B	$32.22	32.22
526-341-017-000	900.00	3,600.00	B	$32.22	32.22
526-341-018-000	856.00	3,430.00	B	$32.22	32.22
526-341-019-000	856.00	3,430.00	B	$32.22	32.22
526-341-020-000	900.00	3,600.00	B	$32.22	32.22
526-341-021-000	900.00	3,600.00	B	$32.22	32.22
526-341-022-000	900.00	3,600.00	B	$32.22	32.22
526-341-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-341-028-000	2,123.00	8,515.00	B	$32.22	32.22
526-341-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-031-000	1,958.00	7,832.00	B	$32.22	32.22
526-341-032-510	800.00	3,200.00	B	$32.22	16.12
526-341-032-520	800.00	3,200.00	B	$32.22	16.12
526-341-033-000	1,919.00	7,678.00	B	$32.22	32.22
526-341-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-036-510	800.00	3,200.00	B	$32.22	16.12
526-341-036-520	800.00	3,200.00	B	$32.22	16.12
526-341-037-000	1,958.00	7,832.00	B	$32.22	32.22
526-341-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-341-039-510	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-341-039-520	808.00	3,233.00	B	$32.22	16.12
526-341-040-000	905.00	3,635.00	B	$32.22	32.22
526-341-041-000	1,394.00	5,577.00	B	$32.22	32.22
526-341-042-000	1,394.00	5,577.00	B	$32.22	32.22
526-341-043-000	900.00	3,600.00	B	$32.22	32.22
526-341-044-000	967.00	3,893.00	B	$32.22	32.22
526-341-045-000	856.00	3,430.00	B	$32.22	32.22
526-341-046-000	900.00	3,600.00	B	$32.22	32.22
526-341-047-000	900.00	3,600.00	B	$32.22	32.22
526-341-048-000	900.00	3,600.00	B	$32.22	32.22
526-341-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-341-050-000	2,142.00	8,576.00	B	$32.22	32.22
526-341-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-341-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-342-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-342-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-009-000	2,497.00	10,006.00	B	$32.22	32.22
526-342-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-012-000	2,218.00	8,880.00	B	$32.22	32.22
526-342-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-342-016-000	1,108.00	4,439.00	B	$32.22	32.22
526-342-017-000	900.00	3,600.00	B	$32.22	32.22
526-342-018-000	900.00	3,600.00	B	$32.22	32.22
526-342-019-000	900.00	3,600.00	B	$32.22	32.22
526-342-020-000	900.00	3,600.00	B	$32.22	32.22
526-342-021-000	1,155.00	4,624.00	B	$32.22	32.22
526-342-022-000	900.00	3,600.00	B	$32.22	32.22
526-342-023-000	1,958.00	7,832.00	B	$32.22	32.22
526-342-024-000	1,842.00	7,375.00	B	$32.22	32.22
526-342-025-000	1,958.00	7,832.00	B	$32.22	32.22
526-342-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-342-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-031-510	800.00	3,200.00	B	$32.22	16.12
526-342-031-520	1,092.00	4,372.00	B	$32.22	16.12
526-342-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-037-000	1,774.00	7,102.00	B	$32.22	32.22
526-342-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-342-040-000	900.00	3,600.00	B	$32.22	32.22
526-342-041-000	900.00	3,600.00	B	$32.22	32.22
526-342-042-000	900.00	3,600.00	B	$32.22	32.22
526-342-043-000	900.00	3,600.00	B	$32.22	32.22
526-342-044-000	900.00	3,600.00	B	$32.22	32.22
526-342-045-000	1,394.00	5,577.00	B	$32.22	32.22
526-342-046-000	1,421.00	5,688.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-342-047-000	1,155.00	4,624.00	B	$32.22	32.22
526-342-048-000	900.00	3,600.00	B	$32.22	32.22
526-342-049-000	2,142.00	8,576.00	B	$32.22	32.22
526-342-050-000	2,943.00	11,772.00	B	$32.22	32.22
526-342-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-342-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-343-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-002-000	2,487.00	9,962.00	B	$32.22	32.22
526-343-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-343-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-013-000	2,497.00	10,006.00	B	$32.22	32.22
526-343-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-016-000	967.00	3,893.00	B	$32.22	32.22
526-343-017-000	900.00	3,600.00	B	$32.22	32.22
526-343-018-000	1,394.00	5,577.00	B	$32.22	32.22
526-343-019-000	900.00	3,600.00	B	$32.22	32.22
526-343-020-000	900.00	3,600.00	B	$32.22	32.22
526-343-021-000	900.00	3,600.00	B	$32.22	32.22
526-343-022-000	900.00	3,600.00	B	$32.22	32.22
526-343-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-024-000	1,891.00	7,567.00	B	$32.22	32.22
526-343-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-343-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-029-000	1,774.00	7,102.00	B	$32.22	32.22
526-343-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-033-000	1,958.00	7,832.00	B	$32.22	32.22
526-343-034-510	1,014.00	4,073.00	B	$32.22	16.12
526-343-034-520	800.00	3,200.00	B	$32.22	16.12
526-343-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-343-039-510	800.00	3,200.00	B	$32.22	16.12
526-343-039-520	902.00	3,620.00	B	$32.22	16.12
526-343-040-000	900.00	3,600.00	B	$32.22	32.22
526-343-041-000	900.00	3,600.00	B	$32.22	32.22
526-343-042-000	900.00	3,600.00	B	$32.22	32.22
526-343-043-000	900.00	3,600.00	B	$32.22	32.22
526-343-044-000	900.00	3,600.00	B	$32.22	32.22
526-343-045-000	1,394.00	5,577.00	B	$32.22	32.22
526-343-046-000	900.00	3,600.00	B	$32.22	32.22
526-343-047-000	900.00	3,600.00	B	$32.22	32.22
526-343-048-000	900.00	3,600.00	B	$32.22	32.22
526-343-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-343-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-343-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-348-001-000	2,679.00	10,717.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-348-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-004-000	3,001.00	12,008.00	B	$32.22	32.22
526-348-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-006-510	1,100.00	4,400.00	B	$32.22	16.12
526-348-006-520	1,050.00	4,204.00	B	$32.22	16.12
526-348-007-000	2,838.00	11,352.00	B	$32.22	32.22
526-348-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-010-000	2,626.00	10,507.00	B	$32.22	32.22
526-348-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-348-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-016-000	900.00	3,600.00	B	$32.22	32.22
526-348-017-000	900.00	3,600.00	B	$32.22	32.22
526-348-018-000	1,014.00	4,073.00	B	$32.22	32.22
526-348-019-000	900.00	3,600.00	B	$32.22	32.22
526-348-020-000	900.00	3,600.00	B	$32.22	32.22
526-348-021-000	900.00	3,600.00	B	$32.22	32.22
526-348-022-000	900.00	3,600.00	B	$32.22	32.22
526-348-023-000	2,036.00	8,164.00	B	$32.22	32.22
526-348-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-025-000	1,965.00	7,876.00	B	$32.22	32.22
526-348-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-348-028-510	800.00	3,200.00	B	$32.22	16.12
526-348-028-520	824.00	3,297.00	B	$32.22	16.12
526-348-029-000	1,734.00	6,957.00	B	$32.22	32.22
526-348-030-510	800.00	3,200.00	B	$32.22	16.12
526-348-030-520	800.00	3,200.00	B	$32.22	16.12
526-348-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-033-510	800.00	3,200.00	B	$32.22	16.12
526-348-033-520	800.00	3,200.00	B	$32.22	16.12
526-348-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-036-510	800.00	3,200.00	B	$32.22	16.12
526-348-036-520	800.00	3,200.00	B	$32.22	16.12
526-348-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-348-039-000	2,123.00	8,515.00	B	$32.22	32.22
526-348-040-000	1,394.00	5,577.00	B	$32.22	32.22
526-348-041-000	1,092.00	4,372.00	B	$32.22	32.22
526-348-042-000	1,380.00	5,520.00	B	$32.22	32.22
526-348-043-000	1,155.00	4,624.00	B	$32.22	32.22
526-348-044-000	900.00	3,600.00	B	$32.22	32.22
526-348-045-000	900.00	3,600.00	B	$32.22	32.22
526-348-046-000	900.00	3,600.00	B	$32.22	32.22
526-348-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-348-048-000	900.00	3,600.00	B	$32.22	32.22
526-348-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-348-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-348-052-000	5,431.00	21,738.00	B	$32.22	32.22
526-349-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-005-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-349-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-349-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-009-000	2,626.00	10,507.00	B	$32.22	32.22
526-349-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-016-000	900.00	3,600.00	B	$32.22	32.22
526-349-017-000	900.00	3,600.00	B	$32.22	32.22
526-349-018-000	1,108.00	4,439.00	B	$32.22	32.22
526-349-019-000	900.00	3,600.00	B	$32.22	32.22
526-349-020-000	900.00	3,600.00	B	$32.22	32.22
526-349-021-000	900.00	3,600.00	B	$32.22	32.22
526-349-022-000	1,421.00	5,688.00	B	$32.22	32.22
526-349-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-026-000	1,965.00	7,876.00	B	$32.22	32.22
526-349-027-000	2,521.00	10,090.00	B	$32.22	32.22
526-349-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-034-000	2,036.00	8,164.00	B	$32.22	32.22
526-349-035-510	800.00	3,200.00	B	$32.22	16.12
526-349-035-520	800.00	3,200.00	B	$32.22	16.12
526-349-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-037-000	1,958.00	7,832.00	B	$32.22	32.22
526-349-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-349-039-510	824.00	3,297.00	B	$32.22	16.12
526-349-039-520	800.00	3,200.00	B	$32.22	16.12
526-349-040-000	1,394.00	5,577.00	B	$32.22	32.22
526-349-041-000	1,236.00	4,946.00	B	$32.22	32.22
526-349-042-000	900.00	3,600.00	B	$32.22	32.22
526-349-043-000	983.00	3,935.00	B	$32.22	32.22
526-349-044-000	900.00	3,600.00	B	$32.22	32.22
526-349-045-000	900.00	3,600.00	B	$32.22	32.22
526-349-046-000	900.00	3,600.00	B	$32.22	32.22
526-349-047-000	1,092.00	4,372.00	B	$32.22	32.22
526-349-048-000	900.00	3,600.00	B	$32.22	32.22
526-349-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-349-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-350-001-000	2,679.00	10,717.00	B	$32.22	32.22
526-350-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-350-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-009-000	2,679.00	10,717.00	B	$32.22	32.22
526-350-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-350-013-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-350-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-016-000	1,394.00	5,577.00	B	$32.22	32.22
526-350-017-000	900.00	3,600.00	B	$32.22	32.22
526-350-018-000	900.00	3,600.00	B	$32.22	32.22
526-350-019-000	900.00	3,600.00	B	$32.22	32.22
526-350-020-000	905.00	3,635.00	B	$32.22	32.22
526-350-021-000	905.00	3,635.00	B	$32.22	32.22
526-350-022-000	967.00	3,893.00	B	$32.22	32.22
526-350-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-024-510	800.00	3,200.00	B	$32.22	16.12
526-350-024-520	800.00	3,200.00	B	$32.22	16.12
526-350-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-350-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-029-000	1,919.00	7,678.00	B	$32.22	32.22
526-350-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-034-510	800.00	3,200.00	B	$32.22	16.12
526-350-034-520	800.00	3,200.00	B	$32.22	16.12
526-350-035-510	800.00	3,200.00	B	$32.22	16.12
526-350-035-520	800.00	3,200.00	B	$32.22	16.12
526-350-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-350-040-000	1,155.00	4,624.00	B	$32.22	32.22
526-350-041-000	1,014.00	4,073.00	B	$32.22	32.22
526-350-042-000	900.00	3,600.00	B	$32.22	32.22
526-350-043-000	900.00	3,600.00	B	$32.22	32.22
526-350-044-000	900.00	3,600.00	B	$32.22	32.22
526-350-045-000	900.00	3,600.00	B	$32.22	32.22
526-350-046-000	900.00	3,600.00	B	$32.22	32.22
526-350-047-000	900.00	3,600.00	B	$32.22	32.22
526-350-048-000	900.00	3,600.00	B	$32.22	32.22
526-350-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-350-050-000	2,547.00	10,206.00	B	$32.22	32.22
526-350-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-350-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-351-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-002-000	2,218.00	8,880.00	B	$32.22	32.22
526-351-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-006-000	2,185.00	8,747.00	B	$32.22	32.22
526-351-007-000	2,838.00	11,352.00	B	$32.22	32.22
526-351-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-016-000	900.00	3,600.00	B	$32.22	32.22
526-351-017-000	900.00	3,600.00	B	$32.22	32.22
526-351-018-000	900.00	3,600.00	B	$32.22	32.22
526-351-019-000	900.00	3,600.00	B	$32.22	32.22
526-351-020-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-351-021-000	900.00	3,600.00	B	$32.22	32.22
526-351-022-000	900.00	3,600.00	B	$32.22	32.22
526-351-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-025-000	1,774.00	7,102.00	B	$32.22	32.22
526-351-026-510	800.00	3,200.00	B	$32.22	16.12
526-351-026-520	808.00	3,233.00	B	$32.22	16.12
526-351-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-351-028-510	886.00	3,883.00	B	$32.22	16.12
526-351-028-520	800.00	3,200.00	B	$32.22	16.12
526-351-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-030-510	800.00	3,200.00	B	$32.22	16.12
526-351-030-520	800.00	3,200.00	B	$32.22	16.12
526-351-031-510	800.00	3,200.00	B	$32.22	16.12
526-351-031-520	824.00	3,297.00	B	$32.22	16.12
526-351-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-036-510	902.00	3,620.00	B	$32.22	16.12
526-351-036-520	800.00	3,200.00	B	$32.22	16.12
526-351-037-000	1,958.00	7,832.00	B	$32.22	32.22
526-351-038-510	800.00	3,200.00	B	$32.22	16.12
526-351-038-520	808.00	3,233.00	B	$32.22	16.12
526-351-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-351-040-000	1,155.00	4,624.00	B	$32.22	32.22
526-351-041-000	900.00	3,600.00	B	$32.22	32.22
526-351-042-000	900.00	3,600.00	B	$32.22	32.22
526-351-043-000	900.00	3,600.00	B	$32.22	32.22
526-351-044-000	1,394.00	5,577.00	B	$32.22	32.22
526-351-045-000	1,394.00	5,577.00	B	$32.22	32.22
526-351-046-000	900.00	3,600.00	B	$32.22	32.22
526-351-047-000	900.00	3,600.00	B	$32.22	32.22
526-351-048-000	1,014.00	4,073.00	B	$32.22	32.22
526-351-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-351-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-351-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-356-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-356-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-010-000	2,626.00	10,507.00	B	$32.22	32.22
526-356-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-012-000	2,218.00	8,880.00	B	$32.22	32.22
526-356-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-014-000	2,142.00	8,576.00	B	$32.22	32.22
526-356-016-000	1,014.00	4,073.00	B	$32.22	32.22
526-356-017-000	900.00	3,600.00	B	$32.22	32.22
526-356-018-000	967.00	3,893.00	B	$32.22	32.22
526-356-019-000	1,135.00	4,544.00	B	$32.22	32.22
526-356-020-000	900.00	3,600.00	B	$32.22	32.22
526-356-021-000	900.00	3,600.00	B	$32.22	32.22
526-356-022-000	900.00	3,600.00	B	$32.22	32.22
526-356-023-510	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-356-023-520	800.00	3,200.00	B	$32.22	16.12
526-356-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-356-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-029-510	1,050.00	4,204.00	B	$32.22	16.12
526-356-029-520	800.00	3,200.00	B	$32.22	16.12
526-356-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-031-000	1,891.00	7,567.00	B	$32.22	32.22
526-356-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-356-039-000	1,774.00	7,768.00	B	$32.22	32.22
526-356-040-000	900.00	3,600.00	B	$32.22	32.22
526-356-041-000	900.00	3,600.00	B	$32.22	32.22
526-356-042-000	967.00	3,893.00	B	$32.22	32.22
526-356-043-000	1,394.00	5,577.00	B	$32.22	32.22
526-356-044-000	900.00	3,600.00	B	$32.22	32.22
526-356-045-000	1,236.00	4,946.00	B	$32.22	32.22
526-356-046-000	900.00	3,600.00	B	$32.22	32.22
526-356-047-000	900.00	3,600.00	B	$32.22	32.22
526-356-048-000	900.00	3,600.00	B	$32.22	32.22
526-356-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-356-050-000	2,943.00	11,772.00	B	$32.22	32.22
526-356-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-356-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-358-001-000	1,133.00	4,534.00	B	$32.22	32.22
526-358-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-007-000	3,543.00	14,196.00	B	$32.22	32.22
526-358-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-010-000	1,260.00	5,044.00	B	$32.22	32.22
526-358-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-016-000	404.00	1,631.00	B	$32.22	32.22
526-358-017-000	480.00	1,920.00	B	$32.22	32.22
526-358-018-000	665.00	2,687.00	B	$32.22	32.22
526-358-019-000	480.00	1,920.00	B	$32.22	32.22
526-358-020-000	538.00	2,170.00	B	$32.22	32.22
526-358-021-000	458.00	1,849.00	B	$32.22	32.22
526-358-022-000	480.00	1,920.00	B	$32.22	32.22
526-358-023-000	800.00	3,200.00	B	$32.22	32.22
526-358-024-000	800.00	3,200.00	B	$32.22	32.22
526-358-025-000	909.00	3,637.00	B	$32.22	32.22
526-358-026-000	800.00	3,200.00	B	$32.22	32.22
526-358-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-358-028-000	902.00	3,620.00	B	$32.22	32.22
526-358-029-000	927.00	3,710.00	B	$32.22	32.22
526-358-030-000	927.00	3,710.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-358-031-000	800.00	3,200.00	B	$32.22	32.22
526-358-032-000	800.00	3,200.00	B	$32.22	32.22
526-358-033-000	902.00	3,620.00	B	$32.22	32.22
526-358-034-000	800.00	3,200.00	B	$32.22	32.22
526-358-035-000	800.00	3,200.00	B	$32.22	32.22
526-358-036-000	800.00	3,200.00	B	$32.22	32.22
526-358-037-000	800.00	3,200.00	B	$32.22	32.22
526-358-038-000	800.00	3,200.00	B	$32.22	32.22
526-358-039-000	1,092.00	4,372.00	B	$32.22	32.22
526-358-040-000	886.00	3,549.00	B	$32.22	32.22
526-358-041-000	480.00	1,920.00	B	$32.22	32.22
526-358-042-000	404.00	1,631.00	B	$32.22	32.22
526-358-043-000	480.00	1,920.00	B	$32.22	32.22
526-358-044-000	535.00	2,142.00	B	$32.22	32.22
526-358-045-000	480.00	1,920.00	B	$32.22	32.22
526-358-046-000	480.00	1,920.00	B	$32.22	32.22
526-358-047-000	840.00	3,363.00	B	$32.22	32.22
526-358-048-000	840.00	3,363.00	B	$32.22	32.22
526-358-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-358-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-358-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-362-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-362-008-000	2,142.00	8,576.00	B	$32.22	32.22
526-362-009-000	3,001.00	12,008.00	B	$32.22	32.22
526-362-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-016-000	900.00	3,600.00	B	$32.22	32.22
526-362-017-000	900.00	3,600.00	B	$32.22	32.22
526-362-018-000	900.00	3,600.00	B	$32.22	32.22
526-362-019-000	900.00	3,600.00	B	$32.22	32.22
526-362-020-000	900.00	3,600.00	B	$32.22	32.22
526-362-021-000	1,394.00	5,577.00	B	$32.22	32.22
526-362-022-000	905.00	3,635.00	B	$32.22	32.22
526-362-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-362-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-029-000	1,958.00	7,832.00	B	$32.22	32.22
526-362-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-033-510	800.00	3,200.00	B	$32.22	16.12
526-362-033-520	800.00	3,200.00	B	$32.22	16.12
526-362-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-038-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-362-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-362-040-000	900.00	3,600.00	B	$32.22	32.22
526-362-041-000	900.00	3,600.00	B	$32.22	32.22
526-362-042-000	1,014.00	4,073.00	B	$32.22	32.22
526-362-043-000	900.00	3,600.00	B	$32.22	32.22
526-362-044-000	900.00	3,600.00	B	$32.22	32.22
526-362-045-000	900.00	3,600.00	B	$32.22	32.22
526-362-046-000	983.00	3,935.00	B	$32.22	32.22
526-362-047-000	1,394.00	5,577.00	B	$32.22	32.22
526-362-048-000	800.00	3,200.00	B	$32.22	32.22
526-362-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-362-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-362-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-364-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-002-000	1,111.00	4,445.00	B	$32.22	32.22
526-364-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-007-000	3,543.00	14,196.00	B	$32.22	32.22
526-364-008-000	1,111.00	4,445.00	B	$32.22	32.22
526-364-009-000	1,581.00	6,337.00	B	$32.22	32.22
526-364-010-000	1,133.00	4,534.00	B	$32.22	32.22
526-364-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-013-000	1,111.00	4,445.00	B	$32.22	32.22
526-364-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-016-000	480.00	1,920.00	B	$32.22	32.22
526-364-017-000	480.00	1,920.00	B	$32.22	32.22
526-364-018-000	480.00	1,920.00	B	$32.22	32.22
526-364-019-000	811.00	3,258.00	B	$32.22	32.22
526-364-020-000	535.00	2,142.00	B	$32.22	32.22
526-364-021-000	480.00	1,920.00	B	$32.22	32.22
526-364-022-000	840.00	3,363.00	B	$32.22	32.22
526-364-023-000	800.00	3,200.00	B	$32.22	32.22
526-364-024-000	800.00	3,200.00	B	$32.22	32.22
526-364-025-000	800.00	3,200.00	B	$32.22	32.22
526-364-026-000	800.00	3,200.00	B	$32.22	32.22
526-364-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-364-028-000	800.00	3,200.00	B	$32.22	32.22
526-364-029-000	800.00	3,200.00	B	$32.22	32.22
526-364-030-000	800.00	3,200.00	B	$32.22	32.22
526-364-031-000	800.00	3,200.00	B	$32.22	32.22
526-364-032-000	800.00	3,200.00	B	$32.22	32.22
526-364-033-000	800.00	3,200.00	B	$32.22	32.22
526-364-034-000	800.00	3,200.00	B	$32.22	32.22
526-364-035-000	886.00	3,549.00	B	$32.22	32.22
526-364-036-000	1,019.00	4,089.00	B	$32.22	32.22
526-364-037-000	800.00	3,200.00	B	$32.22	32.22
526-364-038-000	800.00	3,200.00	B	$32.22	32.22
526-364-039-000	800.00	3,200.00	B	$32.22	32.22
526-364-040-000	480.00	1,920.00	B	$32.22	32.22
526-364-041-000	480.00	1,920.00	B	$32.22	32.22
526-364-042-000	840.00	3,363.00	B	$32.22	32.22
526-364-043-000	480.00	1,920.00	B	$32.22	32.22
526-364-044-000	480.00	1,920.00	B	$32.22	32.22
526-364-045-000	480.00	1,920.00	B	$32.22	32.22
526-364-046-000	480.00	1,920.00	B	$32.22	32.22
526-364-047-000	535.00	2,142.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-364-048-000	480.00	1,920.00	B	$32.22	32.22
526-364-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-364-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-364-052-000	3,167.00	12,680.00	B	$32.22	32.22
526-365-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-004-000	1,070.00	4,287.00	B	$32.22	32.22
526-365-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-006-000	1,070.00	4,287.00	B	$32.22	32.22
526-365-007-000	3,543.00	14,196.00	B	$32.22	32.22
526-365-008-000	1,359.00	5,453.00	B	$32.22	32.22
526-365-009-000	1,359.00	5,453.00	B	$32.22	32.22
526-365-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-011-000	1,111.00	4,445.00	B	$32.22	32.22
526-365-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-016-000	480.00	1,920.00	B	$32.22	32.22
526-365-017-000	480.00	1,920.00	B	$32.22	32.22
526-365-018-000	480.00	1,920.00	B	$32.22	32.22
526-365-019-000	808.00	3,233.00	B	$32.22	32.22
526-365-020-000	480.00	1,920.00	B	$32.22	32.22
526-365-021-000	665.00	2,687.00	B	$32.22	32.22
526-365-022-000	808.00	3,233.00	B	$32.22	32.22
526-365-023-000	800.00	3,200.00	B	$32.22	32.22
526-365-024-000	800.00	3,200.00	B	$32.22	32.22
526-365-025-000	800.00	3,200.00	B	$32.22	32.22
526-365-026-000	945.00	3,783.00	B	$32.22	32.22
526-365-027-000	3,167.00	12,680.00	B	$32.22	32.22
526-365-028-000	800.00	3,200.00	B	$32.22	32.22
526-365-029-000	800.00	3,200.00	B	$32.22	32.22
526-365-030-000	800.00	3,200.00	B	$32.22	32.22
526-365-031-000	800.00	3,200.00	B	$32.22	32.22
526-365-032-000	800.00	3,200.00	B	$32.22	32.22
526-365-033-000	927.00	3,710.00	B	$32.22	32.22
526-365-034-000	800.00	3,200.00	B	$32.22	32.22
526-365-035-000	800.00	3,200.00	B	$32.22	32.22
526-365-036-000	800.00	3,200.00	B	$32.22	32.22
526-365-037-000	800.00	3,200.00	B	$32.22	32.22
526-365-038-000	800.00	3,200.00	B	$32.22	32.22
526-365-039-000	800.00	3,200.00	B	$32.22	32.22
526-365-040-000	703.00	2,832.00	B	$32.22	32.22
526-365-041-000	989.00	3,956.00	B	$32.22	32.22
526-365-042-000	480.00	1,920.00	B	$32.22	32.22
526-365-043-000	480.00	1,920.00	B	$32.22	32.22
526-365-044-000	538.00	2,170.00	B	$32.22	32.22
526-365-045-000	989.00	3,956.00	B	$32.22	32.22
526-365-046-000	480.00	1,920.00	B	$32.22	32.22
526-365-047-000	480.00	1,920.00	B	$32.22	32.22
526-365-048-000	480.00	1,920.00	B	$32.22	32.22
526-365-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-365-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-365-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-366-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-004-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-366-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-007-000	3,543.00	14,196.00	B	$32.22	32.22
526-366-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-016-000	703.00	2,832.00	B	$32.22	32.22
526-366-017-000	665.00	2,687.00	B	$32.22	32.22
526-366-018-000	480.00	1,920.00	B	$32.22	32.22
526-366-019-000	480.00	1,920.00	B	$32.22	32.22
526-366-020-000	840.00	3,363.00	B	$32.22	32.22
526-366-021-000	480.00	1,920.00	B	$32.22	32.22
526-366-022-000	480.00	1,920.00	B	$32.22	32.22
526-366-023-000	800.00	3,200.00	B	$32.22	32.22
526-366-024-000	800.00	3,200.00	B	$32.22	32.22
526-366-025-000	800.00	3,200.00	B	$32.22	32.22
526-366-026-000	800.00	3,200.00	B	$32.22	32.22
526-366-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-366-028-000	800.00	3,200.00	B	$32.22	32.22
526-366-029-000	1,070.00	4,287.00	B	$32.22	32.22
526-366-030-000	800.00	3,200.00	B	$32.22	32.22
526-366-031-000	800.00	3,200.00	B	$32.22	32.22
526-366-032-000	800.00	3,200.00	B	$32.22	32.22
526-366-033-000	800.00	3,200.00	B	$32.22	32.22
526-366-034-000	800.00	3,200.00	B	$32.22	32.22
526-366-035-000	800.00	3,200.00	B	$32.22	32.22
526-366-036-000	800.00	3,200.00	B	$32.22	32.22
526-366-037-000	800.00	3,200.00	B	$32.22	32.22
526-366-038-000	800.00	3,200.00	B	$32.22	32.22
526-366-039-000	800.00	3,200.00	B	$32.22	32.22
526-366-040-000	480.00	1,920.00	B	$32.22	32.22
526-366-041-000	480.00	1,920.00	B	$32.22	32.22
526-366-042-000	480.00	1,920.00	B	$32.22	32.22
526-366-043-000	989.00	3,956.00	B	$32.22	32.22
526-366-044-000	480.00	1,920.00	B	$32.22	32.22
526-366-045-000	480.00	1,920.00	B	$32.22	32.22
526-366-046-000	989.00	3,956.00	B	$32.22	32.22
526-366-047-000	480.00	1,920.00	B	$32.22	32.22
526-366-048-000	360.00	1,440.00	B	$32.22	32.22
526-366-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-366-050-000	1,070.00	4,287.00	B	$32.22	32.22
526-366-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-366-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-367-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-003-000	1,070.00	4,287.00	B	$32.22	32.22
526-367-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-367-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-012-000	1,274.00	5,936.00	B	$32.22	32.22
526-367-013-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-367-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-367-015-000	856.00	3,430.00	B	$32.22	32.22
526-367-016-000	480.00	1,920.00	B	$32.22	32.22
526-367-017-000	811.00	3,258.00	B	$32.22	32.22
526-367-018-000	480.00	1,920.00	B	$32.22	32.22
526-367-019-000	480.00	1,920.00	B	$32.22	32.22
526-367-020-000	480.00	1,920.00	B	$32.22	32.22
526-367-021-000	458.00	1,849.00	B	$32.22	32.22
526-367-022-000	886.00	3,549.00	B	$32.22	32.22
526-367-023-000	800.00	3,200.00	B	$32.22	32.22
526-367-024-000	902.00	3,620.00	B	$32.22	32.22
526-367-025-000	927.00	3,710.00	B	$32.22	32.22
526-367-026-000	800.00	3,200.00	B	$32.22	32.22
526-367-027-000	3,167.00	12,680.00	B	$32.22	32.22
526-367-028-000	902.00	3,620.00	B	$32.22	32.22
526-367-029-000	800.00	3,200.00	B	$32.22	32.22
526-367-030-000	886.00	3,549.00	B	$32.22	32.22
526-367-031-000	800.00	3,200.00	B	$32.22	32.22
526-367-032-000	800.00	3,200.00	B	$32.22	32.22
526-367-033-000	800.00	3,200.00	B	$32.22	32.22
526-367-034-000	800.00	3,200.00	B	$32.22	32.22
526-367-035-000	800.00	3,200.00	B	$32.22	32.22
526-367-036-000	800.00	3,200.00	B	$32.22	32.22
526-367-037-000	800.00	3,200.00	B	$32.22	32.22
526-367-038-000	800.00	3,200.00	B	$32.22	32.22
526-367-039-000	909.00	3,637.00	B	$32.22	32.22
526-367-040-000	480.00	1,920.00	B	$32.22	32.22
526-367-041-000	480.00	1,920.00	B	$32.22	32.22
526-367-042-000	480.00	1,920.00	B	$32.22	32.22
526-367-043-000	480.00	1,920.00	B	$32.22	32.22
526-367-044-000	480.00	1,920.00	B	$32.22	32.22
526-367-045-000	480.00	1,920.00	B	$32.22	32.22
526-367-046-000	480.00	1,920.00	B	$32.22	32.22
526-367-047-000	538.00	2,170.00	B	$32.22	32.22
526-367-048-000	480.00	1,920.00	B	$32.22	32.22
526-367-049-000	1,581.00	6,337.00	B	$32.22	32.22
526-367-050-000	1,581.00	6,337.00	B	$32.22	32.22
526-367-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-367-052-000	3,031.00	12,124.00	B	$32.22	32.22
526-368-001-000	2,218.00	8,880.00	B	$32.22	32.22
526-368-002-000	2,142.00	8,576.00	B	$32.22	32.22
526-368-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-007-000	4,716.00	14,154.00	B	$32.22	32.22
526-368-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-009-000	2,142.00	8,576.00	B	$32.22	32.22
526-368-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-011-000	3,001.00	12,008.00	B	$32.22	32.22
526-368-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-014-510	1,100.00	4,400.00	B	$32.22	16.12
526-368-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-368-016-000	1,236.00	4,946.00	B	$32.22	32.22
526-368-017-000	900.00	3,600.00	B	$32.22	32.22
526-368-018-000	900.00	3,600.00	B	$32.22	32.22
526-368-019-000	900.00	3,600.00	B	$32.22	32.22
526-368-020-000	900.00	3,600.00	B	$32.22	32.22
526-368-021-000	900.00	3,600.00	B	$32.22	32.22
526-368-022-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-368-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-024-000	1,774.00	7,102.00	B	$32.22	32.22
526-368-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-368-028-510	800.00	3,200.00	B	$32.22	16.12
526-368-028-520	800.00	3,200.00	B	$32.22	16.12
526-368-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-030-510	800.00	3,200.00	B	$32.22	16.12
526-368-030-520	800.00	3,200.00	B	$32.22	16.12
526-368-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-032-510	808.00	3,233.00	B	$32.22	16.12
526-368-032-520	800.00	3,200.00	B	$32.22	16.12
526-368-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-036-510	800.00	3,200.00	B	$32.22	16.12
526-368-036-520	824.00	3,297.00	B	$32.22	16.12
526-368-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-368-040-000	900.00	3,600.00	B	$32.22	32.22
526-368-041-000	900.00	3,600.00	B	$32.22	32.22
526-368-042-000	900.00	3,600.00	B	$32.22	32.22
526-368-043-000	900.00	3,600.00	B	$32.22	32.22
526-368-044-000	905.00	3,635.00	B	$32.22	32.22
526-368-045-000	900.00	3,600.00	B	$32.22	32.22
526-368-046-000	900.00	3,600.00	B	$32.22	32.22
526-368-047-000	856.00	3,430.00	B	$32.22	32.22
526-368-048-000	856.00	3,430.00	B	$32.22	32.22
526-368-049-510	824.00	3,297.00	B	$32.22	16.12
526-368-049-520	1,100.00	4,400.00	B	$32.22	16.12
526-368-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-368-051-000	5,227.00	20,928.00	B	$32.22	32.22
526-368-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-369-001-000	2,218.00	8,880.00	B	$32.22	32.22
526-369-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-004-000	2,626.00	10,507.00	B	$32.22	32.22
526-369-005-000	2,218.00	8,880.00	B	$32.22	32.22
526-369-006-000	2,218.00	8,880.00	B	$32.22	32.22
526-369-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-369-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-014-000	2,679.00	10,717.00	B	$32.22	32.22
526-369-015-000	1,014.00	4,073.00	B	$32.22	32.22
526-369-016-000	900.00	3,600.00	B	$32.22	32.22
526-369-017-000	1,155.00	4,624.00	B	$32.22	32.22
526-369-018-000	900.00	3,600.00	B	$32.22	32.22
526-369-019-000	900.00	3,600.00	B	$32.22	32.22
526-369-020-000	900.00	3,600.00	B	$32.22	32.22
526-369-021-000	1,014.00	4,073.00	B	$32.22	32.22
526-369-022-000	900.00	3,600.00	B	$32.22	32.22
526-369-023-000	1,760.00	7,040.00	B	$32.22	32.22
526-369-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-025-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-369-026-510	800.00	3,200.00	B	$32.22	16.12
526-369-026-520	800.00	3,200.00	B	$32.22	16.12
526-369-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-369-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-030-000	1,965.00	7,876.00	B	$32.22	32.22
526-369-031-000	1,919.00	7,678.00	B	$32.22	32.22
526-369-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-033-000	2,123.00	8,515.00	B	$32.22	32.22
526-369-034-510	800.00	3,200.00	B	$32.22	16.12
526-369-034-520	800.00	3,200.00	B	$32.22	16.12
526-369-035-000	1,965.00	7,876.00	B	$32.22	32.22
526-369-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-369-040-000	900.00	3,600.00	B	$32.22	32.22
526-369-041-000	1,014.00	4,073.00	B	$32.22	32.22
526-369-042-000	900.00	3,600.00	B	$32.22	32.22
526-369-043-000	900.00	3,600.00	B	$32.22	32.22
526-369-044-000	900.00	3,600.00	B	$32.22	32.22
526-369-045-000	1,108.00	4,439.00	B	$32.22	32.22
526-369-046-000	900.00	3,600.00	B	$32.22	32.22
526-369-047-000	900.00	3,600.00	B	$32.22	32.22
526-369-048-000	900.00	3,600.00	B	$32.22	32.22
526-369-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-369-051-000	6,000.00	24,000.00	B	$32.22	32.22
526-369-052-000	5,431.00	21,738.00	B	$32.22	32.22
526-406-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-002-510	824.00	3,297.00	B	$32.22	16.12
526-406-002-520	1,100.00	4,400.00	B	$32.22	16.12
526-406-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-004-000	2,547.00	10,206.00	B	$32.22	32.22
526-406-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-406-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-012-000	2,547.00	10,206.00	B	$32.22	32.22
526-406-013-510	1,241.00	4,978.00	B	$32.22	16.12
526-406-013-520	1,050.00	4,204.00	B	$32.22	16.12
526-406-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-015-000	900.00	3,600.00	B	$32.22	32.22
526-406-016-000	900.00	3,600.00	B	$32.22	32.22
526-406-017-000	900.00	3,600.00	B	$32.22	32.22
526-406-018-000	900.00	3,600.00	B	$32.22	32.22
526-406-019-000	900.00	3,600.00	B	$32.22	32.22
526-406-020-000	900.00	3,600.00	B	$32.22	32.22
526-406-021-000	900.00	3,600.00	B	$32.22	32.22
526-406-022-000	900.00	3,600.00	B	$32.22	32.22
526-406-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-406-028-510	800.00	3,200.00	B	$32.22	16.12
526-406-028-520	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-406-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-030-000	1,891.00	7,567.00	B	$32.22	32.22
526-406-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-037-510	800.00	3,200.00	B	$32.22	16.12
526-406-037-520	800.00	3,200.00	B	$32.22	16.12
526-406-038-000	1,965.00	7,876.00	B	$32.22	32.22
526-406-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-406-040-000	900.00	3,600.00	B	$32.22	32.22
526-406-041-000	900.00	3,600.00	B	$32.22	32.22
526-406-042-000	856.00	3,430.00	B	$32.22	32.22
526-406-043-000	856.00	3,430.00	B	$32.22	32.22
526-406-044-000	900.00	3,600.00	B	$32.22	32.22
526-406-045-000	900.00	3,600.00	B	$32.22	32.22
526-406-046-000	900.00	3,600.00	B	$32.22	32.22
526-406-047-000	900.00	3,600.00	B	$32.22	32.22
526-406-048-000	900.00	3,600.00	B	$32.22	32.22
526-406-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-406-050-510	1,100.00	4,400.00	B	$32.22	16.12
526-406-050-520	1,100.00	4,400.00	B	$32.22	16.12
526-406-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-406-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-407-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-407-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-407-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-407-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-407-005-000	2,679.00	10,717.00	B	$32.22	32.22
526-407-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-407-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-407-008-510	1,100.00	4,400.00	B	$32.22	16.12
526-407-008-520	1,100.00	4,400.00	B	$32.22	16.12
526-407-009-510	1,100.00	4,400.00	B	$32.22	16.12
526-407-009-520	1,100.00	4,400.00	B	$32.22	16.12
526-407-010-510	1,100.00	4,400.00	B	$32.22	16.12
526-407-010-520	808.00	3,233.00	B	$32.22	16.12
526-407-011-510	1,070.00	4,287.00	B	$32.22	16.12
526-407-011-520	1,100.00	4,400.00	B	$32.22	16.12
526-407-012-510	1,100.00	4,400.00	B	$32.22	16.12
526-407-012-520	1,100.00	4,400.00	B	$32.22	16.12
526-407-013-510	1,100.00	4,400.00	B	$32.22	16.12
526-407-013-520	1,100.00	4,400.00	B	$32.22	16.12
526-407-014-510	1,050.00	4,204.00	B	$32.22	16.12
526-407-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-407-015-000	900.00	3,600.00	B	$32.22	32.22
526-407-016-000	900.00	3,600.00	B	$32.22	32.22
526-407-017-000	996.00	3,994.00	B	$32.22	32.22
526-407-018-000	900.00	3,600.00	B	$32.22	32.22
526-407-019-000	1,155.00	4,624.00	B	$32.22	32.22
526-407-020-000	905.00	3,635.00	B	$32.22	32.22
526-407-021-000	900.00	3,600.00	B	$32.22	32.22
526-407-022-000	1,155.00	4,624.00	B	$32.22	32.22
526-407-023-510	800.00	3,200.00	B	$32.22	16.12
526-407-023-520	800.00	3,200.00	B	$32.22	16.12
526-407-024-000	1,919.00	7,678.00	B	$32.22	32.22
526-407-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-026-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-407-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-407-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-035-000	1,891.00	7,567.00	B	$32.22	32.22
526-407-036-000	1,891.00	7,567.00	B	$32.22	32.22
526-407-037-000	2,042.00	8,183.00	B	$32.22	32.22
526-407-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-407-040-000	1,135.00	4,544.00	B	$32.22	32.22
526-407-041-000	900.00	3,600.00	B	$32.22	32.22
526-407-042-000	900.00	3,600.00	B	$32.22	32.22
526-407-043-000	900.00	3,600.00	B	$32.22	32.22
526-407-044-000	900.00	3,600.00	B	$32.22	32.22
526-407-045-000	1,236.00	4,946.00	B	$32.22	32.22
526-407-046-000	900.00	3,600.00	B	$32.22	32.22
526-407-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-407-048-000	900.00	3,600.00	B	$32.22	32.22
526-407-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-407-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-407-051-000	5,000.00	20,000.00	B	$32.22	32.22
526-407-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-412-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-006-000	2,497.00	10,006.00	B	$32.22	32.22
526-412-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-412-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-012-510	1,100.00	4,400.00	B	$32.22	16.12
526-412-012-520	1,100.00	4,400.00	B	$32.22	16.12
526-412-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-015-000	900.00	3,600.00	B	$32.22	32.22
526-412-016-000	900.00	3,600.00	B	$32.22	32.22
526-412-017-000	900.00	3,600.00	B	$32.22	32.22
526-412-018-000	900.00	3,600.00	B	$32.22	32.22
526-412-019-000	900.00	3,600.00	B	$32.22	32.22
526-412-020-000	900.00	3,600.00	B	$32.22	32.22
526-412-021-000	900.00	3,600.00	B	$32.22	32.22
526-412-022-000	900.00	3,600.00	B	$32.22	32.22
526-412-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-025-000	1,891.00	7,567.00	B	$32.22	32.22
526-412-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-412-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-029-000	2,036.00	8,164.00	B	$32.22	32.22
526-412-030-510	800.00	3,200.00	B	$32.22	16.12
526-412-030-520	859.00	3,454.00	B	$32.22	16.12
526-412-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-032-510	824.00	3,297.00	B	$32.22	16.12
526-412-032-520	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-412-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-036-000	1,734.00	6,957.00	B	$32.22	32.22
526-412-037-510	1,156.00	4,630.00	B	$32.22	16.12
526-412-037-520	800.00	3,200.00	B	$32.22	16.12
526-412-038-510	886.00	3,883.00	B	$32.22	16.12
526-412-038-520	808.00	3,233.00	B	$32.22	16.12
526-412-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-412-040-000	900.00	3,600.00	B	$32.22	32.22
526-412-041-000	900.00	3,600.00	B	$32.22	32.22
526-412-042-000	900.00	3,600.00	B	$32.22	32.22
526-412-043-000	900.00	3,600.00	B	$32.22	32.22
526-412-044-000	900.00	3,600.00	B	$32.22	32.22
526-412-045-000	900.00	3,600.00	B	$32.22	32.22
526-412-046-000	900.00	3,600.00	B	$32.22	32.22
526-412-047-000	900.00	3,600.00	B	$32.22	32.22
526-412-048-000	900.00	3,600.00	B	$32.22	32.22
526-412-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-412-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-412-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-413-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-003-000	2,487.00	9,962.00	B	$32.22	32.22
526-413-004-510	1,100.00	4,400.00	B	$32.22	16.12
526-413-004-520	1,100.00	4,400.00	B	$32.22	16.12
526-413-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-413-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-014-000	2,218.00	8,880.00	B	$32.22	32.22
526-413-015-000	900.00	3,600.00	B	$32.22	32.22
526-413-016-000	900.00	3,600.00	B	$32.22	32.22
526-413-017-000	900.00	3,600.00	B	$32.22	32.22
526-413-018-000	900.00	3,600.00	B	$32.22	32.22
526-413-019-000	900.00	3,600.00	B	$32.22	32.22
526-413-020-000	1,014.00	4,073.00	B	$32.22	32.22
526-413-021-000	900.00	3,600.00	B	$32.22	32.22
526-413-022-000	1,014.00	4,073.00	B	$32.22	32.22
526-413-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-026-000	1,600.00	6,400.00	B	$32.22	32.22
526-413-027-000	2,571.00	10,291.00	B	$32.22	32.22
526-413-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-030-000	1,919.00	7,678.00	B	$32.22	32.22
526-413-031-000	2,033.00	8,151.00	B	$32.22	32.22
526-413-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-034-510	800.00	3,200.00	B	$32.22	16.12
526-413-034-520	1,156.00	4,630.00	B	$32.22	16.12
526-413-035-000	2,042.00	8,183.00	B	$32.22	32.22
526-413-036-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-413-037-510	800.00	3,200.00	B	$32.22	16.12
526-413-037-520	800.00	3,200.00	B	$32.22	16.12
526-413-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-413-040-000	856.00	3,430.00	B	$32.22	32.22
526-413-041-000	900.00	3,600.00	B	$32.22	32.22
526-413-042-000	900.00	3,600.00	B	$32.22	32.22
526-413-043-000	1,135.00	4,544.00	B	$32.22	32.22
526-413-044-000	1,135.00	4,544.00	B	$32.22	32.22
526-413-045-000	1,155.00	4,624.00	B	$32.22	32.22
526-413-046-000	900.00	3,600.00	B	$32.22	32.22
526-413-047-000	967.00	3,893.00	B	$32.22	32.22
526-413-048-000	1,092.00	4,372.00	B	$32.22	32.22
526-413-049-000	2,943.00	11,772.00	B	$32.22	32.22
526-413-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-413-051-000	5,106.00	20,427.00	B	$32.22	32.22
526-413-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-414-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-002-510	1,100.00	4,400.00	B	$32.22	16.12
526-414-002-520	1,100.00	4,400.00	B	$32.22	16.12
526-414-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-004-000	2,943.00	11,772.00	B	$32.22	32.22
526-414-005-000	3,001.00	12,008.00	B	$32.22	32.22
526-414-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-414-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-013-510	1,100.00	4,400.00	B	$32.22	16.12
526-414-013-520	1,100.00	4,400.00	B	$32.22	16.12
526-414-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-015-000	1,394.00	5,577.00	B	$32.22	32.22
526-414-016-000	900.00	3,600.00	B	$32.22	32.22
526-414-017-000	1,014.00	4,073.00	B	$32.22	32.22
526-414-018-000	900.00	3,600.00	B	$32.22	32.22
526-414-019-000	900.00	3,600.00	B	$32.22	32.22
526-414-020-000	987.00	3,970.00	B	$32.22	32.22
526-414-021-000	900.00	3,600.00	B	$32.22	32.22
526-414-022-000	856.00	3,430.00	B	$32.22	32.22
526-414-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-414-024-000	1,919.00	7,678.00	B	$32.22	32.22
526-414-025-510	800.00	3,200.00	B	$32.22	16.12
526-414-025-520	800.00	3,200.00	B	$32.22	16.12
526-414-026-000	1,919.00	7,678.00	B	$32.22	32.22
526-414-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-414-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-414-029-510	800.00	3,200.00	B	$32.22	16.12
526-414-029-520	800.00	3,200.00	B	$32.22	16.12
526-414-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-414-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-414-032-000	1,965.00	7,876.00	B	$32.22	32.22
526-414-033-000	1,842.00	7,375.00	B	$32.22	32.22
526-414-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-414-035-510	800.00	3,200.00	B	$32.22	16.12
526-414-035-520	808.00	3,233.00	B	$32.22	16.12
526-414-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-414-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-414-038-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-414-039-000	1,734.00	6,957.00	B	$32.22	32.22
526-414-040-000	900.00	3,600.00	B	$32.22	32.22
526-414-041-000	900.00	3,600.00	B	$32.22	32.22
526-414-042-000	900.00	3,600.00	B	$32.22	32.22
526-414-043-000	900.00	3,600.00	B	$32.22	32.22
526-414-044-000	900.00	3,600.00	B	$32.22	32.22
526-414-045-000	900.00	3,600.00	B	$32.22	32.22
526-414-046-000	996.00	3,994.00	B	$32.22	32.22
526-414-047-000	900.00	3,600.00	B	$32.22	32.22
526-414-048-000	900.00	3,600.00	B	$32.22	32.22
526-414-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-414-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-414-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-415-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-006-510	1,100.00	4,400.00	B	$32.22	16.12
526-415-006-520	1,100.00	4,400.00	B	$32.22	16.12
526-415-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-415-008-000	2,142.00	8,576.00	B	$32.22	32.22
526-415-009-000	2,497.00	10,006.00	B	$32.22	32.22
526-415-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-013-000	2,497.00	10,006.00	B	$32.22	32.22
526-415-014-510	1,100.00	4,400.00	B	$32.22	16.12
526-415-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-415-015-000	900.00	3,600.00	B	$32.22	32.22
526-415-016-000	1,108.00	4,439.00	B	$32.22	32.22
526-415-017-000	900.00	3,600.00	B	$32.22	32.22
526-415-018-000	987.00	3,970.00	B	$32.22	32.22
526-415-019-000	900.00	3,600.00	B	$32.22	32.22
526-415-020-000	900.00	3,600.00	B	$32.22	32.22
526-415-021-000	900.00	3,600.00	B	$32.22	32.22
526-415-022-000	900.00	3,600.00	B	$32.22	32.22
526-415-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-025-000	1,891.00	7,567.00	B	$32.22	32.22
526-415-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-415-028-510	800.00	3,200.00	B	$32.22	16.12
526-415-028-520	800.00	3,200.00	B	$32.22	16.12
526-415-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-030-000	2,042.00	8,183.00	B	$32.22	32.22
526-415-031-000	1,891.00	7,567.00	B	$32.22	32.22
526-415-032-000	1,891.00	7,567.00	B	$32.22	32.22
526-415-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-034-000	1,760.00	7,040.00	B	$32.22	32.22
526-415-035-000	1,891.00	7,567.00	B	$32.22	32.22
526-415-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-037-000	1,891.00	7,567.00	B	$32.22	32.22
526-415-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-415-040-000	967.00	3,893.00	B	$32.22	32.22
526-415-041-000	900.00	3,600.00	B	$32.22	32.22
526-415-042-000	1,155.00	4,624.00	B	$32.22	32.22
526-415-043-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-415-044-000	900.00	3,600.00	B	$32.22	32.22
526-415-045-000	900.00	3,600.00	B	$32.22	32.22
526-415-046-000	905.00	3,635.00	B	$32.22	32.22
526-415-047-000	900.00	3,600.00	B	$32.22	32.22
526-415-048-000	1,014.00	4,073.00	B	$32.22	32.22
526-415-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-415-050-000	2,487.00	9,962.00	B	$32.22	32.22
526-415-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-415-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-420-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-003-000	2,142.00	8,576.00	B	$32.22	32.22
526-420-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-420-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-014-000	2,943.00	11,772.00	B	$32.22	32.22
526-420-015-000	900.00	3,600.00	B	$32.22	32.22
526-420-016-000	900.00	3,600.00	B	$32.22	32.22
526-420-017-000	905.00	3,635.00	B	$32.22	32.22
526-420-018-000	900.00	3,600.00	B	$32.22	32.22
526-420-019-000	1,135.00	4,544.00	B	$32.22	32.22
526-420-020-000	1,135.00	4,544.00	B	$32.22	32.22
526-420-021-000	856.00	3,430.00	B	$32.22	32.22
526-420-022-000	900.00	3,600.00	B	$32.22	32.22
526-420-023-510	1,156.00	4,630.00	B	$32.22	16.12
526-420-023-520	1,156.00	4,630.00	B	$32.22	16.12
526-420-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-420-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-034-510	800.00	3,200.00	B	$32.22	16.12
526-420-034-520	800.00	3,200.00	B	$32.22	16.12
526-420-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-036-000	1,965.00	7,876.00	B	$32.22	32.22
526-420-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-420-040-000	900.00	3,600.00	B	$32.22	32.22
526-420-041-000	900.00	3,600.00	B	$32.22	32.22
526-420-042-000	900.00	3,600.00	B	$32.22	32.22
526-420-043-000	900.00	3,600.00	B	$32.22	32.22
526-420-044-000	900.00	3,600.00	B	$32.22	32.22
526-420-045-000	900.00	3,600.00	B	$32.22	32.22
526-420-046-000	900.00	3,600.00	B	$32.22	32.22
526-420-047-000	900.00	3,600.00	B	$32.22	32.22
526-420-048-000	1,155.00	4,624.00	B	$32.22	32.22
526-420-049-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-420-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-420-051-000	5,206.00	20,834.00	B	$32.22	32.22
526-420-052-000	5,431.00	21,738.00	B	$32.22	32.22
526-421-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-005-000	2,185.00	8,747.00	B	$32.22	32.22
526-421-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-421-008-510	1,100.00	4,400.00	B	$32.22	16.12
526-421-008-520	1,100.00	4,400.00	B	$32.22	16.12
526-421-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-421-013-510	1,100.00	4,400.00	B	$32.22	16.12
526-421-013-520	1,100.00	4,400.00	B	$32.22	16.12
526-421-014-000	2,679.00	10,717.00	B	$32.22	32.22
526-421-015-000	900.00	3,600.00	B	$32.22	32.22
526-421-016-000	900.00	3,600.00	B	$32.22	32.22
526-421-017-000	1,014.00	4,073.00	B	$32.22	32.22
526-421-018-000	987.00	3,970.00	B	$32.22	32.22
526-421-019-000	1,108.00	4,439.00	B	$32.22	32.22
526-421-020-000	900.00	3,600.00	B	$32.22	32.22
526-421-021-000	856.00	3,430.00	B	$32.22	32.22
526-421-022-000	1,108.00	4,439.00	B	$32.22	32.22
526-421-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-421-024-000	1,891.00	7,567.00	B	$32.22	32.22
526-421-025-510	800.00	3,200.00	B	$32.22	16.12
526-421-025-520	800.00	3,200.00	B	$32.22	16.12
526-421-026-510	800.00	3,200.00	B	$32.22	16.12
526-421-026-520	800.00	3,200.00	B	$32.22	16.12
526-421-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-421-028-000	2,036.00	8,164.00	B	$32.22	32.22
526-421-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-421-030-510	800.00	3,200.00	B	$32.22	16.12
526-421-030-520	996.00	3,994.00	B	$32.22	16.12
526-421-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-421-032-000	1,774.00	7,102.00	B	$32.22	32.22
526-421-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-421-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-421-035-510	800.00	3,200.00	B	$32.22	16.12
526-421-035-520	1,156.00	4,630.00	B	$32.22	16.12
526-421-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-421-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-421-038-510	902.00	3,620.00	B	$32.22	16.12
526-421-038-520	1,156.00	4,630.00	B	$32.22	16.12
526-421-039-510	800.00	3,200.00	B	$32.22	16.12
526-421-039-520	902.00	3,620.00	B	$32.22	16.12
526-421-040-000	1,108.00	4,439.00	B	$32.22	32.22
526-421-041-000	1,014.00	4,073.00	B	$32.22	32.22
526-421-042-000	1,421.00	5,688.00	B	$32.22	32.22
526-421-043-000	900.00	3,600.00	B	$32.22	32.22
526-421-044-000	900.00	3,600.00	B	$32.22	32.22
526-421-045-000	900.00	3,600.00	B	$32.22	32.22
526-421-046-000	967.00	3,893.00	B	$32.22	32.22
526-421-047-000	900.00	3,600.00	B	$32.22	32.22
526-421-048-000	900.00	3,600.00	B	$32.22	32.22
526-421-049-000	2,142.00	8,576.00	B	$32.22	32.22
526-421-050-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-421-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-421-052-000	6,183.00	24,733.00	B	$32.22	32.22
526-423-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-003-000	2,142.00	8,576.00	B	$32.22	32.22
526-423-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-006-000	2,626.00	10,507.00	B	$32.22	32.22
526-423-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-423-008-000	2,487.00	9,962.00	B	$32.22	32.22
526-423-009-510	1,100.00	4,400.00	B	$32.22	16.12
526-423-009-520	1,100.00	4,400.00	B	$32.22	16.12
526-423-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-014-510	824.00	3,297.00	B	$32.22	16.12
526-423-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-423-015-000	900.00	3,600.00	B	$32.22	32.22
526-423-016-000	900.00	3,600.00	B	$32.22	32.22
526-423-017-000	900.00	3,600.00	B	$32.22	32.22
526-423-018-000	900.00	3,600.00	B	$32.22	32.22
526-423-019-000	900.00	3,600.00	B	$32.22	32.22
526-423-020-000	900.00	3,600.00	B	$32.22	32.22
526-423-021-000	900.00	3,600.00	B	$32.22	32.22
526-423-022-000	905.00	3,635.00	B	$32.22	32.22
526-423-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-423-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-030-510	800.00	3,200.00	B	$32.22	16.12
526-423-030-520	808.00	3,233.00	B	$32.22	16.12
526-423-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-034-000	1,919.00	7,678.00	B	$32.22	32.22
526-423-035-000	1,600.00	6,400.00	B	$32.22	32.22
526-423-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-423-040-000	900.00	3,600.00	B	$32.22	32.22
526-423-041-000	856.00	3,430.00	B	$32.22	32.22
526-423-042-000	900.00	3,600.00	B	$32.22	32.22
526-423-043-000	900.00	3,600.00	B	$32.22	32.22
526-423-044-000	1,394.00	5,577.00	B	$32.22	32.22
526-423-045-000	983.00	3,935.00	B	$32.22	32.22
526-423-046-000	900.00	3,600.00	B	$32.22	32.22
526-423-047-000	900.00	3,600.00	B	$32.22	32.22
526-423-048-000	900.00	3,600.00	B	$32.22	32.22
526-423-049-000	2,547.00	10,206.00	B	$32.22	32.22
526-423-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-423-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-423-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-429-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-003-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-429-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-429-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-015-000	535.00	2,142.00	B	$32.22	32.22
526-429-016-000	535.00	2,142.00	B	$32.22	32.22
526-429-017-000	480.00	1,920.00	B	$32.22	32.22
526-429-018-000	808.00	3,233.00	B	$32.22	32.22
526-429-019-000	480.00	1,920.00	B	$32.22	32.22
526-429-020-000	811.00	3,258.00	B	$32.22	32.22
526-429-021-000	808.00	3,233.00	B	$32.22	32.22
526-429-022-000	480.00	1,920.00	B	$32.22	32.22
526-429-023-000	800.00	3,200.00	B	$32.22	32.22
526-429-024-000	800.00	3,200.00	B	$32.22	32.22
526-429-025-000	800.00	3,200.00	B	$32.22	32.22
526-429-026-000	800.00	3,200.00	B	$32.22	32.22
526-429-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-429-028-000	945.00	3,783.00	B	$32.22	32.22
526-429-029-000	800.00	3,200.00	B	$32.22	32.22
526-429-030-000	800.00	3,200.00	B	$32.22	32.22
526-429-031-000	800.00	3,200.00	B	$32.22	32.22
526-429-032-000	945.00	3,783.00	B	$32.22	32.22
526-429-033-000	945.00	3,783.00	B	$32.22	32.22
526-429-034-000	1,019.00	4,089.00	B	$32.22	32.22
526-429-035-000	902.00	3,620.00	B	$32.22	32.22
526-429-036-000	800.00	3,200.00	B	$32.22	32.22
526-429-037-000	800.00	3,200.00	B	$32.22	32.22
526-429-038-000	800.00	3,200.00	B	$32.22	32.22
526-429-039-000	800.00	3,200.00	B	$32.22	32.22
526-429-040-000	480.00	1,920.00	B	$32.22	32.22
526-429-041-000	480.00	1,920.00	B	$32.22	32.22
526-429-042-000	480.00	1,920.00	B	$32.22	32.22
526-429-043-000	480.00	1,920.00	B	$32.22	32.22
526-429-044-000	480.00	1,920.00	B	$32.22	32.22
526-429-045-000	480.00	1,920.00	B	$32.22	32.22
526-429-046-000	480.00	1,920.00	B	$32.22	32.22
526-429-047-000	480.00	1,920.00	B	$32.22	32.22
526-429-048-000	480.00	1,920.00	B	$32.22	32.22
526-429-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-429-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-429-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-431-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-005-000	1,070.00	4,287.00	B	$32.22	32.22
526-431-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-431-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-011-000	1,070.00	4,287.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-431-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-013-000	1,070.00	4,287.00	B	$32.22	32.22
526-431-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-015-000	535.00	2,142.00	B	$32.22	32.22
526-431-016-000	480.00	1,920.00	B	$32.22	32.22
526-431-017-000	886.00	3,549.00	B	$32.22	32.22
526-431-018-000	808.00	3,233.00	B	$32.22	32.22
526-431-019-000	535.00	2,142.00	B	$32.22	32.22
526-431-020-000	535.00	2,142.00	B	$32.22	32.22
526-431-021-000	480.00	1,920.00	B	$32.22	32.22
526-431-022-000	480.00	1,920.00	B	$32.22	32.22
526-431-023-000	800.00	3,200.00	B	$32.22	32.22
526-431-024-000	800.00	3,200.00	B	$32.22	32.22
526-431-025-000	800.00	3,200.00	B	$32.22	32.22
526-431-026-000	945.00	3,783.00	B	$32.22	32.22
526-431-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-431-028-000	945.00	3,783.00	B	$32.22	32.22
526-431-029-000	800.00	3,200.00	B	$32.22	32.22
526-431-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-431-031-000	800.00	3,200.00	B	$32.22	32.22
526-431-032-000	800.00	3,200.00	B	$32.22	32.22
526-431-033-000	800.00	3,200.00	B	$32.22	32.22
526-431-034-000	800.00	3,200.00	B	$32.22	32.22
526-431-035-000	800.00	3,200.00	B	$32.22	32.22
526-431-036-000	800.00	3,200.00	B	$32.22	32.22
526-431-037-000	800.00	3,200.00	B	$32.22	32.22
526-431-038-000	800.00	3,200.00	B	$32.22	32.22
526-431-039-000	886.00	3,549.00	B	$32.22	32.22
526-431-040-000	480.00	1,920.00	B	$32.22	32.22
526-431-041-000	480.00	1,920.00	B	$32.22	32.22
526-431-042-000	535.00	2,142.00	B	$32.22	32.22
526-431-043-000	811.00	3,258.00	B	$32.22	32.22
526-431-044-000	480.00	1,920.00	B	$32.22	32.22
526-431-045-000	480.00	1,920.00	B	$32.22	32.22
526-431-046-000	480.00	1,920.00	B	$32.22	32.22
526-431-047-000	480.00	1,920.00	B	$32.22	32.22
526-431-048-000	480.00	1,920.00	B	$32.22	32.22
526-431-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-431-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-431-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-432-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-004-000	1,581.00	6,337.00	B	$32.22	32.22
526-432-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-432-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-012-000	1,070.00	4,287.00	B	$32.22	32.22
526-432-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-015-000	480.00	1,920.00	B	$32.22	32.22
526-432-016-000	808.00	3,233.00	B	$32.22	32.22
526-432-017-000	703.00	2,832.00	B	$32.22	32.22
526-432-018-000	824.00	3,297.00	B	$32.22	32.22
526-432-019-000	989.00	3,956.00	B	$32.22	32.22
526-432-020-000	856.00	3,430.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-432-021-000	840.00	3,363.00	B	$32.22	32.22
526-432-022-000	480.00	1,920.00	B	$32.22	32.22
526-432-023-000	800.00	3,200.00	B	$32.22	32.22
526-432-024-000	922.00	3,707.00	B	$32.22	32.22
526-432-025-000	886.00	3,549.00	B	$32.22	32.22
526-432-026-000	886.00	3,549.00	B	$32.22	32.22
526-432-027-000	2,829.00	11,316.00	B	$32.22	32.22
526-432-028-000	800.00	3,200.00	B	$32.22	32.22
526-432-029-000	800.00	3,200.00	B	$32.22	32.22
526-432-030-000	800.00	3,200.00	B	$32.22	32.22
526-432-031-000	800.00	3,200.00	B	$32.22	32.22
526-432-032-000	800.00	3,200.00	B	$32.22	32.22
526-432-033-000	800.00	3,200.00	B	$32.22	32.22
526-432-034-000	800.00	3,200.00	B	$32.22	32.22
526-432-035-000	800.00	3,200.00	B	$32.22	32.22
526-432-036-000	800.00	3,200.00	B	$32.22	32.22
526-432-037-000	800.00	3,200.00	B	$32.22	32.22
526-432-038-000	886.00	3,549.00	B	$32.22	32.22
526-432-039-000	1,070.00	4,287.00	B	$32.22	32.22
526-432-040-000	480.00	1,920.00	B	$32.22	32.22
526-432-041-000	480.00	1,920.00	B	$32.22	32.22
526-432-042-000	808.00	3,233.00	B	$32.22	32.22
526-432-043-000	480.00	1,920.00	B	$32.22	32.22
526-432-044-000	480.00	1,920.00	B	$32.22	32.22
526-432-045-000	480.00	1,920.00	B	$32.22	32.22
526-432-046-000	480.00	1,920.00	B	$32.22	32.22
526-432-047-000	480.00	1,920.00	B	$32.22	32.22
526-432-048-000	480.00	1,920.00	B	$32.22	32.22
526-432-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-432-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-432-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-433-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-002-000	1,133.00	4,534.00	B	$32.22	32.22
526-433-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-433-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-010-000	1,359.00	5,453.00	B	$32.22	32.22
526-433-011-000	1,359.00	5,453.00	B	$32.22	32.22
526-433-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-433-014-000	1,387.00	5,563.00	B	$32.22	32.22
526-433-015-000	535.00	2,142.00	B	$32.22	32.22
526-433-016-000	840.00	3,363.00	B	$32.22	32.22
526-433-017-000	840.00	3,363.00	B	$32.22	32.22
526-433-018-000	450.00	1,815.00	B	$32.22	32.22
526-433-019-000	480.00	1,920.00	B	$32.22	32.22
526-433-020-000	480.00	1,920.00	B	$32.22	32.22
526-433-021-000	480.00	1,920.00	B	$32.22	32.22
526-433-022-000	480.00	1,920.00	B	$32.22	32.22
526-433-023-000	800.00	3,200.00	B	$32.22	32.22
526-433-024-000	886.00	3,549.00	B	$32.22	32.22
526-433-025-000	800.00	3,200.00	B	$32.22	32.22
526-433-026-000	800.00	3,200.00	B	$32.22	32.22
526-433-027-000	2,829.00	11,316.00	B	$32.22	32.22
526-433-028-000	1,019.00	4,089.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-433-029-000	1,019.00	4,089.00	B	$32.22	32.22
526-433-030-000	800.00	3,200.00	B	$32.22	32.22
526-433-031-000	800.00	3,200.00	B	$32.22	32.22
526-433-032-000	800.00	3,200.00	B	$32.22	32.22
526-433-033-000	800.00	3,200.00	B	$32.22	32.22
526-433-034-000	905.00	3,635.00	B	$32.22	32.22
526-433-035-000	902.00	3,620.00	B	$32.22	32.22
526-433-036-000	902.00	3,620.00	B	$32.22	32.22
526-433-037-000	902.00	3,620.00	B	$32.22	32.22
526-433-038-000	800.00	3,200.00	B	$32.22	32.22
526-433-039-000	800.00	3,200.00	B	$32.22	32.22
526-433-040-000	480.00	1,920.00	B	$32.22	32.22
526-433-041-000	480.00	1,920.00	B	$32.22	32.22
526-433-042-000	824.00	3,297.00	B	$32.22	32.22
526-433-043-000	480.00	1,920.00	B	$32.22	32.22
526-433-044-000	404.00	1,631.00	B	$32.22	32.22
526-433-045-000	886.00	3,549.00	B	$32.22	32.22
526-433-046-000	458.00	1,849.00	B	$32.22	32.22
526-433-047-000	480.00	1,920.00	B	$32.22	32.22
526-433-048-000	480.00	1,920.00	B	$32.22	32.22
526-433-049-000	1,473.00	5,910.00	B	$32.22	32.22
526-433-050-000	1,070.00	4,287.00	B	$32.22	32.22
526-433-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-433-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-434-001-000	2,497.00	10,006.00	B	$32.22	32.22
526-434-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-434-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-434-004-000	2,487.00	9,962.00	B	$32.22	32.22
526-434-005-510	1,100.00	4,400.00	B	$32.22	16.12
526-434-005-520	1,100.00	4,400.00	B	$32.22	16.12
526-434-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-434-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-434-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-434-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-434-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-434-011-510	1,100.00	4,400.00	B	$32.22	16.12
526-434-011-520	1,100.00	4,400.00	B	$32.22	16.12
526-434-012-510	1,100.00	4,400.00	B	$32.22	16.12
526-434-012-520	1,100.00	4,400.00	B	$32.22	16.12
526-434-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-434-014-510	1,100.00	4,400.00	B	$32.22	16.12
526-434-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-434-015-000	900.00	3,600.00	B	$32.22	32.22
526-434-016-000	900.00	3,600.00	B	$32.22	32.22
526-434-017-000	900.00	3,600.00	B	$32.22	32.22
526-434-018-000	900.00	3,600.00	B	$32.22	32.22
526-434-019-000	900.00	3,600.00	B	$32.22	32.22
526-434-020-000	900.00	3,600.00	B	$32.22	32.22
526-434-021-000	900.00	3,600.00	B	$32.22	32.22
526-434-022-000	1,014.00	4,073.00	B	$32.22	32.22
526-434-023-000	1,891.00	7,567.00	B	$32.22	32.22
526-434-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-434-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-030-000	1,774.00	7,768.00	B	$32.22	32.22
526-434-031-510	800.00	3,200.00	B	$32.22	16.12
526-434-031-520	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-434-032-510	800.00	3,200.00	B	$32.22	16.12
526-434-032-520	800.00	3,200.00	B	$32.22	16.12
526-434-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-035-000	2,042.00	8,183.00	B	$32.22	32.22
526-434-036-510	800.00	3,200.00	B	$32.22	16.12
526-434-036-520	800.00	3,200.00	B	$32.22	16.12
526-434-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-434-040-000	900.00	3,600.00	B	$32.22	32.22
526-434-041-000	900.00	3,600.00	B	$32.22	32.22
526-434-042-000	900.00	3,600.00	B	$32.22	32.22
526-434-043-000	900.00	3,600.00	B	$32.22	32.22
526-434-044-000	1,135.00	4,544.00	B	$32.22	32.22
526-434-045-000	900.00	3,600.00	B	$32.22	32.22
526-434-046-000	1,108.00	4,439.00	B	$32.22	32.22
526-434-047-000	900.00	3,600.00	B	$32.22	32.22
526-434-048-000	900.00	3,600.00	B	$32.22	32.22
526-434-049-000	2,487.00	9,962.00	B	$32.22	32.22
526-434-050-510	1,100.00	4,400.00	B	$32.22	16.12
526-434-050-520	1,100.00	4,400.00	B	$32.22	16.12
526-434-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-434-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-435-001-000	2,943.00	11,772.00	B	$32.22	32.22
526-435-002-510	1,100.00	4,400.00	B	$32.22	16.12
526-435-002-520	1,100.00	4,400.00	B	$32.22	16.12
526-435-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-004-510	824.00	3,297.00	B	$32.22	16.12
526-435-004-520	1,100.00	4,400.00	B	$32.22	16.12
526-435-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-435-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-010-510	1,050.00	4,204.00	B	$32.22	16.12
526-435-010-520	1,100.00	4,400.00	B	$32.22	16.12
526-435-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-012-000	2,497.00	10,006.00	B	$32.22	32.22
526-435-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-014-510	1,100.00	4,400.00	B	$32.22	16.12
526-435-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-435-015-000	900.00	3,600.00	B	$32.22	32.22
526-435-016-000	900.00	3,600.00	B	$32.22	32.22
526-435-017-000	900.00	3,600.00	B	$32.22	32.22
526-435-018-000	900.00	3,600.00	B	$32.22	32.22
526-435-019-000	900.00	3,600.00	B	$32.22	32.22
526-435-020-000	900.00	3,600.00	B	$32.22	32.22
526-435-021-000	900.00	3,600.00	B	$32.22	32.22
526-435-022-000	900.00	3,600.00	B	$32.22	32.22
526-435-023-510	800.00	3,200.00	B	$32.22	16.12
526-435-023-520	800.00	3,200.00	B	$32.22	16.12
526-435-024-510	1,092.00	4,372.00	B	$32.22	16.12
526-435-024-520	800.00	3,200.00	B	$32.22	16.12
526-435-025-510	800.00	3,200.00	B	$32.22	16.12
526-435-025-520	886.00	3,883.00	B	$32.22	16.12
526-435-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-435-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-029-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-435-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-031-000	1,965.00	7,876.00	B	$32.22	32.22
526-435-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-034-000	2,123.00	8,515.00	B	$32.22	32.22
526-435-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-435-040-000	1,135.00	4,544.00	B	$32.22	32.22
526-435-041-000	900.00	3,600.00	B	$32.22	32.22
526-435-042-000	900.00	3,600.00	B	$32.22	32.22
526-435-043-000	900.00	3,600.00	B	$32.22	32.22
526-435-044-000	900.00	3,600.00	B	$32.22	32.22
526-435-045-000	900.00	3,600.00	B	$32.22	32.22
526-435-046-000	1,236.00	4,946.00	B	$32.22	32.22
526-435-047-000	900.00	3,600.00	B	$32.22	32.22
526-435-048-000	856.00	3,430.00	B	$32.22	32.22
526-435-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-435-050-510	1,100.00	4,400.00	B	$32.22	16.12
526-435-050-520	1,100.00	4,400.00	B	$32.22	16.12
526-435-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-435-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-440-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-005-510	1,100.00	4,400.00	B	$32.22	16.12
526-440-005-520	1,100.00	4,400.00	B	$32.22	16.12
526-440-006-000	1,884.00	9,212.00	B	$32.22	32.22
526-440-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-440-008-000	2,626.00	10,507.00	B	$32.22	32.22
526-440-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-011-510	1,100.00	4,400.00	B	$32.22	16.12
526-440-011-520	1,100.00	4,400.00	B	$32.22	16.12
526-440-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-014-000	2,497.00	10,006.00	B	$32.22	32.22
526-440-015-000	1,394.00	5,577.00	B	$32.22	32.22
526-440-016-000	856.00	3,430.00	B	$32.22	32.22
526-440-017-000	900.00	3,600.00	B	$32.22	32.22
526-440-018-000	900.00	3,600.00	B	$32.22	32.22
526-440-019-000	900.00	3,600.00	B	$32.22	32.22
526-440-020-000	900.00	3,600.00	B	$32.22	32.22
526-440-021-000	900.00	3,600.00	B	$32.22	32.22
526-440-022-000	900.00	3,600.00	B	$32.22	32.22
526-440-023-000	1,842.00	7,375.00	B	$32.22	32.22
526-440-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-025-510	800.00	3,200.00	B	$32.22	16.12
526-440-025-520	800.00	3,200.00	B	$32.22	16.12
526-440-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-440-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-030-510	800.00	3,200.00	B	$32.22	16.12
526-440-030-520	859.00	3,454.00	B	$32.22	16.12
526-440-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-033-510	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-440-033-520	800.00	3,200.00	B	$32.22	16.12
526-440-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-035-510	800.00	3,200.00	B	$32.22	16.12
526-440-035-520	800.00	3,200.00	B	$32.22	16.12
526-440-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-037-000	1,891.00	7,567.00	B	$32.22	32.22
526-440-038-000	1,919.00	7,678.00	B	$32.22	32.22
526-440-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-440-040-000	905.00	3,635.00	B	$32.22	32.22
526-440-041-000	996.00	3,994.00	B	$32.22	32.22
526-440-042-000	900.00	3,600.00	B	$32.22	32.22
526-440-043-000	900.00	3,600.00	B	$32.22	32.22
526-440-044-000	900.00	3,600.00	B	$32.22	32.22
526-440-045-000	905.00	3,635.00	B	$32.22	32.22
526-440-046-000	1,108.00	4,439.00	B	$32.22	32.22
526-440-047-000	900.00	3,600.00	B	$32.22	32.22
526-440-048-000	905.00	3,635.00	B	$32.22	32.22
526-440-049-000	2,679.00	10,717.00	B	$32.22	32.22
526-440-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-440-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-440-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-441-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-003-510	824.00	3,297.00	B	$32.22	16.12
526-441-003-520	1,100.00	4,400.00	B	$32.22	16.12
526-441-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-006-000	2,142.00	8,576.00	B	$32.22	32.22
526-441-007-000	3,215.00	12,864.00	B	$32.22	32.22
526-441-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-010-000	2,101.00	8,409.00	B	$32.22	32.22
526-441-011-510	1,100.00	4,400.00	B	$32.22	16.12
526-441-011-520	1,100.00	4,400.00	B	$32.22	16.12
526-441-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-014-510	1,100.00	4,400.00	B	$32.22	16.12
526-441-014-520	1,100.00	4,400.00	B	$32.22	16.12
526-441-015-000	900.00	3,600.00	B	$32.22	32.22
526-441-016-000	900.00	3,600.00	B	$32.22	32.22
526-441-017-000	900.00	3,600.00	B	$32.22	32.22
526-441-018-000	900.00	3,600.00	B	$32.22	32.22
526-441-019-000	900.00	3,600.00	B	$32.22	32.22
526-441-020-000	1,155.00	4,624.00	B	$32.22	32.22
526-441-021-000	1,155.00	4,624.00	B	$32.22	32.22
526-441-022-000	900.00	3,600.00	B	$32.22	32.22
526-441-023-510	996.00	3,994.00	B	$32.22	16.12
526-441-023-520	800.00	3,200.00	B	$32.22	16.12
526-441-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-441-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-029-000	1,958.00	7,832.00	B	$32.22	32.22
526-441-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-034-000	1,958.00	7,832.00	B	$32.22	32.22
526-441-035-000	1,928.00	7,718.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-441-036-000	1,958.00	7,832.00	B	$32.22	32.22
526-441-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-038-000	1,842.00	7,375.00	B	$32.22	32.22
526-441-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-441-040-000	900.00	3,600.00	B	$32.22	32.22
526-441-041-000	1,155.00	4,624.00	B	$32.22	32.22
526-441-042-000	900.00	3,600.00	B	$32.22	32.22
526-441-043-000	900.00	3,600.00	B	$32.22	32.22
526-441-044-000	996.00	3,994.00	B	$32.22	32.22
526-441-045-000	900.00	3,600.00	B	$32.22	32.22
526-441-046-000	900.00	3,600.00	B	$32.22	32.22
526-441-047-000	900.00	3,600.00	B	$32.22	32.22
526-441-048-000	905.00	3,635.00	B	$32.22	32.22
526-441-049-000	2,626.00	10,507.00	B	$32.22	32.22
526-441-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-441-051-000	4,930.00	19,727.00	B	$32.22	32.22
526-441-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-442-001-000	2,626.00	10,507.00	B	$32.22	32.22
526-442-002-000	2,142.00	8,576.00	B	$32.22	32.22
526-442-003-510	824.00	3,297.00	B	$32.22	16.12
526-442-003-520	1,100.00	4,400.00	B	$32.22	16.12
526-442-004-510	1,100.00	4,400.00	B	$32.22	16.12
526-442-004-520	1,100.00	4,400.00	B	$32.22	16.12
526-442-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-442-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-015-000	900.00	3,600.00	B	$32.22	32.22
526-442-016-000	1,014.00	4,073.00	B	$32.22	32.22
526-442-017-000	905.00	3,635.00	B	$32.22	32.22
526-442-018-000	1,135.00	4,544.00	B	$32.22	32.22
526-442-019-000	900.00	3,600.00	B	$32.22	32.22
526-442-020-000	900.00	3,600.00	B	$32.22	32.22
526-442-021-000	900.00	3,600.00	B	$32.22	32.22
526-442-022-000	967.00	3,893.00	B	$32.22	32.22
526-442-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-442-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-031-000	1,891.00	7,567.00	B	$32.22	32.22
526-442-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-034-000	2,036.00	8,164.00	B	$32.22	32.22
526-442-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-442-036-000	1,734.00	6,957.00	B	$32.22	32.22
526-442-037-510	1,050.00	4,204.00	B	$32.22	16.12
526-442-037-520	800.00	3,200.00	B	$32.22	16.12
526-442-038-510	996.00	3,994.00	B	$32.22	16.12
526-442-038-520	800.00	3,200.00	B	$32.22	16.12
526-442-039-510	1,014.00	4,073.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-442-039-520	800.00	3,200.00	B	$32.22	16.12
526-442-040-000	1,135.00	4,544.00	B	$32.22	32.22
526-442-041-000	900.00	3,600.00	B	$32.22	32.22
526-442-042-000	900.00	3,600.00	B	$32.22	32.22
526-442-043-000	900.00	3,600.00	B	$32.22	32.22
526-442-044-000	856.00	3,430.00	B	$32.22	32.22
526-442-045-000	856.00	3,430.00	B	$32.22	32.22
526-442-046-000	900.00	3,600.00	B	$32.22	32.22
526-442-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-442-048-000	900.00	3,600.00	B	$32.22	32.22
526-442-049-510	1,100.00	4,400.00	B	$32.22	16.12
526-442-049-520	1,100.00	4,400.00	B	$32.22	16.12
526-442-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-442-051-000	5,227.00	20,928.00	B	$32.22	32.22
526-442-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-443-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-003-000	2,943.00	11,772.00	B	$32.22	32.22
526-443-004-000	2,679.00	10,717.00	B	$32.22	32.22
526-443-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-443-008-510	1,100.00	4,400.00	B	$32.22	16.12
526-443-008-520	1,100.00	4,400.00	B	$32.22	16.12
526-443-009-000	2,487.00	9,962.00	B	$32.22	32.22
526-443-010-000	2,497.00	10,006.00	B	$32.22	32.22
526-443-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-443-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-015-000	900.00	3,600.00	B	$32.22	32.22
526-443-016-000	900.00	3,600.00	B	$32.22	32.22
526-443-017-000	900.00	3,600.00	B	$32.22	32.22
526-443-018-000	905.00	3,635.00	B	$32.22	32.22
526-443-019-000	900.00	3,600.00	B	$32.22	32.22
526-443-020-000	856.00	3,430.00	B	$32.22	32.22
526-443-021-000	900.00	3,600.00	B	$32.22	32.22
526-443-022-000	900.00	3,600.00	B	$32.22	32.22
526-443-023-000	1,919.00	7,678.00	B	$32.22	32.22
526-443-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-025-510	800.00	3,200.00	B	$32.22	16.12
526-443-025-520	808.00	3,233.00	B	$32.22	16.12
526-443-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-443-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-032-510	800.00	3,200.00	B	$32.22	16.12
526-443-032-520	800.00	3,200.00	B	$32.22	16.12
526-443-033-510	800.00	3,200.00	B	$32.22	16.12
526-443-033-520	800.00	3,200.00	B	$32.22	16.12
526-443-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-035-510	800.00	3,200.00	B	$32.22	16.12
526-443-035-520	800.00	3,200.00	B	$32.22	16.12
526-443-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-443-040-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-443-041-000	900.00	3,600.00	B	$32.22	32.22
526-443-042-000	856.00	3,430.00	B	$32.22	32.22
526-443-043-000	1,421.00	5,688.00	B	$32.22	32.22
526-443-044-000	900.00	3,600.00	B	$32.22	32.22
526-443-045-000	900.00	3,600.00	B	$32.22	32.22
526-443-046-000	1,236.00	4,946.00	B	$32.22	32.22
526-443-047-000	900.00	3,600.00	B	$32.22	32.22
526-443-048-000	900.00	3,600.00	B	$32.22	32.22
526-443-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-443-050-510	1,100.00	4,400.00	B	$32.22	16.12
526-443-050-520	1,100.00	4,400.00	B	$32.22	16.12
526-443-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-443-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-448-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-005-000	2,679.00	10,717.00	B	$32.22	32.22
526-448-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-007-000	2,829.00	11,316.00	B	$32.22	32.22
526-448-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-013-510	1,100.00	4,400.00	B	$32.22	16.12
526-448-013-520	1,100.00	4,400.00	B	$32.22	16.12
526-448-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-015-000	900.00	3,600.00	B	$32.22	32.22
526-448-016-000	900.00	3,600.00	B	$32.22	32.22
526-448-017-000	1,236.00	4,946.00	B	$32.22	32.22
526-448-018-000	900.00	3,600.00	B	$32.22	32.22
526-448-019-000	900.00	3,600.00	B	$32.22	32.22
526-448-020-000	1,014.00	4,073.00	B	$32.22	32.22
526-448-021-000	1,155.00	4,624.00	B	$32.22	32.22
526-448-022-000	900.00	3,600.00	B	$32.22	32.22
526-448-023-510	800.00	3,200.00	B	$32.22	16.12
526-448-023-520	800.00	3,200.00	B	$32.22	16.12
526-448-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-025-000	2,033.00	8,151.00	B	$32.22	32.22
526-448-026-000	2,033.00	8,151.00	B	$32.22	32.22
526-448-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-448-028-000	2,042.00	8,183.00	B	$32.22	32.22
526-448-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-030-000	1,958.00	7,832.00	B	$32.22	32.22
526-448-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-034-000	1,774.00	7,768.00	B	$32.22	32.22
526-448-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-036-000	1,919.00	7,678.00	B	$32.22	32.22
526-448-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-448-040-000	900.00	3,600.00	B	$32.22	32.22
526-448-041-000	1,421.00	5,688.00	B	$32.22	32.22
526-448-042-000	900.00	3,600.00	B	$32.22	32.22
526-448-043-000	856.00	3,430.00	B	$32.22	32.22
526-448-044-000	900.00	3,600.00	B	$32.22	32.22
526-448-045-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-448-046-000	900.00	3,600.00	B	$32.22	32.22
526-448-047-000	856.00	3,430.00	B	$32.22	32.22
526-448-048-000	983.00	3,935.00	B	$32.22	32.22
526-448-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-448-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-448-052-000	5,327.00	21,314.00	B	$32.22	32.22
526-449-001-510	1,100.00	4,400.00	B	$32.22	16.12
526-449-001-520	1,100.00	4,400.00	B	$32.22	16.12
526-449-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-005-000	3,001.00	12,008.00	B	$32.22	32.22
526-449-006-510	1,050.00	4,204.00	B	$32.22	16.12
526-449-006-520	1,100.00	4,400.00	B	$32.22	16.12
526-449-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-449-008-000	2,497.00	10,006.00	B	$32.22	32.22
526-449-009-510	808.00	3,233.00	B	$32.22	16.12
526-449-009-520	1,100.00	4,400.00	B	$32.22	16.12
526-449-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-012-000	2,679.00	10,717.00	B	$32.22	32.22
526-449-013-000	2,626.00	10,507.00	B	$32.22	32.22
526-449-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-015-000	900.00	3,600.00	B	$32.22	32.22
526-449-016-000	1,236.00	4,946.00	B	$32.22	32.22
526-449-017-000	905.00	3,635.00	B	$32.22	32.22
526-449-018-000	900.00	3,600.00	B	$32.22	32.22
526-449-019-000	900.00	3,600.00	B	$32.22	32.22
526-449-020-000	900.00	3,600.00	B	$32.22	32.22
526-449-021-000	900.00	3,600.00	B	$32.22	32.22
526-449-022-000	900.00	3,600.00	B	$32.22	32.22
526-449-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-026-510	824.00	3,297.00	B	$32.22	16.12
526-449-026-520	800.00	3,200.00	B	$32.22	16.12
526-449-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-449-028-000	1,891.00	7,567.00	B	$32.22	32.22
526-449-029-510	800.00	3,200.00	B	$32.22	16.12
526-449-029-520	800.00	3,200.00	B	$32.22	16.12
526-449-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-031-510	1,050.00	4,204.00	B	$32.22	16.12
526-449-031-520	808.00	3,233.00	B	$32.22	16.12
526-449-033-510	800.00	3,200.00	B	$32.22	16.12
526-449-033-520	800.00	3,200.00	B	$32.22	16.12
526-449-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-038-510	800.00	3,200.00	B	$32.22	16.12
526-449-038-520	800.00	3,200.00	B	$32.22	16.12
526-449-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-449-040-000	900.00	3,600.00	B	$32.22	32.22
526-449-041-000	856.00	3,430.00	B	$32.22	32.22
526-449-042-000	856.00	3,430.00	B	$32.22	32.22
526-449-043-000	900.00	3,600.00	B	$32.22	32.22
526-449-044-000	900.00	3,600.00	B	$32.22	32.22
526-449-045-000	900.00	3,600.00	B	$32.22	32.22
526-449-046-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-449-047-000	900.00	3,600.00	B	$32.22	32.22
526-449-048-000	900.00	3,600.00	B	$32.22	32.22
526-449-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-449-051-000	5,255.00	21,023.00	B	$32.22	32.22
526-449-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-450-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-006-000	2,679.00	10,717.00	B	$32.22	32.22
526-450-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-450-008-510	1,245.00	5,001.00	B	$32.22	16.12
526-450-008-520	1,100.00	4,400.00	B	$32.22	16.12
526-450-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-011-510	1,100.00	4,400.00	B	$32.22	16.12
526-450-011-520	1,241.00	4,978.00	B	$32.22	16.12
526-450-012-510	1,100.00	4,400.00	B	$32.22	16.12
526-450-012-520	1,100.00	4,400.00	B	$32.22	16.12
526-450-013-510	1,100.00	4,400.00	B	$32.22	16.12
526-450-013-520	1,100.00	4,400.00	B	$32.22	16.12
526-450-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-450-015-000	1,236.00	4,946.00	B	$32.22	32.22
526-450-016-000	983.00	3,935.00	B	$32.22	32.22
526-450-017-000	900.00	3,600.00	B	$32.22	32.22
526-450-018-000	900.00	3,600.00	B	$32.22	32.22
526-450-019-000	1,135.00	4,544.00	B	$32.22	32.22
526-450-020-000	996.00	3,994.00	B	$32.22	32.22
526-450-021-000	900.00	3,600.00	B	$32.22	32.22
526-450-022-000	900.00	3,600.00	B	$32.22	32.22
526-450-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-450-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-029-510	824.00	3,297.00	B	$32.22	16.12
526-450-029-520	800.00	3,200.00	B	$32.22	16.12
526-450-030-000	1,928.00	7,718.00	B	$32.22	32.22
526-450-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-033-000	1,891.00	7,567.00	B	$32.22	32.22
526-450-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-450-039-510	800.00	3,200.00	B	$32.22	16.12
526-450-039-520	800.00	3,200.00	B	$32.22	16.12
526-450-040-000	900.00	3,600.00	B	$32.22	32.22
526-450-041-000	900.00	3,600.00	B	$32.22	32.22
526-450-042-000	996.00	3,994.00	B	$32.22	32.22
526-450-043-000	905.00	3,635.00	B	$32.22	32.22
526-450-044-000	900.00	3,600.00	B	$32.22	32.22
526-450-045-000	900.00	3,600.00	B	$32.22	32.22
526-450-046-000	1,014.00	4,073.00	B	$32.22	32.22
526-450-047-000	856.00	3,430.00	B	$32.22	32.22
526-450-048-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-450-049-000	2,487.00	9,962.00	B	$32.22	32.22
526-450-050-000	2,679.00	10,717.00	B	$32.22	32.22
526-450-051-000	5,206.00	20,834.00	B	$32.22	32.22
526-450-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-451-001-510	1,092.00	4,372.00	B	$32.22	16.12
526-451-001-520	1,241.00	4,978.00	B	$32.22	16.12
526-451-002-510	1,100.00	4,400.00	B	$32.22	16.12
526-451-002-520	1,100.00	4,400.00	B	$32.22	16.12
526-451-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-004-000	2,142.00	8,576.00	B	$32.22	32.22
526-451-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-451-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-010-510	1,100.00	4,400.00	B	$32.22	16.12
526-451-010-520	1,100.00	4,400.00	B	$32.22	16.12
526-451-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-012-000	2,487.00	9,962.00	B	$32.22	32.22
526-451-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-015-000	900.00	3,600.00	B	$32.22	32.22
526-451-016-000	900.00	3,600.00	B	$32.22	32.22
526-451-017-000	856.00	3,430.00	B	$32.22	32.22
526-451-018-000	905.00	3,635.00	B	$32.22	32.22
526-451-019-000	905.00	3,635.00	B	$32.22	32.22
526-451-020-000	900.00	3,600.00	B	$32.22	32.22
526-451-021-000	900.00	3,600.00	B	$32.22	32.22
526-451-022-000	900.00	3,600.00	B	$32.22	32.22
526-451-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-024-000	1,600.00	6,400.00	B	$32.22	32.22
526-451-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-026-510	800.00	3,200.00	B	$32.22	16.12
526-451-026-520	800.00	3,200.00	B	$32.22	16.12
526-451-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-451-028-510	800.00	3,200.00	B	$32.22	16.12
526-451-028-520	1,156.00	4,630.00	B	$32.22	16.12
526-451-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-032-510	800.00	3,200.00	B	$32.22	16.12
526-451-032-520	800.00	3,200.00	B	$32.22	16.12
526-451-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-034-510	1,050.00	4,204.00	B	$32.22	16.12
526-451-034-520	800.00	3,200.00	B	$32.22	16.12
526-451-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-037-000	1,958.00	7,832.00	B	$32.22	32.22
526-451-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-451-040-000	900.00	3,600.00	B	$32.22	32.22
526-451-041-000	900.00	3,600.00	B	$32.22	32.22
526-451-042-000	900.00	3,600.00	B	$32.22	32.22
526-451-043-000	900.00	3,600.00	B	$32.22	32.22
526-451-044-000	900.00	3,600.00	B	$32.22	32.22
526-451-045-000	900.00	3,600.00	B	$32.22	32.22
526-451-046-000	900.00	3,600.00	B	$32.22	32.22
526-451-047-000	900.00	3,600.00	B	$32.22	32.22
526-451-048-000	900.00	3,600.00	B	$32.22	32.22
526-451-049-000	2,626.00	10,507.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-451-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-451-051-000	3,031.00	12,124.00	B	$32.22	32.22
526-451-052-000	4,946.00	19,786.00	B	$32.22	32.22
526-456-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-456-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-013-000	2,943.00	11,772.00	B	$32.22	32.22
526-456-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-015-000	900.00	3,600.00	B	$32.22	32.22
526-456-016-000	996.00	3,994.00	B	$32.22	32.22
526-456-017-000	1,394.00	5,577.00	B	$32.22	32.22
526-456-018-000	900.00	3,600.00	B	$32.22	32.22
526-456-019-000	900.00	3,600.00	B	$32.22	32.22
526-456-020-000	1,236.00	4,946.00	B	$32.22	32.22
526-456-021-000	1,236.00	4,946.00	B	$32.22	32.22
526-456-022-000	840.00	3,360.00	B	$32.22	32.22
526-456-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-456-024-000	1,747.00	6,997.00	B	$32.22	32.22
526-456-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-456-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-456-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-456-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-456-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-456-030-510	800.00	3,200.00	B	$32.22	16.12
526-456-030-520	800.00	3,200.00	B	$32.22	16.12
526-456-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-456-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-456-033-510	800.00	3,200.00	B	$32.22	16.12
526-456-033-520	800.00	3,200.00	B	$32.22	16.12
526-456-034-510	800.00	3,200.00	B	$32.22	16.12
526-456-034-520	800.00	3,200.00	B	$32.22	16.12
526-456-035-510	800.00	3,200.00	B	$32.22	16.12
526-456-035-520	800.00	3,200.00	B	$32.22	16.12
526-456-036-510	800.00	3,200.00	B	$32.22	16.12
526-456-036-520	800.00	3,200.00	B	$32.22	16.12
526-456-037-510	800.00	3,200.00	B	$32.22	16.12
526-456-037-520	800.00	3,200.00	B	$32.22	16.12
526-456-038-510	800.00	3,200.00	B	$32.22	16.12
526-456-038-520	800.00	3,200.00	B	$32.22	16.12
526-456-039-000	2,123.00	8,515.00	B	$32.22	32.22
526-456-040-000	900.00	3,600.00	B	$32.22	32.22
526-456-042-000	1,155.00	4,624.00	B	$32.22	32.22
526-456-043-000	900.00	3,600.00	B	$32.22	32.22
526-456-044-000	1,014.00	4,073.00	B	$32.22	32.22
526-456-045-000	900.00	3,600.00	B	$32.22	32.22
526-456-046-000	900.00	3,600.00	B	$32.22	32.22
526-456-047-000	900.00	3,600.00	B	$32.22	32.22
526-456-048-000	900.00	3,600.00	B	$32.22	32.22
526-456-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-456-050-000	2,679.00	10,717.00	B	$32.22	32.22
526-456-051-000	4,930.00	19,727.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-456-052-000	5,431.00	21,738.00	B	$32.22	32.22
526-458-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-006-000	1,111.00	4,445.00	B	$32.22	32.22
526-458-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-458-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-009-000	1,260.00	5,044.00	B	$32.22	32.22
526-458-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-012-000	1,260.00	5,044.00	B	$32.22	32.22
526-458-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-015-000	989.00	3,956.00	B	$32.22	32.22
526-458-016-000	840.00	3,363.00	B	$32.22	32.22
526-458-017-000	404.00	1,631.00	B	$32.22	32.22
526-458-018-000	811.00	3,258.00	B	$32.22	32.22
526-458-019-000	480.00	1,920.00	B	$32.22	32.22
526-458-020-000	480.00	1,920.00	B	$32.22	32.22
526-458-021-000	538.00	2,170.00	B	$32.22	32.22
526-458-022-000	480.00	1,920.00	B	$32.22	32.22
526-458-023-000	800.00	3,200.00	B	$32.22	32.22
526-458-024-000	800.00	3,200.00	B	$32.22	32.22
526-458-025-000	800.00	3,200.00	B	$32.22	32.22
526-458-026-000	800.00	3,200.00	B	$32.22	32.22
526-458-027-000	2,829.00	11,316.00	B	$32.22	32.22
526-458-028-000	886.00	3,549.00	B	$32.22	32.22
526-458-029-000	1,092.00	4,372.00	B	$32.22	32.22
526-458-030-000	800.00	3,200.00	B	$32.22	32.22
526-458-031-000	800.00	3,200.00	B	$32.22	32.22
526-458-032-000	800.00	3,200.00	B	$32.22	32.22
526-458-033-000	800.00	3,200.00	B	$32.22	32.22
526-458-034-000	800.00	3,200.00	B	$32.22	32.22
526-458-035-000	800.00	3,200.00	B	$32.22	32.22
526-458-036-000	800.00	3,200.00	B	$32.22	32.22
526-458-037-000	800.00	3,200.00	B	$32.22	32.22
526-458-038-000	800.00	3,200.00	B	$32.22	32.22
526-458-039-000	800.00	3,200.00	B	$32.22	32.22
526-458-040-000	589.00	2,360.00	B	$32.22	32.22
526-458-041-000	480.00	1,920.00	B	$32.22	32.22
526-458-042-000	480.00	1,920.00	B	$32.22	32.22
526-458-043-000	480.00	1,920.00	B	$32.22	32.22
526-458-044-000	480.00	1,920.00	B	$32.22	32.22
526-458-045-000	480.00	1,920.00	B	$32.22	32.22
526-458-046-000	480.00	1,920.00	B	$32.22	32.22
526-458-047-000	480.00	1,920.00	B	$32.22	32.22
526-458-048-000	480.00	1,920.00	B	$32.22	32.22
526-458-049-000	1,581.00	6,337.00	B	$32.22	32.22
526-458-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-458-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-458-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-462-001-510	1,100.00	4,400.00	B	$32.22	16.12
526-462-001-520	1,100.00	4,400.00	B	$32.22	16.12
526-462-002-000	2,218.00	8,880.00	B	$32.22	32.22
526-462-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-004-510	1,100.00	4,400.00	B	$32.22	16.12
526-462-004-520	1,100.00	4,400.00	B	$32.22	16.12
526-462-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-006-510	1,050.00	4,204.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-462-006-520	1,100.00	4,400.00	B	$32.22	16.12
526-462-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-462-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-462-013-000	2,626.00	10,507.00	B	$32.22	32.22
526-462-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-015-000	900.00	3,600.00	B	$32.22	32.22
526-462-016-000	900.00	3,600.00	B	$32.22	32.22
526-462-017-000	900.00	3,600.00	B	$32.22	32.22
526-462-018-000	900.00	3,600.00	B	$32.22	32.22
526-462-019-000	900.00	3,600.00	B	$32.22	32.22
526-462-020-000	1,236.00	4,946.00	B	$32.22	32.22
526-462-021-000	856.00	3,430.00	B	$32.22	32.22
526-462-022-000	1,394.00	5,577.00	B	$32.22	32.22
526-462-023-000	1,958.00	7,832.00	B	$32.22	32.22
526-462-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-025-000	1,891.00	7,567.00	B	$32.22	32.22
526-462-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-462-028-510	800.00	3,200.00	B	$32.22	16.12
526-462-028-520	800.00	3,200.00	B	$32.22	16.12
526-462-029-000	2,042.00	8,183.00	B	$32.22	32.22
526-462-030-510	1,050.00	4,204.00	B	$32.22	16.12
526-462-030-520	800.00	3,200.00	B	$32.22	16.12
526-462-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-032-510	800.00	3,200.00	B	$32.22	16.12
526-462-032-520	808.00	3,233.00	B	$32.22	16.12
526-462-033-510	808.00	3,233.00	B	$32.22	16.12
526-462-033-520	902.00	3,620.00	B	$32.22	16.12
526-462-034-000	1,842.00	7,375.00	B	$32.22	32.22
526-462-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-462-040-000	900.00	3,600.00	B	$32.22	32.22
526-462-041-000	1,155.00	4,624.00	B	$32.22	32.22
526-462-042-000	900.00	3,600.00	B	$32.22	32.22
526-462-043-000	900.00	3,600.00	B	$32.22	32.22
526-462-044-000	900.00	3,600.00	B	$32.22	32.22
526-462-045-000	900.00	3,600.00	B	$32.22	32.22
526-462-046-000	900.00	3,600.00	B	$32.22	32.22
526-462-047-000	856.00	3,430.00	B	$32.22	32.22
526-462-048-000	900.00	3,600.00	B	$32.22	32.22
526-462-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-462-050-000	2,626.00	10,507.00	B	$32.22	32.22
526-462-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-462-052-000	6,431.00	25,731.00	B	$32.22	32.22
526-464-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-464-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-009-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-464-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-015-000	840.00	3,363.00	B	$32.22	32.22
526-464-016-000	480.00	1,920.00	B	$32.22	32.22
526-464-017-000	480.00	1,920.00	B	$32.22	32.22
526-464-018-000	480.00	1,920.00	B	$32.22	32.22
526-464-019-000	480.00	1,920.00	B	$32.22	32.22
526-464-020-000	840.00	3,363.00	B	$32.22	32.22
526-464-021-000	480.00	1,920.00	B	$32.22	32.22
526-464-022-000	811.00	3,258.00	B	$32.22	32.22
526-464-023-000	1,070.00	4,287.00	B	$32.22	32.22
526-464-024-000	1,019.00	4,089.00	B	$32.22	32.22
526-464-025-000	800.00	3,200.00	B	$32.22	32.22
526-464-026-000	800.00	3,200.00	B	$32.22	32.22
526-464-027-000	3,543.00	14,196.00	B	$32.22	32.22
526-464-028-000	800.00	3,200.00	B	$32.22	32.22
526-464-029-000	800.00	3,200.00	B	$32.22	32.22
526-464-030-000	800.00	3,200.00	B	$32.22	32.22
526-464-031-000	1,070.00	4,287.00	B	$32.22	32.22
526-464-032-000	800.00	3,200.00	B	$32.22	32.22
526-464-033-000	800.00	3,200.00	B	$32.22	32.22
526-464-034-000	800.00	3,200.00	B	$32.22	32.22
526-464-035-000	800.00	3,200.00	B	$32.22	32.22
526-464-036-000	800.00	3,200.00	B	$32.22	32.22
526-464-037-000	800.00	3,200.00	B	$32.22	32.22
526-464-038-000	800.00	3,200.00	B	$32.22	32.22
526-464-039-000	1,070.00	4,287.00	B	$32.22	32.22
526-464-040-000	665.00	2,687.00	B	$32.22	32.22
526-464-041-000	480.00	1,920.00	B	$32.22	32.22
526-464-042-000	856.00	3,430.00	B	$32.22	32.22
526-464-043-000	480.00	1,920.00	B	$32.22	32.22
526-464-044-000	480.00	1,920.00	B	$32.22	32.22
526-464-045-000	480.00	1,920.00	B	$32.22	32.22
526-464-046-000	480.00	1,920.00	B	$32.22	32.22
526-464-047-000	824.00	3,297.00	B	$32.22	32.22
526-464-048-000	480.00	1,920.00	B	$32.22	32.22
526-464-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-464-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-464-052-000	1,236.00	4,946.00	B	$32.22	32.22
526-465-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-003-000	1,260.00	5,044.00	B	$32.22	32.22
526-465-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-465-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-009-000	1,111.00	4,445.00	B	$32.22	32.22
526-465-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-011-000	1,473.00	5,910.00	B	$32.22	32.22
526-465-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-013-000	1,359.00	5,453.00	B	$32.22	32.22
526-465-014-000	1,111.00	4,445.00	B	$32.22	32.22
526-465-015-000	535.00	2,142.00	B	$32.22	32.22
526-465-016-000	480.00	1,920.00	B	$32.22	32.22
526-465-017-000	535.00	2,142.00	B	$32.22	32.22
526-465-018-000	480.00	1,920.00	B	$32.22	32.22
526-465-019-000	811.00	3,258.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-465-020-000	480.00	1,920.00	B	$32.22	32.22
526-465-021-000	840.00	3,363.00	B	$32.22	32.22
526-465-022-000	480.00	1,920.00	B	$32.22	32.22
526-465-023-000	886.00	3,549.00	B	$32.22	32.22
526-465-024-000	800.00	3,200.00	B	$32.22	32.22
526-465-025-000	886.00	3,549.00	B	$32.22	32.22
526-465-026-000	800.00	3,200.00	B	$32.22	32.22
526-465-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-465-028-000	800.00	3,200.00	B	$32.22	32.22
526-465-029-000	800.00	3,200.00	B	$32.22	32.22
526-465-030-000	800.00	3,200.00	B	$32.22	32.22
526-465-031-000	800.00	3,200.00	B	$32.22	32.22
526-465-032-000	800.00	3,200.00	B	$32.22	32.22
526-465-033-000	800.00	3,200.00	B	$32.22	32.22
526-465-034-000	1,019.00	4,089.00	B	$32.22	32.22
526-465-035-000	800.00	3,200.00	B	$32.22	32.22
526-465-036-000	800.00	3,200.00	B	$32.22	32.22
526-465-037-000	800.00	3,200.00	B	$32.22	32.22
526-465-038-000	800.00	3,200.00	B	$32.22	32.22
526-465-039-000	800.00	3,200.00	B	$32.22	32.22
526-465-040-000	811.00	3,258.00	B	$32.22	32.22
526-465-041-000	480.00	1,920.00	B	$32.22	32.22
526-465-042-000	538.00	2,170.00	B	$32.22	32.22
526-465-043-000	856.00	3,430.00	B	$32.22	32.22
526-465-044-000	480.00	1,920.00	B	$32.22	32.22
526-465-045-000	480.00	1,920.00	B	$32.22	32.22
526-465-046-000	811.00	3,258.00	B	$32.22	32.22
526-465-047-000	480.00	1,920.00	B	$32.22	32.22
526-465-048-000	856.00	3,430.00	B	$32.22	32.22
526-465-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-465-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-465-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-466-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-004-000	1,260.00	5,044.00	B	$32.22	32.22
526-466-005-000	1,618.00	6,493.00	B	$32.22	32.22
526-466-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-466-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-015-000	480.00	1,920.00	B	$32.22	32.22
526-466-016-000	480.00	1,920.00	B	$32.22	32.22
526-466-017-000	480.00	1,920.00	B	$32.22	32.22
526-466-018-000	856.00	3,430.00	B	$32.22	32.22
526-466-019-000	480.00	1,920.00	B	$32.22	32.22
526-466-020-000	480.00	1,920.00	B	$32.22	32.22
526-466-021-000	480.00	1,920.00	B	$32.22	32.22
526-466-022-000	808.00	3,233.00	B	$32.22	32.22
526-466-023-000	800.00	3,200.00	B	$32.22	32.22
526-466-024-000	800.00	3,200.00	B	$32.22	32.22
526-466-025-000	800.00	3,200.00	B	$32.22	32.22
526-466-026-000	1,070.00	4,287.00	B	$32.22	32.22
526-466-027-000	2,800.00	11,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-466-028-000	800.00	3,200.00	B	$32.22	32.22
526-466-029-000	1,070.00	4,287.00	B	$32.22	32.22
526-466-030-000	922.00	3,707.00	B	$32.22	32.22
526-466-031-000	922.00	3,707.00	B	$32.22	32.22
526-466-032-000	905.00	3,635.00	B	$32.22	32.22
526-466-033-000	800.00	3,200.00	B	$32.22	32.22
526-466-034-000	800.00	3,200.00	B	$32.22	32.22
526-466-035-000	800.00	3,200.00	B	$32.22	32.22
526-466-036-000	800.00	3,200.00	B	$32.22	32.22
526-466-037-000	800.00	3,200.00	B	$32.22	32.22
526-466-038-000	800.00	3,200.00	B	$32.22	32.22
526-466-039-000	902.00	3,620.00	B	$32.22	32.22
526-466-040-000	480.00	1,920.00	B	$32.22	32.22
526-466-041-000	480.00	1,920.00	B	$32.22	32.22
526-466-042-000	480.00	1,920.00	B	$32.22	32.22
526-466-043-000	480.00	1,920.00	B	$32.22	32.22
526-466-044-000	480.00	1,920.00	B	$32.22	32.22
526-466-045-000	480.00	1,920.00	B	$32.22	32.22
526-466-046-000	480.00	1,920.00	B	$32.22	32.22
526-466-047-000	480.00	1,920.00	B	$32.22	32.22
526-466-048-000	824.00	3,297.00	B	$32.22	32.22
526-466-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-466-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-466-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-467-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-002-000	1,581.00	6,337.00	B	$32.22	32.22
526-467-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-467-008-000	1,111.00	4,445.00	B	$32.22	32.22
526-467-009-000	1,473.00	5,910.00	B	$32.22	32.22
526-467-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-014-000	1,133.00	4,534.00	B	$32.22	32.22
526-467-015-000	808.00	3,233.00	B	$32.22	32.22
526-467-016-000	535.00	2,142.00	B	$32.22	32.22
526-467-017-000	480.00	1,920.00	B	$32.22	32.22
526-467-018-000	808.00	3,233.00	B	$32.22	32.22
526-467-019-000	538.00	2,170.00	B	$32.22	32.22
526-467-020-000	538.00	2,170.00	B	$32.22	32.22
526-467-021-000	480.00	1,920.00	B	$32.22	32.22
526-467-022-000	989.00	3,956.00	B	$32.22	32.22
526-467-023-000	927.00	3,710.00	B	$32.22	32.22
526-467-024-000	800.00	3,200.00	B	$32.22	32.22
526-467-025-000	902.00	3,620.00	B	$32.22	32.22
526-467-026-000	945.00	3,783.00	B	$32.22	32.22
526-467-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-467-028-000	909.00	3,637.00	B	$32.22	32.22
526-467-029-000	800.00	3,200.00	B	$32.22	32.22
526-467-030-000	902.00	3,620.00	B	$32.22	32.22
526-467-031-000	886.00	3,549.00	B	$32.22	32.22
526-467-032-000	800.00	3,200.00	B	$32.22	32.22
526-467-033-000	800.00	3,200.00	B	$32.22	32.22
526-467-034-000	905.00	3,635.00	B	$32.22	32.22
526-467-035-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-467-036-000	800.00	3,200.00	B	$32.22	32.22
526-467-037-000	909.00	3,637.00	B	$32.22	32.22
526-467-038-000	800.00	3,200.00	B	$32.22	32.22
526-467-039-000	800.00	3,200.00	B	$32.22	32.22
526-467-040-000	480.00	1,920.00	B	$32.22	32.22
526-467-041-000	480.00	1,920.00	B	$32.22	32.22
526-467-042-000	480.00	1,920.00	B	$32.22	32.22
526-467-043-000	840.00	3,363.00	B	$32.22	32.22
526-467-044-000	811.00	3,258.00	B	$32.22	32.22
526-467-045-000	480.00	1,920.00	B	$32.22	32.22
526-467-046-000	480.00	1,920.00	B	$32.22	32.22
526-467-047-000	840.00	3,363.00	B	$32.22	32.22
526-467-048-000	480.00	1,920.00	B	$32.22	32.22
526-467-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-467-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-467-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-468-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-468-002-000	2,679.00	10,717.00	B	$32.22	32.22
526-468-003-000	2,547.00	10,206.00	B	$32.22	32.22
526-468-004-510	1,100.00	4,400.00	B	$32.22	16.12
526-468-004-520	1,241.00	4,978.00	B	$32.22	16.12
526-468-005-510	1,241.00	4,978.00	B	$32.22	16.12
526-468-005-520	1,100.00	4,400.00	B	$32.22	16.12
526-468-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-468-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-468-008-510	1,100.00	4,400.00	B	$32.22	16.12
526-468-008-520	1,270.00	5,101.00	B	$32.22	16.12
526-468-009-000	2,679.00	10,717.00	B	$32.22	32.22
526-468-010-510	1,100.00	4,400.00	B	$32.22	16.12
526-468-010-520	1,100.00	4,400.00	B	$32.22	16.12
526-468-011-000	2,943.00	11,772.00	B	$32.22	32.22
526-468-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-468-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-468-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-468-015-000	1,014.00	4,073.00	B	$32.22	32.22
526-468-016-000	900.00	3,600.00	B	$32.22	32.22
526-468-017-000	1,155.00	4,624.00	B	$32.22	32.22
526-468-018-000	900.00	3,600.00	B	$32.22	32.22
526-468-019-000	1,236.00	4,946.00	B	$32.22	32.22
526-468-020-000	900.00	3,600.00	B	$32.22	32.22
526-468-021-000	1,135.00	4,544.00	B	$32.22	32.22
526-468-022-000	900.00	3,600.00	B	$32.22	32.22
526-468-023-000	2,123.00	8,515.00	B	$32.22	32.22
526-468-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-025-510	800.00	3,200.00	B	$32.22	16.12
526-468-025-520	800.00	3,200.00	B	$32.22	16.12
526-468-026-000	2,042.00	8,183.00	B	$32.22	32.22
526-468-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-468-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-031-510	1,156.00	4,630.00	B	$32.22	16.12
526-468-031-520	800.00	3,200.00	B	$32.22	16.12
526-468-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-033-000	1,747.00	6,997.00	B	$32.22	32.22
526-468-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-035-510	800.00	3,200.00	B	$32.22	16.12
526-468-035-520	800.00	3,200.00	B	$32.22	16.12
526-468-036-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-468-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-468-040-000	840.00	3,360.00	B	$32.22	32.22
526-468-041-000	1,394.00	5,577.00	B	$32.22	32.22
526-468-042-000	900.00	3,600.00	B	$32.22	32.22
526-468-043-000	900.00	3,600.00	B	$32.22	32.22
526-468-044-000	987.00	3,970.00	B	$32.22	32.22
526-468-045-000	1,421.00	5,688.00	B	$32.22	32.22
526-468-046-000	1,421.00	5,688.00	B	$32.22	32.22
526-468-047-000	1,135.00	4,544.00	B	$32.22	32.22
526-468-048-000	900.00	3,600.00	B	$32.22	32.22
526-468-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-468-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-468-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-468-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-469-001-000	2,626.00	10,507.00	B	$32.22	32.22
526-469-002-000	2,679.00	10,717.00	B	$32.22	32.22
526-469-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-006-510	1,100.00	4,400.00	B	$32.22	16.12
526-469-006-520	1,100.00	4,400.00	B	$32.22	16.12
526-469-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-469-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-013-000	3,001.00	12,008.00	B	$32.22	32.22
526-469-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-015-000	900.00	3,600.00	B	$32.22	32.22
526-469-016-000	996.00	3,994.00	B	$32.22	32.22
526-469-017-000	900.00	3,600.00	B	$32.22	32.22
526-469-018-000	900.00	3,600.00	B	$32.22	32.22
526-469-019-000	900.00	3,600.00	B	$32.22	32.22
526-469-020-000	900.00	3,600.00	B	$32.22	32.22
526-469-021-000	900.00	3,600.00	B	$32.22	32.22
526-469-022-000	900.00	3,600.00	B	$32.22	32.22
526-469-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-025-510	800.00	3,200.00	B	$32.22	16.12
526-469-025-520	800.00	3,200.00	B	$32.22	16.12
526-469-026-000	1,774.00	7,768.00	B	$32.22	32.22
526-469-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-469-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-033-000	1,919.00	7,678.00	B	$32.22	32.22
526-469-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-038-000	1,747.00	6,997.00	B	$32.22	32.22
526-469-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-469-040-000	900.00	3,600.00	B	$32.22	32.22
526-469-041-000	900.00	3,600.00	B	$32.22	32.22
526-469-042-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-469-043-000	900.00	3,600.00	B	$32.22	32.22
526-469-044-000	900.00	3,600.00	B	$32.22	32.22
526-469-045-000	900.00	3,600.00	B	$32.22	32.22
526-469-046-000	900.00	3,600.00	B	$32.22	32.22
526-469-047-000	900.00	3,600.00	B	$32.22	32.22
526-469-048-000	900.00	3,600.00	B	$32.22	32.22
526-469-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-469-050-000	2,218.00	8,880.00	B	$32.22	32.22
526-469-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-469-052-000	6,122.00	24,496.00	B	$32.22	32.22
526-506-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-006-000	2,943.00	11,772.00	B	$32.22	32.22
526-506-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-506-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-010-510	1,100.00	4,400.00	B	$32.22	16.12
526-506-010-520	824.00	3,297.00	B	$32.22	16.12
526-506-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-506-014-000	2,142.00	8,576.00	B	$32.22	32.22
526-506-015-000	905.00	3,635.00	B	$32.22	32.22
526-506-016-000	900.00	3,600.00	B	$32.22	32.22
526-506-017-000	900.00	3,600.00	B	$32.22	32.22
526-506-018-000	900.00	3,600.00	B	$32.22	32.22
526-506-019-000	900.00	3,600.00	B	$32.22	32.22
526-506-020-000	900.00	3,600.00	B	$32.22	32.22
526-506-021-000	900.00	3,600.00	B	$32.22	32.22
526-506-022-000	900.00	3,600.00	B	$32.22	32.22
526-506-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-506-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-506-040-000	1,014.00	4,073.00	B	$32.22	32.22
526-506-041-000	900.00	3,600.00	B	$32.22	32.22
526-506-042-000	900.00	3,600.00	B	$32.22	32.22
526-506-043-000	900.00	3,600.00	B	$32.22	32.22
526-506-044-000	900.00	3,600.00	B	$32.22	32.22
526-506-045-000	900.00	3,600.00	B	$32.22	32.22
526-506-046-000	900.00	3,600.00	B	$32.22	32.22
526-506-047-000	1,155.00	4,624.00	B	$32.22	32.22
526-506-048-000	900.00	3,600.00	B	$32.22	32.22
526-506-049-510	1,100.00	4,400.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-506-049-520	1,100.00	4,400.00	B	$32.22	16.12
526-506-050-000	2,497.00	10,006.00	B	$32.22	32.22
526-506-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-506-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-507-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-005-000	2,497.00	10,006.00	B	$32.22	32.22
526-507-006-510	1,100.00	4,400.00	B	$32.22	16.12
526-507-006-520	1,100.00	4,400.00	B	$32.22	16.12
526-507-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-507-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-011-000	2,142.00	8,576.00	B	$32.22	32.22
526-507-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-015-000	900.00	3,600.00	B	$32.22	32.22
526-507-016-000	900.00	3,600.00	B	$32.22	32.22
526-507-017-000	900.00	3,600.00	B	$32.22	32.22
526-507-018-000	996.00	3,994.00	B	$32.22	32.22
526-507-019-000	900.00	3,600.00	B	$32.22	32.22
526-507-020-000	1,394.00	5,577.00	B	$32.22	32.22
526-507-021-000	1,014.00	4,073.00	B	$32.22	32.22
526-507-022-000	1,394.00	5,577.00	B	$32.22	32.22
526-507-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-025-000	2,033.00	8,151.00	B	$32.22	32.22
526-507-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-507-028-000	1,928.00	7,718.00	B	$32.22	32.22
526-507-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-032-000	1,760.00	7,040.00	B	$32.22	32.22
526-507-033-510	800.00	3,200.00	B	$32.22	16.12
526-507-033-520	800.00	3,200.00	B	$32.22	16.12
526-507-034-510	800.00	3,200.00	B	$32.22	16.12
526-507-034-520	800.00	3,200.00	B	$32.22	16.12
526-507-035-000	1,958.00	7,832.00	B	$32.22	32.22
526-507-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-037-000	1,774.00	7,102.00	B	$32.22	32.22
526-507-038-000	1,891.00	7,567.00	B	$32.22	32.22
526-507-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-507-040-000	900.00	3,600.00	B	$32.22	32.22
526-507-041-000	900.00	3,600.00	B	$32.22	32.22
526-507-042-000	900.00	3,600.00	B	$32.22	32.22
526-507-043-000	900.00	3,600.00	B	$32.22	32.22
526-507-044-000	900.00	3,600.00	B	$32.22	32.22
526-507-045-000	967.00	3,893.00	B	$32.22	32.22
526-507-046-000	900.00	3,600.00	B	$32.22	32.22
526-507-047-000	900.00	3,600.00	B	$32.22	32.22
526-507-048-000	900.00	3,600.00	B	$32.22	32.22
526-507-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-507-050-000	2,679.00	10,717.00	B	$32.22	32.22
526-507-051-000	4,930.00	19,727.00	B	$32.22	32.22
526-507-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-512-001-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-512-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-003-000	2,943.00	11,772.00	B	$32.22	32.22
526-512-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-005-000	2,497.00	10,006.00	B	$32.22	32.22
526-512-006-000	2,487.00	9,962.00	B	$32.22	32.22
526-512-007-000	2,838.00	11,352.00	B	$32.22	32.22
526-512-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-013-000	2,547.00	10,206.00	B	$32.22	32.22
526-512-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-015-000	905.00	3,635.00	B	$32.22	32.22
526-512-016-000	1,014.00	4,073.00	B	$32.22	32.22
526-512-017-000	1,421.00	5,688.00	B	$32.22	32.22
526-512-018-000	856.00	3,430.00	B	$32.22	32.22
526-512-019-000	1,394.00	5,577.00	B	$32.22	32.22
526-512-020-000	900.00	3,600.00	B	$32.22	32.22
526-512-021-000	900.00	3,600.00	B	$32.22	32.22
526-512-022-000	900.00	3,600.00	B	$32.22	32.22
526-512-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-024-000	1,891.00	7,567.00	B	$32.22	32.22
526-512-025-510	800.00	3,200.00	B	$32.22	16.12
526-512-025-520	1,156.00	4,630.00	B	$32.22	16.12
526-512-026-000	1,774.00	7,768.00	B	$32.22	32.22
526-512-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-512-028-000	1,774.00	7,768.00	B	$32.22	32.22
526-512-029-000	1,760.00	7,040.00	B	$32.22	32.22
526-512-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-031-510	800.00	3,200.00	B	$32.22	16.12
526-512-031-520	800.00	3,200.00	B	$32.22	16.12
526-512-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-034-000	1,891.00	7,567.00	B	$32.22	32.22
526-512-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-038-510	800.00	3,200.00	B	$32.22	16.12
526-512-038-520	800.00	3,200.00	B	$32.22	16.12
526-512-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-512-040-000	900.00	3,600.00	B	$32.22	32.22
526-512-041-000	900.00	3,600.00	B	$32.22	32.22
526-512-042-000	856.00	3,430.00	B	$32.22	32.22
526-512-043-000	900.00	3,600.00	B	$32.22	32.22
526-512-044-000	996.00	3,994.00	B	$32.22	32.22
526-512-045-000	1,155.00	4,624.00	B	$32.22	32.22
526-512-046-000	900.00	3,600.00	B	$32.22	32.22
526-512-047-000	900.00	3,600.00	B	$32.22	32.22
526-512-048-000	900.00	3,600.00	B	$32.22	32.22
526-512-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-512-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-512-052-000	6,122.00	24,496.00	B	$32.22	32.22
526-513-001-000	2,679.00	10,717.00	B	$32.22	32.22
526-513-002-510	1,100.00	4,400.00	B	$32.22	16.12
526-513-002-520	1,100.00	4,400.00	B	$32.22	16.12
526-513-003-000	3,001.00	12,008.00	B	$32.22	32.22
526-513-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-005-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-513-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-513-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-009-510	1,100.00	4,400.00	B	$32.22	16.12
526-513-009-520	1,100.00	4,400.00	B	$32.22	16.12
526-513-010-000	2,218.00	8,880.00	B	$32.22	32.22
526-513-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-015-000	900.00	3,600.00	B	$32.22	32.22
526-513-016-000	900.00	3,600.00	B	$32.22	32.22
526-513-017-000	900.00	3,600.00	B	$32.22	32.22
526-513-018-000	856.00	3,430.00	B	$32.22	32.22
526-513-019-000	951.00	3,819.00	B	$32.22	32.22
526-513-020-000	900.00	3,600.00	B	$32.22	32.22
526-513-021-000	900.00	3,600.00	B	$32.22	32.22
526-513-022-000	1,394.00	5,577.00	B	$32.22	32.22
526-513-023-000	1,842.00	7,375.00	B	$32.22	32.22
526-513-024-000	1,774.00	7,102.00	B	$32.22	32.22
526-513-025-510	800.00	3,200.00	B	$32.22	16.12
526-513-025-520	800.00	3,200.00	B	$32.22	16.12
526-513-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-513-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-513-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-513-029-510	800.00	3,200.00	B	$32.22	16.12
526-513-029-520	808.00	3,233.00	B	$32.22	16.12
526-513-030-000	1,774.00	7,102.00	B	$32.22	32.22
526-513-031-000	1,842.00	7,375.00	B	$32.22	32.22
526-513-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-513-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-513-034-000	1,919.00	7,678.00	B	$32.22	32.22
526-513-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-513-036-510	800.00	3,200.00	B	$32.22	16.12
526-513-036-520	800.00	3,200.00	B	$32.22	16.12
526-513-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-513-038-000	1,965.00	7,876.00	B	$32.22	32.22
526-513-039-000	1,965.00	7,876.00	B	$32.22	32.22
526-513-040-000	900.00	3,600.00	B	$32.22	32.22
526-513-041-000	1,014.00	4,073.00	B	$32.22	32.22
526-513-042-000	900.00	3,600.00	B	$32.22	32.22
526-513-043-000	1,014.00	4,073.00	B	$32.22	32.22
526-513-044-000	900.00	3,600.00	B	$32.22	32.22
526-513-045-000	900.00	3,600.00	B	$32.22	32.22
526-513-046-000	900.00	3,600.00	B	$32.22	32.22
526-513-047-000	900.00	3,600.00	B	$32.22	32.22
526-513-048-000	900.00	3,600.00	B	$32.22	32.22
526-513-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-513-051-000	4,834.00	19,341.00	B	$32.22	32.22
526-513-052-000	4,946.00	19,786.00	B	$32.22	32.22
526-514-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-004-000	2,497.00	10,006.00	B	$32.22	32.22
526-514-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-514-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-010-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-514-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-012-000	2,487.00	9,962.00	B	$32.22	32.22
526-514-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-015-000	987.00	3,970.00	B	$32.22	32.22
526-514-016-000	900.00	3,600.00	B	$32.22	32.22
526-514-017-000	900.00	3,600.00	B	$32.22	32.22
526-514-019-000	1,236.00	4,946.00	B	$32.22	32.22
526-514-020-000	1,135.00	4,544.00	B	$32.22	32.22
526-514-021-000	900.00	3,600.00	B	$32.22	32.22
526-514-022-000	900.00	3,600.00	B	$32.22	32.22
526-514-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-514-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-030-510	808.00	3,233.00	B	$32.22	16.12
526-514-030-520	800.00	3,200.00	B	$32.22	16.12
526-514-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-034-000	2,036.00	8,164.00	B	$32.22	32.22
526-514-035-000	2,036.00	8,164.00	B	$32.22	32.22
526-514-036-510	800.00	3,200.00	B	$32.22	16.12
526-514-036-520	824.00	3,297.00	B	$32.22	16.12
526-514-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-514-038-510	824.00	3,297.00	B	$32.22	16.12
526-514-038-520	800.00	3,200.00	B	$32.22	16.12
526-514-039-000	1,760.00	7,040.00	B	$32.22	32.22
526-514-040-000	996.00	3,994.00	B	$32.22	32.22
526-514-041-000	1,394.00	5,577.00	B	$32.22	32.22
526-514-042-000	900.00	3,600.00	B	$32.22	32.22
526-514-043-000	1,394.00	5,577.00	B	$32.22	32.22
526-514-044-000	1,394.00	5,577.00	B	$32.22	32.22
526-514-045-000	900.00	3,600.00	B	$32.22	32.22
526-514-046-000	1,155.00	4,624.00	B	$32.22	32.22
526-514-047-000	900.00	3,600.00	B	$32.22	32.22
526-514-048-000	1,421.00	5,688.00	B	$32.22	32.22
526-514-049-000	1,884.00	9,212.00	B	$32.22	32.22
526-514-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-514-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-514-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-515-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-002-000	2,679.00	10,717.00	B	$32.22	32.22
526-515-003-000	2,497.00	10,006.00	B	$32.22	32.22
526-515-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-005-000	2,497.00	10,006.00	B	$32.22	32.22
526-515-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-515-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-012-000	2,679.00	10,717.00	B	$32.22	32.22
526-515-013-000	3,001.00	12,008.00	B	$32.22	32.22
526-515-014-000	3,001.00	12,008.00	B	$32.22	32.22
526-515-015-000	900.00	3,600.00	B	$32.22	32.22
526-515-016-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-515-017-000	900.00	3,600.00	B	$32.22	32.22
526-515-018-000	1,394.00	5,577.00	B	$32.22	32.22
526-515-019-000	900.00	3,600.00	B	$32.22	32.22
526-515-020-000	900.00	3,600.00	B	$32.22	32.22
526-515-021-000	1,236.00	4,946.00	B	$32.22	32.22
526-515-022-000	900.00	3,600.00	B	$32.22	32.22
526-515-023-000	2,033.00	8,151.00	B	$32.22	32.22
526-515-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-027-000	2,521.00	10,090.00	B	$32.22	32.22
526-515-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-029-510	800.00	3,200.00	B	$32.22	16.12
526-515-029-520	800.00	3,200.00	B	$32.22	16.12
526-515-030-000	1,958.00	7,832.00	B	$32.22	32.22
526-515-031-000	1,958.00	7,832.00	B	$32.22	32.22
526-515-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-035-510	800.00	3,200.00	B	$32.22	16.12
526-515-035-520	886.00	3,883.00	B	$32.22	16.12
526-515-036-510	800.00	3,200.00	B	$32.22	16.12
526-515-036-520	800.00	3,200.00	B	$32.22	16.12
526-515-037-000	1,891.00	7,567.00	B	$32.22	32.22
526-515-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-515-040-000	1,394.00	5,577.00	B	$32.22	32.22
526-515-041-000	1,135.00	4,544.00	B	$32.22	32.22
526-515-042-000	900.00	3,600.00	B	$32.22	32.22
526-515-043-000	900.00	3,600.00	B	$32.22	32.22
526-515-044-000	1,394.00	5,577.00	B	$32.22	32.22
526-515-045-000	900.00	3,600.00	B	$32.22	32.22
526-515-046-000	1,394.00	5,577.00	B	$32.22	32.22
526-515-047-000	900.00	3,600.00	B	$32.22	32.22
526-515-048-000	1,014.00	4,073.00	B	$32.22	32.22
526-515-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-515-050-000	2,626.00	10,507.00	B	$32.22	32.22
526-515-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-515-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-520-001-510	1,100.00	4,400.00	B	$32.22	16.12
526-520-001-520	1,100.00	4,400.00	B	$32.22	16.12
526-520-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-520-003-510	1,100.00	4,400.00	B	$32.22	16.12
526-520-003-520	1,100.00	4,400.00	B	$32.22	16.12
526-520-004-000	2,142.00	8,576.00	B	$32.22	32.22
526-520-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-520-006-000	2,679.00	10,717.00	B	$32.22	32.22
526-520-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-520-008-510	1,100.00	4,400.00	B	$32.22	16.12
526-520-008-520	1,100.00	4,400.00	B	$32.22	16.12
526-520-009-000	2,626.00	10,507.00	B	$32.22	32.22
526-520-010-000	2,626.00	10,507.00	B	$32.22	32.22
526-520-011-000	2,218.00	8,880.00	B	$32.22	32.22
526-520-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-520-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-520-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-520-015-000	1,155.00	4,624.00	B	$32.22	32.22
526-520-016-000	900.00	3,600.00	B	$32.22	32.22
526-520-017-000	900.00	3,600.00	B	$32.22	32.22
526-520-018-000	905.00	3,635.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-520-019-000	900.00	3,600.00	B	$32.22	32.22
526-520-020-000	900.00	3,600.00	B	$32.22	32.22
526-520-021-000	900.00	3,600.00	B	$32.22	32.22
526-520-022-000	900.00	3,600.00	B	$32.22	32.22
526-520-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-024-000	1,965.00	7,876.00	B	$32.22	32.22
526-520-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-026-510	800.00	3,200.00	B	$32.22	16.12
526-520-026-520	800.00	3,200.00	B	$32.22	16.12
526-520-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-520-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-029-510	800.00	3,200.00	B	$32.22	16.12
526-520-029-520	800.00	3,200.00	B	$32.22	16.12
526-520-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-032-510	800.00	3,200.00	B	$32.22	16.12
526-520-032-520	800.00	3,200.00	B	$32.22	16.12
526-520-033-000	1,842.00	7,375.00	B	$32.22	32.22
526-520-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-035-510	800.00	3,200.00	B	$32.22	16.12
526-520-035-520	800.00	3,200.00	B	$32.22	16.12
526-520-036-000	1,891.00	7,567.00	B	$32.22	32.22
526-520-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-520-040-000	900.00	3,600.00	B	$32.22	32.22
526-520-041-000	900.00	3,600.00	B	$32.22	32.22
526-520-042-000	900.00	3,600.00	B	$32.22	32.22
526-520-043-000	1,394.00	5,577.00	B	$32.22	32.22
526-520-044-000	1,155.00	4,624.00	B	$32.22	32.22
526-520-045-000	900.00	3,600.00	B	$32.22	32.22
526-520-046-000	900.00	3,600.00	B	$32.22	32.22
526-520-047-000	1,014.00	4,073.00	B	$32.22	32.22
526-520-048-000	1,236.00	4,946.00	B	$32.22	32.22
526-520-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-520-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-520-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-521-001-000	3,001.00	12,008.00	B	$32.22	32.22
526-521-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-006-510	1,100.00	4,400.00	B	$32.22	16.12
526-521-006-520	1,100.00	4,400.00	B	$32.22	16.12
526-521-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-521-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-015-000	900.00	3,600.00	B	$32.22	32.22
526-521-016-000	900.00	3,600.00	B	$32.22	32.22
526-521-017-000	856.00	3,430.00	B	$32.22	32.22
526-521-018-000	900.00	3,600.00	B	$32.22	32.22
526-521-019-000	900.00	3,600.00	B	$32.22	32.22
526-521-020-000	1,421.00	5,688.00	B	$32.22	32.22
526-521-021-000	900.00	3,600.00	B	$32.22	32.22
526-521-022-000	900.00	3,600.00	B	$32.22	32.22
526-521-023-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-521-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-521-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-029-510	800.00	3,200.00	B	$32.22	16.12
526-521-029-520	800.00	3,200.00	B	$32.22	16.12
526-521-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-032-510	800.00	3,200.00	B	$32.22	16.12
526-521-032-520	800.00	3,200.00	B	$32.22	16.12
526-521-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-034-510	902.00	3,620.00	B	$32.22	16.12
526-521-034-520	800.00	3,200.00	B	$32.22	16.12
526-521-035-000	1,958.00	7,832.00	B	$32.22	32.22
526-521-036-510	808.00	3,233.00	B	$32.22	16.12
526-521-036-520	800.00	3,200.00	B	$32.22	16.12
526-521-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-038-000	1,919.00	7,678.00	B	$32.22	32.22
526-521-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-521-040-000	900.00	3,600.00	B	$32.22	32.22
526-521-041-000	900.00	3,600.00	B	$32.22	32.22
526-521-042-000	1,155.00	4,624.00	B	$32.22	32.22
526-521-043-000	900.00	3,600.00	B	$32.22	32.22
526-521-044-000	900.00	3,600.00	B	$32.22	32.22
526-521-045-000	900.00	3,600.00	B	$32.22	32.22
526-521-046-000	967.00	3,893.00	B	$32.22	32.22
526-521-047-000	900.00	3,600.00	B	$32.22	32.22
526-521-048-000	900.00	3,600.00	B	$32.22	32.22
526-521-049-000	2,943.00	11,772.00	B	$32.22	32.22
526-521-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-521-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-521-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-523-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-006-000	2,943.00	11,772.00	B	$32.22	32.22
526-523-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-523-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-523-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-015-000	900.00	3,600.00	B	$32.22	32.22
526-523-016-000	1,236.00	4,946.00	B	$32.22	32.22
526-523-017-000	900.00	3,600.00	B	$32.22	32.22
526-523-018-000	900.00	3,600.00	B	$32.22	32.22
526-523-019-000	1,236.00	4,946.00	B	$32.22	32.22
526-523-020-000	900.00	3,600.00	B	$32.22	32.22
526-523-021-000	900.00	3,600.00	B	$32.22	32.22
526-523-022-000	900.00	3,600.00	B	$32.22	32.22
526-523-023-000	1,774.00	7,102.00	B	$32.22	32.22
526-523-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-026-510	996.00	3,994.00	B	$32.22	16.12
526-523-026-520	808.00	3,233.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-523-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-523-028-510	800.00	3,200.00	B	$32.22	16.12
526-523-028-520	800.00	3,200.00	B	$32.22	16.12
526-523-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-032-510	800.00	3,200.00	B	$32.22	16.12
526-523-032-520	800.00	3,200.00	B	$32.22	16.12
526-523-033-510	800.00	3,200.00	B	$32.22	16.12
526-523-033-520	800.00	3,200.00	B	$32.22	16.12
526-523-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-523-037-000	1,958.00	7,832.00	B	$32.22	32.22
526-523-038-510	1,156.00	4,630.00	B	$32.22	16.12
526-523-038-520	800.00	3,200.00	B	$32.22	16.12
526-523-039-000	1,815.00	7,276.00	B	$32.22	32.22
526-523-040-000	900.00	3,600.00	B	$32.22	32.22
526-523-041-000	1,155.00	4,624.00	B	$32.22	32.22
526-523-042-000	900.00	3,600.00	B	$32.22	32.22
526-523-043-000	900.00	3,600.00	B	$32.22	32.22
526-523-044-000	900.00	3,600.00	B	$32.22	32.22
526-523-045-000	905.00	3,635.00	B	$32.22	32.22
526-523-046-000	900.00	3,600.00	B	$32.22	32.22
526-523-047-000	905.00	3,635.00	B	$32.22	32.22
526-523-048-000	900.00	3,600.00	B	$32.22	32.22
526-523-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-523-050-000	2,679.00	10,717.00	B	$32.22	32.22
526-523-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-523-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-531-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-003-000	558.00	2,362.00	B	$32.22	32.22
526-531-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-531-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-015-000	480.00	1,920.00	B	$32.22	32.22
526-531-016-000	480.00	1,920.00	B	$32.22	32.22
526-531-017-000	480.00	1,920.00	B	$32.22	32.22
526-531-018-000	480.00	1,920.00	B	$32.22	32.22
526-531-019-000	840.00	3,363.00	B	$32.22	32.22
526-531-020-000	450.00	1,815.00	B	$32.22	32.22
526-531-021-000	450.00	1,815.00	B	$32.22	32.22
526-531-022-000	404.00	1,631.00	B	$32.22	32.22
526-531-023-000	800.00	3,200.00	B	$32.22	32.22
526-531-024-000	800.00	3,200.00	B	$32.22	32.22
526-531-025-000	902.00	3,620.00	B	$32.22	32.22
526-531-026-000	800.00	3,200.00	B	$32.22	32.22
526-531-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-531-028-000	800.00	3,200.00	B	$32.22	32.22
526-531-029-000	800.00	3,200.00	B	$32.22	32.22
526-531-030-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-531-031-000	800.00	3,200.00	B	$32.22	32.22
526-531-032-000	800.00	3,200.00	B	$32.22	32.22
526-531-033-000	800.00	3,200.00	B	$32.22	32.22
526-531-034-000	800.00	3,200.00	B	$32.22	32.22
526-531-035-000	800.00	3,200.00	B	$32.22	32.22
526-531-036-000	945.00	3,783.00	B	$32.22	32.22
526-531-037-000	909.00	3,637.00	B	$32.22	32.22
526-531-038-000	886.00	3,549.00	B	$32.22	32.22
526-531-039-000	800.00	3,200.00	B	$32.22	32.22
526-531-040-000	480.00	1,920.00	B	$32.22	32.22
526-531-041-000	480.00	1,920.00	B	$32.22	32.22
526-531-042-000	480.00	1,920.00	B	$32.22	32.22
526-531-043-000	989.00	3,956.00	B	$32.22	32.22
526-531-044-000	480.00	1,920.00	B	$32.22	32.22
526-531-045-000	703.00	2,832.00	B	$32.22	32.22
526-531-046-000	480.00	1,920.00	B	$32.22	32.22
526-531-047-000	480.00	1,920.00	B	$32.22	32.22
526-531-048-000	480.00	1,920.00	B	$32.22	32.22
526-531-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-531-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-531-052-000	2,521.00	10,090.00	B	$32.22	32.22
526-532-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-532-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-015-000	480.00	1,920.00	B	$32.22	32.22
526-532-016-000	480.00	1,920.00	B	$32.22	32.22
526-532-017-000	480.00	1,920.00	B	$32.22	32.22
526-532-018-000	480.00	1,920.00	B	$32.22	32.22
526-532-019-000	480.00	1,920.00	B	$32.22	32.22
526-532-020-000	480.00	1,920.00	B	$32.22	32.22
526-532-021-000	856.00	3,430.00	B	$32.22	32.22
526-532-022-000	480.00	1,920.00	B	$32.22	32.22
526-532-023-000	800.00	3,200.00	B	$32.22	32.22
526-532-024-000	800.00	3,200.00	B	$32.22	32.22
526-532-025-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-026-000	800.00	3,200.00	B	$32.22	32.22
526-532-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-532-028-000	800.00	3,200.00	B	$32.22	32.22
526-532-029-000	902.00	3,620.00	B	$32.22	32.22
526-532-030-000	800.00	3,200.00	B	$32.22	32.22
526-532-031-000	800.00	3,200.00	B	$32.22	32.22
526-532-032-000	800.00	3,200.00	B	$32.22	32.22
526-532-033-000	800.00	3,200.00	B	$32.22	32.22
526-532-034-000	909.00	3,637.00	B	$32.22	32.22
526-532-035-000	800.00	3,200.00	B	$32.22	32.22
526-532-036-000	927.00	3,710.00	B	$32.22	32.22
526-532-037-000	927.00	3,710.00	B	$32.22	32.22
526-532-038-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-532-039-000	886.00	3,549.00	B	$32.22	32.22
526-532-040-000	480.00	1,920.00	B	$32.22	32.22
526-532-041-000	480.00	1,920.00	B	$32.22	32.22
526-532-042-000	480.00	1,920.00	B	$32.22	32.22
526-532-043-000	480.00	1,920.00	B	$32.22	32.22
526-532-044-000	480.00	1,920.00	B	$32.22	32.22
526-532-045-000	480.00	1,920.00	B	$32.22	32.22
526-532-046-000	480.00	1,920.00	B	$32.22	32.22
526-532-047-000	480.00	1,920.00	B	$32.22	32.22
526-532-048-000	480.00	1,920.00	B	$32.22	32.22
526-532-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-532-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-532-052-000	3,031.00	12,124.00	B	$32.22	32.22
526-533-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-533-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-015-000	480.00	1,920.00	B	$32.22	32.22
526-533-016-000	480.00	1,920.00	B	$32.22	32.22
526-533-017-000	480.00	1,920.00	B	$32.22	32.22
526-533-018-000	989.00	3,956.00	B	$32.22	32.22
526-533-019-000	808.00	3,233.00	B	$32.22	32.22
526-533-020-000	480.00	1,920.00	B	$32.22	32.22
526-533-021-000	480.00	1,920.00	B	$32.22	32.22
526-533-022-000	808.00	3,233.00	B	$32.22	32.22
526-533-023-000	800.00	3,200.00	B	$32.22	32.22
526-533-024-000	800.00	3,200.00	B	$32.22	32.22
526-533-025-000	800.00	3,200.00	B	$32.22	32.22
526-533-026-000	800.00	3,200.00	B	$32.22	32.22
526-533-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-533-028-000	800.00	3,200.00	B	$32.22	32.22
526-533-029-000	800.00	3,200.00	B	$32.22	32.22
526-533-030-000	1,070.00	4,287.00	B	$32.22	32.22
526-533-031-000	800.00	3,200.00	B	$32.22	32.22
526-533-032-000	800.00	3,200.00	B	$32.22	32.22
526-533-033-000	800.00	3,200.00	B	$32.22	32.22
526-533-034-000	800.00	3,200.00	B	$32.22	32.22
526-533-035-000	800.00	3,200.00	B	$32.22	32.22
526-533-036-000	800.00	3,200.00	B	$32.22	32.22
526-533-037-000	800.00	3,200.00	B	$32.22	32.22
526-533-038-000	909.00	3,637.00	B	$32.22	32.22
526-533-039-000	800.00	3,200.00	B	$32.22	32.22
526-533-040-000	824.00	3,297.00	B	$32.22	32.22
526-533-041-000	589.00	2,360.00	B	$32.22	32.22
526-533-042-000	480.00	1,920.00	B	$32.22	32.22
526-533-043-000	480.00	1,920.00	B	$32.22	32.22
526-533-044-000	480.00	1,920.00	B	$32.22	32.22
526-533-045-000	480.00	1,920.00	B	$32.22	32.22
526-533-046-000	480.00	1,920.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-533-047-000	808.00	3,233.00	B	$32.22	32.22
526-533-048-000	824.00	3,297.00	B	$32.22	32.22
526-533-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-533-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-533-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-534-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-534-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-015-000	480.00	1,920.00	B	$32.22	32.22
526-534-016-000	480.00	1,920.00	B	$32.22	32.22
526-534-017-000	535.00	2,142.00	B	$32.22	32.22
526-534-018-000	535.00	2,142.00	B	$32.22	32.22
526-534-019-000	480.00	1,920.00	B	$32.22	32.22
526-534-020-000	480.00	1,920.00	B	$32.22	32.22
526-534-021-000	538.00	2,170.00	B	$32.22	32.22
526-534-022-000	665.00	2,687.00	B	$32.22	32.22
526-534-023-000	909.00	3,637.00	B	$32.22	32.22
526-534-024-000	800.00	3,200.00	B	$32.22	32.22
526-534-025-000	1,019.00	4,089.00	B	$32.22	32.22
526-534-026-000	909.00	3,637.00	B	$32.22	32.22
526-534-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-534-028-000	800.00	3,200.00	B	$32.22	32.22
526-534-029-000	800.00	3,200.00	B	$32.22	32.22
526-534-030-000	800.00	3,200.00	B	$32.22	32.22
526-534-031-000	800.00	3,200.00	B	$32.22	32.22
526-534-032-000	800.00	3,200.00	B	$32.22	32.22
526-534-033-000	800.00	3,200.00	B	$32.22	32.22
526-534-034-000	1,070.00	4,287.00	B	$32.22	32.22
526-534-035-000	800.00	3,200.00	B	$32.22	32.22
526-534-036-000	800.00	3,200.00	B	$32.22	32.22
526-534-037-000	945.00	3,783.00	B	$32.22	32.22
526-534-038-000	800.00	3,200.00	B	$32.22	32.22
526-534-039-000	800.00	3,200.00	B	$32.22	32.22
526-534-040-000	665.00	2,687.00	B	$32.22	32.22
526-534-041-000	480.00	1,920.00	B	$32.22	32.22
526-534-042-000	480.00	1,920.00	B	$32.22	32.22
526-534-043-000	480.00	1,920.00	B	$32.22	32.22
526-534-044-000	886.00	3,549.00	B	$32.22	32.22
526-534-045-000	480.00	1,920.00	B	$32.22	32.22
526-534-046-000	480.00	1,920.00	B	$32.22	32.22
526-534-047-000	808.00	3,233.00	B	$32.22	32.22
526-534-048-000	886.00	3,549.00	B	$32.22	32.22
526-534-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-534-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-534-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-535-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-002-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-535-003-000	2,497.00	10,006.00	B	$32.22	32.22
526-535-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-535-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-011-000	3,001.00	12,008.00	B	$32.22	32.22
526-535-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-013-000	3,001.00	12,008.00	B	$32.22	32.22
526-535-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-535-015-000	900.00	3,600.00	B	$32.22	32.22
526-535-016-000	900.00	3,600.00	B	$32.22	32.22
526-535-017-000	900.00	3,600.00	B	$32.22	32.22
526-535-018-000	900.00	3,600.00	B	$32.22	32.22
526-535-019-000	900.00	3,600.00	B	$32.22	32.22
526-535-020-000	900.00	3,600.00	B	$32.22	32.22
526-535-021-000	900.00	3,600.00	B	$32.22	32.22
526-535-022-000	1,108.00	4,439.00	B	$32.22	32.22
526-535-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-535-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-029-000	1,734.00	6,957.00	B	$32.22	32.22
526-535-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-033-000	2,042.00	8,183.00	B	$32.22	32.22
526-535-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-036-510	800.00	3,200.00	B	$32.22	16.12
526-535-036-520	800.00	3,200.00	B	$32.22	16.12
526-535-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-535-039-000	1,958.00	7,832.00	B	$32.22	32.22
526-535-040-000	996.00	3,994.00	B	$32.22	32.22
526-535-041-000	900.00	3,600.00	B	$32.22	32.22
526-535-042-000	1,155.00	4,624.00	B	$32.22	32.22
526-535-043-000	900.00	3,600.00	B	$32.22	32.22
526-535-044-000	900.00	3,600.00	B	$32.22	32.22
526-535-045-000	1,155.00	4,624.00	B	$32.22	32.22
526-535-046-000	900.00	3,600.00	B	$32.22	32.22
526-535-047-000	900.00	3,600.00	B	$32.22	32.22
526-535-048-000	900.00	3,600.00	B	$32.22	32.22
526-535-049-000	2,487.00	9,962.00	B	$32.22	32.22
526-535-050-000	2,487.00	9,962.00	B	$32.22	32.22
526-535-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-535-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-540-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-004-000	1,100.00	4,400.00	B	$32.22	16.12
526-540-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-006-000	3,001.00	12,008.00	B	$32.22	32.22
526-540-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-540-008-000	3,001.00	12,008.00	B	$32.22	32.22
526-540-009-000	1,884.00	9,212.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-540-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-015-000	900.00	3,600.00	B	$32.22	32.22
526-540-016-000	900.00	3,600.00	B	$32.22	32.22
526-540-017-000	900.00	3,600.00	B	$32.22	32.22
526-540-018-000	900.00	3,600.00	B	$32.22	32.22
526-540-019-000	900.00	3,600.00	B	$32.22	32.22
526-540-020-000	1,421.00	5,688.00	B	$32.22	32.22
526-540-021-000	1,155.00	4,624.00	B	$32.22	32.22
526-540-022-000	900.00	3,600.00	B	$32.22	32.22
526-540-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-025-000	2,036.00	8,164.00	B	$32.22	32.22
526-540-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-540-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-031-000	1,928.00	7,718.00	B	$32.22	32.22
526-540-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-036-510	800.00	3,200.00	B	$32.22	16.12
526-540-036-520	859.00	3,454.00	B	$32.22	16.12
526-540-037-510	800.00	3,200.00	B	$32.22	16.12
526-540-037-520	800.00	3,200.00	B	$32.22	16.12
526-540-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-540-040-000	905.00	3,635.00	B	$32.22	32.22
526-540-041-000	900.00	3,600.00	B	$32.22	32.22
526-540-042-000	900.00	3,600.00	B	$32.22	32.22
526-540-043-000	900.00	3,600.00	B	$32.22	32.22
526-540-044-000	900.00	3,600.00	B	$32.22	32.22
526-540-045-000	900.00	3,600.00	B	$32.22	32.22
526-540-046-000	900.00	3,600.00	B	$32.22	32.22
526-540-047-000	900.00	3,600.00	B	$32.22	32.22
526-540-048-000	900.00	3,600.00	B	$32.22	32.22
526-540-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-540-050-000	2,497.00	10,006.00	B	$32.22	32.22
526-540-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-540-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-541-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-003-000	2,142.00	8,576.00	B	$32.22	32.22
526-541-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-541-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-010-510	1,270.00	5,101.00	B	$32.22	16.12
526-541-010-520	1,050.00	4,204.00	B	$32.22	16.12
526-541-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-012-000	2,626.00	10,507.00	B	$32.22	32.22
526-541-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-541-014-520	1,050.00	4,204.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-541-015-000	905.00	3,635.00	B	$32.22	32.22
526-541-016-000	900.00	3,600.00	B	$32.22	32.22
526-541-017-000	900.00	3,600.00	B	$32.22	32.22
526-541-018-000	900.00	3,600.00	B	$32.22	32.22
526-541-019-000	900.00	3,600.00	B	$32.22	32.22
526-541-020-000	900.00	3,600.00	B	$32.22	32.22
526-541-021-000	900.00	3,600.00	B	$32.22	32.22
526-541-022-000	900.00	3,600.00	B	$32.22	32.22
526-541-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-025-000	2,042.00	8,183.00	B	$32.22	32.22
526-541-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-541-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-031-510	800.00	3,200.00	B	$32.22	16.12
526-541-031-520	800.00	3,200.00	B	$32.22	16.12
526-541-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-037-510	800.00	3,200.00	B	$32.22	16.12
526-541-037-520	800.00	3,200.00	B	$32.22	16.12
526-541-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-541-040-000	996.00	3,994.00	B	$32.22	32.22
526-541-041-000	900.00	3,600.00	B	$32.22	32.22
526-541-042-000	900.00	3,600.00	B	$32.22	32.22
526-541-043-000	900.00	3,600.00	B	$32.22	32.22
526-541-044-000	900.00	3,600.00	B	$32.22	32.22
526-541-045-000	900.00	3,600.00	B	$32.22	32.22
526-541-046-000	856.00	3,430.00	B	$32.22	32.22
526-541-047-000	900.00	3,600.00	B	$32.22	32.22
526-541-048-000	900.00	3,600.00	B	$32.22	32.22
526-541-049-000	2,943.00	11,772.00	B	$32.22	32.22
526-541-050-000	2,943.00	11,772.00	B	$32.22	32.22
526-541-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-541-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-542-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-542-008-000	2,547.00	10,206.00	B	$32.22	32.22
526-542-009-000	2,626.00	10,507.00	B	$32.22	32.22
526-542-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-015-000	1,394.00	5,577.00	B	$32.22	32.22
526-542-016-000	1,394.00	5,577.00	B	$32.22	32.22
526-542-017-000	900.00	3,600.00	B	$32.22	32.22
526-542-018-000	1,155.00	4,624.00	B	$32.22	32.22
526-542-019-000	900.00	3,600.00	B	$32.22	32.22
526-542-020-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-542-021-000	900.00	3,600.00	B	$32.22	32.22
526-542-022-000	1,394.00	5,577.00	B	$32.22	32.22
526-542-023-000	2,123.00	8,515.00	B	$32.22	32.22
526-542-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-542-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-032-510	800.00	3,200.00	B	$32.22	16.12
526-542-032-520	800.00	3,200.00	B	$32.22	16.12
526-542-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-034-000	1,965.00	7,876.00	B	$32.22	32.22
526-542-035-000	2,123.00	8,515.00	B	$32.22	32.22
526-542-036-000	1,815.00	7,276.00	B	$32.22	32.22
526-542-037-000	1,774.00	7,102.00	B	$32.22	32.22
526-542-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-542-040-000	900.00	3,600.00	B	$32.22	32.22
526-542-041-000	900.00	3,600.00	B	$32.22	32.22
526-542-042-000	1,394.00	5,577.00	B	$32.22	32.22
526-542-043-000	1,421.00	5,688.00	B	$32.22	32.22
526-542-044-000	900.00	3,600.00	B	$32.22	32.22
526-542-045-000	900.00	3,600.00	B	$32.22	32.22
526-542-046-000	900.00	3,600.00	B	$32.22	32.22
526-542-047-000	1,155.00	4,624.00	B	$32.22	32.22
526-542-048-000	1,236.00	4,946.00	B	$32.22	32.22
526-542-049-000	1,884.00	9,212.00	B	$32.22	32.22
526-542-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-542-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-542-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-543-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-004-000	2,218.00	8,880.00	B	$32.22	32.22
526-543-005-000	2,943.00	11,772.00	B	$32.22	32.22
526-543-006-000	2,142.00	8,576.00	B	$32.22	32.22
526-543-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-543-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-009-000	2,626.00	10,507.00	B	$32.22	32.22
526-543-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-015-000	900.00	3,600.00	B	$32.22	32.22
526-543-016-000	900.00	3,600.00	B	$32.22	32.22
526-543-017-000	900.00	3,600.00	B	$32.22	32.22
526-543-018-000	987.00	3,970.00	B	$32.22	32.22
526-543-019-000	900.00	3,600.00	B	$32.22	32.22
526-543-020-000	900.00	3,600.00	B	$32.22	32.22
526-543-021-000	900.00	3,600.00	B	$32.22	32.22
526-543-022-000	900.00	3,600.00	B	$32.22	32.22
526-543-023-510	886.00	3,883.00	B	$32.22	16.12
526-543-023-520	800.00	3,200.00	B	$32.22	16.12
526-543-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-025-000	2,036.00	8,164.00	B	$32.22	32.22
526-543-026-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-543-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-543-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-029-000	1,958.00	7,832.00	B	$32.22	32.22
526-543-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-032-000	1,919.00	7,678.00	B	$32.22	32.22
526-543-033-000	1,747.00	6,997.00	B	$32.22	32.22
526-543-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-036-000	1,919.00	7,678.00	B	$32.22	32.22
526-543-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-543-039-000	1,958.00	7,832.00	B	$32.22	32.22
526-543-040-000	900.00	3,600.00	B	$32.22	32.22
526-543-041-000	900.00	3,600.00	B	$32.22	32.22
526-543-042-000	1,155.00	4,624.00	B	$32.22	32.22
526-543-043-000	900.00	3,600.00	B	$32.22	32.22
526-543-044-000	900.00	3,600.00	B	$32.22	32.22
526-543-045-000	967.00	3,893.00	B	$32.22	32.22
526-543-046-000	900.00	3,600.00	B	$32.22	32.22
526-543-047-000	900.00	3,600.00	B	$32.22	32.22
526-543-048-000	1,155.00	4,624.00	B	$32.22	32.22
526-543-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-543-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-543-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-548-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-548-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-013-000	2,497.00	10,006.00	B	$32.22	32.22
526-548-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-015-000	900.00	3,600.00	B	$32.22	32.22
526-548-016-000	1,108.00	4,439.00	B	$32.22	32.22
526-548-017-000	1,014.00	4,073.00	B	$32.22	32.22
526-548-018-000	900.00	3,600.00	B	$32.22	32.22
526-548-019-000	1,108.00	4,439.00	B	$32.22	32.22
526-548-020-000	987.00	3,970.00	B	$32.22	32.22
526-548-021-000	1,108.00	4,439.00	B	$32.22	32.22
526-548-022-000	900.00	3,600.00	B	$32.22	32.22
526-548-023-000	1,760.00	7,040.00	B	$32.22	32.22
526-548-024-510	800.00	3,200.00	B	$32.22	16.12
526-548-024-520	800.00	3,200.00	B	$32.22	16.12
526-548-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-548-026-000	1,919.00	7,678.00	B	$32.22	32.22
526-548-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-548-028-000	1,774.00	7,102.00	B	$32.22	32.22
526-548-029-510	800.00	3,200.00	B	$32.22	16.12
526-548-029-520	800.00	3,200.00	B	$32.22	16.12
526-548-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-548-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-548-032-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-548-033-510	800.00	3,200.00	B	$32.22	16.12
526-548-033-520	800.00	3,200.00	B	$32.22	16.12
526-548-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-548-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-548-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-548-037-000	1,919.00	7,678.00	B	$32.22	32.22
526-548-038-000	2,033.00	8,151.00	B	$32.22	32.22
526-548-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-548-040-000	1,421.00	5,688.00	B	$32.22	32.22
526-548-041-000	1,014.00	4,073.00	B	$32.22	32.22
526-548-042-000	987.00	3,970.00	B	$32.22	32.22
526-548-043-000	900.00	3,600.00	B	$32.22	32.22
526-548-044-000	900.00	3,600.00	B	$32.22	32.22
526-548-045-000	900.00	3,600.00	B	$32.22	32.22
526-548-046-000	967.00	3,893.00	B	$32.22	32.22
526-548-047-000	900.00	3,600.00	B	$32.22	32.22
526-548-048-000	900.00	3,600.00	B	$32.22	32.22
526-548-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-548-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-548-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-549-001-510	1,100.00	4,400.00	B	$32.22	16.12
526-549-001-520	1,100.00	4,400.00	B	$32.22	16.12
526-549-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-003-510	1,100.00	4,400.00	B	$32.22	16.12
526-549-003-520	1,100.00	4,400.00	B	$32.22	16.12
526-549-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-549-008-000	2,076.00	8,311.00	B	$32.22	32.22
526-549-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-013-000	2,679.00	10,717.00	B	$32.22	32.22
526-549-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-015-000	900.00	3,600.00	B	$32.22	32.22
526-549-016-000	900.00	3,600.00	B	$32.22	32.22
526-549-017-000	900.00	3,600.00	B	$32.22	32.22
526-549-018-000	1,394.00	5,577.00	B	$32.22	32.22
526-549-019-000	900.00	3,600.00	B	$32.22	32.22
526-549-020-000	900.00	3,600.00	B	$32.22	32.22
526-549-021-000	1,394.00	5,577.00	B	$32.22	32.22
526-549-022-000	1,394.00	5,577.00	B	$32.22	32.22
526-549-023-000	1,891.00	7,567.00	B	$32.22	32.22
526-549-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-026-000	2,123.00	8,515.00	B	$32.22	32.22
526-549-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-549-028-510	800.00	3,200.00	B	$32.22	16.12
526-549-028-520	800.00	3,200.00	B	$32.22	16.12
526-549-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-031-000	2,123.00	8,515.00	B	$32.22	32.22
526-549-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-035-510	800.00	3,200.00	B	$32.22	16.12
526-549-035-520	1,156.00	4,630.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-549-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-549-039-000	1,774.00	7,768.00	B	$32.22	32.22
526-549-040-000	900.00	3,600.00	B	$32.22	32.22
526-549-041-000	900.00	3,600.00	B	$32.22	32.22
526-549-042-000	900.00	3,600.00	B	$32.22	32.22
526-549-043-000	1,014.00	4,073.00	B	$32.22	32.22
526-549-044-000	1,014.00	4,073.00	B	$32.22	32.22
526-549-045-000	900.00	3,600.00	B	$32.22	32.22
526-549-046-000	900.00	3,600.00	B	$32.22	32.22
526-549-047-000	905.00	3,635.00	B	$32.22	32.22
526-549-048-000	900.00	3,600.00	B	$32.22	32.22
526-549-049-000	2,943.00	11,772.00	B	$32.22	32.22
526-549-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-549-051-000	5,106.00	20,427.00	B	$32.22	32.22
526-549-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-550-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-002-000	2,943.00	11,772.00	B	$32.22	32.22
526-550-003-000	2,679.00	10,717.00	B	$32.22	32.22
526-550-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-005-510	1,100.00	4,400.00	B	$32.22	16.12
526-550-005-520	1,100.00	4,400.00	B	$32.22	16.12
526-550-006-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-550-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-012-000	1,884.00	9,212.00	B	$32.22	32.22
526-550-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-015-000	900.00	3,600.00	B	$32.22	32.22
526-550-016-000	1,236.00	4,946.00	B	$32.22	32.22
526-550-017-000	900.00	3,600.00	B	$32.22	32.22
526-550-018-000	1,236.00	4,946.00	B	$32.22	32.22
526-550-019-000	856.00	3,430.00	B	$32.22	32.22
526-550-020-000	900.00	3,600.00	B	$32.22	32.22
526-550-021-000	900.00	3,600.00	B	$32.22	32.22
526-550-022-000	900.00	3,600.00	B	$32.22	32.22
526-550-023-510	800.00	3,200.00	B	$32.22	16.12
526-550-023-520	859.00	3,454.00	B	$32.22	16.12
526-550-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-550-028-510	1,156.00	4,630.00	B	$32.22	16.12
526-550-028-520	800.00	3,200.00	B	$32.22	16.12
526-550-029-510	800.00	3,200.00	B	$32.22	16.12
526-550-029-520	800.00	3,200.00	B	$32.22	16.12
526-550-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-036-000	1,774.00	7,768.00	B	$32.22	32.22
526-550-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-550-039-000	1,919.00	7,678.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-550-040-000	900.00	3,600.00	B	$32.22	32.22
526-550-041-000	1,092.00	4,372.00	B	$32.22	32.22
526-550-042-000	900.00	3,600.00	B	$32.22	32.22
526-550-043-000	900.00	3,600.00	B	$32.22	32.22
526-550-044-000	900.00	3,600.00	B	$32.22	32.22
526-550-045-000	900.00	3,600.00	B	$32.22	32.22
526-550-046-000	1,092.00	4,372.00	B	$32.22	32.22
526-550-047-000	900.00	3,600.00	B	$32.22	32.22
526-550-048-000	987.00	3,970.00	B	$32.22	32.22
526-550-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-550-051-000	5,206.00	20,834.00	B	$32.22	32.22
526-550-052-000	5,468.00	21,872.00	B	$32.22	32.22
526-551-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-003-000	2,626.00	10,507.00	B	$32.22	32.22
526-551-004-000	2,487.00	9,962.00	B	$32.22	32.22
526-551-005-000	2,218.00	8,880.00	B	$32.22	32.22
526-551-006-000	2,626.00	10,507.00	B	$32.22	32.22
526-551-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-551-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-012-000	2,943.00	11,772.00	B	$32.22	32.22
526-551-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-014-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-015-000	900.00	3,600.00	B	$32.22	32.22
526-551-016-000	900.00	3,600.00	B	$32.22	32.22
526-551-017-000	900.00	3,600.00	B	$32.22	32.22
526-551-018-000	900.00	3,600.00	B	$32.22	32.22
526-551-019-000	856.00	3,430.00	B	$32.22	32.22
526-551-020-000	900.00	3,600.00	B	$32.22	32.22
526-551-021-000	900.00	3,600.00	B	$32.22	32.22
526-551-022-000	1,014.00	4,073.00	B	$32.22	32.22
526-551-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-026-510	800.00	3,200.00	B	$32.22	16.12
526-551-026-520	872.00	3,497.00	B	$32.22	16.12
526-551-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-551-028-000	800.00	3,200.00	B	$32.22	32.22
526-551-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-030-000	1,958.00	7,832.00	B	$32.22	32.22
526-551-031-000	1,842.00	7,375.00	B	$32.22	32.22
526-551-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-035-000	1,958.00	7,832.00	B	$32.22	32.22
526-551-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-551-039-510	800.00	3,200.00	B	$32.22	16.12
526-551-039-520	800.00	3,200.00	B	$32.22	16.12
526-551-040-000	856.00	3,430.00	B	$32.22	32.22
526-551-041-000	900.00	3,600.00	B	$32.22	32.22
526-551-042-000	1,014.00	4,073.00	B	$32.22	32.22
526-551-043-000	900.00	3,600.00	B	$32.22	32.22
526-551-044-000	900.00	3,600.00	B	$32.22	32.22
526-551-045-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-551-046-000	900.00	3,600.00	B	$32.22	32.22
526-551-047-000	900.00	3,600.00	B	$32.22	32.22
526-551-048-000	905.00	3,635.00	B	$32.22	32.22
526-551-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-551-050-510	1,100.00	4,400.00	B	$32.22	16.12
526-551-050-520	1,100.00	4,400.00	B	$32.22	16.12
526-551-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-551-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-556-001-000	2,487.00	9,962.00	B	$32.22	32.22
526-556-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-556-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-556-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-556-005-000	2,497.00	10,006.00	B	$32.22	32.22
526-556-006-000	2,943.00	11,772.00	B	$32.22	32.22
526-556-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-556-008-510	1,100.00	4,400.00	B	$32.22	16.12
526-556-008-520	1,272.00	5,103.00	B	$32.22	16.12
526-556-009-510	1,100.00	4,400.00	B	$32.22	16.12
526-556-009-520	1,270.00	5,101.00	B	$32.22	16.12
526-556-010-000	2,200.00	8,800.00	B	$32.22	32.22
526-556-011-000	2,218.00	8,880.00	B	$32.22	32.22
526-556-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-556-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-556-014-000	2,943.00	11,772.00	B	$32.22	32.22
526-556-015-000	1,014.00	4,073.00	B	$32.22	32.22
526-556-016-000	900.00	3,600.00	B	$32.22	32.22
526-556-017-000	900.00	3,600.00	B	$32.22	32.22
526-556-019-000	900.00	3,600.00	B	$32.22	32.22
526-556-020-000	900.00	3,600.00	B	$32.22	32.22
526-556-021-000	900.00	3,600.00	B	$32.22	32.22
526-556-022-000	900.00	3,600.00	B	$32.22	32.22
526-556-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-024-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-025-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-556-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-029-000	1,842.00	7,375.00	B	$32.22	32.22
526-556-030-000	1,965.00	7,876.00	B	$32.22	32.22
526-556-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-033-000	1,965.00	7,876.00	B	$32.22	32.22
526-556-034-000	1,965.00	7,876.00	B	$32.22	32.22
526-556-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-036-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-038-000	1,842.00	7,375.00	B	$32.22	32.22
526-556-039-000	1,740.00	6,960.00	B	$32.22	32.22
526-556-040-000	900.00	3,600.00	B	$32.22	32.22
526-556-041-000	967.00	3,893.00	B	$32.22	32.22
526-556-042-000	900.00	3,600.00	B	$32.22	32.22
526-556-043-000	900.00	3,600.00	B	$32.22	32.22
526-556-044-000	900.00	3,600.00	B	$32.22	32.22
526-556-045-000	996.00	3,994.00	B	$32.22	32.22
526-556-046-000	1,394.00	5,577.00	B	$32.22	32.22
526-556-047-000	900.00	3,600.00	B	$32.22	32.22
526-556-048-000	900.00	3,600.00	B	$32.22	32.22
526-556-049-510	1,100.00	4,400.00	B	$32.22	16.12
526-556-049-520	1,100.00	4,400.00	B	$32.22	16.12
526-556-050-000	2,218.00	8,880.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-556-051-000	4,600.00	18,400.00	B	$32.22	32.22
526-556-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-558-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-558-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-015-000	480.00	1,920.00	B	$32.22	32.22
526-558-016-000	480.00	1,920.00	B	$32.22	32.22
526-558-017-000	480.00	1,920.00	B	$32.22	32.22
526-558-018-000	480.00	1,920.00	B	$32.22	32.22
526-558-019-000	480.00	1,920.00	B	$32.22	32.22
526-558-020-000	535.00	2,142.00	B	$32.22	32.22
526-558-021-000	665.00	2,687.00	B	$32.22	32.22
526-558-022-000	480.00	1,920.00	B	$32.22	32.22
526-558-023-000	800.00	3,200.00	B	$32.22	32.22
526-558-024-000	927.00	3,710.00	B	$32.22	32.22
526-558-025-000	945.00	3,783.00	B	$32.22	32.22
526-558-026-000	800.00	3,200.00	B	$32.22	32.22
526-558-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-558-028-000	1,070.00	4,287.00	B	$32.22	32.22
526-558-029-000	800.00	3,200.00	B	$32.22	32.22
526-558-030-000	800.00	3,200.00	B	$32.22	32.22
526-558-031-000	945.00	3,783.00	B	$32.22	32.22
526-558-032-000	927.00	3,710.00	B	$32.22	32.22
526-558-033-000	902.00	3,620.00	B	$32.22	32.22
526-558-034-000	800.00	3,200.00	B	$32.22	32.22
526-558-035-000	800.00	3,200.00	B	$32.22	32.22
526-558-036-000	800.00	3,200.00	B	$32.22	32.22
526-558-037-000	927.00	3,710.00	B	$32.22	32.22
526-558-038-000	800.00	3,200.00	B	$32.22	32.22
526-558-039-000	800.00	3,200.00	B	$32.22	32.22
526-558-040-000	535.00	2,142.00	B	$32.22	32.22
526-558-041-000	840.00	3,363.00	B	$32.22	32.22
526-558-042-000	480.00	1,920.00	B	$32.22	32.22
526-558-043-000	840.00	3,363.00	B	$32.22	32.22
526-558-044-000	480.00	1,920.00	B	$32.22	32.22
526-558-045-000	480.00	1,920.00	B	$32.22	32.22
526-558-046-000	480.00	1,920.00	B	$32.22	32.22
526-558-047-000	480.00	1,920.00	B	$32.22	32.22
526-558-048-000	480.00	1,920.00	B	$32.22	32.22
526-558-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-558-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-558-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-562-001-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-002-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-003-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-004-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-005-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-006-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-562-007-000	3,600.00	14,400.00	B	$32.22	32.22
526-562-008-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-009-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-010-000	2,487.00	9,962.00	B	$32.22	32.22
526-562-011-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-012-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-013-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-014-000	2,626.00	10,507.00	B	$32.22	32.22
526-562-015-000	900.00	3,600.00	B	$32.22	32.22
526-562-016-000	900.00	3,600.00	B	$32.22	32.22
526-562-017-000	900.00	3,600.00	B	$32.22	32.22
526-562-018-000	900.00	3,600.00	B	$32.22	32.22
526-562-019-000	900.00	3,600.00	B	$32.22	32.22
526-562-020-000	900.00	3,600.00	B	$32.22	32.22
526-562-021-000	900.00	3,600.00	B	$32.22	32.22
526-562-022-000	1,135.00	4,544.00	B	$32.22	32.22
526-562-023-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-024-000	1,815.00	7,276.00	B	$32.22	32.22
526-562-025-510	1,050.00	4,204.00	B	$32.22	16.12
526-562-025-520	800.00	3,200.00	B	$32.22	16.12
526-562-026-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-562-028-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-029-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-030-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-031-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-032-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-033-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-034-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-035-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-036-000	1,815.00	7,276.00	B	$32.22	32.22
526-562-037-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-038-000	1,740.00	6,960.00	B	$32.22	32.22
526-562-039-000	1,958.00	7,832.00	B	$32.22	32.22
526-562-040-000	1,155.00	4,624.00	B	$32.22	32.22
526-562-041-000	1,100.00	4,400.00	B	$32.22	32.22
526-562-042-000	905.00	3,635.00	B	$32.22	32.22
526-562-043-000	900.00	3,600.00	B	$32.22	32.22
526-562-044-000	905.00	3,635.00	B	$32.22	32.22
526-562-045-000	900.00	3,600.00	B	$32.22	32.22
526-562-046-000	900.00	3,600.00	B	$32.22	32.22
526-562-047-000	967.00	3,893.00	B	$32.22	32.22
526-562-048-000	900.00	3,600.00	B	$32.22	32.22
526-562-049-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-050-000	2,200.00	8,800.00	B	$32.22	32.22
526-562-051-000	5,227.00	20,928.00	B	$32.22	32.22
526-562-052-000	4,800.00	19,200.00	B	$32.22	32.22
526-564-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-564-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-013-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-564-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-015-000	480.00	1,920.00	B	$32.22	32.22
526-564-016-000	450.00	1,815.00	B	$32.22	32.22
526-564-017-000	538.00	2,170.00	B	$32.22	32.22
526-564-018-000	824.00	3,297.00	B	$32.22	32.22
526-564-019-000	480.00	1,920.00	B	$32.22	32.22
526-564-020-000	886.00	3,549.00	B	$32.22	32.22
526-564-021-000	886.00	3,549.00	B	$32.22	32.22
526-564-022-000	811.00	3,258.00	B	$32.22	32.22
526-564-023-000	800.00	3,200.00	B	$32.22	32.22
526-564-024-000	800.00	3,200.00	B	$32.22	32.22
526-564-025-000	800.00	3,200.00	B	$32.22	32.22
526-564-026-000	800.00	3,200.00	B	$32.22	32.22
526-564-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-564-028-000	800.00	3,200.00	B	$32.22	32.22
526-564-029-000	800.00	3,200.00	B	$32.22	32.22
526-564-030-000	800.00	3,200.00	B	$32.22	32.22
526-564-031-000	800.00	3,200.00	B	$32.22	32.22
526-564-032-000	800.00	3,200.00	B	$32.22	32.22
526-564-033-000	800.00	3,200.00	B	$32.22	32.22
526-564-034-000	800.00	3,200.00	B	$32.22	32.22
526-564-035-000	800.00	3,200.00	B	$32.22	32.22
526-564-036-000	800.00	3,200.00	B	$32.22	32.22
526-564-037-000	927.00	3,710.00	B	$32.22	32.22
526-564-038-000	909.00	3,637.00	B	$32.22	32.22
526-564-039-000	800.00	3,200.00	B	$32.22	32.22
526-564-040-000	808.00	3,233.00	B	$32.22	32.22
526-564-041-000	404.00	1,631.00	B	$32.22	32.22
526-564-042-000	989.00	3,956.00	B	$32.22	32.22
526-564-043-000	480.00	1,920.00	B	$32.22	32.22
526-564-044-000	480.00	1,920.00	B	$32.22	32.22
526-564-045-000	480.00	1,920.00	B	$32.22	32.22
526-564-046-000	840.00	3,363.00	B	$32.22	32.22
526-564-047-000	480.00	1,920.00	B	$32.22	32.22
526-564-048-000	480.00	1,920.00	B	$32.22	32.22
526-564-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-564-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-564-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-565-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-565-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-013-000	480.00	1,920.00	B	$32.22	32.22
526-565-014-000	1,133.00	4,534.00	B	$32.22	32.22
526-565-015-000	480.00	1,920.00	B	$32.22	32.22
526-565-016-000	480.00	1,920.00	B	$32.22	32.22
526-565-017-000	480.00	1,920.00	B	$32.22	32.22
526-565-018-000	480.00	1,920.00	B	$32.22	32.22
526-565-019-000	480.00	1,920.00	B	$32.22	32.22
526-565-020-000	480.00	1,920.00	B	$32.22	32.22
526-565-021-000	480.00	1,920.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-565-022-000	824.00	3,297.00	B	$32.22	32.22
526-565-023-000	800.00	3,200.00	B	$32.22	32.22
526-565-024-000	800.00	3,200.00	B	$32.22	32.22
526-565-025-000	800.00	3,200.00	B	$32.22	32.22
526-565-026-000	800.00	3,200.00	B	$32.22	32.22
526-565-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-565-028-000	800.00	3,200.00	B	$32.22	32.22
526-565-029-000	800.00	3,200.00	B	$32.22	32.22
526-565-030-000	800.00	3,200.00	B	$32.22	32.22
526-565-031-000	800.00	3,200.00	B	$32.22	32.22
526-565-032-000	800.00	3,200.00	B	$32.22	32.22
526-565-033-000	902.00	3,620.00	B	$32.22	32.22
526-565-034-000	800.00	3,200.00	B	$32.22	32.22
526-565-035-000	800.00	3,200.00	B	$32.22	32.22
526-565-036-000	800.00	3,200.00	B	$32.22	32.22
526-565-037-000	945.00	3,783.00	B	$32.22	32.22
526-565-038-000	800.00	3,200.00	B	$32.22	32.22
526-565-039-000	800.00	3,200.00	B	$32.22	32.22
526-565-040-000	703.00	2,832.00	B	$32.22	32.22
526-565-041-000	886.00	3,549.00	B	$32.22	32.22
526-565-042-000	480.00	1,920.00	B	$32.22	32.22
526-565-043-000	480.00	1,920.00	B	$32.22	32.22
526-565-044-000	480.00	1,920.00	B	$32.22	32.22
526-565-045-000	480.00	1,920.00	B	$32.22	32.22
526-565-046-000	840.00	3,363.00	B	$32.22	32.22
526-565-047-000	703.00	2,832.00	B	$32.22	32.22
526-565-048-000	538.00	2,170.00	B	$32.22	32.22
526-565-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-565-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-565-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-566-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-566-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-015-000	480.00	1,920.00	B	$32.22	32.22
526-566-016-000	480.00	1,920.00	B	$32.22	32.22
526-566-017-000	480.00	1,920.00	B	$32.22	32.22
526-566-018-000	480.00	1,920.00	B	$32.22	32.22
526-566-019-000	480.00	1,920.00	B	$32.22	32.22
526-566-020-000	480.00	1,920.00	B	$32.22	32.22
526-566-021-000	840.00	3,363.00	B	$32.22	32.22
526-566-022-000	703.00	2,832.00	B	$32.22	32.22
526-566-023-000	902.00	3,620.00	B	$32.22	32.22
526-566-024-000	886.00	3,549.00	B	$32.22	32.22
526-566-025-000	800.00	3,200.00	B	$32.22	32.22
526-566-026-000	800.00	3,200.00	B	$32.22	32.22
526-566-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-566-028-000	905.00	3,635.00	B	$32.22	32.22
526-566-029-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-566-030-000	800.00	3,200.00	B	$32.22	32.22
526-566-031-000	800.00	3,200.00	B	$32.22	32.22
526-566-032-000	800.00	3,200.00	B	$32.22	32.22
526-566-033-000	800.00	3,200.00	B	$32.22	32.22
526-566-034-000	800.00	3,200.00	B	$32.22	32.22
526-566-035-000	800.00	3,200.00	B	$32.22	32.22
526-566-036-000	1,070.00	4,287.00	B	$32.22	32.22
526-566-037-000	909.00	3,637.00	B	$32.22	32.22
526-566-038-000	800.00	3,200.00	B	$32.22	32.22
526-566-039-000	800.00	3,200.00	B	$32.22	32.22
526-566-040-000	480.00	1,920.00	B	$32.22	32.22
526-566-041-000	480.00	1,920.00	B	$32.22	32.22
526-566-042-000	404.00	1,631.00	B	$32.22	32.22
526-566-043-000	480.00	1,920.00	B	$32.22	32.22
526-566-044-000	480.00	1,920.00	B	$32.22	32.22
526-566-045-000	480.00	1,920.00	B	$32.22	32.22
526-566-046-000	480.00	1,920.00	B	$32.22	32.22
526-566-047-000	480.00	1,920.00	B	$32.22	32.22
526-566-048-000	480.00	1,920.00	B	$32.22	32.22
526-566-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-566-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-566-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-567-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-567-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-015-000	480.00	1,920.00	B	$32.22	32.22
526-567-016-000	703.00	2,832.00	B	$32.22	32.22
526-567-017-000	840.00	3,363.00	B	$32.22	32.22
526-567-018-000	480.00	1,920.00	B	$32.22	32.22
526-567-019-000	480.00	1,920.00	B	$32.22	32.22
526-567-020-000	480.00	1,920.00	B	$32.22	32.22
526-567-021-000	856.00	3,430.00	B	$32.22	32.22
526-567-022-000	480.00	1,920.00	B	$32.22	32.22
526-567-023-000	800.00	3,200.00	B	$32.22	32.22
526-567-024-000	800.00	3,200.00	B	$32.22	32.22
526-567-025-000	902.00	3,620.00	B	$32.22	32.22
526-567-026-000	800.00	3,200.00	B	$32.22	32.22
526-567-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-567-028-000	800.00	3,200.00	B	$32.22	32.22
526-567-029-000	1,070.00	4,287.00	B	$32.22	32.22
526-567-030-000	1,070.00	4,287.00	B	$32.22	32.22
526-567-031-000	800.00	3,200.00	B	$32.22	32.22
526-567-032-000	800.00	3,200.00	B	$32.22	32.22
526-567-033-000	800.00	3,200.00	B	$32.22	32.22
526-567-034-000	800.00	3,200.00	B	$32.22	32.22
526-567-035-000	800.00	3,200.00	B	$32.22	32.22
526-567-036-000	800.00	3,200.00	B	$32.22	32.22
526-567-037-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-567-038-000	800.00	3,200.00	B	$32.22	32.22
526-567-039-000	800.00	3,200.00	B	$32.22	32.22
526-567-040-000	480.00	1,920.00	B	$32.22	32.22
526-567-041-000	480.00	1,920.00	B	$32.22	32.22
526-567-042-000	480.00	1,920.00	B	$32.22	32.22
526-567-043-000	480.00	1,920.00	B	$32.22	32.22
526-567-044-000	480.00	1,920.00	B	$32.22	32.22
526-567-045-000	856.00	3,430.00	B	$32.22	32.22
526-567-046-000	480.00	1,920.00	B	$32.22	32.22
526-567-047-000	480.00	1,920.00	B	$32.22	32.22
526-567-048-000	480.00	1,920.00	B	$32.22	32.22
526-567-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-567-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-567-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-568-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-568-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-015-000	480.00	1,920.00	B	$32.22	32.22
526-568-016-000	480.00	1,920.00	B	$32.22	32.22
526-568-017-000	480.00	1,920.00	B	$32.22	32.22
526-568-018-000	480.00	1,920.00	B	$32.22	32.22
526-568-019-000	480.00	1,920.00	B	$32.22	32.22
526-568-020-000	480.00	1,920.00	B	$32.22	32.22
526-568-021-000	796.00	3,194.00	B	$32.22	32.22
526-568-022-000	840.00	3,363.00	B	$32.22	32.22
526-568-023-000	800.00	3,200.00	B	$32.22	32.22
526-568-024-000	800.00	3,200.00	B	$32.22	32.22
526-568-025-000	800.00	3,200.00	B	$32.22	32.22
526-568-026-000	902.00	3,620.00	B	$32.22	32.22
526-568-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-568-028-000	902.00	3,620.00	B	$32.22	32.22
526-568-029-000	927.00	3,710.00	B	$32.22	32.22
526-568-030-000	800.00	3,200.00	B	$32.22	32.22
526-568-031-000	800.00	3,200.00	B	$32.22	32.22
526-568-032-000	800.00	3,200.00	B	$32.22	32.22
526-568-033-000	927.00	3,710.00	B	$32.22	32.22
526-568-034-000	800.00	3,200.00	B	$32.22	32.22
526-568-035-000	1,070.00	4,287.00	B	$32.22	32.22
526-568-036-000	800.00	3,200.00	B	$32.22	32.22
526-568-037-000	800.00	3,200.00	B	$32.22	32.22
526-568-038-000	945.00	3,783.00	B	$32.22	32.22
526-568-039-000	800.00	3,200.00	B	$32.22	32.22
526-568-040-000	480.00	1,920.00	B	$32.22	32.22
526-568-041-000	480.00	1,920.00	B	$32.22	32.22
526-568-042-000	824.00	3,297.00	B	$32.22	32.22
526-568-043-000	703.00	2,832.00	B	$32.22	32.22
526-568-044-000	538.00	2,170.00	B	$32.22	32.22
526-568-045-000	811.00	3,258.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
526-568-046-000	480.00	1,920.00	B	$32.22	32.22
526-568-047-000	480.00	1,920.00	B	$32.22	32.22
526-568-048-000	480.00	1,920.00	B	$32.22	32.22
526-568-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-568-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-568-052-000	2,800.00	11,200.00	B	$32.22	32.22
526-569-001-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-002-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-003-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-004-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-005-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-006-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-007-000	3,000.00	12,000.00	B	$32.22	32.22
526-569-008-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-009-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-010-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-011-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-012-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-013-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-014-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-015-000	665.00	2,687.00	B	$32.22	32.22
526-569-016-000	824.00	3,297.00	B	$32.22	32.22
526-569-018-000	840.00	3,363.00	B	$32.22	32.22
526-569-019-000	480.00	1,920.00	B	$32.22	32.22
526-569-020-000	480.00	1,920.00	B	$32.22	32.22
526-569-021-000	703.00	2,832.00	B	$32.22	32.22
526-569-022-000	480.00	1,920.00	B	$32.22	32.22
526-569-023-000	800.00	3,200.00	B	$32.22	32.22
526-569-024-000	1,070.00	4,287.00	B	$32.22	32.22
526-569-025-000	1,070.00	4,287.00	B	$32.22	32.22
526-569-026-000	800.00	3,200.00	B	$32.22	32.22
526-569-027-000	2,800.00	11,200.00	B	$32.22	32.22
526-569-028-000	800.00	3,200.00	B	$32.22	32.22
526-569-029-000	800.00	3,200.00	B	$32.22	32.22
526-569-030-000	800.00	3,200.00	B	$32.22	32.22
526-569-031-000	1,070.00	4,287.00	B	$32.22	32.22
526-569-032-000	800.00	3,200.00	B	$32.22	32.22
526-569-033-000	800.00	3,200.00	B	$32.22	32.22
526-569-034-000	800.00	3,200.00	B	$32.22	32.22
526-569-035-000	800.00	3,200.00	B	$32.22	32.22
526-569-036-000	800.00	3,200.00	B	$32.22	32.22
526-569-037-000	1,070.00	4,287.00	B	$32.22	32.22
526-569-038-000	800.00	3,200.00	B	$32.22	32.22
526-569-039-000	800.00	3,200.00	B	$32.22	32.22
526-569-040-000	480.00	1,920.00	B	$32.22	32.22
526-569-041-000	480.00	1,920.00	B	$32.22	32.22
526-569-042-000	480.00	1,920.00	B	$32.22	32.22
526-569-043-000	480.00	1,920.00	B	$32.22	32.22
526-569-044-000	989.00	3,956.00	B	$32.22	32.22
526-569-045-000	989.00	3,956.00	B	$32.22	32.22
526-569-046-000	480.00	1,920.00	B	$32.22	32.22
526-569-047-000	840.00	3,363.00	B	$32.22	32.22
526-569-048-000	856.00	3,430.00	B	$32.22	32.22
526-569-049-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-050-000	1,400.00	5,600.00	B	$32.22	32.22
526-569-051-000	2,800.00	11,200.00	B	$32.22	32.22
526-569-052-000	2,800.00	11,200.00	B	$32.22	32.22
527-201-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-002-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-201-003-000	2,787.00	11,150.00	B	$32.22	32.22
527-201-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-005-000	2,679.00	10,717.00	B	$32.22	32.22
527-201-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-201-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-016-000	987.00	3,970.00	B	$32.22	32.22
527-201-017-000	987.00	3,970.00	B	$32.22	32.22
527-201-018-000	987.00	3,970.00	B	$32.22	32.22
527-201-019-000	987.00	3,970.00	B	$32.22	32.22
527-201-020-000	987.00	3,970.00	B	$32.22	32.22
527-201-021-000	987.00	3,970.00	B	$32.22	32.22
527-201-022-000	987.00	3,970.00	B	$32.22	32.22
527-201-023-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-024-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-025-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-026-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-201-028-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-029-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-030-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-031-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-032-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-033-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-034-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-035-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-036-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-037-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-038-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-201-040-000	987.00	3,970.00	B	$32.22	32.22
527-201-041-000	987.00	3,970.00	B	$32.22	32.22
527-201-042-000	987.00	3,970.00	B	$32.22	32.22
527-201-043-000	987.00	3,970.00	B	$32.22	32.22
527-201-044-000	987.00	3,970.00	B	$32.22	32.22
527-201-045-000	987.00	3,970.00	B	$32.22	32.22
527-201-046-000	987.00	3,970.00	B	$32.22	32.22
527-201-047-000	987.00	3,970.00	B	$32.22	32.22
527-201-048-000	987.00	3,970.00	B	$32.22	32.22
527-201-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-201-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-201-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-202-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-202-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-202-003-510	1,100.00	4,400.00	B	$32.22	16.12
527-202-003-520	1,241.00	4,978.00	B	$32.22	16.12
527-202-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-202-005-510	1,100.00	4,400.00	B	$32.22	16.12
527-202-005-520	1,100.00	4,400.00	B	$32.22	16.12
527-202-006-510	1,100.00	4,400.00	B	$32.22	16.12
527-202-006-520	1,100.00	4,400.00	B	$32.22	16.12
527-202-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-202-008-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-202-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-202-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-202-011-510	1,100.00	4,400.00	B	$32.22	16.12
527-202-011-520	1,100.00	4,400.00	B	$32.22	16.12
527-202-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-202-013-510	1,100.00	4,400.00	B	$32.22	16.12
527-202-013-520	1,100.00	4,400.00	B	$32.22	16.12
527-202-014-000	2,626.00	10,507.00	B	$32.22	32.22
527-202-015-000	900.00	3,600.00	B	$32.22	32.22
527-202-016-000	905.00	3,635.00	B	$32.22	32.22
527-202-017-000	900.00	3,600.00	B	$32.22	32.22
527-202-018-000	900.00	3,600.00	B	$32.22	32.22
527-202-019-000	900.00	3,600.00	B	$32.22	32.22
527-202-020-000	900.00	3,600.00	B	$32.22	32.22
527-202-021-000	905.00	3,635.00	B	$32.22	32.22
527-202-022-000	900.00	3,600.00	B	$32.22	32.22
527-202-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-202-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-029-510	800.00	3,200.00	B	$32.22	16.12
527-202-029-520	800.00	3,200.00	B	$32.22	16.12
527-202-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-031-510	800.00	3,200.00	B	$32.22	16.12
527-202-032-000	1,928.00	7,718.00	B	$32.22	32.22
527-202-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-036-000	1,818.00	7,274.00	B	$32.22	32.22
527-202-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-202-040-000	967.00	3,893.00	B	$32.22	32.22
527-202-041-000	900.00	3,600.00	B	$32.22	32.22
527-202-042-000	1,111.00	4,445.00	B	$32.22	32.22
527-202-043-000	900.00	3,600.00	B	$32.22	32.22
527-202-044-000	900.00	3,600.00	B	$32.22	32.22
527-202-045-000	900.00	3,600.00	B	$32.22	32.22
527-202-046-000	967.00	3,893.00	B	$32.22	32.22
527-202-047-000	900.00	3,600.00	B	$32.22	32.22
527-202-048-000	1,014.00	4,073.00	B	$32.22	32.22
527-202-049-510	1,387.00	5,563.00	B	$32.22	16.12
527-202-049-520	1,108.00	4,439.00	B	$32.22	16.12
527-202-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-202-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-202-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-205-001-000	2,733.00	10,932.00	B	$32.22	32.22
527-205-002-000	2,497.00	10,006.00	B	$32.22	32.22
527-205-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-205-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-205-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-205-006-510	1,111.00	4,445.00	B	$32.22	16.12
527-205-006-520	1,100.00	4,400.00	B	$32.22	16.12
527-205-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-205-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-205-008-520	1,100.00	4,400.00	B	$32.22	16.12
527-205-009-000	2,142.00	8,576.00	B	$32.22	32.22
527-205-010-000	2,487.00	9,962.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-205-011-510	1,100.00	4,400.00	B	$32.22	16.12
527-205-011-520	1,100.00	4,400.00	B	$32.22	16.12
527-205-012-510	1,100.00	4,400.00	B	$32.22	16.12
527-205-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-205-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-205-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-205-016-000	996.00	3,994.00	B	$32.22	32.22
527-205-017-000	900.00	3,600.00	B	$32.22	32.22
527-205-018-000	1,050.00	4,204.00	B	$32.22	32.22
527-205-019-000	900.00	3,600.00	B	$32.22	32.22
527-205-020-000	900.00	3,600.00	B	$32.22	32.22
527-205-021-000	900.00	3,600.00	B	$32.22	32.22
527-205-022-000	900.00	3,600.00	B	$32.22	32.22
527-205-023-510	800.00	3,200.00	B	$32.22	16.12
527-205-023-520	800.00	3,200.00	B	$32.22	16.12
527-205-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-025-000	1,714.00	6,861.00	B	$32.22	32.22
527-205-026-510	800.00	3,200.00	B	$32.22	16.12
527-205-026-520	800.00	3,200.00	B	$32.22	16.12
527-205-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-205-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-030-510	1,014.00	4,073.00	B	$32.22	16.12
527-205-030-520	800.00	3,200.00	B	$32.22	16.12
527-205-031-510	800.00	3,200.00	B	$32.22	16.12
527-205-031-520	800.00	3,200.00	B	$32.22	16.12
527-205-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-034-000	1,818.00	7,274.00	B	$32.22	32.22
527-205-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-205-038-000	2,042.00	8,183.00	B	$32.22	32.22
527-205-039-000	2,042.00	8,183.00	B	$32.22	32.22
527-205-040-000	1,111.00	4,445.00	B	$32.22	32.22
527-205-041-000	900.00	3,600.00	B	$32.22	32.22
527-205-042-000	900.00	3,600.00	B	$32.22	32.22
527-205-043-000	1,050.00	4,204.00	B	$32.22	32.22
527-205-044-000	900.00	3,600.00	B	$32.22	32.22
527-205-045-000	967.00	3,893.00	B	$32.22	32.22
527-205-046-000	996.00	3,994.00	B	$32.22	32.22
527-205-047-000	900.00	3,600.00	B	$32.22	32.22
527-205-048-000	900.00	3,600.00	B	$32.22	32.22
527-205-049-000	1,100.00	4,400.00	B	$32.22	16.12
527-205-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-205-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-205-052-000	5,431.00	21,738.00	B	$32.22	32.22
527-206-001-510	1,100.00	4,400.00	B	$32.22	16.12
527-206-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-206-002-510	1,100.00	4,400.00	B	$32.22	16.12
527-206-002-520	1,100.00	4,400.00	B	$32.22	16.12
527-206-003-510	1,576.00	4,729.00	B	$32.22	16.12
527-206-003-520	1,100.00	4,400.00	B	$32.22	16.12
527-206-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-206-004-520	1,241.00	4,978.00	B	$32.22	16.12
527-206-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-206-006-510	1,100.00	4,400.00	B	$32.22	16.12
527-206-006-520	1,100.00	4,400.00	B	$32.22	16.12
527-206-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-206-008-000	2,487.00	9,962.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-206-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-206-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-206-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-206-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-206-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-206-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-206-015-000	963.00	3,858.00	B	$32.22	32.22
527-206-016-000	1,133.00	4,534.00	B	$32.22	32.22
527-206-017-000	1,133.00	4,534.00	B	$32.22	32.22
527-206-018-000	900.00	3,600.00	B	$32.22	32.22
527-206-019-000	886.00	3,549.00	B	$32.22	32.22
527-206-020-000	886.00	3,550.00	B	$32.22	32.22
527-206-021-000	900.00	3,600.00	B	$32.22	32.22
527-206-022-000	963.00	3,858.00	B	$32.22	32.22
527-206-023-000	1,891.00	7,567.00	B	$32.22	32.22
527-206-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-206-025-000	1,734.00	6,957.00	B	$32.22	32.22
527-206-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-206-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-206-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-206-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-206-030-000	1,774.00	7,768.00	B	$32.22	32.22
527-206-031-000	1,774.00	7,768.00	B	$32.22	32.22
527-206-032-000	2,042.00	8,183.00	B	$32.22	32.22
527-206-033-000	2,042.00	8,183.00	B	$32.22	32.22
527-206-034-000	1,815.00	7,276.00	B	$32.22	32.22
527-206-035-510	800.00	3,200.00	B	$32.22	16.12
527-206-035-520	1,181.00	3,546.00	B	$32.22	16.12
527-206-036-510	800.00	3,200.00	B	$32.22	16.12
527-206-036-520	800.00	3,200.00	B	$32.22	16.12
527-206-037-000	1,928.00	7,718.00	B	$32.22	32.22
527-206-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-206-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-206-040-000	900.00	3,600.00	B	$32.22	32.22
527-206-041-000	987.00	3,970.00	B	$32.22	32.22
527-206-042-000	987.00	3,970.00	B	$32.22	32.22
527-206-043-000	963.00	3,858.00	B	$32.22	32.22
527-206-044-000	900.00	3,600.00	B	$32.22	32.22
527-206-045-000	900.00	3,600.00	B	$32.22	32.22
527-206-046-000	900.00	3,600.00	B	$32.22	32.22
527-206-047-000	900.00	3,600.00	B	$32.22	32.22
527-206-048-000	900.00	3,600.00	B	$32.22	32.22
527-206-049-510	1,108.00	4,439.00	B	$32.22	16.12
527-206-049-520	1,100.00	4,400.00	B	$32.22	16.12
527-206-050-510	1,100.00	4,400.00	B	$32.22	16.12
527-206-050-520	1,100.00	4,400.00	B	$32.22	16.12
527-206-051-000	5,332.00	21,346.00	B	$32.22	32.22
527-206-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-212-001-000	3,031.00	12,124.00	B	$32.22	32.22
527-212-002-000	3,620.00	14,492.00	B	$32.22	32.22
527-212-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-005-000	3,091.00	12,366.00	B	$32.22	32.22
527-212-006-000	3,430.00	13,723.00	B	$32.22	32.22
527-212-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-212-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-011-000	3,573.00	14,295.00	B	$32.22	32.22
527-212-012-000	3,200.00	12,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-212-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-016-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-017-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-018-000	1,714.00	6,861.00	B	$32.22	32.22
527-212-019-000	1,714.00	6,861.00	B	$32.22	32.22
527-212-020-000	1,616.00	6,466.00	B	$32.22	32.22
527-212-021-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-023-000	2,440.00	9,768.00	B	$32.22	32.22
527-212-024-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-026-000	2,497.00	10,006.00	B	$32.22	32.22
527-212-027-000	3,276.00	13,108.00	B	$32.22	32.22
527-212-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-030-000	2,497.00	10,006.00	B	$32.22	32.22
527-212-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-033-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-034-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-036-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-037-000	2,020.00	10,103.00	B	$32.22	32.22
527-212-038-000	2,101.00	8,409.00	B	$32.22	32.22
527-212-039-000	2,200.00	8,800.00	B	$32.22	32.22
527-212-040-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-043-000	1,774.00	7,102.00	B	$32.22	32.22
527-212-044-000	1,701.00	6,819.00	B	$32.22	32.22
527-212-045-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-046-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-212-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-212-050-000	3,620.00	14,492.00	B	$32.22	32.22
527-212-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-212-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-215-001-510	1,100.00	4,400.00	B	$32.22	16.12
527-215-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-215-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-215-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-215-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-215-004-520	1,241.00	4,978.00	B	$32.22	16.12
527-215-005-000	2,679.00	10,717.00	B	$32.22	32.22
527-215-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-215-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-215-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-215-008-520	1,100.00	4,400.00	B	$32.22	16.12
527-215-009-000	2,679.00	10,717.00	B	$32.22	32.22
527-215-010-000	2,142.00	8,576.00	B	$32.22	32.22
527-215-011-510	1,100.00	4,400.00	B	$32.22	16.12
527-215-011-520	1,100.00	4,400.00	B	$32.22	16.12
527-215-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-215-013-510	1,100.00	4,400.00	B	$32.22	16.12
527-215-013-520	1,133.00	4,534.00	B	$32.22	16.12
527-215-014-510	1,100.00	4,400.00	B	$32.22	16.12
527-215-014-520	1,100.00	4,400.00	B	$32.22	16.12
527-215-016-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-215-017-000	900.00	3,600.00	B	$32.22	32.22
527-215-018-000	900.00	3,600.00	B	$32.22	32.22
527-215-019-000	900.00	3,600.00	B	$32.22	32.22
527-215-020-000	900.00	3,600.00	B	$32.22	32.22
527-215-021-000	900.00	3,600.00	B	$32.22	32.22
527-215-022-000	1,111.00	4,445.00	B	$32.22	32.22
527-215-023-000	1,855.00	7,420.00	B	$32.22	32.22
527-215-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-215-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-029-000	2,042.00	8,183.00	B	$32.22	32.22
527-215-030-000	2,042.00	8,183.00	B	$32.22	32.22
527-215-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-033-000	1,891.00	7,567.00	B	$32.22	32.22
527-215-034-000	1,965.00	7,876.00	B	$32.22	32.22
527-215-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-037-510	800.00	3,200.00	B	$32.22	16.12
527-215-037-520	808.00	3,233.00	B	$32.22	16.12
527-215-038-510	800.00	3,200.00	B	$32.22	16.12
527-215-038-520	800.00	3,200.00	B	$32.22	16.12
527-215-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-215-040-000	900.00	3,600.00	B	$32.22	32.22
527-215-041-000	1,111.00	4,445.00	B	$32.22	32.22
527-215-042-000	900.00	3,600.00	B	$32.22	32.22
527-215-043-000	900.00	3,600.00	B	$32.22	32.22
527-215-044-000	900.00	3,600.00	B	$32.22	32.22
527-215-045-000	900.00	3,600.00	B	$32.22	32.22
527-215-046-000	987.00	3,970.00	B	$32.22	32.22
527-215-047-000	900.00	3,600.00	B	$32.22	32.22
527-215-048-000	900.00	3,600.00	B	$32.22	32.22
527-215-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-215-050-510	1,100.00	4,400.00	B	$32.22	16.12
527-215-050-520	1,100.00	4,400.00	B	$32.22	16.12
527-215-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-215-052-000	5,453.00	21,837.00	B	$32.22	32.22
527-216-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-216-004-520	1,607.00	4,823.00	B	$32.22	16.12
527-216-005-510	1,100.00	4,400.00	B	$32.22	16.12
527-216-005-520	1,100.00	4,400.00	B	$32.22	16.12
527-216-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-216-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-216-008-520	1,133.00	4,534.00	B	$32.22	16.12
527-216-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-010-510	1,576.00	4,729.00	B	$32.22	16.12
527-216-010-520	1,100.00	4,400.00	B	$32.22	16.12
527-216-011-510	1,100.00	4,400.00	B	$32.22	16.12
527-216-011-520	1,100.00	4,400.00	B	$32.22	16.12
527-216-012-510	1,100.00	4,400.00	B	$32.22	16.12
527-216-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-216-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-015-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-216-016-000	900.00	3,600.00	B	$32.22	32.22
527-216-017-000	900.00	3,600.00	B	$32.22	32.22
527-216-018-000	905.00	3,635.00	B	$32.22	32.22
527-216-019-000	900.00	3,600.00	B	$32.22	32.22
527-216-020-000	900.00	3,600.00	B	$32.22	32.22
527-216-021-000	900.00	3,600.00	B	$32.22	32.22
527-216-022-000	1,050.00	4,204.00	B	$32.22	32.22
527-216-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-025-510	800.00	3,200.00	B	$32.22	16.12
527-216-025-520	824.00	3,297.00	B	$32.22	16.12
527-216-026-510	800.00	3,200.00	B	$32.22	16.12
527-216-026-520	800.00	3,200.00	B	$32.22	16.12
527-216-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-216-028-000	1,928.00	7,718.00	B	$32.22	32.22
527-216-029-000	1,928.00	7,718.00	B	$32.22	32.22
527-216-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-031-000	1,815.00	7,276.00	B	$32.22	32.22
527-216-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-034-510	1,181.00	3,546.00	B	$32.22	16.12
527-216-034-520	800.00	3,200.00	B	$32.22	16.12
527-216-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-216-039-000	1,891.00	7,567.00	B	$32.22	32.22
527-216-040-000	905.00	3,635.00	B	$32.22	32.22
527-216-041-000	1,111.00	4,445.00	B	$32.22	32.22
527-216-042-000	1,070.00	4,287.00	B	$32.22	32.22
527-216-043-000	900.00	3,600.00	B	$32.22	32.22
527-216-044-000	1,050.00	4,204.00	B	$32.22	32.22
527-216-045-000	900.00	3,600.00	B	$32.22	32.22
527-216-046-000	1,111.00	4,445.00	B	$32.22	32.22
527-216-047-000	1,050.00	4,204.00	B	$32.22	32.22
527-216-048-000	1,111.00	4,445.00	B	$32.22	32.22
527-216-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-216-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-216-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-218-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-002-000	3,549.00	14,209.00	B	$32.22	32.22
527-218-003-000	3,031.00	12,124.00	B	$32.22	32.22
527-218-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-005-000	3,549.00	14,209.00	B	$32.22	32.22
527-218-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-007-000	8,868.00	35,490.00	B	$32.22	32.22
527-218-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-015-000	1,769.00	7,094.00	B	$32.22	32.22
527-218-016-000	1,648.00	6,595.00	B	$32.22	32.22
527-218-017-000	1,588.00	6,365.00	B	$32.22	32.22
527-218-018-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-019-000	1,774.00	7,102.00	B	$32.22	32.22
527-218-020-000	1,681.00	6,726.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-218-021-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-023-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-024-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-026-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-033-000	2,487.00	9,962.00	B	$32.22	32.22
527-218-034-000	2,440.00	9,768.00	B	$32.22	32.22
527-218-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-036-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-038-000	2,200.00	8,800.00	B	$32.22	32.22
527-218-040-000	1,701.00	6,819.00	B	$32.22	32.22
527-218-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-045-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-046-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-218-048-000	1,616.00	6,466.00	B	$32.22	32.22
527-218-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-218-050-000	3,031.00	12,124.00	B	$32.22	32.22
527-218-051-000	8,868.00	35,490.00	B	$32.22	32.22
527-218-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-223-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-003-510	1,100.00	4,400.00	B	$32.22	16.12
527-223-003-520	1,100.00	4,400.00	B	$32.22	16.12
527-223-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-223-008-000	2,218.00	8,880.00	B	$32.22	32.22
527-223-009-000	2,218.00	8,880.00	B	$32.22	32.22
527-223-010-000	2,497.00	10,006.00	B	$32.22	32.22
527-223-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-012-000	2,733.00	10,932.00	B	$32.22	32.22
527-223-013-510	1,100.00	4,400.00	B	$32.22	16.12
527-223-013-520	1,100.00	4,400.00	B	$32.22	16.12
527-223-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-016-000	1,050.00	4,204.00	B	$32.22	32.22
527-223-017-000	900.00	3,600.00	B	$32.22	32.22
527-223-018-000	905.00	3,635.00	B	$32.22	32.22
527-223-019-000	1,014.00	4,073.00	B	$32.22	32.22
527-223-020-000	963.00	3,858.00	B	$32.22	32.22
527-223-021-000	1,014.00	4,073.00	B	$32.22	32.22
527-223-022-000	900.00	3,600.00	B	$32.22	32.22
527-223-023-000	1,855.00	7,420.00	B	$32.22	32.22
527-223-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-025-000	1,818.00	7,274.00	B	$32.22	32.22
527-223-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-223-028-510	996.00	3,994.00	B	$32.22	16.12
527-223-028-520	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-223-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-031-510	808.00	3,233.00	B	$32.22	16.12
527-223-031-520	800.00	3,200.00	B	$32.22	16.12
527-223-032-510	800.00	3,200.00	B	$32.22	16.12
527-223-032-520	800.00	3,200.00	B	$32.22	16.12
527-223-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-036-000	1,366.00	7,042.00	B	$32.22	32.22
527-223-037-000	1,891.00	7,567.00	B	$32.22	32.22
527-223-038-510	905.00	3,635.00	B	$32.22	16.12
527-223-038-520	800.00	3,200.00	B	$32.22	16.12
527-223-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-223-040-000	900.00	3,600.00	B	$32.22	32.22
527-223-041-000	1,070.00	4,287.00	B	$32.22	32.22
527-223-042-000	963.00	3,858.00	B	$32.22	32.22
527-223-043-000	900.00	3,600.00	B	$32.22	32.22
527-223-044-000	900.00	3,600.00	B	$32.22	32.22
527-223-045-000	900.00	3,600.00	B	$32.22	32.22
527-223-046-000	900.00	3,600.00	B	$32.22	32.22
527-223-047-000	886.00	3,549.00	B	$32.22	32.22
527-223-048-000	886.00	3,549.00	B	$32.22	32.22
527-223-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-223-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-223-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-224-001-000	2,733.00	10,932.00	B	$32.22	32.22
527-224-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-224-004-520	1,100.00	4,400.00	B	$32.22	16.12
527-224-005-510	1,100.00	4,400.00	B	$32.22	16.12
527-224-005-520	1,100.00	4,400.00	B	$32.22	16.12
527-224-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-224-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-012-510	1,100.00	4,400.00	B	$32.22	16.12
527-224-012-520	1,607.00	4,823.00	B	$32.22	16.12
527-224-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-015-000	900.00	3,600.00	B	$32.22	32.22
527-224-016-000	900.00	3,600.00	B	$32.22	32.22
527-224-017-000	900.00	3,600.00	B	$32.22	32.22
527-224-018-000	900.00	3,600.00	B	$32.22	32.22
527-224-019-000	900.00	3,600.00	B	$32.22	32.22
527-224-020-000	996.00	3,994.00	B	$32.22	32.22
527-224-021-000	900.00	3,600.00	B	$32.22	32.22
527-224-022-000	967.00	3,893.00	B	$32.22	32.22
527-224-023-000	1,855.00	7,420.00	B	$32.22	32.22
527-224-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-025-510	800.00	3,200.00	B	$32.22	16.12
527-224-025-520	1,181.00	3,546.00	B	$32.22	16.12
527-224-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-224-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-029-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-224-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-038-000	2,123.00	8,515.00	B	$32.22	32.22
527-224-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-224-040-000	900.00	3,600.00	B	$32.22	32.22
527-224-041-000	900.00	3,600.00	B	$32.22	32.22
527-224-042-000	900.00	3,600.00	B	$32.22	32.22
527-224-043-000	900.00	3,600.00	B	$32.22	32.22
527-224-044-000	900.00	3,600.00	B	$32.22	32.22
527-224-045-000	900.00	3,600.00	B	$32.22	32.22
527-224-046-000	967.00	3,893.00	B	$32.22	32.22
527-224-047-000	900.00	3,600.00	B	$32.22	32.22
527-224-048-000	900.00	3,600.00	B	$32.22	32.22
527-224-049-000	2,733.00	10,932.00	B	$32.22	32.22
527-224-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-224-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-224-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-225-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-004-000	3,497.00	13,997.00	B	$32.22	32.22
527-225-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-007-000	8,409.00	33,636.00	B	$32.22	32.22
527-225-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-009-000	3,620.00	14,492.00	B	$32.22	32.22
527-225-010-000	3,031.00	12,124.00	B	$32.22	32.22
527-225-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-012-000	3,430.00	13,723.00	B	$32.22	32.22
527-225-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-014-000	3,635.00	14,558.00	B	$32.22	32.22
527-225-016-000	1,774.00	7,102.00	B	$32.22	32.22
527-225-017-000	1,734.00	6,957.00	B	$32.22	32.22
527-225-018-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-019-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-020-000	1,648.00	6,595.00	B	$32.22	32.22
527-225-021-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-022-000	1,500.00	6,000.00	B	$32.22	32.22
527-225-023-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-024-000	2,000.00	8,000.00	B	$32.22	32.22
527-225-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-026-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-225-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-033-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-034-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-036-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-037-000	2,521.00	10,090.00	B	$32.22	32.22
527-225-038-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-225-039-000	2,200.00	8,800.00	B	$32.22	32.22
527-225-040-000	1,500.00	6,000.00	B	$32.22	32.22
527-225-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-044-000	1,769.00	7,094.00	B	$32.22	32.22
527-225-045-000	1,714.00	6,861.00	B	$32.22	32.22
527-225-046-000	1,747.00	6,997.00	B	$32.22	32.22
527-225-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-225-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-225-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-225-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-226-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-226-002-510	1,100.00	4,400.00	B	$32.22	16.12
527-226-002-520	1,100.00	4,400.00	B	$32.22	16.12
527-226-003-000	2,733.00	10,932.00	B	$32.22	32.22
527-226-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-226-005-000	2,487.00	9,962.00	B	$32.22	32.22
527-226-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-226-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-226-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-226-008-520	1,100.00	4,400.00	B	$32.22	16.12
527-226-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-226-010-510	1,100.00	4,400.00	B	$32.22	16.12
527-226-010-520	1,100.00	4,400.00	B	$32.22	16.12
527-226-011-000	2,733.00	10,932.00	B	$32.22	32.22
527-226-012-000	2,679.00	10,717.00	B	$32.22	32.22
527-226-013-000	1,100.00	4,400.00	B	$32.22	16.12
527-226-014-000	2,626.00	10,507.00	B	$32.22	32.22
527-226-016-000	900.00	3,600.00	B	$32.22	32.22
527-226-017-000	1,014.00	4,073.00	B	$32.22	32.22
527-226-018-000	963.00	3,858.00	B	$32.22	32.22
527-226-019-000	900.00	3,600.00	B	$32.22	32.22
527-226-020-000	900.00	3,600.00	B	$32.22	32.22
527-226-021-000	900.00	3,600.00	B	$32.22	32.22
527-226-022-000	900.00	3,600.00	B	$32.22	32.22
527-226-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-025-510	800.00	3,200.00	B	$32.22	16.12
527-226-025-520	800.00	3,200.00	B	$32.22	16.12
527-226-026-000	1,734.00	6,957.00	B	$32.22	32.22
527-226-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-226-028-000	1,714.00	6,861.00	B	$32.22	32.22
527-226-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-032-000	1,818.00	7,274.00	B	$32.22	32.22
527-226-033-510	872.00	3,497.00	B	$32.22	16.12
527-226-033-520	800.00	3,200.00	B	$32.22	16.12
527-226-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-035-510	800.00	3,200.00	B	$32.22	16.12
527-226-035-520	800.00	3,200.00	B	$32.22	16.12
527-226-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-037-000	1,855.00	7,420.00	B	$32.22	32.22
527-226-038-000	1,714.00	6,861.00	B	$32.22	32.22
527-226-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-226-040-000	900.00	3,600.00	B	$32.22	32.22
527-226-041-000	1,070.00	4,287.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-226-042-000	905.00	3,635.00	B	$32.22	32.22
527-226-043-000	900.00	3,600.00	B	$32.22	32.22
527-226-044-000	1,111.00	4,445.00	B	$32.22	32.22
527-226-045-000	800.00	3,200.00	B	$32.22	32.22
527-226-046-000	900.00	3,600.00	B	$32.22	32.22
527-226-047-000	900.00	3,600.00	B	$32.22	32.22
527-226-048-000	1,133.00	4,534.00	B	$32.22	32.22
527-226-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-226-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-226-051-000	4,834.00	19,341.00	B	$32.22	32.22
527-226-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-231-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-006-000	2,267.00	9,068.00	B	$32.22	32.22
527-231-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-231-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-231-024-000	1,515.00	5,051.00	B	$32.22	32.22
527-231-025-510	859.00	3,454.00	B	$32.22	16.12
527-231-025-520	824.00	3,297.00	B	$32.22	16.12
527-231-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-231-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-231-028-510	800.00	3,200.00	B	$32.22	16.12
527-231-028-520	800.00	3,200.00	B	$32.22	16.12
527-231-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-231-030-510	800.00	3,200.00	B	$32.22	16.12
527-231-030-520	800.00	3,200.00	B	$32.22	16.12
527-231-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-231-032-510	800.00	3,200.00	B	$32.22	16.12
527-231-032-520	800.00	3,200.00	B	$32.22	16.12
527-231-033-510	800.00	3,200.00	B	$32.22	16.12
527-231-033-520	800.00	3,200.00	B	$32.22	16.12
527-231-034-510	800.00	3,200.00	B	$32.22	16.12
527-231-034-520	800.00	3,200.00	B	$32.22	16.12
527-231-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-231-036-000	1,714.00	6,861.00	B	$32.22	32.22
527-231-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-231-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-231-039-510	800.00	3,200.00	B	$32.22	16.12
527-231-039-520	800.00	3,200.00	B	$32.22	16.12
527-231-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-043-000	1,295.00	5,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-231-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-231-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-231-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-231-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-232-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-232-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-232-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-232-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-232-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-232-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-232-051-000	4,600.00	18,400.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-232-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-233-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-233-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-023-510	800.00	3,200.00	B	$32.22	16.12
527-233-023-520	996.00	3,994.00	B	$32.22	16.12
527-233-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-025-510	800.00	3,200.00	B	$32.22	16.12
527-233-025-520	902.00	3,620.00	B	$32.22	16.12
527-233-026-000	1,815.00	7,276.00	B	$32.22	32.22
527-233-027-000	3,180.00	12,736.00	B	$32.22	32.22
527-233-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-029-000	1,648.00	6,595.00	B	$32.22	32.22
527-233-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-033-510	800.00	3,200.00	B	$32.22	16.12
527-233-033-520	800.00	3,200.00	B	$32.22	16.12
527-233-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-233-039-000	1,714.00	6,861.00	B	$32.22	32.22
527-233-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-233-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-233-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-233-052-000	6,306.00	25,227.00	B	$32.22	32.22
527-234-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-005-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-234-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-234-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-234-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-234-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-234-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-234-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-234-052-000	6,306.00	25,227.00	B	$32.22	32.22
527-239-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-239-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-013-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-239-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-023-000	1,774.00	7,768.00	B	$32.22	32.22
527-239-024-000	1,774.00	7,768.00	B	$32.22	32.22
527-239-025-000	1,681.00	6,726.00	B	$32.22	32.22
527-239-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-239-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-030-000	1,714.00	6,861.00	B	$32.22	32.22
527-239-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-032-000	1,714.00	6,861.00	B	$32.22	32.22
527-239-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-034-000	1,818.00	7,274.00	B	$32.22	32.22
527-239-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-239-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-239-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-239-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-239-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-239-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-240-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-240-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-022-000	1,295.00	5,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-240-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-240-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-240-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-240-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-240-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-240-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-241-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-241-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-023-510	800.00	3,200.00	B	$32.22	16.12
527-241-023-520	800.00	3,200.00	B	$32.22	16.12
527-241-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-026-510	800.00	3,200.00	B	$32.22	16.12
527-241-026-520	800.00	3,200.00	B	$32.22	16.12
527-241-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-241-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-029-000	1,681.00	6,726.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-241-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-032-510	859.00	3,454.00	B	$32.22	16.12
527-241-032-520	800.00	3,200.00	B	$32.22	16.12
527-241-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-034-000	2,033.00	8,151.00	B	$32.22	32.22
527-241-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-036-510	800.00	3,200.00	B	$32.22	16.12
527-241-036-520	800.00	3,200.00	B	$32.22	16.12
527-241-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-241-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-241-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-241-051-000	4,800.00	18,400.00	B	$32.22	32.22
527-241-052-000	5,453.00	21,837.00	B	$32.22	32.22
527-242-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-242-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-242-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-035-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-242-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-242-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-242-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-242-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-242-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-242-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-248-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-248-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-016-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-017-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-018-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-019-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-020-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-021-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-022-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-023-000	5,237.00	20,979.00	B	$32.22	32.22
527-248-024-000	4,727.00	18,932.00	B	$32.22	32.22
527-248-025-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-026-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-248-028-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-029-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-030-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-031-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-032-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-033-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-034-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-035-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-036-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-037-000	3,072.00	12,304.00	B	$32.22	32.22
527-248-038-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-039-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-040-000	2,359.00	9,464.00	B	$32.22	32.22
527-248-041-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-042-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-043-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-044-000	1,769.00	7,094.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-248-045-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-046-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-047-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-048-000	1,769.00	7,094.00	B	$32.22	32.22
527-248-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-248-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-248-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-252-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-007-000	2,800.00	11,200.00	B	$32.22	32.22
527-252-008-000	2,101.00	8,409.00	B	$32.22	32.22
527-252-009-000	2,267.00	9,068.00	B	$32.22	32.22
527-252-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-011-000	2,267.00	9,068.00	B	$32.22	32.22
527-252-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-014-000	2,497.00	10,006.00	B	$32.22	32.22
527-252-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-252-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-252-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-252-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-252-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-252-050-000	2,267.00	9,068.00	B	$32.22	32.22
527-252-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-252-052-000	5,431.00	21,738.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-253-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-004-000	2,101.00	8,409.00	B	$32.22	32.22
527-253-005-000	2,267.00	9,068.00	B	$32.22	32.22
527-253-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-253-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-023-510	800.00	3,200.00	B	$32.22	16.12
527-253-023-520	800.00	3,200.00	B	$32.22	16.12
527-253-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-025-510	996.00	3,994.00	B	$32.22	16.12
527-253-025-520	800.00	3,200.00	B	$32.22	16.12
527-253-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-253-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-030-000	2,042.00	8,183.00	B	$32.22	32.22
527-253-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-032-000	1,818.00	7,274.00	B	$32.22	32.22
527-253-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-253-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-253-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-253-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-253-052-000	5,453.00	21,837.00	B	$32.22	32.22
527-254-001-000	2,267.00	9,068.00	B	$32.22	32.22
527-254-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-006-000	2,267.00	9,068.00	B	$32.22	32.22
527-254-007-000	3,600.00	14,400.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-254-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-009-000	2,267.00	9,068.00	B	$32.22	32.22
527-254-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-254-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-254-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-254-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-254-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-254-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-254-052-000	6,431.00	25,731.00	B	$32.22	32.22
527-301-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-006-510	1,100.00	4,400.00	B	$32.22	16.12
527-301-006-520	1,100.00	4,400.00	B	$32.22	16.12
527-301-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-301-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-301-008-520	1,111.00	4,445.00	B	$32.22	16.12
527-301-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-011-000	2,787.00	11,150.00	B	$32.22	32.22
527-301-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-013-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-301-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-015-000	900.00	3,600.00	B	$32.22	32.22
527-301-016-000	987.00	3,970.00	B	$32.22	32.22
527-301-017-000	1,050.00	4,204.00	B	$32.22	32.22
527-301-018-000	900.00	3,600.00	B	$32.22	32.22
527-301-019-000	900.00	3,600.00	B	$32.22	32.22
527-301-020-000	900.00	3,600.00	B	$32.22	32.22
527-301-021-000	900.00	3,600.00	B	$32.22	32.22
527-301-022-000	900.00	3,600.00	B	$32.22	32.22
527-301-023-000	1,600.00	6,400.00	B	$32.22	32.22
527-301-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-301-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-301-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-301-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-301-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-301-029-000	1,855.00	7,420.00	B	$32.22	32.22
527-301-030-000	1,855.00	7,420.00	B	$32.22	32.22
527-301-031-000	1,855.00	7,420.00	B	$32.22	32.22
527-301-032-000	1,855.00	7,420.00	B	$32.22	32.22
527-301-033-000	1,500.00	6,000.00	B	$32.22	32.22
527-301-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-301-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-301-036-000	1,600.00	6,400.00	B	$32.22	32.22
527-301-037-000	1,714.00	6,861.00	B	$32.22	32.22
527-301-038-000	2,036.00	8,164.00	B	$32.22	32.22
527-301-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-301-040-000	900.00	3,600.00	B	$32.22	32.22
527-301-041-000	1,070.00	4,287.00	B	$32.22	32.22
527-301-042-000	900.00	3,600.00	B	$32.22	32.22
527-301-043-000	1,014.00	4,073.00	B	$32.22	32.22
527-301-044-000	1,133.00	4,534.00	B	$32.22	32.22
527-301-045-000	1,133.00	4,534.00	B	$32.22	32.22
527-301-046-000	905.00	3,635.00	B	$32.22	32.22
527-301-047-000	900.00	3,600.00	B	$32.22	32.22
527-301-048-000	900.00	3,600.00	B	$32.22	32.22
527-301-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-301-050-510	1,100.00	4,400.00	B	$32.22	16.12
527-301-050-520	1,100.00	4,400.00	B	$32.22	16.12
527-301-051-000	4,941.00	19,794.00	B	$32.22	32.22
527-301-052-000	5,327.00	21,314.00	B	$32.22	32.22
527-302-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-302-002-000	2,142.00	8,576.00	B	$32.22	32.22
527-302-003-510	1,100.00	4,400.00	B	$32.22	16.12
527-302-003-520	1,100.00	4,400.00	B	$32.22	16.12
527-302-004-510	1,241.00	4,978.00	B	$32.22	16.12
527-302-004-520	1,030.00	4,122.00	B	$32.22	16.12
527-302-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-302-006-510	1,241.00	4,978.00	B	$32.22	16.12
527-302-006-520	940.00	4,605.00	B	$32.22	16.12
527-302-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-302-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-302-009-510	1,100.00	4,400.00	B	$32.22	16.12
527-302-009-520	1,100.00	4,400.00	B	$32.22	16.12
527-302-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-302-011-000	2,626.00	10,507.00	B	$32.22	32.22
527-302-012-000	2,547.00	10,206.00	B	$32.22	32.22
527-302-013-000	2,733.00	10,932.00	B	$32.22	32.22
527-302-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-302-016-000	1,111.00	4,445.00	B	$32.22	32.22
527-302-017-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-302-018-000	900.00	3,600.00	B	$32.22	32.22
527-302-019-000	900.00	3,600.00	B	$32.22	32.22
527-302-020-000	900.00	3,600.00	B	$32.22	32.22
527-302-021-000	900.00	3,600.00	B	$32.22	32.22
527-302-022-000	996.00	3,994.00	B	$32.22	32.22
527-302-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-024-510	800.00	3,200.00	B	$32.22	16.12
527-302-024-520	800.00	3,200.00	B	$32.22	16.12
527-302-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-302-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-031-510	996.00	3,994.00	B	$32.22	16.12
527-302-031-520	800.00	3,200.00	B	$32.22	16.12
527-302-032-510	800.00	3,200.00	B	$32.22	16.12
527-302-032-520	800.00	3,200.00	B	$32.22	16.12
527-302-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-302-040-000	900.00	3,600.00	B	$32.22	32.22
527-302-041-000	900.00	3,600.00	B	$32.22	32.22
527-302-042-000	900.00	3,600.00	B	$32.22	32.22
527-302-043-000	1,050.00	4,204.00	B	$32.22	32.22
527-302-044-000	987.00	3,970.00	B	$32.22	32.22
527-302-045-000	900.00	3,600.00	B	$32.22	32.22
527-302-046-000	900.00	3,600.00	B	$32.22	32.22
527-302-047-000	900.00	3,600.00	B	$32.22	32.22
527-302-048-000	1,050.00	4,204.00	B	$32.22	32.22
527-302-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-302-050-510	1,100.00	4,400.00	B	$32.22	16.12
527-302-050-520	1,100.00	4,400.00	B	$32.22	16.12
527-302-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-302-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-305-001-000	2,487.00	9,962.00	B	$32.22	32.22
527-305-002-000	2,547.00	10,206.00	B	$32.22	32.22
527-305-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-305-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-009-510	1,100.00	4,400.00	B	$32.22	16.12
527-305-009-520	1,100.00	4,400.00	B	$32.22	16.12
527-305-010-000	1,884.00	9,212.00	B	$32.22	32.22
527-305-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-014-000	2,679.00	10,717.00	B	$32.22	32.22
527-305-015-000	900.00	3,600.00	B	$32.22	32.22
527-305-016-000	886.00	3,549.00	B	$32.22	32.22
527-305-017-000	963.00	3,858.00	B	$32.22	32.22
527-305-018-000	900.00	3,600.00	B	$32.22	32.22
527-305-019-000	900.00	3,600.00	B	$32.22	32.22
527-305-020-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-305-021-510	440.00	1,760.00	B	$32.22	16.12
527-305-021-520	440.00	1,760.00	B	$32.22	16.12
527-305-022-000	900.00	3,600.00	B	$32.22	32.22
527-305-023-510	800.00	3,200.00	B	$32.22	16.12
527-305-023-520	800.00	3,200.00	B	$32.22	16.12
527-305-024-510	808.00	3,233.00	B	$32.22	16.12
527-305-024-520	800.00	3,200.00	B	$32.22	16.12
527-305-025-510	800.00	3,200.00	B	$32.22	16.12
527-305-025-520	800.00	3,200.00	B	$32.22	16.12
527-305-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-305-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-305-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-305-029-510	859.00	3,454.00	B	$32.22	16.12
527-305-029-520	800.00	3,200.00	B	$32.22	16.12
527-305-030-000	1,818.00	7,274.00	B	$32.22	32.22
527-305-031-000	1,855.00	7,420.00	B	$32.22	32.22
527-305-032-000	1,714.00	6,861.00	B	$32.22	32.22
527-305-033-000	1,855.00	7,420.00	B	$32.22	32.22
527-305-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-305-036-000	1,818.00	7,274.00	B	$32.22	32.22
527-305-037-000	1,815.00	7,276.00	B	$32.22	32.22
527-305-038-000	1,965.00	7,876.00	B	$32.22	32.22
527-305-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-305-040-000	900.00	3,600.00	B	$32.22	32.22
527-305-041-510	440.00	1,760.00	B	$32.22	16.12
527-305-041-520	440.00	1,760.00	B	$32.22	16.12
527-305-042-000	1,014.00	4,073.00	B	$32.22	32.22
527-305-043-510	440.00	1,760.00	B	$32.22	16.12
527-305-043-520	440.00	1,760.00	B	$32.22	16.12
527-305-044-000	900.00	3,600.00	B	$32.22	32.22
527-305-045-510	808.00	3,233.00	B	$32.22	16.12
527-305-045-520	412.00	1,648.00	B	$32.22	16.12
527-305-046-000	900.00	3,600.00	B	$32.22	32.22
527-305-047-000	900.00	3,600.00	B	$32.22	32.22
527-305-048-000	900.00	3,600.00	B	$32.22	32.22
527-305-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-305-050-510	1,100.00	4,400.00	B	$32.22	16.12
527-305-050-520	1,100.00	4,400.00	B	$32.22	16.12
527-305-051-000	4,941.00	19,794.00	B	$32.22	32.22
527-305-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-306-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-002-510	1,100.00	4,400.00	B	$32.22	16.12
527-306-002-520	1,100.00	4,400.00	B	$32.22	16.12
527-306-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-005-510	1,100.00	4,400.00	B	$32.22	16.12
527-306-005-520	1,100.00	4,400.00	B	$32.22	16.12
527-306-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-306-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-306-008-520	1,100.00	4,400.00	B	$32.22	16.12
527-306-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-306-014-510	1,100.00	4,400.00	B	$32.22	16.12
527-306-014-520	1,100.00	4,400.00	B	$32.22	16.12
527-306-016-000	900.00	3,600.00	B	$32.22	32.22
527-306-017-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-306-018-000	900.00	3,600.00	B	$32.22	32.22
527-306-019-000	963.00	3,858.00	B	$32.22	32.22
527-306-020-000	900.00	3,600.00	B	$32.22	32.22
527-306-021-000	1,111.00	4,445.00	B	$32.22	32.22
527-306-022-000	900.00	3,600.00	B	$32.22	32.22
527-306-023-510	902.00	3,620.00	B	$32.22	16.12
527-306-023-520	800.00	3,200.00	B	$32.22	16.12
527-306-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-025-510	800.00	3,200.00	B	$32.22	16.12
527-306-025-520	872.00	3,497.00	B	$32.22	16.12
527-306-026-510	800.00	3,200.00	B	$32.22	16.12
527-306-026-520	800.00	3,200.00	B	$32.22	16.12
527-306-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-306-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-029-510	800.00	3,200.00	B	$32.22	16.12
527-306-029-520	800.00	3,200.00	B	$32.22	16.12
527-306-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-032-000	1,714.00	6,861.00	B	$32.22	32.22
527-306-033-000	1,714.00	6,861.00	B	$32.22	32.22
527-306-034-510	808.00	3,233.00	B	$32.22	16.12
527-306-034-520	800.00	3,200.00	B	$32.22	16.12
527-306-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-038-510	800.00	3,200.00	B	$32.22	16.12
527-306-038-520	800.00	3,200.00	B	$32.22	16.12
527-306-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-306-040-000	900.00	3,600.00	B	$32.22	32.22
527-306-041-000	1,014.00	4,073.00	B	$32.22	32.22
527-306-042-000	900.00	3,600.00	B	$32.22	32.22
527-306-043-000	900.00	3,600.00	B	$32.22	32.22
527-306-044-000	1,133.00	4,534.00	B	$32.22	32.22
527-306-045-000	900.00	3,600.00	B	$32.22	32.22
527-306-046-000	900.00	3,600.00	B	$32.22	32.22
527-306-047-000	900.00	3,600.00	B	$32.22	32.22
527-306-048-000	1,111.00	4,445.00	B	$32.22	32.22
527-306-049-000	2,626.00	10,507.00	B	$32.22	32.22
527-306-050-000	2,626.00	10,507.00	B	$32.22	32.22
527-306-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-306-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-312-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-004-000	3,031.00	12,124.00	B	$32.22	32.22
527-312-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-312-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-009-000	3,363.00	13,454.00	B	$32.22	32.22
527-312-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-015-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-016-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-017-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-018-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-019-000	1,400.00	5,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-312-020-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-021-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-023-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-024-000	2,101.00	8,409.00	B	$32.22	32.22
527-312-025-000	2,061.00	10,305.00	B	$32.22	32.22
527-312-026-000	2,020.00	10,103.00	B	$32.22	32.22
527-312-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-312-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-033-000	2,357.00	9,434.00	B	$32.22	32.22
527-312-034-000	2,020.00	10,103.00	B	$32.22	32.22
527-312-035-000	2,521.00	10,090.00	B	$32.22	32.22
527-312-036-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-038-000	2,497.00	10,006.00	B	$32.22	32.22
527-312-039-000	2,200.00	8,800.00	B	$32.22	32.22
527-312-040-000	1,701.00	6,819.00	B	$32.22	32.22
527-312-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-045-000	1,769.00	7,094.00	B	$32.22	32.22
527-312-046-000	1,616.00	6,466.00	B	$32.22	32.22
527-312-047-000	1,714.00	6,861.00	B	$32.22	32.22
527-312-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-312-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-312-050-000	3,573.00	14,295.00	B	$32.22	32.22
527-312-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-312-052-000	9,551.00	38,220.00	B	$32.22	32.22
527-315-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-315-008-000	2,547.00	10,206.00	B	$32.22	32.22
527-315-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-015-510	440.00	1,760.00	B	$32.22	16.12
527-315-015-520	440.00	1,760.00	B	$32.22	16.12
527-315-016-510	440.00	1,760.00	B	$32.22	16.12
527-315-016-520	440.00	1,760.00	B	$32.22	16.12
527-315-017-000	1,050.00	4,204.00	B	$32.22	32.22
527-315-018-510	494.00	1,997.00	B	$32.22	16.12
527-315-018-520	808.00	3,233.00	B	$32.22	16.12
527-315-019-000	900.00	3,600.00	B	$32.22	32.22
527-315-020-510	404.00	1,616.00	B	$32.22	16.12
527-315-020-520	440.00	1,760.00	B	$32.22	16.12
527-315-021-000	1,014.00	4,073.00	B	$32.22	32.22
527-315-022-510	440.00	1,760.00	B	$32.22	16.12
527-315-022-520	440.00	1,760.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-315-023-000	1,774.00	7,768.00	B	$32.22	32.22
527-315-024-000	1,774.00	7,768.00	B	$32.22	32.22
527-315-025-000	1,515.00	5,051.00	B	$32.22	32.22
527-315-026-000	1,366.00	7,042.00	B	$32.22	32.22
527-315-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-315-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-029-000	1,747.00	6,997.00	B	$32.22	32.22
527-315-030-000	1,774.00	7,768.00	B	$32.22	32.22
527-315-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-035-000	1,855.00	7,420.00	B	$32.22	32.22
527-315-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-315-040-510	412.00	1,648.00	B	$32.22	16.12
527-315-040-520	440.00	1,760.00	B	$32.22	16.12
527-315-041-510	412.00	1,648.00	B	$32.22	16.12
527-315-041-520	497.00	1,996.00	B	$32.22	16.12
527-315-042-000	1,050.00	4,204.00	B	$32.22	32.22
527-315-043-510	440.00	1,760.00	B	$32.22	16.12
527-315-043-520	440.00	1,760.00	B	$32.22	16.12
527-315-044-000	900.00	3,600.00	B	$32.22	32.22
527-315-045-510	420.00	1,681.00	B	$32.22	16.12
527-315-045-520	440.00	1,760.00	B	$32.22	16.12
527-315-046-000	1,050.00	4,204.00	B	$32.22	32.22
527-315-047-000	905.00	3,635.00	B	$32.22	32.22
527-315-048-000	900.00	3,600.00	B	$32.22	32.22
527-315-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-315-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-315-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-316-001-510	1,100.00	4,400.00	B	$32.22	16.12
527-316-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-316-002-510	1,100.00	4,400.00	B	$32.22	16.12
527-316-002-520	1,387.00	5,563.00	B	$32.22	16.12
527-316-003-000	2,487.00	9,962.00	B	$32.22	32.22
527-316-004-510	1,133.00	4,534.00	B	$32.22	16.12
527-316-004-520	1,100.00	4,400.00	B	$32.22	16.12
527-316-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-316-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-316-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-316-008-510	940.00	4,605.00	B	$32.22	16.12
527-316-008-520	1,100.00	4,400.00	B	$32.22	16.12
527-316-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-316-010-510	1,108.00	4,439.00	B	$32.22	16.12
527-316-010-520	1,108.00	4,439.00	B	$32.22	16.12
527-316-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-316-012-000	2,142.00	8,576.00	B	$32.22	32.22
527-316-013-000	2,626.00	10,507.00	B	$32.22	32.22
527-316-014-510	1,607.00	4,823.00	B	$32.22	16.12
527-316-014-520	1,100.00	4,400.00	B	$32.22	16.12
527-316-016-510	440.00	1,760.00	B	$32.22	16.12
527-316-016-520	440.00	1,760.00	B	$32.22	16.12
527-316-017-000	1,014.00	4,073.00	B	$32.22	32.22
527-316-018-000	900.00	3,600.00	B	$32.22	32.22
527-316-019-000	905.00	3,635.00	B	$32.22	32.22
527-316-020-510	440.00	1,760.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-316-020-520	440.00	1,760.00	B	$32.22	16.12
527-316-021-510	412.00	1,648.00	B	$32.22	16.12
527-316-021-520	494.00	1,997.00	B	$32.22	16.12
527-316-022-000	963.00	3,858.00	B	$32.22	32.22
527-316-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-316-028-510	1,204.00	3,617.00	B	$32.22	16.12
527-316-028-520	996.00	3,994.00	B	$32.22	16.12
527-316-029-000	2,033.00	8,151.00	B	$32.22	32.22
527-316-030-000	2,033.00	8,151.00	B	$32.22	32.22
527-316-031-510	800.00	3,200.00	B	$32.22	16.12
527-316-031-520	824.00	3,297.00	B	$32.22	16.12
527-316-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-034-000	1,928.00	7,718.00	B	$32.22	32.22
527-316-035-000	1,928.00	7,718.00	B	$32.22	32.22
527-316-036-510	800.00	3,200.00	B	$32.22	16.12
527-316-036-520	800.00	3,200.00	B	$32.22	16.12
527-316-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-316-040-000	900.00	3,600.00	B	$32.22	32.22
527-316-041-000	1,133.00	4,534.00	B	$32.22	32.22
527-316-042-000	886.00	3,549.00	B	$32.22	32.22
527-316-043-000	987.00	3,970.00	B	$32.22	32.22
527-316-044-510	440.00	1,760.00	B	$32.22	16.12
527-316-044-520	440.00	1,760.00	B	$32.22	16.12
527-316-045-000	900.00	3,600.00	B	$32.22	32.22
527-316-046-000	900.00	3,600.00	B	$32.22	32.22
527-316-047-510	440.00	1,760.00	B	$32.22	16.12
527-316-047-520	420.00	1,681.00	B	$32.22	16.12
527-316-048-000	900.00	3,600.00	B	$32.22	32.22
527-316-049-510	1,100.00	4,400.00	B	$32.22	16.12
527-316-049-520	1,387.00	5,563.00	B	$32.22	16.12
527-316-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-316-051-000	5,028.00	20,121.00	B	$32.22	32.22
527-316-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-318-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-005-000	3,091.00	12,366.00	B	$32.22	32.22
527-318-006-000	3,363.00	13,454.00	B	$32.22	32.22
527-318-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-318-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-009-000	3,635.00	14,558.00	B	$32.22	32.22
527-318-010-000	3,635.00	14,558.00	B	$32.22	32.22
527-318-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-016-000	1,616.00	6,466.00	B	$32.22	32.22
527-318-017-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-018-000	1,714.00	6,861.00	B	$32.22	32.22
527-318-019-000	1,769.00	7,094.00	B	$32.22	32.22
527-318-020-000	1,808.00	7,243.00	B	$32.22	32.22
527-318-021-000	1,588.00	6,365.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-318-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-023-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-026-000	2,357.00	9,434.00	B	$32.22	32.22
527-318-027-000	7,731.00	30,939.00	B	$32.22	32.22
527-318-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-033-000	2,497.00	10,006.00	B	$32.22	32.22
527-318-034-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-035-000	2,357.00	9,434.00	B	$32.22	32.22
527-318-036-000	2,497.00	10,006.00	B	$32.22	32.22
527-318-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-038-000	2,497.00	10,006.00	B	$32.22	32.22
527-318-039-000	2,200.00	8,800.00	B	$32.22	32.22
527-318-040-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-045-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-046-000	1,616.00	6,466.00	B	$32.22	32.22
527-318-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-318-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-318-051-000	8,830.00	35,331.00	B	$32.22	32.22
527-318-052-000	8,000.00	34,000.00	B	$32.22	32.22
527-323-001-000	2,547.00	10,206.00	B	$32.22	32.22
527-323-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-323-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-012-510	1,100.00	4,400.00	B	$32.22	16.12
527-323-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-323-013-000	2,497.00	10,006.00	B	$32.22	32.22
527-323-014-000	2,487.00	9,962.00	B	$32.22	32.22
527-323-015-000	900.00	3,600.00	B	$32.22	32.22
527-323-016-000	963.00	3,858.00	B	$32.22	32.22
527-323-017-000	900.00	3,600.00	B	$32.22	32.22
527-323-019-000	900.00	3,600.00	B	$32.22	32.22
527-323-020-510	440.00	1,760.00	B	$32.22	16.12
527-323-020-520	412.00	1,648.00	B	$32.22	16.12
527-323-021-000	900.00	3,600.00	B	$32.22	32.22
527-323-022-000	1,014.00	4,073.00	B	$32.22	32.22
527-323-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-024-510	800.00	3,200.00	B	$32.22	16.12
527-323-024-520	800.00	3,200.00	B	$32.22	16.12
527-323-025-510	800.00	3,200.00	B	$32.22	16.12
527-323-025-520	800.00	3,200.00	B	$32.22	16.12
527-323-026-510	800.00	3,200.00	B	$32.22	16.12
527-323-026-520	800.00	3,200.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-323-027-000	2,829.00	11,316.00	B	$32.22	32.22
527-323-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-033-510	800.00	3,200.00	B	$32.22	16.12
527-323-033-520	800.00	3,200.00	B	$32.22	16.12
527-323-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-323-040-000	900.00	3,600.00	B	$32.22	32.22
527-323-041-000	963.00	3,858.00	B	$32.22	32.22
527-323-042-000	900.00	3,600.00	B	$32.22	32.22
527-323-043-000	967.00	3,893.00	B	$32.22	32.22
527-323-044-000	900.00	3,600.00	B	$32.22	32.22
527-323-045-000	900.00	3,600.00	B	$32.22	32.22
527-323-046-000	900.00	3,600.00	B	$32.22	32.22
527-323-047-000	900.00	3,600.00	B	$32.22	32.22
527-323-048-000	900.00	3,600.00	B	$32.22	32.22
527-323-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-323-051-000	4,941.00	19,794.00	B	$32.22	32.22
527-323-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-324-001-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-324-003-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-003-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-004-000	2,142.00	8,576.00	B	$32.22	32.22
527-324-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-324-006-000	2,487.00	9,962.00	B	$32.22	32.22
527-324-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-324-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-008-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-324-010-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-010-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-324-012-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-013-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-013-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-014-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-014-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-016-000	905.00	3,635.00	B	$32.22	32.22
527-324-017-510	428.00	1,714.00	B	$32.22	16.12
527-324-017-520	440.00	1,760.00	B	$32.22	16.12
527-324-018-510	428.00	1,714.00	B	$32.22	16.12
527-324-018-520	440.00	1,760.00	B	$32.22	16.12
527-324-019-000	1,070.00	4,287.00	B	$32.22	32.22
527-324-020-510	440.00	1,760.00	B	$32.22	16.12
527-324-020-520	440.00	1,760.00	B	$32.22	16.12
527-324-021-510	440.00	1,760.00	B	$32.22	16.12
527-324-021-520	440.00	1,760.00	B	$32.22	16.12
527-324-022-000	967.00	3,893.00	B	$32.22	32.22
527-324-023-000	1,855.00	7,420.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-324-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-324-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-033-510	800.00	3,200.00	B	$32.22	16.12
527-324-033-520	800.00	3,200.00	B	$32.22	16.12
527-324-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-324-040-510	440.00	1,760.00	B	$32.22	16.12
527-324-040-520	440.00	1,760.00	B	$32.22	16.12
527-324-041-000	963.00	3,858.00	B	$32.22	32.22
527-324-042-000	900.00	3,600.00	B	$32.22	32.22
527-324-043-000	900.00	3,600.00	B	$32.22	32.22
527-324-044-000	963.00	3,858.00	B	$32.22	32.22
527-324-045-000	900.00	3,600.00	B	$32.22	32.22
527-324-046-000	900.00	3,600.00	B	$32.22	32.22
527-324-047-510	440.00	1,760.00	B	$32.22	16.12
527-324-047-520	505.00	2,037.00	B	$32.22	16.12
527-324-048-000	1,111.00	4,445.00	B	$32.22	32.22
527-324-049-510	1,100.00	4,400.00	B	$32.22	16.12
527-324-049-520	1,100.00	4,400.00	B	$32.22	16.12
527-324-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-324-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-324-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-325-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-006-000	3,363.00	13,454.00	B	$32.22	32.22
527-325-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-325-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-011-000	3,091.00	12,366.00	B	$32.22	32.22
527-325-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-015-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-016-000	1,774.00	7,102.00	B	$32.22	32.22
527-325-017-000	1,681.00	6,726.00	B	$32.22	32.22
527-325-018-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-019-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-020-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-021-000	1,774.00	7,102.00	B	$32.22	32.22
527-325-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-023-000	2,357.00	9,434.00	B	$32.22	32.22
527-325-024-000	2,060.00	9,593.00	B	$32.22	32.22
527-325-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-026-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-325-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-029-000	2,487.00	9,962.00	B	$32.22	32.22
527-325-030-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-325-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-032-000	2,497.00	10,006.00	B	$32.22	32.22
527-325-034-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-036-000	2,267.00	9,068.00	B	$32.22	32.22
527-325-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-038-000	2,200.00	8,800.00	B	$32.22	32.22
527-325-039-000	2,061.00	10,305.00	B	$32.22	32.22
527-325-040-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-042-000	1,616.00	6,466.00	B	$32.22	32.22
527-325-043-000	1,769.00	7,094.00	B	$32.22	32.22
527-325-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-045-000	1,769.00	7,094.00	B	$32.22	32.22
527-325-046-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-325-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-325-050-000	3,031.00	12,124.00	B	$32.22	32.22
527-325-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-325-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-326-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-002-000	2,626.00	10,507.00	B	$32.22	32.22
527-326-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-326-008-000	2,626.00	10,507.00	B	$32.22	32.22
527-326-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-012-000	2,679.00	10,717.00	B	$32.22	32.22
527-326-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-326-015-000	900.00	3,600.00	B	$32.22	32.22
527-326-016-000	983.00	3,935.00	B	$32.22	32.22
527-326-017-000	900.00	3,600.00	B	$32.22	32.22
527-326-018-000	900.00	3,600.00	B	$32.22	32.22
527-326-019-000	905.00	3,635.00	B	$32.22	32.22
527-326-020-000	905.00	3,635.00	B	$32.22	32.22
527-326-021-000	900.00	3,600.00	B	$32.22	32.22
527-326-022-000	900.00	3,600.00	B	$32.22	32.22
527-326-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-326-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-326-028-510	800.00	3,200.00	B	$32.22	16.12
527-326-028-520	800.00	3,200.00	B	$32.22	16.12
527-326-029-510	800.00	3,200.00	B	$32.22	16.12
527-326-029-520	800.00	3,200.00	B	$32.22	16.12
527-326-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-326-031-510	808.00	3,233.00	B	$32.22	16.12
527-326-031-520	800.00	3,200.00	B	$32.22	16.12
527-326-032-510	800.00	3,200.00	B	$32.22	16.12
527-326-032-520	800.00	3,200.00	B	$32.22	16.12
527-326-033-510	800.00	3,200.00	B	$32.22	16.12
527-326-033-520	800.00	3,200.00	B	$32.22	16.12
527-326-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-326-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-326-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-326-037-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-326-038-510	800.00	3,200.00	B	$32.22	16.12
527-326-038-520	800.00	3,200.00	B	$32.22	16.12
527-326-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-326-040-000	1,050.00	4,204.00	B	$32.22	32.22
527-326-041-000	900.00	3,600.00	B	$32.22	32.22
527-326-042-000	967.00	3,893.00	B	$32.22	32.22
527-326-043-000	900.00	3,600.00	B	$32.22	32.22
527-326-044-000	900.00	3,600.00	B	$32.22	32.22
527-326-045-000	900.00	3,600.00	B	$32.22	32.22
527-326-046-000	900.00	3,600.00	B	$32.22	32.22
527-326-047-000	900.00	3,600.00	B	$32.22	32.22
527-326-048-000	900.00	3,600.00	B	$32.22	32.22
527-326-049-510	1,108.00	4,439.00	B	$32.22	16.12
527-326-049-520	1,100.00	4,400.00	B	$32.22	16.12
527-326-050-000	2,547.00	10,206.00	B	$32.22	32.22
527-326-051-000	4,941.00	19,794.00	B	$32.22	32.22
527-326-052-000	5,431.00	21,738.00	B	$32.22	32.22
527-331-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-331-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-331-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-331-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-331-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-044-000	1,295.00	5,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-331-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-331-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-331-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-331-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-332-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-332-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-014-000	2,487.00	9,962.00	B	$32.22	32.22
527-332-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-332-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-332-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-332-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-332-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-332-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-332-052-000	4,800.00	19,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-333-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-333-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-333-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-333-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-333-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-333-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-333-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-333-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-334-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-334-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-009-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-334-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-015-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-334-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-334-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-334-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-334-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-334-050-000	2,267.00	9,068.00	B	$32.22	32.22
527-334-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-334-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-339-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-339-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-018-000	1,295.00	5,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-339-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-339-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-339-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-339-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-339-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-339-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-339-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-340-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-341-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-341-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-016-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-017-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-018-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-019-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-020-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-021-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-022-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-026-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-341-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-341-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-341-038-000	2,123.00	8,515.00	B	$32.22	32.22
527-341-039-000	2,123.00	8,515.00	B	$32.22	32.22
527-341-040-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-041-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-042-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-043-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-044-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-045-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-046-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-047-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-048-000	1,295.00	5,200.00	B	$32.22	32.22
527-341-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-341-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-341-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-342-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-348-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-348-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-015-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-016-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-017-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-018-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-019-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-020-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-021-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-022-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-023-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-024-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-025-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-026-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-348-028-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-029-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-030-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-031-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-032-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-033-000	4,727.00	18,932.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-348-034-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-035-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-036-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-037-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-038-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-039-000	4,727.00	18,932.00	B	$32.22	32.22
527-348-040-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-041-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-042-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-043-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-044-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-045-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-046-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-047-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-048-000	1,769.00	7,094.00	B	$32.22	32.22
527-348-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-348-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-348-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-352-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-353-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-354-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-401-001-510	1,100.00	4,400.00	B	$32.22	16.12
527-401-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-401-002-000	2,679.00	10,717.00	B	$32.22	32.22
527-401-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-401-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-016-000	900.00	3,600.00	B	$32.22	32.22
527-401-017-000	1,050.00	4,204.00	B	$32.22	32.22
527-401-018-000	905.00	3,635.00	B	$32.22	32.22
527-401-019-510	440.00	1,760.00	B	$32.22	16.12
527-401-019-520	440.00	1,760.00	B	$32.22	16.12
527-401-020-510	494.00	1,997.00	B	$32.22	16.12
527-401-020-520	440.00	1,760.00	B	$32.22	16.12
527-401-021-510	497.00	1,996.00	B	$32.22	16.12
527-401-021-520	412.00	1,648.00	B	$32.22	16.12
527-401-022-510	440.00	1,760.00	B	$32.22	16.12
527-401-022-520	440.00	1,760.00	B	$32.22	16.12
527-401-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-401-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-034-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-401-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-037-510	663.00	2,661.00	B	$32.22	16.12
527-401-037-520	800.00	3,200.00	B	$32.22	16.12
527-401-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-401-040-510	440.00	1,760.00	B	$32.22	16.12
527-401-040-520	440.00	1,760.00	B	$32.22	16.12
527-401-041-000	900.00	3,600.00	B	$32.22	32.22
527-401-042-510	440.00	1,760.00	B	$32.22	16.12
527-401-042-520	440.00	1,760.00	B	$32.22	16.12
527-401-043-000	1,111.00	4,445.00	B	$32.22	32.22
527-401-044-000	1,050.00	4,204.00	B	$32.22	32.22
527-401-045-000	900.00	3,600.00	B	$32.22	32.22
527-401-046-000	963.00	3,858.00	B	$32.22	32.22
527-401-047-510	440.00	1,760.00	B	$32.22	16.12
527-401-047-520	494.00	1,997.00	B	$32.22	16.12
527-401-048-000	900.00	3,600.00	B	$32.22	32.22
527-401-049-510	1,100.00	4,400.00	B	$32.22	16.12
527-401-049-520	1,133.00	4,534.00	B	$32.22	16.12
527-401-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-401-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-401-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-402-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-402-008-000	2,679.00	10,717.00	B	$32.22	32.22
527-402-009-510	1,100.00	4,400.00	B	$32.22	16.12
527-402-009-520	1,100.00	4,400.00	B	$32.22	16.12
527-402-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-011-000	2,185.00	8,747.00	B	$32.22	32.22
527-402-012-000	2,142.00	8,576.00	B	$32.22	32.22
527-402-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-014-510	1,100.00	4,400.00	B	$32.22	16.12
527-402-014-520	1,270.00	5,101.00	B	$32.22	16.12
527-402-015-510	440.00	1,760.00	B	$32.22	16.12
527-402-015-520	440.00	1,760.00	B	$32.22	16.12
527-402-016-510	440.00	1,760.00	B	$32.22	16.12
527-402-016-520	440.00	1,760.00	B	$32.22	16.12
527-402-017-000	900.00	3,600.00	B	$32.22	32.22
527-402-018-510	440.00	1,760.00	B	$32.22	16.12
527-402-018-520	440.00	1,760.00	B	$32.22	16.12
527-402-019-510	440.00	1,760.00	B	$32.22	16.12
527-402-019-520	440.00	1,760.00	B	$32.22	16.12
527-402-020-510	493.00	1,988.00	B	$32.22	16.12
527-402-021-510	440.00	1,760.00	B	$32.22	16.12
527-402-022-000	905.00	3,635.00	B	$32.22	32.22
527-402-023-000	1,714.00	6,861.00	B	$32.22	32.22
527-402-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-025-000	1,891.00	7,567.00	B	$32.22	32.22
527-402-026-000	1,891.00	7,567.00	B	$32.22	32.22
527-402-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-402-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-030-000	1,815.00	7,276.00	B	$32.22	32.22
527-402-031-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-402-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-402-040-510	440.00	1,760.00	B	$32.22	16.12
527-402-040-520	440.00	1,760.00	B	$32.22	16.12
527-402-041-000	900.00	3,600.00	B	$32.22	32.22
527-402-042-000	1,111.00	4,445.00	B	$32.22	32.22
527-402-043-510	440.00	1,760.00	B	$32.22	16.12
527-402-043-520	440.00	1,760.00	B	$32.22	16.12
527-402-044-510	428.00	1,714.00	B	$32.22	16.12
527-402-045-510	440.00	1,760.00	B	$32.22	16.12
527-402-046-000	900.00	3,600.00	B	$32.22	32.22
527-402-047-000	900.00	3,600.00	B	$32.22	32.22
527-402-048-000	900.00	3,600.00	B	$32.22	32.22
527-402-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-402-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-402-052-000	5,771.00	23,084.00	B	$32.22	32.22
527-405-001-000	2,787.00	11,150.00	B	$32.22	32.22
527-405-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-005-000	2,679.00	10,717.00	B	$32.22	32.22
527-405-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-405-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-011-000	2,218.00	8,880.00	B	$32.22	32.22
527-405-012-510	1,100.00	4,400.00	B	$32.22	16.12
527-405-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-405-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-014-000	2,787.00	11,150.00	B	$32.22	32.22
527-405-016-510	440.00	1,760.00	B	$32.22	16.12
527-405-016-520	412.00	1,648.00	B	$32.22	16.12
527-405-017-510	440.00	1,760.00	B	$32.22	16.12
527-405-017-520	428.00	1,714.00	B	$32.22	16.12
527-405-018-000	900.00	3,600.00	B	$32.22	32.22
527-405-019-510	440.00	1,760.00	B	$32.22	16.12
527-405-019-520	808.00	3,233.00	B	$32.22	16.12
527-405-020-510	440.00	1,760.00	B	$32.22	16.12
527-405-020-520	428.00	1,714.00	B	$32.22	16.12
527-405-021-000	900.00	3,600.00	B	$32.22	32.22
527-405-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-405-028-510	824.00	3,297.00	B	$32.22	16.12
527-405-028-520	808.00	3,233.00	B	$32.22	16.12
527-405-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-033-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-405-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-035-510	800.00	3,200.00	B	$32.22	16.12
527-405-035-520	800.00	3,200.00	B	$32.22	16.12
527-405-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-037-000	1,714.00	6,861.00	B	$32.22	32.22
527-405-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-405-040-510	440.00	1,760.00	B	$32.22	16.12
527-405-040-520	440.00	1,760.00	B	$32.22	16.12
527-405-041-510	440.00	1,760.00	B	$32.22	16.12
527-405-041-520	440.00	1,760.00	B	$32.22	16.12
527-405-042-000	900.00	3,600.00	B	$32.22	32.22
527-405-043-000	1,014.00	4,073.00	B	$32.22	32.22
527-405-044-000	900.00	3,600.00	B	$32.22	32.22
527-405-045-000	1,133.00	4,534.00	B	$32.22	32.22
527-405-046-000	1,133.00	4,534.00	B	$32.22	32.22
527-405-048-000	900.00	3,600.00	B	$32.22	32.22
527-405-049-000	2,218.00	8,880.00	B	$32.22	32.22
527-405-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-405-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-405-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-406-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-406-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-015-510	503.00	2,036.00	B	$32.22	16.12
527-406-016-510	440.00	1,760.00	B	$32.22	16.12
527-406-017-000	900.00	3,600.00	B	$32.22	32.22
527-406-018-510	440.00	1,760.00	B	$32.22	16.12
527-406-019-510	440.00	1,760.00	B	$32.22	16.12
527-406-020-000	900.00	3,600.00	B	$32.22	32.22
527-406-021-000	900.00	3,600.00	B	$32.22	32.22
527-406-022-000	963.00	3,858.00	B	$32.22	32.22
527-406-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-406-024-000	2,042.00	8,183.00	B	$32.22	32.22
527-406-025-000	2,042.00	8,183.00	B	$32.22	32.22
527-406-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-406-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-406-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-406-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-406-030-510	800.00	3,200.00	B	$32.22	16.12
527-406-030-520	902.00	3,620.00	B	$32.22	16.12
527-406-031-000	2,033.00	8,151.00	B	$32.22	32.22
527-406-032-510	800.00	3,200.00	B	$32.22	16.12
527-406-032-520	800.00	3,200.00	B	$32.22	16.12
527-406-033-000	2,033.00	8,151.00	B	$32.22	32.22
527-406-034-510	800.00	3,200.00	B	$32.22	16.12
527-406-034-520	800.00	3,200.00	B	$32.22	16.12
527-406-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-406-036-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-406-037-510	859.00	3,454.00	B	$32.22	16.12
527-406-037-520	859.00	3,454.00	B	$32.22	16.12
527-406-038-000	1,855.00	7,420.00	B	$32.22	32.22
527-406-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-406-040-510	404.00	1,616.00	B	$32.22	16.12
527-406-041-510	497.00	1,996.00	B	$32.22	16.12
527-406-042-510	412.00	1,648.00	B	$32.22	16.12
527-406-043-510	440.00	1,760.00	B	$32.22	16.12
527-406-044-510	440.00	1,760.00	B	$32.22	16.12
527-406-045-000	900.00	3,600.00	B	$32.22	32.22
527-406-046-000	900.00	3,600.00	B	$32.22	32.22
527-406-047-510	442.00	1,774.00	B	$32.22	16.12
527-406-048-000	900.00	3,600.00	B	$32.22	32.22
527-406-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-406-050-000	2,497.00	10,006.00	B	$32.22	32.22
527-406-051-000	4,941.00	19,794.00	B	$32.22	32.22
527-406-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-412-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-006-000	3,497.00	13,997.00	B	$32.22	32.22
527-412-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-412-008-000	3,635.00	14,558.00	B	$32.22	32.22
527-412-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-016-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-018-000	1,616.00	6,466.00	B	$32.22	32.22
527-412-019-000	1,714.00	6,861.00	B	$32.22	32.22
527-412-020-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-023-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-024-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-026-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-027-000	6,431.00	25,731.00	B	$32.22	32.22
527-412-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-033-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-034-000	2,497.00	10,006.00	B	$32.22	32.22
527-412-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-036-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-038-000	2,101.00	8,409.00	B	$32.22	32.22
527-412-039-000	2,200.00	8,800.00	B	$32.22	32.22
527-412-040-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-041-000	1,734.00	6,957.00	B	$32.22	32.22
527-412-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-045-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-046-000	1,808.00	7,243.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-412-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-412-048-000	1,616.00	6,466.00	B	$32.22	32.22
527-412-049-000	3,620.00	14,492.00	B	$32.22	32.22
527-412-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-412-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-412-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-415-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-004-000	2,733.00	10,932.00	B	$32.22	32.22
527-415-005-000	2,733.00	10,932.00	B	$32.22	32.22
527-415-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-415-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-010-510	1,100.00	4,400.00	B	$32.22	16.12
527-415-010-520	1,100.00	4,400.00	B	$32.22	16.12
527-415-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-013-000	2,487.00	9,962.00	B	$32.22	32.22
527-415-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-016-000	900.00	3,600.00	B	$32.22	32.22
527-415-017-000	900.00	3,600.00	B	$32.22	32.22
527-415-018-510	440.00	1,760.00	B	$32.22	16.12
527-415-018-520	442.00	1,774.00	B	$32.22	16.12
527-415-019-000	900.00	3,600.00	B	$32.22	32.22
527-415-020-000	1,014.00	4,073.00	B	$32.22	32.22
527-415-021-510	440.00	1,760.00	B	$32.22	16.12
527-415-021-520	440.00	1,760.00	B	$32.22	16.12
527-415-022-510	412.00	1,648.00	B	$32.22	16.12
527-415-022-520	440.00	1,760.00	B	$32.22	16.12
527-415-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-415-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-415-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-415-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-415-028-000	2,033.00	8,151.00	B	$32.22	32.22
527-415-029-000	2,033.00	8,151.00	B	$32.22	32.22
527-415-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-415-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-415-032-000	1,891.00	7,567.00	B	$32.22	32.22
527-415-033-000	1,891.00	7,567.00	B	$32.22	32.22
527-415-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-415-037-520	1,181.00	3,546.00	B	$32.22	16.12
527-415-038-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-039-000	2,033.00	8,151.00	B	$32.22	32.22
527-415-040-000	1,014.00	4,073.00	B	$32.22	32.22
527-415-041-510	440.00	1,760.00	B	$32.22	16.12
527-415-041-520	440.00	1,760.00	B	$32.22	16.12
527-415-042-000	900.00	3,600.00	B	$32.22	32.22
527-415-043-000	1,111.00	4,445.00	B	$32.22	32.22
527-415-044-510	412.00	1,648.00	B	$32.22	16.12
527-415-044-520	440.00	1,760.00	B	$32.22	16.12
527-415-045-000	900.00	3,600.00	B	$32.22	32.22
527-415-046-000	900.00	3,600.00	B	$32.22	32.22
527-415-047-000	900.00	3,600.00	B	$32.22	32.22
527-415-048-000	900.00	3,600.00	B	$32.22	32.22
527-415-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-415-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-415-052-000	6,122.00	24,496.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-416-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-416-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-010-000	2,679.00	10,717.00	B	$32.22	32.22
527-416-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-013-000	2,497.00	10,006.00	B	$32.22	32.22
527-416-014-000	2,497.00	10,006.00	B	$32.22	32.22
527-416-015-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-016-510	440.00	1,760.00	B	$32.22	16.12
527-416-016-520	493.00	1,988.00	B	$32.22	16.12
527-416-017-000	905.00	3,635.00	B	$32.22	32.22
527-416-018-000	900.00	3,600.00	B	$32.22	32.22
527-416-020-510	505.00	2,037.00	B	$32.22	16.12
527-416-020-520	440.00	1,760.00	B	$32.22	16.12
527-416-021-510	440.00	1,760.00	B	$32.22	16.12
527-416-021-520	493.00	1,988.00	B	$32.22	16.12
527-416-022-000	1,050.00	4,204.00	B	$32.22	32.22
527-416-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-024-510	800.00	3,200.00	B	$32.22	16.12
527-416-024-520	902.00	3,620.00	B	$32.22	16.12
527-416-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-416-028-510	800.00	3,200.00	B	$32.22	16.12
527-416-028-520	800.00	3,200.00	B	$32.22	16.12
527-416-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-031-000	2,042.00	8,183.00	B	$32.22	32.22
527-416-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-033-510	800.00	3,200.00	B	$32.22	16.12
527-416-033-520	800.00	3,200.00	B	$32.22	16.12
527-416-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-035-510	800.00	3,200.00	B	$32.22	16.12
527-416-035-520	800.00	3,200.00	B	$32.22	16.12
527-416-036-000	1,928.00	7,718.00	B	$32.22	32.22
527-416-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-416-040-510	412.00	1,648.00	B	$32.22	16.12
527-416-040-520	440.00	1,760.00	B	$32.22	16.12
527-416-041-000	900.00	3,600.00	B	$32.22	32.22
527-416-042-000	900.00	3,600.00	B	$32.22	32.22
527-416-043-000	900.00	3,600.00	B	$32.22	32.22
527-416-044-000	1,070.00	4,287.00	B	$32.22	32.22
527-416-045-000	900.00	3,600.00	B	$32.22	32.22
527-416-046-000	900.00	3,600.00	B	$32.22	32.22
527-416-047-000	900.00	3,600.00	B	$32.22	32.22
527-416-048-000	900.00	3,600.00	B	$32.22	32.22
527-416-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-416-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-416-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-418-001-000	3,200.00	12,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-418-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-004-000	3,031.00	12,124.00	B	$32.22	32.22
527-418-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-418-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-013-000	3,620.00	14,492.00	B	$32.22	32.22
527-418-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-015-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-016-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-017-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-018-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-019-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-020-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-021-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-023-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-024-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-025-000	2,020.00	10,103.00	B	$32.22	32.22
527-418-026-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-033-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-034-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-036-000	2,101.00	8,409.00	B	$32.22	32.22
527-418-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-038-000	2,200.00	8,800.00	B	$32.22	32.22
527-418-039-000	2,521.00	10,090.00	B	$32.22	32.22
527-418-040-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-045-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-046-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-418-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-418-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-418-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-423-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-002-510	1,100.00	4,400.00	B	$32.22	16.12
527-423-002-520	1,100.00	4,400.00	B	$32.22	16.12
527-423-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-423-008-000	2,218.00	8,880.00	B	$32.22	32.22
527-423-009-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-423-010-000	2,626.00	10,507.00	B	$32.22	32.22
527-423-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-013-000	2,626.00	10,507.00	B	$32.22	32.22
527-423-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-016-000	967.00	3,893.00	B	$32.22	32.22
527-423-017-510	440.00	1,760.00	B	$32.22	16.12
527-423-017-520	440.00	1,760.00	B	$32.22	16.12
527-423-018-000	900.00	3,600.00	B	$32.22	32.22
527-423-019-510	493.00	1,988.00	B	$32.22	16.12
527-423-019-520	412.00	1,648.00	B	$32.22	16.12
527-423-020-000	900.00	3,600.00	B	$32.22	32.22
527-423-021-000	1,050.00	4,204.00	B	$32.22	32.22
527-423-022-000	900.00	3,600.00	B	$32.22	32.22
527-423-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-423-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-423-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-423-026-000	1,928.00	7,718.00	B	$32.22	32.22
527-423-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-423-028-000	1,928.00	7,718.00	B	$32.22	32.22
527-423-029-000	1,891.00	7,567.00	B	$32.22	32.22
527-423-030-000	1,891.00	7,567.00	B	$32.22	32.22
527-423-031-000	2,123.00	8,515.00	B	$32.22	32.22
527-423-032-000	1,891.00	7,567.00	B	$32.22	32.22
527-423-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-423-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-423-035-000	1,714.00	6,861.00	B	$32.22	32.22
527-423-036-510	800.00	3,200.00	B	$32.22	16.12
527-423-036-520	800.00	3,200.00	B	$32.22	16.12
527-423-037-000	1,714.00	6,861.00	B	$32.22	32.22
527-423-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-423-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-423-040-510	412.00	1,648.00	B	$32.22	16.12
527-423-040-520	440.00	1,760.00	B	$32.22	16.12
527-423-041-510	428.00	1,714.00	B	$32.22	16.12
527-423-041-520	440.00	1,760.00	B	$32.22	16.12
527-423-042-000	900.00	3,600.00	B	$32.22	32.22
527-423-043-510	440.00	1,760.00	B	$32.22	16.12
527-423-043-520	440.00	1,760.00	B	$32.22	16.12
527-423-044-510	428.00	1,714.00	B	$32.22	16.12
527-423-044-520	440.00	1,760.00	B	$32.22	16.12
527-423-045-000	900.00	3,600.00	B	$32.22	32.22
527-423-046-000	900.00	3,600.00	B	$32.22	32.22
527-423-047-510	440.00	1,760.00	B	$32.22	16.12
527-423-047-520	440.00	1,760.00	B	$32.22	16.12
527-423-048-510	440.00	1,760.00	B	$32.22	16.12
527-423-048-520	440.00	1,760.00	B	$32.22	16.12
527-423-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-423-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-423-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-424-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-004-000	2,487.00	9,962.00	B	$32.22	32.22
527-424-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-006-510	1,100.00	4,400.00	B	$32.22	16.12
527-424-006-520	1,100.00	4,400.00	B	$32.22	16.12
527-424-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-424-008-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-424-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-013-510	1,100.00	4,400.00	B	$32.22	16.12
527-424-013-520	1,576.00	4,729.00	B	$32.22	16.12
527-424-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-015-000	1,100.00	4,400.00	B	$32.22	32.22
527-424-016-000	900.00	3,600.00	B	$32.22	32.22
527-424-017-000	900.00	3,600.00	B	$32.22	32.22
527-424-018-000	900.00	3,600.00	B	$32.22	32.22
527-424-019-510	440.00	1,760.00	B	$32.22	16.12
527-424-019-520	440.00	1,760.00	B	$32.22	16.12
527-424-020-000	900.00	3,600.00	B	$32.22	32.22
527-424-021-000	900.00	3,600.00	B	$32.22	32.22
527-424-022-000	900.00	3,600.00	B	$32.22	32.22
527-424-023-510	800.00	3,200.00	B	$32.22	16.12
527-424-023-520	800.00	3,200.00	B	$32.22	16.12
527-424-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-026-000	1,928.00	7,718.00	B	$32.22	32.22
527-424-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-424-028-000	1,714.00	6,861.00	B	$32.22	32.22
527-424-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-032-000	1,818.00	7,274.00	B	$32.22	32.22
527-424-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-035-000	2,033.00	8,151.00	B	$32.22	32.22
527-424-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-037-510	800.00	3,200.00	B	$32.22	16.12
527-424-037-520	1,181.00	3,546.00	B	$32.22	16.12
527-424-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-424-039-510	800.00	3,200.00	B	$32.22	16.12
527-424-039-520	808.00	3,233.00	B	$32.22	16.12
527-424-040-000	987.00	3,970.00	B	$32.22	32.22
527-424-041-000	900.00	3,600.00	B	$32.22	32.22
527-424-042-000	1,111.00	4,445.00	B	$32.22	32.22
527-424-043-000	900.00	3,600.00	B	$32.22	32.22
527-424-044-000	900.00	3,600.00	B	$32.22	32.22
527-424-045-000	900.00	3,600.00	B	$32.22	32.22
527-424-046-000	900.00	3,600.00	B	$32.22	32.22
527-424-047-000	900.00	3,600.00	B	$32.22	32.22
527-424-048-510	493.00	1,988.00	B	$32.22	16.12
527-424-048-520	440.00	1,760.00	B	$32.22	16.12
527-424-049-510	1,100.00	4,400.00	B	$32.22	16.12
527-424-049-520	1,100.00	4,400.00	B	$32.22	16.12
527-424-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-424-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-424-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-425-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-425-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-009-000	3,200.00	12,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-425-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-013-000	3,549.00	14,209.00	B	$32.22	32.22
527-425-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-016-000	1,360.00	5,440.00	B	$32.22	32.22
527-425-017-000	1,616.00	6,466.00	B	$32.22	32.22
527-425-018-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-019-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-020-000	1,714.00	6,861.00	B	$32.22	32.22
527-425-021-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-023-000	2,020.00	10,103.00	B	$32.22	32.22
527-425-024-000	2,020.00	10,103.00	B	$32.22	32.22
527-425-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-026-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-425-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-032-000	2,020.00	10,103.00	B	$32.22	32.22
527-425-033-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-034-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-036-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-038-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-039-000	2,200.00	8,800.00	B	$32.22	32.22
527-425-040-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-041-000	1,714.00	6,861.00	B	$32.22	32.22
527-425-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-045-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-046-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-425-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-425-051-000	8,868.00	35,490.00	B	$32.22	32.22
527-425-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-426-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-002-000	2,787.00	11,150.00	B	$32.22	32.22
527-426-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-004-510	1,576.00	4,729.00	B	$32.22	16.12
527-426-004-520	1,100.00	4,400.00	B	$32.22	16.12
527-426-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-426-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-011-000	2,185.00	8,747.00	B	$32.22	32.22
527-426-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-013-000	2,218.00	8,880.00	B	$32.22	32.22
527-426-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-016-000	900.00	3,600.00	B	$32.22	32.22
527-426-017-510	494.00	1,997.00	B	$32.22	16.12
527-426-017-520	440.00	1,760.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-426-018-000	900.00	3,600.00	B	$32.22	32.22
527-426-019-510	440.00	1,760.00	B	$32.22	16.12
527-426-019-520	440.00	1,760.00	B	$32.22	16.12
527-426-020-510	440.00	1,760.00	B	$32.22	16.12
527-426-020-520	440.00	1,760.00	B	$32.22	16.12
527-426-021-510	440.00	1,760.00	B	$32.22	16.12
527-426-021-520	442.00	1,774.00	B	$32.22	16.12
527-426-022-000	900.00	3,600.00	B	$32.22	32.22
527-426-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-426-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-029-000	2,033.00	8,151.00	B	$32.22	32.22
527-426-030-000	1,891.00	7,567.00	B	$32.22	32.22
527-426-031-000	2,033.00	8,151.00	B	$32.22	32.22
527-426-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-426-040-510	440.00	1,760.00	B	$32.22	16.12
527-426-040-520	440.00	1,760.00	B	$32.22	16.12
527-426-041-510	440.00	1,760.00	B	$32.22	16.12
527-426-041-520	497.00	1,996.00	B	$32.22	16.12
527-426-042-000	900.00	3,600.00	B	$32.22	32.22
527-426-043-000	900.00	3,600.00	B	$32.22	32.22
527-426-044-000	900.00	3,600.00	B	$32.22	32.22
527-426-045-000	900.00	3,600.00	B	$32.22	32.22
527-426-046-000	1,111.00	4,445.00	B	$32.22	32.22
527-426-047-510	440.00	1,760.00	B	$32.22	16.12
527-426-047-520	440.00	1,760.00	B	$32.22	16.12
527-426-048-510	808.00	3,233.00	B	$32.22	16.12
527-426-048-520	440.00	1,760.00	B	$32.22	16.12
527-426-049-000	2,218.00	8,880.00	B	$32.22	32.22
527-426-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-426-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-426-052-000	5,431.00	21,738.00	B	$32.22	32.22
527-431-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-432-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-433-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-434-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-439-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-440-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-441-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-442-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-448-001-000	139,600.00	558,400.00	B	$32.22	1,643.22
527-452-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-453-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-454-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-501-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-006-000	2,679.00	10,717.00	B	$32.22	32.22
527-501-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-501-008-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-501-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-010-000	2,626.00	10,507.00	B	$32.22	32.22
527-501-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-015-000	900.00	3,600.00	B	$32.22	32.22
527-501-016-000	900.00	3,600.00	B	$32.22	32.22
527-501-017-000	900.00	3,600.00	B	$32.22	32.22
527-501-018-000	900.00	3,600.00	B	$32.22	32.22
527-501-019-000	900.00	3,600.00	B	$32.22	32.22
527-501-020-000	900.00	3,600.00	B	$32.22	32.22
527-501-021-000	900.00	3,600.00	B	$32.22	32.22
527-501-022-000	900.00	3,600.00	B	$32.22	32.22
527-501-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-024-510	808.00	3,233.00	B	$32.22	16.12
527-501-024-520	800.00	3,200.00	B	$32.22	16.12
527-501-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-026-000	1,855.00	7,420.00	B	$32.22	32.22
527-501-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-501-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-035-000	1,965.00	7,876.00	B	$32.22	32.22
527-501-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-501-040-000	900.00	3,600.00	B	$32.22	32.22
527-501-041-000	900.00	3,600.00	B	$32.22	32.22
527-501-042-000	900.00	3,600.00	B	$32.22	32.22
527-501-043-000	900.00	3,600.00	B	$32.22	32.22
527-501-044-000	900.00	3,600.00	B	$32.22	32.22
527-501-045-000	900.00	3,600.00	B	$32.22	32.22
527-501-046-000	900.00	3,600.00	B	$32.22	32.22
527-501-047-000	900.00	3,600.00	B	$32.22	32.22
527-501-048-000	900.00	3,600.00	B	$32.22	32.22
527-501-049-000	2,185.00	8,747.00	B	$32.22	32.22
527-501-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-501-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-501-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-502-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-006-000	2,787.00	11,150.00	B	$32.22	32.22
527-502-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-502-008-000	2,787.00	11,150.00	B	$32.22	32.22
527-502-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-012-000	2,497.00	10,006.00	B	$32.22	32.22
527-502-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-016-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-502-017-000	900.00	3,600.00	B	$32.22	32.22
527-502-018-000	900.00	3,600.00	B	$32.22	32.22
527-502-019-000	900.00	3,600.00	B	$32.22	32.22
527-502-020-000	900.00	3,600.00	B	$32.22	32.22
527-502-021-000	900.00	3,600.00	B	$32.22	32.22
527-502-022-000	900.00	3,600.00	B	$32.22	32.22
527-502-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-502-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-033-000	1,891.00	7,567.00	B	$32.22	32.22
527-502-034-000	1,891.00	7,567.00	B	$32.22	32.22
527-502-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-036-000	1,818.00	7,274.00	B	$32.22	32.22
527-502-037-510	800.00	3,200.00	B	$32.22	16.12
527-502-037-520	800.00	3,200.00	B	$32.22	16.12
527-502-038-510	800.00	3,200.00	B	$32.22	16.12
527-502-038-520	800.00	3,200.00	B	$32.22	16.12
527-502-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-502-040-000	900.00	3,600.00	B	$32.22	32.22
527-502-041-000	900.00	3,600.00	B	$32.22	32.22
527-502-042-000	900.00	3,600.00	B	$32.22	32.22
527-502-043-000	900.00	3,600.00	B	$32.22	32.22
527-502-044-000	900.00	3,600.00	B	$32.22	32.22
527-502-045-000	900.00	3,600.00	B	$32.22	32.22
527-502-046-000	900.00	3,600.00	B	$32.22	32.22
527-502-047-000	900.00	3,600.00	B	$32.22	32.22
527-502-048-000	900.00	3,600.00	B	$32.22	32.22
527-502-049-000	2,218.00	8,880.00	B	$32.22	32.22
527-502-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-502-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-502-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-505-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-505-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-011-510	1,100.00	4,400.00	B	$32.22	16.12
527-505-011-520	1,100.00	4,400.00	B	$32.22	16.12
527-505-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-015-000	900.00	3,600.00	B	$32.22	32.22
527-505-016-000	900.00	3,600.00	B	$32.22	32.22
527-505-017-000	900.00	3,600.00	B	$32.22	32.22
527-505-018-000	900.00	3,600.00	B	$32.22	32.22
527-505-019-000	900.00	3,600.00	B	$32.22	32.22
527-505-020-000	900.00	3,600.00	B	$32.22	32.22
527-505-021-000	900.00	3,600.00	B	$32.22	32.22
527-505-022-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-505-023-000	1,329.00	5,327.00	B	$32.22	32.22
527-505-024-000	1,760.00	7,040.00	B	$32.22	32.22
527-505-025-000	1,747.00	6,997.00	B	$32.22	32.22
527-505-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-505-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-030-000	1,891.00	7,567.00	B	$32.22	32.22
527-505-031-000	1,891.00	7,567.00	B	$32.22	32.22
527-505-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-036-510	800.00	3,200.00	B	$32.22	16.12
527-505-036-520	800.00	3,200.00	B	$32.22	16.12
527-505-037-510	800.00	3,200.00	B	$32.22	16.12
527-505-037-520	800.00	3,200.00	B	$32.22	16.12
527-505-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-505-040-000	900.00	3,600.00	B	$32.22	32.22
527-505-041-000	900.00	3,600.00	B	$32.22	32.22
527-505-042-000	900.00	3,600.00	B	$32.22	32.22
527-505-043-000	900.00	3,600.00	B	$32.22	32.22
527-505-044-000	900.00	3,600.00	B	$32.22	32.22
527-505-045-000	900.00	3,600.00	B	$32.22	32.22
527-505-046-000	900.00	3,600.00	B	$32.22	32.22
527-505-047-000	900.00	3,600.00	B	$32.22	32.22
527-505-048-000	900.00	3,600.00	B	$32.22	32.22
527-505-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-505-050-000	2,487.00	9,962.00	B	$32.22	32.22
527-505-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-505-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-506-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-506-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-506-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-506-005-000	2,733.00	10,932.00	B	$32.22	32.22
527-506-006-000	1,884.00	9,212.00	B	$32.22	32.22
527-506-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-506-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-506-009-000	2,733.00	10,932.00	B	$32.22	32.22
527-506-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-506-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-506-012-000	2,626.00	10,507.00	B	$32.22	32.22
527-506-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-506-016-000	900.00	3,600.00	B	$32.22	32.22
527-506-017-000	900.00	3,600.00	B	$32.22	32.22
527-506-018-510	404.00	1,616.00	B	$32.22	16.12
527-506-018-520	494.00	1,997.00	B	$32.22	16.12
527-506-019-000	900.00	3,600.00	B	$32.22	32.22
527-506-020-000	900.00	3,600.00	B	$32.22	32.22
527-506-021-000	1,111.00	4,445.00	B	$32.22	32.22
527-506-022-510	440.00	1,760.00	B	$32.22	16.12
527-506-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-026-000	1,714.00	6,861.00	B	$32.22	32.22
527-506-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-506-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-030-000	1,740.00	6,960.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-506-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-506-040-000	900.00	3,600.00	B	$32.22	32.22
527-506-041-000	900.00	3,600.00	B	$32.22	32.22
527-506-042-000	900.00	3,600.00	B	$32.22	32.22
527-506-043-000	900.00	3,600.00	B	$32.22	32.22
527-506-044-000	900.00	3,600.00	B	$32.22	32.22
527-506-045-000	900.00	3,600.00	B	$32.22	32.22
527-506-046-000	900.00	3,600.00	B	$32.22	32.22
527-506-047-000	900.00	3,600.00	B	$32.22	32.22
527-506-048-000	900.00	3,600.00	B	$32.22	32.22
527-506-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-506-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-512-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-006-000	2,218.00	8,880.00	B	$32.22	32.22
527-512-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-512-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-010-000	2,142.00	8,576.00	B	$32.22	32.22
527-512-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-014-000	2,733.00	10,932.00	B	$32.22	32.22
527-512-015-000	900.00	3,600.00	B	$32.22	32.22
527-512-016-000	900.00	3,600.00	B	$32.22	32.22
527-512-017-000	900.00	3,600.00	B	$32.22	32.22
527-512-018-000	900.00	3,600.00	B	$32.22	32.22
527-512-019-000	900.00	3,600.00	B	$32.22	32.22
527-512-020-000	900.00	3,600.00	B	$32.22	32.22
527-512-021-000	900.00	3,600.00	B	$32.22	32.22
527-512-022-000	900.00	3,600.00	B	$32.22	32.22
527-512-023-000	1,815.00	7,276.00	B	$32.22	32.22
527-512-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-512-025-510	800.00	3,200.00	B	$32.22	16.12
527-512-025-520	800.00	3,200.00	B	$32.22	16.12
527-512-026-000	1,714.00	6,861.00	B	$32.22	32.22
527-512-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-512-028-000	2,036.00	8,164.00	B	$32.22	32.22
527-512-029-000	1,714.00	6,861.00	B	$32.22	32.22
527-512-030-510	800.00	3,200.00	B	$32.22	16.12
527-512-030-520	800.00	3,200.00	B	$32.22	16.12
527-512-031-510	800.00	3,200.00	B	$32.22	16.12
527-512-031-520	808.00	3,233.00	B	$32.22	16.12
527-512-032-510	800.00	3,200.00	B	$32.22	16.12
527-512-032-520	800.00	3,200.00	B	$32.22	16.12
527-512-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-512-034-000	2,036.00	8,164.00	B	$32.22	32.22
527-512-035-000	1,329.00	5,327.00	B	$32.22	32.22
527-512-036-000	1,928.00	7,718.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-512-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-512-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-512-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-512-040-000	900.00	3,600.00	B	$32.22	32.22
527-512-041-000	900.00	3,600.00	B	$32.22	32.22
527-512-042-000	900.00	3,600.00	B	$32.22	32.22
527-512-043-000	900.00	3,600.00	B	$32.22	32.22
527-512-044-000	900.00	3,600.00	B	$32.22	32.22
527-512-045-000	900.00	3,600.00	B	$32.22	32.22
527-512-046-000	900.00	3,600.00	B	$32.22	32.22
527-512-047-000	900.00	3,600.00	B	$32.22	32.22
527-512-048-000	900.00	3,600.00	B	$32.22	32.22
527-512-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-512-050-510	1,100.00	4,400.00	B	$32.22	16.12
527-512-050-520	1,100.00	4,400.00	B	$32.22	16.12
527-512-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-512-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-515-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-006-000	2,497.00	10,006.00	B	$32.22	32.22
527-515-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-515-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-010-000	2,787.00	11,150.00	B	$32.22	32.22
527-515-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-014-000	2,497.00	10,006.00	B	$32.22	32.22
527-515-016-000	900.00	3,600.00	B	$32.22	32.22
527-515-017-000	900.00	3,600.00	B	$32.22	32.22
527-515-018-000	900.00	3,600.00	B	$32.22	32.22
527-515-019-000	900.00	3,600.00	B	$32.22	32.22
527-515-020-000	900.00	3,600.00	B	$32.22	32.22
527-515-021-000	900.00	3,600.00	B	$32.22	32.22
527-515-022-000	900.00	3,600.00	B	$32.22	32.22
527-515-023-510	800.00	3,200.00	B	$32.22	16.12
527-515-023-520	800.00	3,200.00	B	$32.22	16.12
527-515-024-000	1,747.00	6,997.00	B	$32.22	32.22
527-515-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-515-026-000	1,855.00	7,420.00	B	$32.22	32.22
527-515-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-515-028-000	1,855.00	7,420.00	B	$32.22	32.22
527-515-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-515-030-000	1,714.00	6,861.00	B	$32.22	32.22
527-515-031-000	1,714.00	6,861.00	B	$32.22	32.22
527-515-032-510	800.00	3,200.00	B	$32.22	16.12
527-515-032-520	800.00	3,200.00	B	$32.22	16.12
527-515-033-510	1,204.00	3,617.00	B	$32.22	16.12
527-515-033-520	800.00	3,200.00	B	$32.22	16.12
527-515-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-515-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-515-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-515-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-515-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-515-039-000	1,747.00	6,997.00	B	$32.22	32.22
527-515-040-000	900.00	3,600.00	B	$32.22	32.22
527-515-041-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-515-042-000	900.00	3,600.00	B	$32.22	32.22
527-515-043-000	900.00	3,600.00	B	$32.22	32.22
527-515-044-000	900.00	3,600.00	B	$32.22	32.22
527-515-045-000	900.00	3,600.00	B	$32.22	32.22
527-515-046-000	900.00	3,600.00	B	$32.22	32.22
527-515-047-000	900.00	3,600.00	B	$32.22	32.22
527-515-048-000	900.00	3,600.00	B	$32.22	32.22
527-515-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-515-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-515-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-516-001-510	1,100.00	4,400.00	B	$32.22	16.12
527-516-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-516-002-000	2,547.00	10,206.00	B	$32.22	32.22
527-516-003-510	1,100.00	4,400.00	B	$32.22	16.12
527-516-003-520	1,100.00	4,400.00	B	$32.22	16.12
527-516-004-000	2,733.00	10,932.00	B	$32.22	32.22
527-516-005-510	1,100.00	4,400.00	B	$32.22	16.12
527-516-005-520	1,576.00	4,729.00	B	$32.22	16.12
527-516-006-510	1,100.00	4,400.00	B	$32.22	16.12
527-516-006-520	1,100.00	4,400.00	B	$32.22	16.12
527-516-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-516-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-516-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-516-010-000	2,487.00	9,962.00	B	$32.22	32.22
527-516-011-000	1,884.00	9,212.00	B	$32.22	32.22
527-516-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-516-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-516-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-516-015-000	900.00	3,600.00	B	$32.22	32.22
527-516-016-000	900.00	3,600.00	B	$32.22	32.22
527-516-017-000	900.00	3,600.00	B	$32.22	32.22
527-516-018-000	900.00	3,600.00	B	$32.22	32.22
527-516-019-000	900.00	3,600.00	B	$32.22	32.22
527-516-020-000	900.00	3,600.00	B	$32.22	32.22
527-516-021-000	900.00	3,600.00	B	$32.22	32.22
527-516-022-000	900.00	3,600.00	B	$32.22	32.22
527-516-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-024-000	1,928.00	7,718.00	B	$32.22	32.22
527-516-025-000	1,366.00	7,042.00	B	$32.22	32.22
527-516-026-510	800.00	3,200.00	B	$32.22	16.12
527-516-026-520	800.00	3,200.00	B	$32.22	16.12
527-516-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-516-028-000	1,815.00	7,276.00	B	$32.22	32.22
527-516-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-033-000	1,815.00	7,276.00	B	$32.22	32.22
527-516-034-000	2,123.00	8,515.00	B	$32.22	32.22
527-516-035-000	2,123.00	8,515.00	B	$32.22	32.22
527-516-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-037-000	1,366.00	7,042.00	B	$32.22	32.22
527-516-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-516-040-000	900.00	3,600.00	B	$32.22	32.22
527-516-041-000	900.00	3,600.00	B	$32.22	32.22
527-516-042-000	900.00	3,600.00	B	$32.22	32.22
527-516-043-000	900.00	3,600.00	B	$32.22	32.22
527-516-044-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-516-045-000	900.00	3,600.00	B	$32.22	32.22
527-516-046-000	900.00	3,600.00	B	$32.22	32.22
527-516-047-000	900.00	3,600.00	B	$32.22	32.22
527-516-048-000	900.00	3,600.00	B	$32.22	32.22
527-516-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-516-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-516-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-516-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-518-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-002-000	2,487.00	9,962.00	B	$32.22	32.22
527-518-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-518-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-009-000	2,679.00	10,717.00	B	$32.22	32.22
527-518-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-013-000	2,218.00	8,880.00	B	$32.22	32.22
527-518-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-016-510	440.00	1,760.00	B	$32.22	16.12
527-518-016-520	503.00	2,036.00	B	$32.22	16.12
527-518-017-000	900.00	3,600.00	B	$32.22	32.22
527-518-018-000	900.00	3,600.00	B	$32.22	32.22
527-518-019-000	900.00	3,600.00	B	$32.22	32.22
527-518-020-000	900.00	3,600.00	B	$32.22	32.22
527-518-021-000	900.00	3,600.00	B	$32.22	32.22
527-518-022-000	900.00	3,600.00	B	$32.22	32.22
527-518-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-024-510	800.00	3,200.00	B	$32.22	16.12
527-518-024-520	800.00	3,200.00	B	$32.22	16.12
527-518-025-000	1,928.00	7,718.00	B	$32.22	32.22
527-518-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-518-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-031-510	800.00	3,200.00	B	$32.22	16.12
527-518-031-520	824.00	3,297.00	B	$32.22	16.12
527-518-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-518-039-000	2,042.00	8,183.00	B	$32.22	32.22
527-518-040-000	900.00	3,600.00	B	$32.22	32.22
527-518-041-000	900.00	3,600.00	B	$32.22	32.22
527-518-042-000	900.00	3,600.00	B	$32.22	32.22
527-518-043-000	900.00	3,600.00	B	$32.22	32.22
527-518-044-000	900.00	3,600.00	B	$32.22	32.22
527-518-045-000	900.00	3,600.00	B	$32.22	32.22
527-518-046-000	900.00	3,600.00	B	$32.22	32.22
527-518-047-000	900.00	3,600.00	B	$32.22	32.22
527-518-048-000	900.00	3,600.00	B	$32.22	32.22
527-518-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-518-050-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-518-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-518-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-523-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-004-000	2,487.00	9,962.00	B	$32.22	32.22
527-523-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-523-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-012-000	2,679.00	10,717.00	B	$32.22	32.22
527-523-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-015-000	900.00	3,600.00	B	$32.22	32.22
527-523-016-000	900.00	3,600.00	B	$32.22	32.22
527-523-017-000	900.00	3,600.00	B	$32.22	32.22
527-523-018-000	900.00	3,600.00	B	$32.22	32.22
527-523-019-000	900.00	3,600.00	B	$32.22	32.22
527-523-020-000	900.00	3,600.00	B	$32.22	32.22
527-523-021-000	900.00	3,600.00	B	$32.22	32.22
527-523-022-000	900.00	3,600.00	B	$32.22	32.22
527-523-023-000	1,818.00	7,274.00	B	$32.22	32.22
527-523-024-000	1,818.00	7,274.00	B	$32.22	32.22
527-523-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-523-028-000	1,855.00	7,420.00	B	$32.22	32.22
527-523-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-031-000	1,891.00	7,567.00	B	$32.22	32.22
527-523-032-000	1,714.00	6,861.00	B	$32.22	32.22
527-523-033-000	1,714.00	6,861.00	B	$32.22	32.22
527-523-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-036-510	800.00	3,200.00	B	$32.22	16.12
527-523-036-520	800.00	3,200.00	B	$32.22	16.12
527-523-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-038-000	1,714.00	6,861.00	B	$32.22	32.22
527-523-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-523-040-000	900.00	3,600.00	B	$32.22	32.22
527-523-041-000	900.00	3,600.00	B	$32.22	32.22
527-523-042-000	900.00	3,600.00	B	$32.22	32.22
527-523-043-000	900.00	3,600.00	B	$32.22	32.22
527-523-044-000	900.00	3,600.00	B	$32.22	32.22
527-523-045-000	900.00	3,600.00	B	$32.22	32.22
527-523-046-000	900.00	3,600.00	B	$32.22	32.22
527-523-047-000	900.00	3,600.00	B	$32.22	32.22
527-523-048-000	900.00	3,600.00	B	$32.22	32.22
527-523-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-523-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-523-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-524-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-005-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-524-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-524-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-009-000	2,626.00	10,507.00	B	$32.22	32.22
527-524-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-016-000	900.00	3,600.00	B	$32.22	32.22
527-524-017-000	900.00	3,600.00	B	$32.22	32.22
527-524-018-000	900.00	3,600.00	B	$32.22	32.22
527-524-019-000	900.00	3,600.00	B	$32.22	32.22
527-524-020-000	900.00	3,600.00	B	$32.22	32.22
527-524-021-000	900.00	3,600.00	B	$32.22	32.22
527-524-022-000	900.00	3,600.00	B	$32.22	32.22
527-524-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-524-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-034-000	1,714.00	6,861.00	B	$32.22	32.22
527-524-035-510	800.00	3,200.00	B	$32.22	16.12
527-524-035-520	800.00	3,200.00	B	$32.22	16.12
527-524-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-524-037-000	1,855.00	7,420.00	B	$32.22	32.22
527-524-038-000	1,855.00	7,420.00	B	$32.22	32.22
527-524-039-000	1,515.00	5,051.00	B	$32.22	32.22
527-524-040-000	900.00	3,600.00	B	$32.22	32.22
527-524-041-000	900.00	3,600.00	B	$32.22	32.22
527-524-042-000	900.00	3,600.00	B	$32.22	32.22
527-524-043-000	900.00	3,600.00	B	$32.22	32.22
527-524-044-000	900.00	3,600.00	B	$32.22	32.22
527-524-045-000	900.00	3,600.00	B	$32.22	32.22
527-524-046-000	900.00	3,600.00	B	$32.22	32.22
527-524-047-000	900.00	3,600.00	B	$32.22	32.22
527-524-048-000	900.00	3,600.00	B	$32.22	32.22
527-524-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-524-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-524-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-525-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-004-000	3,031.00	12,124.00	B	$32.22	32.22
527-525-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-006-000	3,620.00	14,492.00	B	$32.22	32.22
527-525-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-525-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-009-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-013-000	3,031.00	12,124.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-525-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-015-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-016-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-017-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-018-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-019-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-020-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-021-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-022-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-023-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-024-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-025-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-026-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-525-028-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-029-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-030-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-031-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-032-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-033-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-034-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-035-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-036-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-037-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-038-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-039-000	2,200.00	8,800.00	B	$32.22	32.22
527-525-040-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-041-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-042-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-043-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-044-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-045-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-046-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-047-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-048-000	1,400.00	5,600.00	B	$32.22	32.22
527-525-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-525-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-525-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-526-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-526-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-015-000	900.00	3,600.00	B	$32.22	32.22
527-526-016-000	900.00	3,600.00	B	$32.22	32.22
527-526-017-000	900.00	3,600.00	B	$32.22	32.22
527-526-018-000	900.00	3,600.00	B	$32.22	32.22
527-526-019-000	900.00	3,600.00	B	$32.22	32.22
527-526-020-000	900.00	3,600.00	B	$32.22	32.22
527-526-021-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-526-022-000	900.00	3,600.00	B	$32.22	32.22
527-526-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-024-000	1,818.00	7,274.00	B	$32.22	32.22
527-526-025-000	1,818.00	7,274.00	B	$32.22	32.22
527-526-026-000	1,818.00	7,274.00	B	$32.22	32.22
527-526-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-526-028-000	1,815.00	7,276.00	B	$32.22	32.22
527-526-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-030-000	2,042.00	8,183.00	B	$32.22	32.22
527-526-031-000	1,818.00	7,274.00	B	$32.22	32.22
527-526-032-000	1,818.00	7,274.00	B	$32.22	32.22
527-526-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-038-510	800.00	3,200.00	B	$32.22	16.12
527-526-038-520	800.00	3,200.00	B	$32.22	16.12
527-526-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-526-040-000	900.00	3,600.00	B	$32.22	32.22
527-526-041-000	900.00	3,600.00	B	$32.22	32.22
527-526-042-000	900.00	3,600.00	B	$32.22	32.22
527-526-043-000	900.00	3,600.00	B	$32.22	32.22
527-526-044-000	900.00	3,600.00	B	$32.22	32.22
527-526-045-000	900.00	3,600.00	B	$32.22	32.22
527-526-046-000	900.00	3,600.00	B	$32.22	32.22
527-526-047-000	900.00	3,600.00	B	$32.22	32.22
527-526-048-000	900.00	3,600.00	B	$32.22	32.22
527-526-049-520	1,607.00	4,823.00	B	$32.22	16.12
527-526-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-526-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-526-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-531-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-532-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-533-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-534-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-539-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-540-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-541-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-542-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-548-001-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-002-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-003-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-004-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-005-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-006-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-007-000	7,800.00	31,200.00	B	$32.22	32.22
527-548-008-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-009-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-010-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-011-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-012-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-013-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-014-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-015-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-016-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-017-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-018-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-019-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-020-000	1,769.00	7,094.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-548-021-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-022-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-023-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-024-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-025-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-026-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-027-000	6,800.00	27,200.00	B	$32.22	32.22
527-548-028-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-029-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-030-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-031-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-032-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-033-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-034-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-035-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-036-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-037-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-038-000	2,400.00	9,600.00	B	$32.22	32.22
527-548-039-000	4,727.00	18,932.00	B	$32.22	32.22
527-548-040-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-041-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-042-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-043-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-044-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-045-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-046-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-047-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-048-000	1,769.00	7,094.00	B	$32.22	32.22
527-548-049-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-050-000	3,200.00	12,800.00	B	$32.22	32.22
527-548-051-000	7,800.00	31,200.00	B	$32.22	32.22
527-548-052-000	8,400.00	33,600.00	B	$32.22	32.22
527-552-001-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-002-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-003-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-004-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-005-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-006-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-007-000	3,000.00	12,000.00	B	$32.22	32.22
527-552-008-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-009-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-010-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-011-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-012-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-013-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-014-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-016-000	538.00	2,170.00	B	$32.22	32.22
527-552-017-000	480.00	1,920.00	B	$32.22	32.22
527-552-018-000	404.00	1,631.00	B	$32.22	32.22
527-552-019-000	525.00	2,101.00	B	$32.22	32.22
527-552-020-000	480.00	1,920.00	B	$32.22	32.22
527-552-021-000	515.00	2,061.00	B	$32.22	32.22
527-552-022-000	480.00	1,920.00	B	$32.22	32.22
527-552-023-000	800.00	3,200.00	B	$32.22	32.22
527-552-024-000	800.00	3,200.00	B	$32.22	32.22
527-552-025-000	800.00	3,200.00	B	$32.22	32.22
527-552-026-000	800.00	3,200.00	B	$32.22	32.22
527-552-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-552-028-000	800.00	3,200.00	B	$32.22	32.22
527-552-029-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-552-030-000	800.00	3,200.00	B	$32.22	32.22
527-552-031-000	800.00	3,200.00	B	$32.22	32.22
527-552-032-000	1,010.00	4,041.00	B	$32.22	32.22
527-552-033-000	800.00	3,200.00	B	$32.22	32.22
527-552-034-000	800.00	3,200.00	B	$32.22	32.22
527-552-035-000	800.00	3,200.00	B	$32.22	32.22
527-552-036-000	800.00	3,200.00	B	$32.22	32.22
527-552-037-000	800.00	3,200.00	B	$32.22	32.22
527-552-038-000	800.00	3,200.00	B	$32.22	32.22
527-552-039-000	800.00	3,200.00	B	$32.22	32.22
527-552-040-000	480.00	1,920.00	B	$32.22	32.22
527-552-041-000	480.00	1,920.00	B	$32.22	32.22
527-552-042-000	796.00	3,194.00	B	$32.22	32.22
527-552-043-000	480.00	1,920.00	B	$32.22	32.22
527-552-044-000	480.00	1,920.00	B	$32.22	32.22
527-552-045-000	525.00	2,101.00	B	$32.22	32.22
527-552-046-000	505.00	2,020.00	B	$32.22	32.22
527-552-047-000	535.00	2,142.00	B	$32.22	32.22
527-552-048-000	480.00	1,920.00	B	$32.22	32.22
527-552-049-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-050-000	1,400.00	5,600.00	B	$32.22	32.22
527-552-051-000	2,800.00	11,200.00	B	$32.22	32.22
527-552-052-000	2,800.00	11,200.00	B	$32.22	32.22
527-553-001-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-002-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-003-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-004-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-005-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-006-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-007-000	3,000.00	12,000.00	B	$32.22	32.22
527-553-008-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-009-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-010-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-011-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-012-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-013-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-014-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-015-000	480.00	1,920.00	B	$32.22	32.22
527-553-016-000	480.00	1,920.00	B	$32.22	32.22
527-553-017-000	480.00	1,920.00	B	$32.22	32.22
527-553-018-000	525.00	2,101.00	B	$32.22	32.22
527-553-019-000	480.00	1,920.00	B	$32.22	32.22
527-553-020-000	480.00	1,920.00	B	$32.22	32.22
527-553-021-000	480.00	1,920.00	B	$32.22	32.22
527-553-022-000	480.00	1,920.00	B	$32.22	32.22
527-553-023-000	800.00	3,200.00	B	$32.22	32.22
527-553-024-000	800.00	3,200.00	B	$32.22	32.22
527-553-025-000	800.00	3,200.00	B	$32.22	32.22
527-553-026-000	800.00	3,200.00	B	$32.22	32.22
527-553-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-553-028-000	800.00	3,200.00	B	$32.22	32.22
527-553-029-000	800.00	3,200.00	B	$32.22	32.22
527-553-030-000	800.00	3,200.00	B	$32.22	32.22
527-553-031-000	800.00	3,200.00	B	$32.22	32.22
527-553-032-000	800.00	3,200.00	B	$32.22	32.22
527-553-033-000	800.00	3,200.00	B	$32.22	32.22
527-553-034-000	800.00	3,200.00	B	$32.22	32.22
527-553-035-000	800.00	3,200.00	B	$32.22	32.22
527-553-036-000	800.00	3,200.00	B	$32.22	32.22
527-553-037-000	800.00	3,200.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-553-038-000	800.00	3,200.00	B	$32.22	32.22
527-553-039-000	800.00	3,200.00	B	$32.22	32.22
527-553-040-000	796.00	3,194.00	B	$32.22	32.22
527-553-041-000	504.00	2,019.00	B	$32.22	32.22
527-553-042-000	480.00	1,920.00	B	$32.22	32.22
527-553-043-000	480.00	1,920.00	B	$32.22	32.22
527-553-044-000	515.00	2,061.00	B	$32.22	32.22
527-553-045-000	480.00	1,920.00	B	$32.22	32.22
527-553-046-000	480.00	1,920.00	B	$32.22	32.22
527-553-047-000	480.00	1,920.00	B	$32.22	32.22
527-553-048-000	480.00	1,920.00	B	$32.22	32.22
527-553-049-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-050-000	1,400.00	5,600.00	B	$32.22	32.22
527-553-051-000	2,800.00	11,200.00	B	$32.22	32.22
527-553-052-000	2,800.00	11,200.00	B	$32.22	32.22
527-554-001-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-002-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-003-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-004-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-005-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-006-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-007-000	3,000.00	12,000.00	B	$32.22	32.22
527-554-008-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-009-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-010-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-011-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-012-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-013-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-014-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-016-000	480.00	1,920.00	B	$32.22	32.22
527-554-017-000	480.00	1,920.00	B	$32.22	32.22
527-554-018-000	480.00	1,920.00	B	$32.22	32.22
527-554-019-000	480.00	1,920.00	B	$32.22	32.22
527-554-020-000	703.00	2,832.00	B	$32.22	32.22
527-554-021-000	703.00	2,832.00	B	$32.22	32.22
527-554-022-000	703.00	2,832.00	B	$32.22	32.22
527-554-023-000	800.00	3,200.00	B	$32.22	32.22
527-554-024-000	800.00	3,200.00	B	$32.22	32.22
527-554-025-000	800.00	3,200.00	B	$32.22	32.22
527-554-026-000	800.00	3,200.00	B	$32.22	32.22
527-554-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-554-028-000	800.00	3,200.00	B	$32.22	32.22
527-554-029-000	800.00	3,200.00	B	$32.22	32.22
527-554-030-000	800.00	3,200.00	B	$32.22	32.22
527-554-031-000	800.00	3,200.00	B	$32.22	32.22
527-554-032-000	800.00	3,200.00	B	$32.22	32.22
527-554-033-000	800.00	3,200.00	B	$32.22	32.22
527-554-034-000	800.00	3,200.00	B	$32.22	32.22
527-554-035-000	800.00	3,200.00	B	$32.22	32.22
527-554-036-000	800.00	3,200.00	B	$32.22	32.22
527-554-037-000	800.00	3,200.00	B	$32.22	32.22
527-554-038-000	800.00	3,200.00	B	$32.22	32.22
527-554-039-000	800.00	3,200.00	B	$32.22	32.22
527-554-040-000	703.00	2,832.00	B	$32.22	32.22
527-554-041-000	703.00	2,832.00	B	$32.22	32.22
527-554-042-000	703.00	2,832.00	B	$32.22	32.22
527-554-043-000	703.00	2,832.00	B	$32.22	32.22
527-554-044-000	703.00	2,832.00	B	$32.22	32.22
527-554-045-000	703.00	2,832.00	B	$32.22	32.22
527-554-046-000	703.00	2,832.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-554-047-000	703.00	2,832.00	B	$32.22	32.22
527-554-048-000	703.00	2,832.00	B	$32.22	32.22
527-554-049-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-050-000	1,400.00	5,600.00	B	$32.22	32.22
527-554-051-000	2,800.00	11,200.00	B	$32.22	32.22
527-554-052-000	2,800.00	11,200.00	B	$32.22	32.22
527-605-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-003-510	1,111.00	4,445.00	B	$32.22	16.12
527-605-003-520	1,100.00	4,400.00	B	$32.22	16.12
527-605-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-605-004-520	1,100.00	4,400.00	B	$32.22	16.12
527-605-005-510	1,100.00	4,400.00	B	$32.22	16.12
527-605-005-520	1,100.00	4,400.00	B	$32.22	16.12
527-605-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-007-000	2,829.00	11,316.00	B	$32.22	32.22
527-605-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-011-000	2,733.00	10,932.00	B	$32.22	32.22
527-605-012-510	1,241.00	4,978.00	B	$32.22	16.12
527-605-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-605-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-014-000	2,679.00	10,717.00	B	$32.22	32.22
527-605-016-000	900.00	3,600.00	B	$32.22	32.22
527-605-017-000	900.00	3,600.00	B	$32.22	32.22
527-605-018-000	900.00	3,600.00	B	$32.22	32.22
527-605-019-000	900.00	3,600.00	B	$32.22	32.22
527-605-020-000	900.00	3,600.00	B	$32.22	32.22
527-605-021-000	900.00	3,600.00	B	$32.22	32.22
527-605-022-000	900.00	3,600.00	B	$32.22	32.22
527-605-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-025-510	800.00	3,200.00	B	$32.22	16.12
527-605-025-520	800.00	3,200.00	B	$32.22	16.12
527-605-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-605-028-000	2,042.00	8,183.00	B	$32.22	32.22
527-605-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-030-000	1,774.00	7,768.00	B	$32.22	32.22
527-605-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-032-510	800.00	3,200.00	B	$32.22	16.12
527-605-032-520	800.00	3,200.00	B	$32.22	16.12
527-605-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-034-000	1,818.00	7,274.00	B	$32.22	32.22
527-605-035-510	800.00	3,200.00	B	$32.22	16.12
527-605-035-520	800.00	3,200.00	B	$32.22	16.12
527-605-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-605-038-000	2,042.00	8,183.00	B	$32.22	32.22
527-605-039-000	2,042.00	8,183.00	B	$32.22	32.22
527-605-040-000	900.00	3,600.00	B	$32.22	32.22
527-605-041-000	900.00	3,600.00	B	$32.22	32.22
527-605-042-000	900.00	3,600.00	B	$32.22	32.22
527-605-043-000	900.00	3,600.00	B	$32.22	32.22
527-605-044-000	900.00	3,600.00	B	$32.22	32.22
527-605-045-000	900.00	3,600.00	B	$32.22	32.22
527-605-046-000	900.00	3,600.00	B	$32.22	32.22
527-605-047-000	900.00	3,600.00	B	$32.22	32.22
527-605-048-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-605-049-510	1,100.00	4,400.00	B	$32.22	16.12
527-605-049-520	1,100.00	4,400.00	B	$32.22	16.12
527-605-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-605-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-605-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-606-001-510	1,270.00	5,101.00	B	$32.22	16.12
527-606-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-606-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-606-003-510	1,133.00	4,534.00	B	$32.22	16.12
527-606-003-520	1,100.00	4,400.00	B	$32.22	16.12
527-606-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-606-004-520	1,100.00	4,400.00	B	$32.22	16.12
527-606-005-510	1,100.00	4,400.00	B	$32.22	16.12
527-606-005-520	1,100.00	4,400.00	B	$32.22	16.12
527-606-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-606-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-606-009-000	2,679.00	10,717.00	B	$32.22	32.22
527-606-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-606-011-000	2,487.00	9,962.00	B	$32.22	32.22
527-606-012-510	1,100.00	4,400.00	B	$32.22	16.12
527-606-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-606-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-606-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-606-015-000	900.00	3,600.00	B	$32.22	32.22
527-606-016-000	900.00	3,600.00	B	$32.22	32.22
527-606-017-000	900.00	3,600.00	B	$32.22	32.22
527-606-018-000	900.00	3,600.00	B	$32.22	32.22
527-606-019-000	900.00	3,600.00	B	$32.22	32.22
527-606-020-000	900.00	3,600.00	B	$32.22	32.22
527-606-021-000	900.00	3,600.00	B	$32.22	32.22
527-606-022-000	900.00	3,600.00	B	$32.22	32.22
527-606-023-000	1,891.00	7,567.00	B	$32.22	32.22
527-606-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-606-028-510	800.00	3,200.00	B	$32.22	16.12
527-606-028-520	1,204.00	3,617.00	B	$32.22	16.12
527-606-029-510	824.00	3,297.00	B	$32.22	16.12
527-606-029-520	808.00	3,233.00	B	$32.22	16.12
527-606-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-035-510	800.00	3,200.00	B	$32.22	16.12
527-606-035-520	800.00	3,200.00	B	$32.22	16.12
527-606-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-038-000	1,740.00	6,960.00	B	$32.22	32.22
527-606-039-000	1,818.00	7,274.00	B	$32.22	32.22
527-606-040-000	900.00	3,600.00	B	$32.22	32.22
527-606-041-000	900.00	3,600.00	B	$32.22	32.22
527-606-042-000	900.00	3,600.00	B	$32.22	32.22
527-606-043-000	900.00	3,600.00	B	$32.22	32.22
527-606-044-000	900.00	3,600.00	B	$32.22	32.22
527-606-045-000	900.00	3,600.00	B	$32.22	32.22
527-606-046-000	900.00	3,600.00	B	$32.22	32.22
527-606-047-000	900.00	3,600.00	B	$32.22	32.22
527-606-048-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-606-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-606-050-000	2,487.00	9,962.00	B	$32.22	32.22
527-606-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-606-052-000	5,431.00	21,738.00	B	$32.22	32.22
527-615-002-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-003-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-004-000	824.00	3,916.00	B	$32.22	32.22
527-615-005-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-006-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-007-000	3,000.00	12,000.00	B	$32.22	32.22
527-615-008-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-009-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-010-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-011-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-012-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-013-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-014-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-016-000	480.00	1,920.00	B	$32.22	32.22
527-615-017-000	480.00	1,920.00	B	$32.22	32.22
527-615-018-000	480.00	1,920.00	B	$32.22	32.22
527-615-019-000	480.00	1,920.00	B	$32.22	32.22
527-615-020-000	480.00	1,920.00	B	$32.22	32.22
527-615-021-000	480.00	1,920.00	B	$32.22	32.22
527-615-022-000	480.00	1,920.00	B	$32.22	32.22
527-615-023-000	800.00	3,200.00	B	$32.22	32.22
527-615-024-000	800.00	3,200.00	B	$32.22	32.22
527-615-025-000	902.00	3,620.00	B	$32.22	32.22
527-615-026-000	800.00	3,200.00	B	$32.22	32.22
527-615-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-615-028-000	800.00	3,200.00	B	$32.22	32.22
527-615-029-000	800.00	3,200.00	B	$32.22	32.22
527-615-030-000	1,010.00	4,041.00	B	$32.22	32.22
527-615-031-000	800.00	3,200.00	B	$32.22	32.22
527-615-032-000	800.00	3,200.00	B	$32.22	32.22
527-615-033-000	800.00	3,200.00	B	$32.22	32.22
527-615-034-000	800.00	3,200.00	B	$32.22	32.22
527-615-035-000	1,070.00	4,287.00	B	$32.22	32.22
527-615-036-000	800.00	3,200.00	B	$32.22	32.22
527-615-037-000	800.00	3,200.00	B	$32.22	32.22
527-615-038-000	800.00	3,200.00	B	$32.22	32.22
527-615-039-000	1,019.00	4,089.00	B	$32.22	32.22
527-615-040-000	589.00	2,360.00	B	$32.22	32.22
527-615-041-000	840.00	3,993.00	B	$32.22	32.22
527-615-042-000	535.00	2,142.00	B	$32.22	32.22
527-615-043-000	796.00	3,194.00	B	$32.22	32.22
527-615-044-000	480.00	1,920.00	B	$32.22	32.22
527-615-045-000	480.00	1,920.00	B	$32.22	32.22
527-615-046-000	480.00	1,920.00	B	$32.22	32.22
527-615-047-000	856.00	4,073.00	B	$32.22	32.22
527-615-048-000	480.00	1,920.00	B	$32.22	32.22
527-615-049-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-050-000	1,400.00	5,600.00	B	$32.22	32.22
527-615-051-000	2,800.00	11,200.00	B	$32.22	32.22
527-615-052-000	2,800.00	11,200.00	B	$32.22	32.22
527-616-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-616-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-616-003-510	1,100.00	4,400.00	B	$32.22	16.12
527-616-003-520	1,108.00	4,439.00	B	$32.22	16.12
527-616-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-616-004-520	1,100.00	4,400.00	B	$32.22	16.12

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-616-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-616-006-510	1,100.00	4,400.00	B	$32.22	16.12
527-616-006-520	1,100.00	4,400.00	B	$32.22	16.12
527-616-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-616-008-510	1,100.00	4,400.00	B	$32.22	16.12
527-616-008-520	1,100.00	4,400.00	B	$32.22	16.12
527-616-009-510	1,100.00	4,400.00	B	$32.22	16.12
527-616-009-520	1,100.00	4,400.00	B	$32.22	16.12
527-616-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-616-011-510	1,100.00	4,400.00	B	$32.22	16.12
527-616-011-520	1,100.00	4,400.00	B	$32.22	16.12
527-616-012-000	2,679.00	10,717.00	B	$32.22	32.22
527-616-013-510	1,100.00	4,400.00	B	$32.22	16.12
527-616-013-520	1,100.00	4,400.00	B	$32.22	16.12
527-616-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-616-016-000	900.00	3,600.00	B	$32.22	32.22
527-616-017-000	900.00	3,600.00	B	$32.22	32.22
527-616-018-000	900.00	3,600.00	B	$32.22	32.22
527-616-019-000	900.00	3,600.00	B	$32.22	32.22
527-616-020-000	900.00	3,600.00	B	$32.22	32.22
527-616-021-000	900.00	3,600.00	B	$32.22	32.22
527-616-022-000	900.00	3,600.00	B	$32.22	32.22
527-616-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-024-510	800.00	3,200.00	B	$32.22	16.12
527-616-024-520	808.00	3,233.00	B	$32.22	16.12
527-616-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-616-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-029-000	1,515.00	5,051.00	B	$32.22	32.22
527-616-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-032-000	1,965.00	7,876.00	B	$32.22	32.22
527-616-033-510	800.00	3,200.00	B	$32.22	16.12
527-616-033-520	800.00	3,200.00	B	$32.22	16.12
527-616-034-000	1,600.00	6,400.00	B	$32.22	32.22
527-616-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-038-000	1,891.00	7,567.00	B	$32.22	32.22
527-616-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-616-040-000	900.00	3,600.00	B	$32.22	32.22
527-616-041-000	900.00	3,600.00	B	$32.22	32.22
527-616-042-000	900.00	3,600.00	B	$32.22	32.22
527-616-043-000	900.00	3,600.00	B	$32.22	32.22
527-616-044-000	900.00	3,600.00	B	$32.22	32.22
527-616-045-000	900.00	3,600.00	B	$32.22	32.22
527-616-046-000	900.00	3,600.00	B	$32.22	32.22
527-616-047-000	900.00	3,600.00	B	$32.22	32.22
527-616-048-000	900.00	3,600.00	B	$32.22	32.22
527-616-049-000	2,787.00	11,150.00	B	$32.22	32.22
527-616-050-000	2,487.00	9,962.00	B	$32.22	32.22
527-616-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-616-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-623-001-000	1,285.00	5,144.00	B	$32.22	32.22
527-623-002-000	1,581.00	6,337.00	B	$32.22	32.22
527-623-003-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-004-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-005-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-006-000	1,581.00	6,337.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-623-007-000	3,000.00	12,000.00	B	$32.22	32.22
527-623-008-000	1,212.00	4,849.00	B	$32.22	32.22
527-623-009-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-010-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-011-000	1,212.00	4,849.00	B	$32.22	32.22
527-623-012-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-013-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-014-000	1,274.00	5,936.00	B	$32.22	32.22
527-623-015-000	808.00	3,839.00	B	$32.22	32.22
527-623-016-000	480.00	1,920.00	B	$32.22	32.22
527-623-017-000	480.00	1,920.00	B	$32.22	32.22
527-623-018-000	480.00	1,920.00	B	$32.22	32.22
527-623-019-000	480.00	1,920.00	B	$32.22	32.22
527-623-020-000	480.00	1,920.00	B	$32.22	32.22
527-623-021-000	480.00	1,920.00	B	$32.22	32.22
527-623-022-000	480.00	1,920.00	B	$32.22	32.22
527-623-023-000	800.00	3,200.00	B	$32.22	32.22
527-623-024-000	1,050.00	4,204.00	B	$32.22	32.22
527-623-025-000	800.00	3,200.00	B	$32.22	32.22
527-623-026-000	800.00	3,200.00	B	$32.22	32.22
527-623-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-623-028-000	800.00	3,200.00	B	$32.22	32.22
527-623-029-000	800.00	3,200.00	B	$32.22	32.22
527-623-030-000	886.00	3,549.00	B	$32.22	32.22
527-623-031-000	800.00	3,200.00	B	$32.22	32.22
527-623-032-000	1,010.00	4,041.00	B	$32.22	32.22
527-623-033-000	800.00	3,200.00	B	$32.22	32.22
527-623-034-000	800.00	3,200.00	B	$32.22	32.22
527-623-035-000	1,070.00	4,287.00	B	$32.22	32.22
527-623-036-000	1,019.00	4,089.00	B	$32.22	32.22
527-623-037-000	1,019.00	4,089.00	B	$32.22	32.22
527-623-038-000	800.00	3,200.00	B	$32.22	32.22
527-623-039-000	800.00	3,200.00	B	$32.22	32.22
527-623-040-000	538.00	2,170.00	B	$32.22	32.22
527-623-041-000	796.00	3,194.00	B	$32.22	32.22
527-623-042-000	480.00	1,920.00	B	$32.22	32.22
527-623-043-000	480.00	1,920.00	B	$32.22	32.22
527-623-044-000	480.00	1,920.00	B	$32.22	32.22
527-623-045-000	796.00	3,194.00	B	$32.22	32.22
527-623-046-000	450.00	1,815.00	B	$32.22	32.22
527-623-047-000	535.00	2,142.00	B	$32.22	32.22
527-623-048-000	480.00	1,920.00	B	$32.22	32.22
527-623-049-000	1,400.00	5,600.00	B	$32.22	32.22
527-623-050-000	1,236.00	4,946.00	B	$32.22	32.22
527-623-051-000	2,800.00	11,200.00	B	$32.22	32.22
527-623-052-000	2,800.00	11,200.00	B	$32.22	32.22
527-624-001-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-002-000	900.00	3,600.00	B	$32.22	32.22
527-624-003-000	2,787.00	11,150.00	B	$32.22	32.22
527-624-004-510	1,100.00	4,400.00	B	$32.22	16.12
527-624-004-520	1,100.00	4,400.00	B	$32.22	16.12
527-624-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-624-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-009-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-012-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-013-000	2,200.00	8,800.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-624-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-015-000	900.00	3,600.00	B	$32.22	32.22
527-624-016-000	900.00	3,600.00	B	$32.22	32.22
527-624-017-000	900.00	3,600.00	B	$32.22	32.22
527-624-018-000	900.00	3,600.00	B	$32.22	32.22
527-624-019-000	900.00	3,600.00	B	$32.22	32.22
527-624-020-000	900.00	3,600.00	B	$32.22	32.22
527-624-021-000	900.00	3,600.00	B	$32.22	32.22
527-624-022-000	900.00	3,600.00	B	$32.22	32.22
527-624-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-026-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-624-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-029-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-032-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-033-000	2,033.00	8,151.00	B	$32.22	32.22
527-624-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-035-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-624-037-510	800.00	3,200.00	B	$32.22	16.12
527-624-037-520	800.00	3,200.00	B	$32.22	16.12
527-624-038-000	1,815.00	7,276.00	B	$32.22	32.22
527-624-039-510	800.00	3,200.00	B	$32.22	16.12
527-624-039-520	800.00	3,200.00	B	$32.22	16.12
527-624-040-000	900.00	3,600.00	B	$32.22	32.22
527-624-041-000	900.00	3,600.00	B	$32.22	32.22
527-624-042-000	900.00	3,600.00	B	$32.22	32.22
527-624-043-000	900.00	3,600.00	B	$32.22	32.22
527-624-044-000	900.00	3,600.00	B	$32.22	32.22
527-624-045-000	900.00	3,600.00	B	$32.22	32.22
527-624-046-000	900.00	3,600.00	B	$32.22	32.22
527-624-047-000	900.00	3,600.00	B	$32.22	32.22
527-624-048-000	900.00	3,600.00	B	$32.22	32.22
527-624-049-510	1,100.00	4,400.00	B	$32.22	16.12
527-624-049-520	1,245.00	5,001.00	B	$32.22	16.12
527-624-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-624-051-000	5,206.00	20,834.00	B	$32.22	32.22
527-624-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-625-001-510	1,100.00	4,400.00	B	$32.22	16.12
527-625-001-520	1,100.00	4,400.00	B	$32.22	16.12
527-625-002-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-003-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-004-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-005-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-006-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-007-000	3,600.00	14,400.00	B	$32.22	32.22
527-625-008-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-009-000	2,487.00	9,962.00	B	$32.22	32.22
527-625-010-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-011-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-012-510	1,607.00	4,823.00	B	$32.22	16.12
527-625-012-520	1,100.00	4,400.00	B	$32.22	16.12
527-625-013-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-014-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-015-000	900.00	3,600.00	B	$32.22	32.22
527-625-016-000	900.00	3,600.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-625-017-000	900.00	3,600.00	B	$32.22	32.22
527-625-018-000	900.00	3,600.00	B	$32.22	32.22
527-625-019-000	900.00	3,600.00	B	$32.22	32.22
527-625-020-000	900.00	3,600.00	B	$32.22	32.22
527-625-021-000	900.00	3,600.00	B	$32.22	32.22
527-625-022-000	900.00	3,600.00	B	$32.22	32.22
527-625-023-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-024-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-025-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-026-000	2,123.00	8,515.00	B	$32.22	32.22
527-625-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-625-028-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-029-000	2,123.00	8,515.00	B	$32.22	32.22
527-625-030-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-031-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-032-510	800.00	3,200.00	B	$32.22	16.12
527-625-032-520	800.00	3,200.00	B	$32.22	16.12
527-625-033-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-034-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-035-510	800.00	3,200.00	B	$32.22	16.12
527-625-035-520	1,181.00	3,546.00	B	$32.22	16.12
527-625-036-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-037-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-038-510	800.00	3,200.00	B	$32.22	16.12
527-625-038-520	800.00	3,200.00	B	$32.22	16.12
527-625-039-000	1,740.00	6,960.00	B	$32.22	32.22
527-625-040-000	900.00	3,600.00	B	$32.22	32.22
527-625-041-000	900.00	3,600.00	B	$32.22	32.22
527-625-042-000	900.00	3,600.00	B	$32.22	32.22
527-625-043-000	900.00	3,600.00	B	$32.22	32.22
527-625-044-000	840.00	3,360.00	B	$32.22	32.22
527-625-045-000	900.00	3,600.00	B	$32.22	32.22
527-625-046-000	900.00	3,600.00	B	$32.22	32.22
527-625-047-000	900.00	3,600.00	B	$32.22	32.22
527-625-048-000	900.00	3,600.00	B	$32.22	32.22
527-625-049-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-050-000	2,200.00	8,800.00	B	$32.22	32.22
527-625-051-000	4,600.00	18,400.00	B	$32.22	32.22
527-625-052-000	4,800.00	19,200.00	B	$32.22	32.22
527-626-001-000	1,359.00	5,453.00	B	$32.22	32.22
527-626-002-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-003-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-004-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-005-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-006-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-007-000	3,000.00	12,000.00	B	$32.22	32.22
527-626-008-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-009-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-010-000	1,473.00	5,910.00	B	$32.22	32.22
527-626-011-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-012-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-013-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-014-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-016-000	480.00	1,920.00	B	$32.22	32.22
527-626-017-000	480.00	1,920.00	B	$32.22	32.22
527-626-018-000	538.00	2,170.00	B	$32.22	32.22
527-626-019-000	450.00	1,815.00	B	$32.22	32.22
527-626-020-000	480.00	1,920.00	B	$32.22	32.22
527-626-021-000	811.00	3,258.00	B	$32.22	32.22
527-626-022-000	480.00	1,920.00	B	$32.22	32.22

Assessor's Parcel Number	Assessed Land Value	Assessed Structure Value	Zone	Special Tax per Interval/Bldg. Sq. Ft.	Estimated 2022/23 charge
527-626-023-000	902.00	3,620.00	B	$32.22	32.22
527-626-024-000	800.00	3,200.00	B	$32.22	32.22
527-626-025-000	922.00	3,707.00	B	$32.22	32.22
527-626-026-000	800.00	3,200.00	B	$32.22	32.22
527-626-027-000	2,800.00	11,200.00	B	$32.22	32.22
527-626-028-000	800.00	3,200.00	B	$32.22	32.22
527-626-029-000	800.00	3,200.00	B	$32.22	32.22
527-626-030-000	800.00	3,200.00	B	$32.22	32.22
527-626-031-000	800.00	3,200.00	B	$32.22	32.22
527-626-032-000	800.00	3,200.00	B	$32.22	32.22
527-626-033-000	800.00	3,200.00	B	$32.22	32.22
527-626-034-000	800.00	3,200.00	B	$32.22	32.22
527-626-035-000	800.00	3,200.00	B	$32.22	32.22
527-626-036-000	800.00	3,200.00	B	$32.22	32.22
527-626-037-000	800.00	3,200.00	B	$32.22	32.22
527-626-038-000	1,050.00	4,204.00	B	$32.22	32.22
527-626-039-000	800.00	3,200.00	B	$32.22	32.22
527-626-040-000	480.00	1,920.00	B	$32.22	32.22
527-626-041-000	824.00	3,916.00	B	$32.22	32.22
527-626-042-000	480.00	1,920.00	B	$32.22	32.22
527-626-043-000	480.00	1,920.00	B	$32.22	32.22
527-626-044-000	404.00	1,631.00	B	$32.22	32.22
527-626-045-000	856.00	4,073.00	B	$32.22	32.22
527-626-046-000	703.00	2,832.00	B	$32.22	32.22
527-626-047-000	480.00	1,920.00	B	$32.22	32.22
527-626-048-000	535.00	2,142.00	B	$32.22	32.22
527-626-049-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-050-000	1,400.00	5,600.00	B	$32.22	32.22
527-626-051-000	2,800.00	11,200.00	B	$32.22	32.22
527-626-052-000	2,800.00	11,200.00	B	$32.22	32.22
527-631-001-000	54,180.00	216,720.00	B	$32.22	1,675.44
527-632-001-000	54,180.00	216,720.00	B	$32.22	1,675.44
527-633-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-634-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-639-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-640-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-641-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
527-642-001-000	85,000.00	340,000.00	B	$32.22	1,675.44
527-648-001-000	84,100.00	336,400.00	B	$32.22	1,643.22
Totals	**$43,776,526.00**	**$174,022,397.00**			**$921,091.10**
Parcels Charged					**12,632**

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 10

Agenda Item: South Tahoe Refuse Delinquent Fees Report

Executive Summary: All properties within the City of South Lake Tahoe limits are required to pay refuse collection service fees. Fees that remain unpaid for 180 days after billing may be collected by South Tahoe Refuse pursuant to City Code 4.150.370. Properties for which fees are not paid will have a lien recorded on the property.

Requested Action / Suggested Motions: Pass a Resolution confirming the Final Delinquent Fees Report and directing the Finance Department to send a certified copy of the Report to the El Dorado County Auditor-Controller to add the delinquent amounts to the county property tax rolls for collection.
Responsible Staff Member: Anna Kashuba, Assistant Planner

Responsible Staff Member: Responsible Staff Member: Anna Kashuba, Assistant Planner (530) 542-7405

Reviewed and Approved By:
Hilary Roverud, Director of Development Service
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - South Tahoe Refuse Delinquent Fees Report.docx
02-Resolution - South Tahoe Refuse Delinquent Fees Report.docx
03 - Delinquent Fees List 2022 (Exh. A to Resolution).pdf
04-Notice of Public Hearing.doc

City of South Lake Tahoe
Report to City Council

Meeting Date: June 21, 2022

Title: South Tahoe Refuse Delinquent Refuse Fees Report

Location: Citywide

Responsible Staff Member: Anna Kashuba, Assistant Planner, (530) 542-7405

Background: City Code Chapter 4.150 includes City regulations on refuse and garbage. Chapter 4.150.300 specifies the liability for residential or commercial property owners and/or occupants to pay for refuse services made available to the premises, irrespective of the actual use of the refuse collection services. All properties within the City limits are subject to mandatory payment of collection fees.

Mandatory collection fees, authorized by City Code Section 4.150.340, which remain unpaid for a period of 180 days may be collected by South Tahoe Refuse pursuant to City Code Section 4.150.370 (see Attachment 02). City Code Section 4.150.370 requires South Tahoe Refuse to prepare a delinquent fees report, and for the Planning Commission to hold a public hearing to hear any objections or protests of landowners liable for delinquent fees. The Commission may make such revisions or corrections to the report as is deemed just and thereafter the report shall be forwarded to the City Council for confirmation.

The delinquent fees set forth in the report constitute a special assessment against the respective parcels of land and are a lien of the property for such delinquent fees. Once confirmed by the City Council, a certified copy of the report is filed with The El Dorado County Auditor and County Recorder's office on or before August 10.

Issue and Discussion: On May 16, 2022, all delinquent account property owners on the report were mailed certified letters and a copy of the public notice indicating the time and place of the Planning Commission hearing. On June 3, 2022, a public notice indicating the time and place of the hearing was published in the Tahoe Daily Tribune pursuant to Government Code Sections 65090 and 65091.

The Planning Commission conducted a public hearing on June 16 to consider a recommendation to City Council on confirmation of the Final Delinquent Fees Report. A summary of that hearing and Planning Commission recommendations will be provided verbally at the City Council meeting.

Environmental Considerations – California Environmental Quality Act: Confirming the Final Delinquent Fees Report and directing the Finance Department to send a certified copy of the Report to the El Dorado County Auditor-Controller to add the delinquent amounts to the county property tax rolls for collection will not result in a direct or reasonably foreseeable indirect physical change in the environment, pursuant to the California Environmental Quality Act, Statute & Guidelines (CEQA), Section15060.

Financial Implications: There are no adverse financial impacts to the City from this action. Increase in South Tahoe Refuse fee collections should occur, which will result in a minor increase in the franchise fees paid to the City.

Policy Implications: None.

Resolution 2022-XX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Confirming the South Tahoe Refuse Final Delinquent Fees Report

BACKGROUND

A. South Lake Tahoe City Code Section 4.150.300 specifies the liability for residential and commercial property owners and/or occupants to pay for refuse service made available to the premise, irrespective of the actual use or the refuse collection service.

B. South Lake Tahoe City Code Section 4.150.370 makes delinquent refuse fees civil debts owed to the City and subject to collection.

C. Government Code Section 25831 authorizes collection of delinquent solid waste (refuse) fees by the County and Government Code Section 38790.1 states “any city collecting garbage fees or charges may collect delinquent fees or charges in the manner provided in Section 25831 for counties”.

D. Pursuant to South Lake Tahoe City Code Section 4.150.370, South Tahoe Refuse has prepared a Final Delinquent Fees Report of fees unpaid for 180 days or more.

E. South Tahoe Refuse on May 16, 2022, mailed certified letters to individuals on the report notifying them of the lien process, and notifying them of the public hearings to consider objections and protests.

F. On June 3, 2022, a public notice was published in the Tahoe Daily Tribune providing notice that the Planning Commission would consider the delinquent fees report at their regular scheduled meeting on June 16, 2022, and the City Council would be considering the Delinquent Fees Report at their regular scheduled meeting on June 21, 2022.

G. On June 16, 2022 the Planning Commission held a duly noticed public hearing to hear objections or protests of landowners liable for delinquent fees.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Confirm the Final Delinquent Fees Report (Exhibit A) and directs the Finance Department to send a Certified Copy of the Report to the El Dorado County Auditor-Controller to add the delinquent amounts to the county property tax rolls for collection.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____
Devin Middlebrook, Mayor

Attest:

_____
Susan Blankenshiop, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

Cuttoff Date	Acct#	Service Name	Bilto Name	Billto Address	Billto City State Postal	Service Address	Apn#	Qty	Total Due In	Exclusion Period	Lien Amount	Unpaid Liens	Payments	Delinquent Amount	Admin Fee	Total Due	Average Per Unit	Billing Status
9/30/2021	13415900	200 ASSOCIATES LLC	200 ASSOCIATES LLC	1427 KENTFIELD AVE	REDWOOD CITY, CA 94061	3928 LARCH AVE	029-415-024-000	1	$404.83	($226.00)	$178.83			$178.83	$79.00	$257.83		Active
9/30/2021	11040683	ADDI,LINDA	ADDI,LINDA	PO BOX 11006	RENO, NV 89510	1149 OAK AVE	027-231-036-000	1	$445.34	($237.82)	$207.52			$207.52	$79.00	$286.52		Active
9/30/2021	12604700	ALVAREZ, LETICIA MAYA	ALVAREZ, LETICIA MAYA	PO BOX 16907	SOUTH LAKE TAHOE, CA 96151	1342 SUSIE LAKE RD	025-223-017-000	1	$1,210.97	($210.66)	$1,000.31	$550.98		$449.33	$79.00	$528.33		Lien
9/30/2021	10058475	AMSDEN,MORGAN	AMSDEN,MORGAN	632 ANITA DR	SO LAKE TAHOE, CA 96150	632 ANITA DR	023-541-036-000	1	$445.34	($237.82)	$207.52			$207.52	$79.00	$286.52		Active
9/30/2021	10061492	AMSDEN,ROLAND H	AMSDEN,ROLAND H	PO BOX 13249	SO LAKE TAHOE, CA 96150	2645 ARMSTRONG AVE	031-133-009-000	1	$1,577.77	($210.66)	$1,367.11	$948.55		$418.56	$79.00	$497.56		Lien
9/30/2021	12334600	ANT PROPERTIES INC	ANT PROPERTIES INC	2880 SUNRISE BLVD	RANCHO CORDOVA, CA 95742	3330 CAPE HORN RD	027-231-034-000	1	$690.73	($259.49)	$431.24			$431.24	$79.00	$510.24		Active
9/30/2021	10096474	BALLARD,MICHAEL	BALLARD,MICHAEL	PO BOX 19992	SO LAKE TAHOE, CA 96151	3812 MARKOFER WAY	028-042-017-000	2	$627.31	($421.32)	$205.99			$205.99	$79.00	$284.99		Lien
9/30/2021	10112356	BANISTER,TWEED	BANISTER,TWEED	615 ALPINE DR	SOUTH LAKE TAHOE, CA 96150	615 ALPINE DR	022-331-005-000	0	$526.46	($125.61)	$400.85			$400.85	$79.00	$479.85		Active
9/30/2021	10134503	BANISTER,TWEED	BANISTER,TWEED	615 ALPINE DR	SOUTH LAKE TAHOE, CA 96150	680 TAHOE ISLAND DR	023-553-006-000	2	$1,344.25	($469.95)	$874.30		$247.76	$626.54	$79.00	$705.54		Active
9/30/2021	11178805	BARD,ARIAN & TOBIAS	BARD,ARIAN & TOBIAS	2732 YOUNG ST	SOUTH LAKE TAHOE, CA 96150	2732 YOUNG ST	031-093-011-000	3	$1,355.37	($711.54)	$643.83			$643.83	$79.00	$722.83		Active
9/30/2021	11004183	BARNETT,SUSI	BARNETT,SUSI	PO BOX 13331	SO LAKE TAHOE, CA 96151	1118 CARSON AVE	031-154-001-000	1	$693.92	($139.50)	$554.42	$279.22		$275.20	$79.00	$354.20		Lien
9/30/2021	10031550	BAUTISTA,VERDELLA	BAUTISTA,VERDELLA	3164 W ALPINE AVE	STOCKTON, CA 95204	3579 BETTY RAE LN	027-203-009-000	1	$2,750.42	($210.66)	$2,539.76	$2,138.10		$401.66	$79.00	$480.66		Lien
9/30/2021	12388600	BENDER, JACOB	BENDER, JACOB	2601 FOUNTAIN AVE	SOUTH LAKE TAHOE, CA 96150	2601 FOUNTAIN AVE	031-224-010-000	1	$1,042.88	($210.66)	$832.22	$430.56		$401.66	$79.00	$480.66		Lien
9/30/2021	10123188	BERGSTEDT, CANDICE	BERGSTEDT, CANDICE	2641 KNOX AVE	SO LAKE TAHOE, CA 96150	2641 KNOX AVE	031-161-012-000	1	$445.34	($237.82)	$207.52			$207.52	$79.00	$286.52		Active
9/30/2021	10091065	BROWER,JANIS	BROWER,JANIS	PO BOX 19965	SO LAKE TAHOE, CA 96151	3577 BILL AVE	027-112-008-000	1	$990.43	($210.66)	$779.77	$378.11		$401.66	$79.00	$480.66		Lien
9/30/2021	10030228	BROWN,NICHOLAS	BROWN,NICHOLAS	PO BOX 9011	SO LAKE TAHOE, CA 96158	2182 VENICE DR	022-032-016-000	1	$1,201.00	($210.66)	$990.34	$533.17		$457.17	$79.00	$536.17		Lien
9/30/2021	10003786	BUSCH, AMY	BUSCH, AMY, DUNLAP, JOHN	5311 VIRGINIA WAY	SACRAMENTO, CA 95822	2363 WASHINGTON AVE	023-700-001-000	4	$2,198.34	($975.63)	$1,222.71			$1,222.71	$79.00	$1,301.71		Active
9/30/2021	11100544	CLELAN,RALPH	CLELAN,RALPH	872 LAPHAM DR	SO LAKE TAHOE, CA 96150	872 LAPHAM DR	023-783-013-000	1	$990.42	($210.66)	$779.76	$378.11		$401.65	$79.00	$480.65		Lien
9/30/2021	11049832	CONNOR,CARLTON	CONNOR,CARLTON	2462 ROYAL ANN DR	UNION CITY, CA 94587	799 PATRICIA LN	023-571-018-000	1	$642.39	($253.37)	$389.02			$389.02	$79.00	$468.02		Active
9/30/2021	11105531	DI BARI ALEXANDER,DANIELLE	DI BARI ALEXANDER,DANIELLE	PO BOX 1085	GEYSERVILLE, CA 95441	1434 BOZEMAN DR	025-764-022-000	1	$349.31	($232.26)	$117.05			$117.05	$79.00	$196.05		Active
9/30/2021	13267100	DIBELLA, DAVID	DIBELLA, DAVID	2212 ROYAL AVE	SO LAKE TAHOE, CA 96150	2212 ROYAL AVE	023-664-009-000	1	$699.55	($260.27)	$439.28			$439.28	$79.00	$518.28		Active
9/30/2021	11023244	DOMNIE,SCOTT & ROBIN	DOMNIE,SCOTT & ROBIN	PO BOX 3368	LOS ALTOS, CA 94024	3419 BRUCE DR	025-393-023-000	1	$990.42	($210.66)	$779.76	$378.11		$401.65	$79.00	$480.65		Lien
9/30/2021	10029777	DONATI, STEVE	DONATI, STEVE	1460 TERRACINA DR	EL DORADO HLS, CA 95762-5406	3785 ALDER AVE	027-142-025-000	1	$690.73	($259.49)	$431.24		$822.10	-$390.86	$79.00	($311.86)		Active
9/30/2021	10110450	DRAKE, ELIZABETH	DRAKE, ELIZABETH	1860 D ST	SOUTH LAKE TAHOE, CA 96150	1860 D ST	032-281-002-000	1	$1,349.32	($210.66)	$1,138.66	$859.20		$279.46	$79.00	$358.46		Lien
9/30/2021	11065234	DUFF, RYAN	DUFF, RYAN	2681 ALMA AVE	SO LAKE TAHOE, CA 96150	2681 ALMA AVE	031-204-005-000	1	$1,242.68	($210.66)	$1,032.02	$578.26		$453.76	$79.00	$532.76		Lien
9/30/2021	10085022	DURAN,DANIEL	DURAN,DANIEL	652 CLEMENT ST	SO LAKE TAHOE, CA 96150	652 CLEMENT ST	023-492-003-000	2	$2,057.84	($421.32)	$1,636.52	$831.22		$805.30	$79.00	$884.30		Lien
9/30/2021	13046300	ELEVATED EQUITIES, LLC	ELEVATED EQUITIES, LLC	1317 KYBURZ AVE	SO LAKE TAHOE, CA 96150	1317 KYBURZ AVE	032-211-003-000	1	$1,070.53	($210.66)	$859.87	$425.67		$434.20	$79.00	$513.20		Lien
9/30/2021	10006182	ENOCHS,BART E & PATRICIA C	ENOCHS,BART E & PATRICIA C	3350 ASH AVE	SO LAKE TAHOE, CA 96150	3350 ASH AVE	027-225-009-000	1	$2,003.63	($210.66)	$1,792.97	$1,468.32		$324.65	$79.00	$403.65		Lien
9/30/2021	12614900	FAURIA, CRAIG	FAURIA, CRAIG	2186 JAMES AVE	SOUTH LAKE TAHOE, CA 96150	2186 JAMES AVE	023-211-15-100	1	$1,242.68	($210.66)	$1,032.02	$578.26		$453.76	$79.00	$532.76		Lien
9/30/2021	10097756	FERREIRA,JOSEPH A	FERREIRA,JOSEPH A	2504 FOUNTAIN AVE	SO LAKE TAHOE, CA 96150	2504 FOUNTAIN AVE	031-215-010-000	1	$1,109.54	($210.66)	$898.88	$472.09		$426.79	$79.00	$505.79		Lien
9/30/2021	11223035	FONG,CRIEGHTON	FONG,CRIEGHTON	2112 10TH ST	OAKLAND, CA 946062618	2295 HELEN AVE	031-043-007-000	2	$1,274.52	($513.90)	$760.62		$1,500.00	-$739.38	$79.00	($660.38)		Active
9/30/2021	12596000	FORMANEK, MICHEAL	FORMANEK, MICHEAL	5327 E MITCHELL DR	PHOENIX, AZ 85018	3683 FOREST AVE	027-075-016-000	2	$1,385.18	($520.50)	$864.68			$864.68	$79.00	$943.68		Active
9/30/2021	10086282	GARIBALDI,ARTHUR A	GARIBALDI,ARTHUR A	PO BOX 7224	SOUTH LAKE TAHOE, CA 96158	965 TATA LN	023-481-013-000	1	$689.69	($259.43)	$430.26		$150.00	$280.26	$79.00	$359.26		Active
9/30/2021	10117692	GREEAR, AIMEE JEAN MARIE	GREEAR, AIMEE JEAN MARIE	858 PATRICIA LN	SOUTH LAKE TAHOE, CA 96150	858 PATRICIA LN	023-573-009-000	1	$1,876.95	($210.66)	$1,666.29	$1,264.64		$401.65	$79.00	$480.65		Lien
9/30/2021	12468100	GREGO,GLEN	GREGO,GLEN	751 HIGUERA ST	SAN LUIS OBISPO, CA 93401	4089 PINE BLVD	029-610-026-000	4	$2,276.01	($1,029.05)	$1,246.96			$1,246.96	$79.00	$1,325.96		Active
9/30/2021	10050334	GUNN,RICHARD M	GUNN,RICHARD M	811 PALOMA AVE	SO LAKE TAHOE, CA 96150	811 PALOMA AVE	026-137-012-000	1	$1,114.67	($210.66)	$904.01	$502.36		$401.65	$79.00	$480.65		Lien
7/31/2021	10117838	HAGOOD,ASHLEY	HAGOOD,ASHLEY	5857 JUNIPERO AVE	CARMEL, CA 93923	1224 BEECHER AVE	031-272-003-000	1	$1,159.50	($313.65)	$845.85	$452.51		$393.34	$79.00	$472.34		Lien
7/31/2021	10086703	HARRINGTON,STEVE	HARRINGTON,STEVE	3865 PLEASANT VALLEY RD	PLACERVILLE, CA 95667	3515 RANCHO CIR	025-633-005-000	1	$654.39	($313.65)	$340.74			$340.74	$79.00	$419.74		Active
7/31/2021	11121436	HELMY,CHRISTOPHER P	HELMY,CHRISTOPHER P	886 S. LOS ROBLES AVE	PASADENA, CA 91106	2602 WILLIAM AVE	031-122-003-000	2	$882.06	($676.08)	$205.98			$205.98	$79.00	$284.98		Active
7/31/2021	12406200	HEMENES,ANTHONY	HEMENES,ANTHONY	2225 WASHINGTON AVE	SOUTH LAKE TAHOE, CA 96150	2225 WASHINGTON AVE	023-686-004-000	1	$1,086.39	($313.65)	$772.74	$452.50		$320.24	$79.00	$399.24		Lien
7/31/2021	11119537	HILL,JULIANA	HILL,JULIANA	P.O. BOX 334	APTOS, CA 95001	2537 ALMA AVE	031-184-022-000	2	$2,119.32	($627.30)	$1,492.02	$703.34		$788.68	$79.00	$867.68		Lien
7/31/2021	10073210	HOLOBAUGH,KURT W	HOLOBAUGH,KURT W	2288 WASHINGTON AVE	SOUTH LAKE TAHOE, CA 96150	2288 WASHINGTON AVE	023-903-013-000	1	$887.10	($347.87)	$539.23			$539.23	$79.00	$618.23		Active
7/31/2021	10106739	HOWITT, DONNALEEN	HOWITT, DONNALEEN	PO BOX 13541	SOUTH LAKE TAHOE, CA 96151	1168 MARTIN AVE	031-201-017-000	1	$1,207.35	($313.65)	$893.70	$498.37	$100.00	$295.33	$79.00	$374.33		Lien
7/31/2021	10050342	IUND, DAVID & LINDA	IUND, DAVID & LINDA	2050 CUTTINGS WHARF	NAPA, CA 94559	1084 CARSON AVE	031-124-005-000	1	$941.29	($404.88)	$536.41			$536.41	$79.00	$615.41		Active
7/31/2021	12294500	JAIMES, ANTONIO	JAIMES, ANTONIO	3576 BILL AVE	SOUTH LAKE TAHOE, CA 96150	3576 BILL AVE	027-113-029-000	1	$941.29	($404.88)	$536.41			$536.41	$79.00	$615.41		Active
7/31/2021	10048704	JOHNSON,KNOX	JOHNSON,KNOX	5608 MEMORY WAY	FAIR OAKS, CA 95628-2937	940 SUNSET DR	031-290-037-000	1	$1,181.49	($329.59)	$851.90	$412.02		$439.88	$79.00	$518.88		Lien
7/31/2021	11259331	KENISON,NANCY	KENISON,NANCY	PO BOX 674	NAPA, CA 94559	717 SAN FRANCISCO AVE	026-067-016-000	1	$1,258.00	($383.65)	$874.35	$461.01	$100.00	$313.34	$79.00	$392.34		Lien
7/31/2021	13060100	LEBOVITZ, BENJAMIN	LEBOVITZ, BENJAMIN	135 DORE ST	SAN FRANCISCO, CA 94103	3661 REGINA RD	030-352-033-000	1	$1,115.86	($313.65)	$802.21	$408.87		$393.34	$79.00	$472.34		Lien
7/31/2021	10080667	LIU,DAVID TW	LIU,DAVID TW	2399 PLEASANT ACRES DR	SAN JOSE, CA 95148	2244 VENICE DR	022-032-003-000	1	$1,891.65	($313.65)	$1,578.00	$1,338.66		$239.34	$79.00	$318.34		Lien
7/31/2021	10097330	LUCIA, JOSEPH	LUCIA, JOSEPH	314 HALE	SAN FRANCISCO, CA 94134	3426 RED LAKE RD	025-192-011-000	1	$562.07	($354.55)	$207.52			$207.52	$79.00	$286.52		Active
7/31/2021	10130613	MA,ALVIN K	MA,ALVIN K	5056 WICKS LN	CASTRO VALLEY, CA 94546	941 MODESTO AVE	026-112-015-000	2	$2,241.99	($627.30)	$1,614.69	$826.01		$788.68	$79.00	$867.68		Lien
7/31/2021	10132659	MANALO,MR NOEL	MANALO,MR NOEL	PO BOX 16741	SO LAKE TAHOE, CA 96151	2066 12TH ST	023-562-001-000	1	$1,127.68	($313.65)	$814.03	$420.69		$393.34	$79.00	$472.34		Lien
7/31/2021	10097683	MANALO,NOEL L	MANALO,NOEL L	PO BOX 16741	SO LAKE TAHOE, CA 96151	3748 PRIMROSE RD	029-343-006-000	1	$1,127.68	($313.65)	$814.03	$420.69		$393.34	$79.00	$472.34		Lien
7/31/2021	10058033	MARKER,JOHN A	MARKER,JOHN A	2610 KNOX AVE	SO LAKE TAHOE, CA 96150	2610 KNOX AVE	031-154-004-000	1	$941.29	($404.88)	$536.41			$536.41	$79.00	$615.41		Active
7/31/2021	10031348	MC CALL-JOHNSON, MARY	MC CALL-JOHNSON, MARY	5608 MEMORY WAY	FAIR OAKS, CA 95628	1023 JOHNSON BLVD	027-180-017-000	5	$3,752.95	($1,699.25)	$2,053.70			$2,053.70	$79.00	$2,132.70		Active
7/31/2021	10095117	MEERLY, JAMES	MEERLY, JAMES	P O BOX 17609	SO LAKE TAHOE, CA 96151	900 SOUTH SHORE DR	023-772-037-000	1	$1,264.87	($329.52)	$935.35	$496.43		$438.92	$79.00	$517.92		Lien
7/31/2021	11010254	MITCHOFF, JACOB	MITCHOFF, JACOB	3725 SUDBURY RD	CAMERON PARK, CA 95682	3680 SPRUCE AVE	027-161-020-000	3	$2,194.53	($1,115.31)	$1,079.22			$1,079.22	$79.00	$1,158.22		Active
7/31/2021	10019437	MURRAY,EDWARD A	MURRAY,EDWARD A	351 DUPERU DR	CROCKETT, CA 94525	867 SAN FRANCISCO AVE	026-079-006-000	1	$807.16	($385.01)	$422.15			$422.15	$79.00	$501.15		Active
7/31/2021	10118796	NAND,EVELYN & SUKHANDRA	NAND,EVELYN & SUKHANDRA	P O BOX 1086	NEWARK, CA 94560	2237 WYOMING AVE	023-911-001-000	1	$1,159.50	($313.65)	$845.85	$452.51		$393.34	$79.00	$472.34		Lien
7/31/2021	10039314	NEWLANDS,JOAN	NEWLANDS,JOAN	925 SAN FRANCISCO AVE	SO LAKE TAHOE, CA 96150	925 SAN FRANCISCO AVE	026-087-012-000	1	$1,159.50	($313.65)	$845.85	$452.51		$393.34	$79.00	$472.34		Lien

7/31/2021	10124591	OHARA,D & T	OHARA,D & T	P O BOX 18874	SO LAKE TAHOE, CA 96151	3710 REGINA RD	030-353-007-000	1	$1,352.30	($458.72)	$893.58			$893.58	$79.00	$972.58	Active
7/31/2021	10069639	OLIVER,PETER & KAREN	OLIVER,PETER & KAREN	1200 JOBS PEAK DR	SO LAKE TAHOE, CA 96150	1200 JOBS PEAK DR	025-375-010-000	1	$1,159.50	($313.65)	$845.85			$845.85	$79.00	$924.85	Lien
7/31/2021	10041882	OLSEN,ANDREA E	OLSEN,ANDREA E	P O BOX 13007	SO LAKE TAHOE, CA 96151	2938 SACRAMENTO AVE	026-144-017-000	1	$680.85	($366.96)	$313.89			$313.89	$79.00	$392.89	Active
8/31/2021	11253100	PALMER,NICOLAS	PALMER,NICOLAS	2524 FOUNTAIN AVE	SO LAKE TAHOE, CA 96150	2524 FOUNTAIN AVE	031-216-006-000	1	$1,347.81	($313.65)	$1,034.16	$573.73		$460.43	$79.00	$539.43	Lien
8/31/2021	12109000	PAUL, PATRALI	PAUL, PATRALI	18890 BIARRITZ LN	SARATOGA, CA 95070	3309 WOODLAND RD	025-212-004-000	1	$905.63	($313.65)	$591.98	$299.91		$292.07	$79.00	$371.07	Lien
8/31/2021	12456400	PENNY, KYLE	PENNY, KYLE	2795 GREEN APT #5	SAN FRANCISCO, CA 94123	1080 SONORA AVE	027-131-019-000	2	$2,241.99	($627.30)	$1,614.69	$826.01		$788.68	$79.00	$867.68	Lien
8/31/2021	10016837	PERRYMAN,RUDOLPH	PERRYMAN,RUDOLPH	791 REEF POINT CT	RODEO, CA 94572	901 SAGEWOOD DR	031-313-003-000	1	$1,327.39	($313.65)	$1,013.74	$556.22		$457.52	$79.00	$536.52	Lien
8/31/2021	10050067	PERSELL,PATRICIA J	PERSELL,PATRICIA J	PO BOX 1783	ZEPHYR COVE, NV 89448	897 PATRICIA LN	023-581-008-000	1	$1,347.81	($313.65)	$1,034.16	$573.73		$460.43	$79.00	$539.43	Lien
8/31/2021	11240063	PFLUM, DAVID	PFLUM, DAVID	509 - B WILLOW ST	SAINT MARYS, KS 66536	1274 DEDI AVE	032-282-034-000	1	$1,880.29	($313.65)	$1,566.64	$1,327.30		$239.34	$79.00	$318.34	Lien
8/31/2021	10005371	PIERCE,CAROL A	PIERCE,CAROL A	1141 CHARLES AVE	SO LAKE TAHOE, CA 96150	1141 CHARLES AVE	031-173-005-000	1	$1,326.52	($313.65)	$1,012.87	$555.47		$457.40	$79.00	$536.40	Lien
8/31/2021	11214141	PRUITT,ROBERT AND KRISTINE	PRUITT,ROBERT AND KRISTINE	P O BOX 13654	SO LAKE TAHOE, CA 96151	3221 PLUM ST	025-392-004-000	1	$1,159.49	($313.65)	$845.84	$452.50		$393.34	$79.00	$472.34	Lien
8/31/2021	11028722	RANCK,TRACEY	RANCK,TRACEY	7605 RIDGE RD	NEWCASTLE, CA 95658	753 GARDNER ST	023-625-016-000	1	$1,159.50	($313.65)	$845.85	$452.50		$393.35	$79.00	$472.35	Lien
8/31/2021	10026085	RINGHAND,JANICE	RINGHAND,JANICE	2921 SACRAMENTO AVE	SO LAKE TAHOE, CA 96150	2921 SACRAMENTO AVE	026-145-016-000	1	$599.55	($352.96)	$246.59			$246.59	$79.00	$325.59	Active
8/31/2021	11068995	SAFFARIAN, JALAL	SAFFARIAN, JALAL	39968 FREMONT BLVD	FREMONT, CA 94538	699 ELOISE AVE	023-271-019-000	2	$2,212.23	($627.30)	$1,584.93	$796.25		$788.68	$79.00	$867.68	Lien
8/31/2021	10061034	SCHOTT,GENE	SCHOTT,GENE	11550 CENTER AVE	GILROY, CA 95020	1262 DEDI AVE	032-282-037-000	1	$1,212.01	($313.65)	$898.36	$582.02		$316.34	$79.00	$395.34	Lien
8/31/2021	12926300	SCOTT, DOUGLAS J	SCOTT, DOUGLAS J	2210 DANA CT	SOUTH LAKE TAHOE, CA 96150	2210 DANA CT	022-132-031-000	1	$785.99	($313.65)	$472.34			$472.34	$79.00	$551.34	Lien
8/31/2021	10009113	SHAW-LUND,KEVIN	SHAW-LUND,KEVIN	929 RUBICON TRL	SO LAKE TAHOE, CA 96150	929 RUBICON TRL	031-255-008-000	1	$1,122.10	($313.65)	$808.45	$415.11		$393.34	$79.00	$472.34	Lien
8/31/2021	10102148	SHEEHAN,DENNIS E & KELLY	SHEEHAN,DENNIS E & KELLY	PO BOX 18177	SO LAKE TAHOE, CA 96151	728 TALLAC AVE	026-067-004-000	1	$1,159.50	($313.65)	$845.85	$452.51		$393.34	$79.00	$472.34	Lien
8/31/2021	13105100	SHIPLEY, WILLIAM	SHIPLEY, WILLIAM	PO BOX 1555	KAILUA, HI 96734	621 TAHOE ISLAND DR	023-541-003-000	1	$1,247.28	($313.65)	$933.63	$497.27		$436.36	$79.00	$515.36	Lien
8/31/2021	10087858	SIMMONDS,JOHN E	SIMMONDS,JOHN E	3747 ASPEN AVE, #B	SOUTH LAKE TAHOE, CA 96150	3747 ASPEN AVE	027-134-17-100	2	$1,433.97	($717.40)	$716.57			$716.57	$79.00	$795.57	Active
8/31/2021	13358600	SINGH, BALJEET	SINGH, BALJEET	24234 NORTH STATE ROUTE 99	ACAMPO, CA 95220	3698 PRIMROSE RD	029-372-005-000	2	$997.63	($674.20)	$323.43			$323.43	$79.00	$402.43	Active
8/31/2021	13128300	SMITH, JAY ANDREW	SMITH, JAY ANDREW	PO BOX 10620	SOUTH LAKE TAHOE, CA 96158	2576 PALMIRA AVE	031-076-015-000	3	$3,546.64	($940.95)	$2,605.69	$1,194.95		$1,410.74	$79.00	$1,489.74	Lien
8/31/2021	10051578	SOLWICK,JEFFREY A	SOLWICK,JEFFREY A	2535 FOUNTAIN AVE	SO LAKE TAHOE, CA 96150	2535 FOUNTAIN AVE	031-214-015-000	1	$1,159.50	($313.65)	$845.85	$452.51		$393.34	$79.00	$472.34	Lien
8/31/2021	10002062	STANAWAY,DONALD F	STANAWAY,DONALD F	1200 MILLBRAE AVE	MILBRAE, CA 94030	3603 ALDER AVE	027-123-021-000	1	$973.04	($313.65)	$659.39	$271.12		$388.27	$79.00	$467.27	Lien
8/31/2021	11090941	STANAWAY,DONALD F	STANAWAY,DONALD F	1200 MILLBRAE AVE	MILLBRAE, CA 94030	3852-A&B FIGUEROA LN	029-412-011-000	2	$1,955.68	($627.30)	$1,328.38	$469.92		$858.46	$79.00	$937.46	Lien
8/31/2021	10028827	STANAWAY,DONALD F & CAROL	STANAWAY,DONALD F & CAROL	1200 MILLBRAE AVE	MILBRAE, CA 94030	3607 ALDER AVE	027-123-020-000	1	$973.04	($313.65)	$659.39	$271.12		$388.27	$79.00	$467.27	Lien
8/31/2021	10125806	SUDA,PATRICIA L	SUDA,PATRICIA L	4121 AZURE AVE	SO LAKE TAHOE, CA 96150	4121 AZURE AVE	029-602-003-000	3	$3,072.55	($940.95)	$2,131.60	$1,190.50		$941.10	$79.00	$1,020.10	Lien
8/31/2021	10090468	TAKEYAMA,SUE	TAKEYAMA,SUE	1405 PREMIER CT.	LAS VEGAS, NV 89117	1947 VENICE DR	022-341-006-000	1	$1,067.81	($402.86)	$664.95			$664.95	$79.00	$743.95	Active
8/31/2021	10000869	TORVIK,TOM	TORVIK,TOM	PO BOX 1783	ZEPHYR COVE, NV 89448	1861 F ST	032-281-025-000	1	$1,347.81	($313.65)	$1,034.16	$573.73		$460.43	$79.00	$539.43	Lien
8/31/2021	10082112	TREMBLAY,THERESA	TREMBLAY,THERESA	921 COMSTOCK WAY	SO LAKE TAHOE, CA 96150	921 COMSTOCK WAY	031-281-026-000	1	$666.85	($352.96)	$313.89			$313.89	$79.00	$392.89	Active
8/31/2021	12907900	VARGAS, JOHN	VARGAS, JOHN	2075 ENCIMA DR	CONCORD, CA 94519	3601 VANDA LEE WAY	027-204-007-000	1	$1,212.80	($313.65)	$899.15	$467.98		$431.17	$79.00	$510.17	Lien
8/31/2021	10087491	WAGNER,EDWARD	WAGNER,EDWARD	P O BOX 13195	SO LAKE TAHOE, CA 96151	962 EDGEWOOD CIR	026-221-047-000	1	$551.13	($343.61)	$207.52			$207.52	$79.00	$286.52	Active
8/31/2021	10002907	YALE,CLAYTON WILLIAM	YALE,CLAYTON WILLIAM	1764 SHADY LN	SO LAKE TAHOE, CA 96150	1764 SHADY LN	023-632-007-000	1	$1,328.91	($313.65)	$1,015.26	$555.94		$459.32	$79.00	$538.32	Lien
8/31/2021	10112453	YAMAMOTO,EUGENE	YAMAMOTO,EUGENE	1308 RELIEZ VALLEY RD	LAFAYETTE, CA 94549	3800 ALDER AVE	027-143-002-000	2	$1,236.20	($694.72)	$541.48			$541.48	$79.00	$620.48	Active
8/31/2021	10095761	ZARAGOZA JR,MANUEL V	ZARAGOZA JR,MANUEL V	9450 MIRA MESA BLVD	SAN DIEGO, CA 92126	1022 ECHO RD	029-351-004-000	1	$863.65	($380.65)	$483.00			$483.00	$79.00	$562.00	Active
95									$119,286.62	($37,171.06)	$82,115.56	$34,599.35	$2,919.86	$79,195.70	$7,505.00	$52,101.35	

May 16, 2022

NOTICE OF LIEN PROCEEDINGS FOR UNPAID MANDATORY REFUSE COLLECTION SERVICE

Subject:	Delinquent Amount of Refuse Service Bill:	
	City Administrative/County Recording Fee:	
	Total Due:	$«Total_Due»
	Account #:	«Acct»
	Assessor's Parcel Number #:	«Apn»

Dear «Service_Name» :

Our records indicate that you are the owner of the above-referenced property and you have been notified via certified mail that your delinquent refuse collection fees may constitute a special assessment against your property.
Notice is hereby given that a public hearing will be held in front of the Planning Commission on June 16th, 2022, in the City of South Lake Tahoe Council Chambers, 1901 Lisa Maloff Way., South Lake Tahoe, CA. Any and all protests will be heard at 3 P.M. (rescheduled from May 12th, 2022). Your property is subject to the lien process allowed per City Code Chapter. 4.150.370.

Notice is hereby given that a public hearing will be held at **9 A.M. on June 21st, 2022, in the City of South Lake Tahoe Council Chambers, 1901 Airport Rd. South Lake Tahoe, CA.** At this public hearing, the Council will confirm the request to place a lien on your property for the amount of the delinquent fees.

Please be advised that you may attend this public hearing and be heard **(or you may write your comments to the South Lake Tahoe City Council, in care of the City Clerk, 1901 Airport Rd. South Lake Tahoe, CA 96150).**

If your account is brought current on or before June 27th, 2022, please notify this office with documentation of payment, and your name will be removed from the report of delinquent fees.

We hope that you will take prompt action to bring your account current, thereby avoiding the placement of a lien on your property. We urge you to contact Christina Smithmier, South Tahoe Refuse Co., Inc. at (530) 541-5105.

Sincerely,

Jeffery R. Tillman, President

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 11

Agenda Item: General Plan Housing Element Update

Executive Summary: State housing law requires that the City's Housing Element be updated by June 30, 2022 and certified by the Department of Housing and Community Development. The City has been conducting background research, public outreach and policy development for the Housing Element update since February 2021. The proposed Housing Element update includes policies and programs designed to address constraints and opportunities to improve housing affordability, reduce barriers to housing availability, and increase access to housing opportunities for residents in the City.

Requested Action / Suggested Motions: Pass a Resolution adopting the Addendum to the General Plan EIR for the 2022-2027 Housing Element Update and amending the City General Plan by adopting the City of South Lake Tahoe 2022-2027 Housing Element.
Responsible Staff Member: Hilary Roverud, Director of Development Services

Responsible Staff Member: Hilary Roverud, Director of Development Services (530) 542-6024

Reviewed and Approved By:
Hilary Roverud, Director of Development Service
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

- 01-Staff Report - General Plan Housing Element Update.docx
- 02-comments and responses
- 03-Housing Element Update
- 04-EIR Addendum
- 05- Resolution - General Plan Housing Element Update.docx
- 06-Presentation

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: General Plan Housing Element Update

Location: Citywide

Responsible Staff Member: Hilary Roverud, Director of Development Services

Background: Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of the community. California's local governments meet this requirement by adopting Housing Elements as part of their General Plan (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven required elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law" (Government Code Section 65580).

Those who build housing (in particular affordable housing) and help families become homeowners or assist renters often rely on funding from state and federal housing programs. In many cases, funding from state/federal transportation, infrastructure and housing programs can only be accessed if the jurisdiction has a housing element compliant with State law. These funding sources are vital for fixing roads, building bike and pedestrian paths, improving transit, providing community services and building and rehabilitating affordable housing. In other cases, a compliant Housing Element is not a requirement in order to apply for funding; however, those applying for funding will receive extra points on their application if they have a compliant housing element (thereby increasing their chances in the competitive application process). The California Department of Housing and Community Development (HCD) is the agency responsible for certifying, tracking and determining local jurisdiction compliance with the State's housing laws. Additional information on Housing Element requirements can be found on the HCD website at (https://www.hcd.ca.gov/community-development/building-blocks/index.shtml).

The City's Housing Element update is due by June 30, 2022 and then must be updated again in five years. The 2022-2027 planning cycle is referred to by HCD as the 6th Round Housing Element planning period. The 6th Round Housing Element planning period will cover the period from June 30, 2022, through June 30, 2027.

Multiple state laws over the past eight years have altered the regulatory environment with respect to accessory dwelling units, density bonuses, streamlined approval for housing projects, supportive housing, low-barrier navigation centers, and more. In order to certify the updated Housing Element, HCD requires that the City incorporate these State law changes into Housing Element policies and City regulations. In addition, the Housing Element is

required to address the Regional Housing Needs Allocation (RHNA) which is the number of units that the State requires the City make available for potential housing development within the five-year cycle period.

In 2019 and 2020 the City participated in the South Shore Housing Needs Assessment and Action Plan process, led by the Tahoe Prosperity Center, to identify housing needs in the south shore region and incorporated initiatives to address those needs into the City Strategic Plan. The Housing Element update will provide an opportunity to incorporate those initiatives into the General Plan and build upon research and public outreach conducted as part of those efforts. The Housing Element update will identify additional steps that the City will take over the next five years to address local housing needs.

To begin the update process, in December 2020, the City issued a Request for Proposal (RFP) seeking a qualified consultant to help prepare an update to the City's Housing Element. In February 2021, the City selected PlaceWorks as its consultant.

City staff and Placeworks began the Housing Element Update process with an evaluation of the exiting Housing Element, a compilation of background information to inform housing needs in the community, and development of a public outreach plan.

Public participation is an important part of the Housing Element Update process. The public outreach for the Housing Element Update included deliberate outreach to stakeholders and community groups with an acute interest and/or experience in housing issues as well as opportunities for the general public to participate and inform the Housing Element Update.

Placeworks conducted six consultations with stakeholder/community groups to solicit one-on-one input. Consultations were conducted with the Family Resources Center, El Dorado County Housing Authority, El Dorado County Fair Housing Division, St. Joseph Community Land Trust, Tahoe Coalition for the homeless, housing developers, and City staff that respond to issues received through the Housing Issues Hotline.

On October 12, 2021, City staff and the consultant team held the first public workshop via Zoom to facilitate community engagement. At the meeting, the consultant provided an overview on Housing Elements and the process for the 2022-2027 update. In addition, the public was invited to ask questions and provide feedback during an open forum. On October 14, 2021 the Planning Commission hosted an in-person/hybrid public workshop with the same presentation as the October 12th workshop.

City and Placeworks staff also conducted a discussion with the members of the City Council/Planning Commission Housing Subcommittee to review public feedback and discuss policy and program options to address issues raised.

Background information and public input were incorporated into a draft of the Housing Element Update, which was available for public review and comment between January 2, 2022 and February 18, 2022. During this time HCD also conducted a review of the draft. During the draft review period the City hosted a virtual public workshop on February 7th and the Planning Commission hosted an in-person/hybrid public workshop at their February 10th meeting to solicit feedback on the draft Housing Element.

Comments from the public and from HCD were reviewed and discussed with the City Council/Planning Commission Housing Subcommittee. The draft Housing Element was revised based on this feedback and a revised draft was posted on the City website along with all comments and responses on March 16th. People who had submitted comments and/or participated in previous workshops were notified of the revised draft via email. The revised draft Housing Element was resubmitted to HCD on March 25th.

Issue and Discussion: On May 23 HCD provided additional comments at the conclusion of their second review of the Housing Element. Revisions have been made in response to the HCD review, as necessary, and on June 16th the final Housing Element was presented to the Planning Commission to consider their recommendation to the City Council. The final Housing Element, all public comments, HCD comments and documented responses are included as attachments to this report.

The Housing Element includes a Background Report (Part 1) identifying housing needs, resources available to address housing needs, and constraints to the development of housing. Significant findings from the Background Report include:

- The community is interested in balancing workforce and affordable housing with visitor-serving uses, alternative housing solutions including accessory dwelling units and tiny homes, and funding mechanisms for affordable housing.
- Discrepancies between State law and TRPA laws sometimes impede the City's ability to comply with evolving State law.
- Although the percent of housing stock used for seasonal or occasional use was down in 2017 from almost 55% in 2010, it remained at almost 50% and is a contributing factor in housing affordability.
- Lower income levels in the City, when compared to the overall County and surrounding areas contribute to the difficulty for year round City residents to afford housing.
- The number of family households in the City has decreased since 2015 which is also reflected in LTUSD school enrollment trends.
- Although the 2021 California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Maps do not show that South Lake Tahoe has areas of high poverty or areas of low access to resources, a review of Citywide demographics shows that there are particular areas of the City that have high levels of poverty and those areas tend to correspond with areas with more non-White populations and overcrowded households. Specifically the area east of Ski Run Blvd has been identified as an area with high rates of poverty, overcrowding and overpayment.
- Of all City households, 44.5% were housing cost burdened (gross housing costs exceeding 30% of gross income)
- With over 79% of the City's housing units built before 1980, the age of the City's housing stock is a contributing factor in conditions.
- Building materials are three times more expensive than pre-pandemic, increasing the cost to develop housing in the city.

Part 1 also includes the required inventory of land suitable for residential development to meet the RHNA allocation (Government Code, Section 65583(a)(3)). HCD provides the RHNA unit count directly to the City of South Lake Tahoe and it is divided by affordability tiers. The purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need,

including housing to accommodate the needs of all household income levels. HCD recommends that jurisdictions include a buffer of 15% additional units in the inventory analysis.

City staff recognizes that the RHNA is calculated by the State and does not necessarily reflect the housing needs identified by the community. For this reason, the City's inventory of sites includes analysis of capacity for far more units in the low- and moderate-income categories than the RHNA numbers in order to address the concern that the majority of the RHNA units are in the above moderate-income category (market rate). Housing Element Table 4-50 shown below demonstrates the additional capacity verified in the inventory analysis for each income category in the surplus column. Results of the analysis show that the City currently has sufficient vacant land appropriately zoned to meet all RHNA income categories with additional surplus land to accommodate over 30% more units than the RHNA.

TABLE 4-50
ADDRESSING THE 6TH CYCLE RHNA
South Lake Tahoe

Income Category	RHNA	RHNA Buffer (+15%)	6th-Round Sites Unit Capacity	Surplus
Extremely Low	35	41	337	197
Very Low	35	41		
Low	50	58		
Moderate	42	49	165	116
Above Moderate	127	147	215	68
Total	289	336	717	381

Source: HCD, 2021; PlaceWorks, 2021.

Part 2 of the Housing Element includes policies and programs addressing the following goals:

- To increase housing opportunities for South Lake Tahoe residents of all economic levels.
- To encourage construction and maintenance of affordable and workforce housing in South Lake Tahoe.
- To preserve and enhance the existing supply of housing
- To provide a range of housing services for households with special needs within South Lake Tahoe.
- To provide decent housing and quality living environments for all South Lake Tahoe residents, regardless of age, race, religion, gender, sexual orientation, marital status, ancestry, national origin, disability, or economic level.
- To ensure energy efficiency and appropriate weatherization for all new and existing housing.
- To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

In addition to policies and programs that are required by state law and HCD, the Housing Element update includes many policies and programs that are specific to local housing needs and have been developed through local input and discussion. Specifically, some of these policies and programs direct the City to:

- Establish a multi-family acquisition and rehabilitation program.
- Continue the Lease to Locals program that incentivizes long term rental of existing housing units.
- Continue enforcement efforts to improve existing housing conditions.
- Continue to incentivize residential and mixed use development in Town Centers and in areas with the highest need.
- Incentivize property owners to improve housing conditions, harden homes against wildfire and make energy efficiency upgrades.
- Encourage inclusion of childcare and intergenerational facilities in housing developments.
- Ensure that existing affordable and workforce housing opportunities are preserved or adequately mitigated if removed.
- Seek funding to establish a rental assistance program.
- Streamline processes for affordable housing development.
- Coordinate with other agencies, housing providers, and non-profits to build capacity to administer and monitor affordable housing programs.
- Explore a local funding source to support housing programs and projects.
- Contract with other agencies and organizations to establish and administer a homebuyer assistance program.
- Partner with large employers to develop new affordable housing opportunities.
- Conduct annual public workshop to discuss progress on housing programs and solicit public feedback.
- Allow flexible standards and shared parking for housing developments.
- Continue to work with the Tahoe Regional Planning Agency to remove regulatory barriers to the development and improvement of housing.
- Integrate affordable and workforce housing into existing neighborhoods while maintaining the character and environmental quality of the surrounding area.
- Continue to provide incentives and information to developers to encourage green building and energy conservation.
- Implement the Housing Element consistent with policies of the Safety Element.

These policies and programs are designed to address constraints and opportunities to improve housing affordability, reduce barriers to housing availability, and increase access to housing opportunities for residents in the City.

The Planning Commission is scheduled to conduct a hearing on the Housing Element on June 16, 2022. A summary of that hearing and Planning Commission recommendation will be provided at the City Council meeting. The City's deadline for submitting the adopted Housing Element to HCD is June 30, 2022.

Financial Implications: Adoption of the Housing Element does not have any direct financial implications. However, HCD has authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or Housing Element Law which includes failure to implement program actions included in the housing element. If HCD determines that the City is failing to implement program actions HCD may issue a notice of decertification of housing element which would affect the City's ability to obtain state grant funding. Indirectly, adoption of the Housing Element may have financial

implications in order provide necessary resources to implement programs and remain in compliance with Housing Element Law.

Environmental Considerations: The proposed Housing Element is consistent with the 2030 General Plan and directly implements several of the General Plan policies and the proposed ordinance is consistent with and implements the 2014-2022 Housing Element, which is an integral part of the General Plan. The 2030 General Plan EIR adequately addresses the potential environmental impacts of the proposed Housing Element. The General Plan EIR is available on the City website at: https://www.cityofslt.us/575/General-Plan. Based on the analysis and findings contained in the attached Environmental Determination, it is recommended that the City Council find that no further environmental analysis is required under CEQA Guidelines section 15162 because the proposed Housing Element is within the scope of the previous EIR and there are no substantial changes to the project or the circumstances that require major revisions to the previous EIR due to new significant environmental effects and no new information of substantial importance that shows the project will have significant effects not discussed in the previous EIR, significant effects previously examined would be more severe, or mitigation measures or alternatives previously found not to be feasible would substantially reduce one or more significant effects.

Policy Implications: State housing element law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community.

This action is consistent with the following City Council Strategic Plan Priorities and Actions:

Priority 1.3: Housing
Develop a robust set of housing programs to address the spectrum of housing needs. Ensure housing is available for people in all economic, physical, social and employment circumstances and contributes to a balanced and equitable community.

Action Item 1.3.3: Update the Housing Element of the General Plan by June 2022.

Comment	Commenter	Response
AB686, AFFH Concerns: In reviewing the Sites Inventory it is clear that the majority of the Lower Income sites are clustered in a few large sites near US Highway 50 and California Highway 89, while Moderate Income sites are on smaller sites directly along California Highway 89 and throughout the community. Sites within existing residential neighborhoods are reserved for Moderate and Above Moderate sites. HCD guidelines for housing elements state: "sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing." Currently the housing element for South Lake Tahoe appears to be out of compliance with this guideline. The Lower Income sites are along major thoroughfares and highways, not distributed within existing neighborhoods. I recommend other sites throughout the community and within existing residential neighborhoods be allocated Lower Income.	Maxwell Davis	The areas where lower income sites are located are closer to amenities and transit. Furthermore, these are the most walkable areas of the community, deemed Town Centers, and the City has multiple programs in place to incentivize development in these areas. These are also the areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible. Affordability by density will be met on these sites, however lower-income housing will also be promoted throughout the City through promotion of ADUs (Program 2-9), incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households (Program 3-9), and encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders (Program 5-1). Through the sites identified for new lower-income development and these programs, the City has adequate sites to accommodate lower income development across the city in a manner that will promote access to services and resources as well as increase mobility opportunities.
AB1397, Reuse of sites: AB1397 requires reused and non-vacant sites in a previous housing element to be rezoned for by-right development of 20% low-income projects. If the proposed site is vacant and reused from the previous two cycles, it must also be rezoned for by-right approval. Sixty of the sites in the 6th Housing Element are reused. These sites were present in the 5th Cycle Housing Element and were in zones in the 4th Cycle as areas for development(though the 4th cycle did not explicitly state all APNs). The city must include a program to rezone these sites.	Maxwell Davis	Per conversation with City zoning should already be in place for this parcel due to the objective design standards. The City's objective Residential Development and Design Standards, adopted in 2021, allow housing on this parcel with ministerial review, so the parcel's zoning is compliant with State law and does not require additional zoning changes at the City level.

City of South Lake Tahoe Housing Element Update
Response to Comments on Draft

Comment	Commenter	Response
Height restrictions: The city restricts building heights to two stories in most of the city and acknowledges that "This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects" It is unlikely that most affordable housing projects would be feasible when limited to two story buildings.The city cannot list sites for low income housing that are impossible for low income housing. Therefore, the city must remove the height maximums and setback restrictions that make low income housing financially infeasible.	Maxwell Davis	Sites identified in the Site Inventory as suitable for low and very low income housing are located within Area Plan districts which allow height greater than two stories. One of the sites is located within the Tourist Core Area Plan Tourist Center Neighborhood Mixed-Use district which allows development up to 36' (3 stories), one is located in the Tourist Core Area Plan Tourist Center Mixed-Use district which allows development up to 56' (4 stories), and two are located in the Tahoe Valley Area Plan Town Center Mixed-Use Corridor district which allos development up to 42' (3 stories). Height is not a constraint to development in these areas.
Parking: The city acknowledges that "The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing" and that parking minimums are "arbitrarily established". Therefore, having concluded that parking minimums are both arbitrary and financially burdensome, the city must include a program to remove or reduce them.	Maxwell Davis	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.
City government has a duty and obligation to identify constraints to the development of housing for all income groups, and City officials have a duty to overcome these constraints and not simply say that TRPA or some other Federal or State agency will not let us do it.	David M. Jinkens, Good Government Advocate	The Tahoe Regional Planning Agency was established through a Bi-State Compact between the governments of California and Nevada which was ratified by the US Congress in 1969. The Bi-State Compact as revised in 1980 gives TRPA authority to adopt environmental quality standards and to enforce ordinances designed to achieve these standards. As an incorporated city within the jurisdiction of the TRPA, the City of South Lake Tahoe must work within the regulatory environment of the TRPA as well as the State of California and Federal goverment. Constraints to housing development due to TRPA regulations are identified in the Housing Element and acknowldgement of the City's obligation to work towards agreeable changes to TRPA regulations to reduce these constraints is included in Program 2-8.

Comment	Commenter	Response
In Lieu Payments- Should a State or Federal governmental agency wish to acquire developable residential, commercial, or industrial lands land within the City limits for any purpose, City officials will insist that the State or Federal government pay the City an in-lieu tax for its removal from the property tax roll and the funds from these in lieu payments shall be deposited in an affordable housing fund to support implementation of the Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 *et seq.* , counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. *See Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).
Safety of Acquired Lands – In order to protect the safety and welfare of existing affordable and workforce housing (and all existing housing) from the threat of catastrophic fire, the City shall require that all publicly owned vacant lands within the city are annually inspected by a fire professional and action taken to remove dangerous fuels from these vacant parcels in a timely manner and in a manner acceptable to the Fire Department.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.
Compliance with the General Plan and Housing Element – All acquisition of residential and other lands within the City limits by another Federal. State, or local agency will require the party to have the proposed acquisition reviewed by the Planning Commission and City Council that will determine and make appropriate written findings that the acquisition is consistent with the City's General Plan and Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.
Adequate Fire Protection Required – All providers of domestic water service will be required to submit a plan and timeline for ensuring that there is adequate water pressure (as established by the NFPA) to charge existing fire hydrants so that in the event of a fire emergency impacting residential and affordable housing units, first fire responders will have adequate water to fight the fire. This adequate fire flow protection for our community is a safety imperative. In this regard, the City of South Lake Tahoe will assist water agencies to seek Federal and State funds to make the much-needed improvements.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. Policy HS-2.4, Fire Flow Adequacy, addresses this comment.

Comment	Commenter	Response
Undergrounding of All Utilities in Residential Areas- In order to provide the highest degree of protection for existing and proposed housing in the City limits, the City will actively pursue Federal and State grants and loans to ensure that all electrical, telephone, and cable facilities are placed underground. No cell towers or cell facilities will be installed in or near residential areas unless a comprehensive environmental impact assessment is done on the overall facilities plan and the safety of these facilities is determined, and appropriate mitigation measures are taken to ensure the safety of persons living here. The goal here is to see that these radiation producing facilities are placed underground. Undergrounding is a viable alternative to above ground cell towers and facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts. Under the federal Telecommunications Act, local agencies like the City are limited in their ability to deny applications for wireless communication facilities where they are needed to close a significant gap in service, and are prohibited from regulating these facilities based on environmental impacts from radiofrequency (RF) emissions. 47 U.S.C. §§ 332(c)(7)(B)(i), (iv); *MetroPCS, Inc. v. San Francisco* , 400 F.3d 715, 732-34 (9th Cir. 2005).
In the table of actions and programs item 2-8 deals with the 1st time homebuyer program administration and it states that no entities expressed an interest in administering this program. We have had a few conversations where we discussed that this would be an appropriate role for SJCLT and we have been awaiting the RFP to respond. I have been meaning to ask about the status since we were hoping that the program would be up and running in time for the Riverside Project sales. What is the status? Why does this indicate that no entity had expressed interest when we have been discussing this?	Jean Diaz, St. Joseph Community Land Trust	When this program was adopted in 2014, the idea was to approach the County for assistance since they administer first time homebuyer programs as well. That was done and they were not interested. I certainly acknowledge that we have had more recent discussions with SJCLT about the potential for SJCLT administering a moderate-income homebuyer program and some funding has been secured so this text could be revised to better reflect that. On page HE-9, the City proposes to continue this effort through the next Housing Element cycle (2022-2027). Program 2-7 (Moderate Income Homebuyer Program) is proposed in this Housing Element Update to address this comment.
Make the following edits shown to Policy 1-3: The City shall work with the California Department of Housing and Community Development, ~~and through~~ the California Legislature, and through other appropriate legal means to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.	David M. Jinkens, Good Government Advocate	In response to this comment the suggested revision to Policy 1-3 has been made.
Make the following edits shown to Policy 1-7: The City shall direct high-density residential development (to the extent that they are available) to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated. However, the additional text is not necessary since all development is limited by the availability of sites. Sites identified in the Sites Inventory have been selected based on their access to amenities such as public transit and other services. Policies and Programs included in the Housing Element are intended to increase the availability and feasibility of sites to be developed to meet the City's housing needs.

Comment	Commenter	Response
Protect Existing Affordable Housing Opportunities – The City shall make every reasonable effort to protect existing affordable housing opportunities within the City limits from their conversion to other uses by either a private party or other governmental agency.	David M. Jinkens, Good Government Advocate	The City has included the following Policies and Programs in the Housing Element to support this comment: Policies 3-4, 3-7, Programs 3-2: Multi-family Dwelling and Single-Room Occupancy Inspection and Maintenance Program, Program 3-3: Mobile Home Parks Ordinances, Program 3-4: Preservation and Acquisition of At-Risk Properties, Program 3-6: Replacement of Lost Units From Residential Demolitions and Program 3-10, Mobile Home Park Preservation. To further respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Edit to Policy 2-4: The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing. The City shall also ensure that multi-family housing development have responsible onsite management.	David M. Jinkens, Good Government Advocate	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements.
Make the following edits shown to Policy 1-9: The City shall take all reasonable and legal means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites. All Federal and State land acquisitions within the City limits must be reviewed to determine their compliance with the City's adopted General Plan and Housing Element and this review must include written findings by the Planning Commission and City Council~~. .support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers~~.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated and in response the City has included the following new policy in the Housing Element: Policy 3-9: The City shall take all reasonable means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites without adequate mitigation. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.

Comment	Commenter	Response
Make the following edits shown to Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and funding to ensure that all public lands adjacent to existing housing is made fire safe~~and community development~~.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.
Add a new policy: The City shall pursue funding and collaborative efforts to ensure that all overhead utilities are placed underground including cell facilities to better protect residents from fire and exposure to radiation from cell facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts.
Add a new policy: The City shall require that all public land acquisitions within the City limits by Federal and/or State agencies pay an in-lieu of property tax for removing these parcels off of the tax rolls with the funds from these in lieu payments being deposited with the City in a Housing Element Implementation Fund.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 et seq., counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. See *Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).

Comment	Commenter	Response
Edit Program 1-3 to add one additional bullet as shown below: The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. Additional updates to parking standards could include one or more of the following practices: •Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. •Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements. •In no case, however, shall the City waive the requirements for off-street parking if in doing so there are insufficient parking spaces onsite to accommodate the development and create overflow parking problems on City streets.	David M. Jinkens, Good Government Advocate	See revised text on page 4-162 providing clarification on adopted City parking standards. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumes responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.
Question on Policy 2-8: This policy needs further explanation and discussion) Who is the college supposed to serve and for whom is housing on campus being built?	David M. Jinkens, Good Government Advocate	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Developmetn of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
Edit to Program 2-9: The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city where appropriate and ere it does not disrupt or overload existing neighborhoods). The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes....	David M. Jinkens, Good Government Advocate	In March 2021 the City adopted an ordinance to allow ADUs on parcels zoned to allow single-family or multifamily dwelling residential uses and that includes a proposed or existing dwelling (City Code Section 6.85.050. The policy as originally written is consistent with the recently adopted ordinance.

Comment	Commenter	Response
Edit to Policy 3-2: The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants and ensure that Federal and State lands adjacent to existing housing is made fire safe and regularly maintained.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.
Edit and question on Program 3-4: The City shall continue to provide technical and financial assistance ~~to the St. Joseph Community Land Trust and other~~ nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. (preferred agents should not be mentioned in this plan) Housing so rehabilitated should be made available on a priority basis to existing City residents in need,	David M. Jinkens, Good Government Advocate	In response to this comment, the City revised Program 3-4 as follows: The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.
Deed restrictions/oversight - as the City moves forward with deed restrictions we must keep in mind that creating a deed restriction and enforcing a deed restriction, are two different things. We are in the process of cataloging deed restrictions in the Incline Village portion of Tahoe where deed restrictions are willingly ignored because there's no fear of enforcement. Given this regional history of not enforcing deed restrictions, we recommend working with the TRPA to ensure the required staffing (including the creative opportunity for a consulting contract) is in place to manage any current and future deed restrictions.	Tahoe Prosperity Center	In response to this comment the City has included the following new Housing Element policy: Policy 2-10: The City shall ensure that deed restrictions placed on affordable housing are monitored and enforced.

Comment	Commenter	Response
The Housing Element states that "height standards are an 'actual constraint' related to housing, especially with Mixed-use projects that contain residential and commercial uses since they are limited to two stories." Since the impact is on the financial feasibility of a mixed use project, perhaps the City could use funds to help these types of projects pencil. It's our understanding that redevelopment at the Crossings didn't pencil for this very reason. Given the dire need for local housing, the City could consider using funds to offer an incentive to developers - fund the financing gap, a zero interest loan, or some other creative means. If the City offered the right incentives, these types of projects could be a particularly valuable type of development in select parts of the City - for example the two parcels at 3900 and 3908 Lake Tahoe Blvd appear to be a prime potential location for mixed use.	Tahoe Prosperity Center	Sites located within Area Plan districts which allow greater height do not have a constraint associated with height standards. Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage, increased density and the ability to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
It's noted in the report that City building code enforcement is not an "actual constraint" to providing housing, and this surprises us. We've had numerous conversations with realtors and developers who feel that because of minimal code enforcement, we have an environment where there's no incentive for owners of old, poorly maintained housing to either fix or sell their properties. We'd like to see increased enforcement of building codes on the owners of dilapidated properties, whether they be apartments, SRO's, or even single family homes. Increased enforcement combined with City program 3.1, the rehabilitation loan program, could be a great stick AND carrot approach to incentivizing improvements and providing a path for property owners to do it.	Tahoe Prosperity Center	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock. In addition, the City addresses maintenance of the quality of the existing housing stock in Program 3-1. In response to this comment, the City clarified text in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades <u>while maintaining affordability</u>."

Comment	Commenter	Response
The report shows that since the last housing element, only 19 of the targeted 63 RHNA units were built in the "moderate income" category. This is the second biggest miss, next to the "extremely low income" category. This moderate income category is what the term "missing middle" refers to, and we'd like to encourage a particular focus on this income category so we don't continue to lose our non-service industry workforce. As Barton Hospital and others have pointed out, even good paying medical and legal jobs aren't being filled because there's virtually no housing available at even the moderate price point. We recommend the City to again consider ways to incentivise the very important but frequently overlooked segment of the market with things like no permit fees, by-right development, ministerial review of design standards, bonus units (beyond TRPA) if a project stays fully in moderate AMI, streamlined permitting (similar to by-right, but a true accelerated plan review within 30 days), and anything else that might ensure we reach those RHNA goals in the next couple of years.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-1 as follows: Program 2-1: Pursue State and Federal Funds To support the creation of quality, affordable housing optionf for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. Implementation of this policy along with Program 2-11 is intended to provide funding for the City to create additional incentives to develop housing for all income categories. In March 2021 the City adopted objective residential development and design standards that reduce permitting requirements for housing projects up to four units, requiring ministerial review only. These standards also provide the opportunity to larger housing projects to be reviewed ministerially if they are designed consistent with the objective development and design standards specified (City Code Chapter 6.85).
In light of the extraordinary changes to our housing market in the last two years, this might be a good time to readdress the concept of a Vacancy tax for 2nd homeowners. This could spur 2nd homeowners to action, serving two potential purposes: a) create a sustainable pool of funds that could be earmarked specifically for housing initiatives in the City, and b) incentivize owners of older 2nd homes that are rarely if ever used, to put their home to better use whether that be listing their house on the market to increase supply, or renting to a local.	Tahoe Prosperity Center	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.
Two related tools that were listed in the South Shore Action Plan and have had proven impact in other communities, but are not listed in this report, are inclusionary zoning and residential/commercial linkage policies. We recommend considering both of these types of policies, including in-lieu fees, for future development, to help ensure the RHNA numbers are met across the income spectrum.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds...

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Comment	Commenter	Response
Under Student Housing - for whom is student housing intended?	Housing Element Workshop, February 7, 2022	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Development of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
I know the RHNA numbers are set, but are there more higher-income housing than lower-income units projected in the RHNA? Did you say higher income units were set because some of the higher income housing could be used as commercial? Or why is the higher income housing so much higher than the lower income housing?	Housing Element Workshop, February 7, 2022	The City recognizes that the numbers that the state provided in the above moderate category are higher than what we expected compared to the other categories. Through our data analysis and public outreach, we've heard to address a higher need for lower income housing than what the State addresses. Therefore, our sites inventory has a larger amount of units identified for lower income housing. Policies and programs included in the Housing Element are focused on creating more housing opportunities and housing units for very low, low and moderate-income residents.
Consider a vacancy tax to incentivize homeowners to rent long term	Housing Element Workshop, February 7, 2022	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.
Why does the draft Housing Element state that code enforcement is not a constraint to housing? Code enforcement should be a higher priority. Address dilapidated properties to avoid overall effects on the community.	Housing Element Workshop, February 7, 2022	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.
Rehabilitation Programs need more focus on how they could be implemented.	Housing Element Workshop, February 7, 2022	The City has added more specifics per HCD comment to timing of this program. The City will explore the best ways to support housing rehabilitation as part of Program 3-1. In addition, the City has clarified the language in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades <u>while maintaining affordability</u>."
Fair housing issues - landlord/tenanta mediation needed for issues with landlords charging illegal fees - e.g. related to credit check, issues with evictions. More efforts are needed to make sure renters are aware of their rights.	Housing Element Workshop, February 7, 2022	The City of South Lake Tahoe has created a Housing Issues Hotline to assist residents with landlord-tenant concerns. The Housing Issues Hotline is a phone number residents can call and get information, locate resources, request assistance, or potentially file a complaint regarding the condition of your rental unit. The City also provides inspection and compliance services to address substandard housing issues and provides resource references for tenants to address other concerns, including legal assistance. The City offers information on fair housing issues in Spanish at the planning counter as well. In response to this comment, the City has revised Program 5-1 to add one additional bullet as follows: " [The City will] <u>continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns.</u>"

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Comment	Commenter	Response
Would like the City to institute a rental housing inspection program for ALL rental housing. Another attendee agreed and said this program should be highest priority.	Housing Element Workshop, February 7, 2022	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements. In addition, Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.
Address demographic trends in the community as future planning take place. School enrollment and number of registered voters in the City has been declining	Housing Element Workshop, February 7, 2022	School district enrollment data was added to the Housing Element as new Section 4.2.2.9. Information about voter registration in South Lake Tahoe was not readily available for inclusion in the Housing Element.
Partnerships with large employers to address how they can participate in solutions to housing being a barrier to attracting and retaining employees. Program ideas include: o Partnerships with property management companies to provide employers notification and first right of refusal as units become available. o Making first time homebuyer programs available to employees.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Assistance to employees that initially need to rent when they move to town but ideally want to purchase a home for the long term.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Renter displacement is a concern	Housing Element Workshop, February 7, 2022	The City agrees that the recent trend of increased renter displacement and homes are sold is a concern. The City has initiated the Lease to Locals program, which provides incentives to second homeowners to rent their home long term, in order to increase the availability of rental properties in the City.
Consider changing how VHRs are defined to longer than 30 days, possibly 6 months.	Housing Element Workshop, February 7, 2022	The current definition of a VHRs as the rental of a dwelling for a period of less than 30 consecutive calendar days stems from California Revenue and Taxation Code 7280 which allows the collection of transient occupancy tax on lodging rented for thirty days or less. If the definition of VHR includes rentals for longer than thirty days, transient occupancy tax would not be able to be collected on these lodging services. Transient Occupancy Tax revenues would not be available to administer an expanded VHR program. The City's focus is on providing incentives, through the Lease to Locals Program, to property owners that rent their properties for long term. These incentives are only available to owners that rent their home or a room in their home for at least one year.

Comment	Commenter	Response
Issue of mistmatch between median income and the cost of market-rate housing. What Housing Element programs work to create more affordable units?	Housing Element Workshop, February 7, 2022	Many programs in the draft Housing Element work together towards creation of affordable housing. Programs 1-1 and 1-4 direct the City to develop incentives for the development of new housing units. Programs 2-1 through 2-13 direct the City to support and reduce barriers to the development to housing specifically for low-income, moderate-income and workforce residents. Programs 3-1 through 3-10 focus on the preservation and rehabilitation of existing housing units and increasing the availability and affordability of these units.
People are afraid to report landlords who don't keep things up to code because they won't have a place to live	Housing Element Workshop, February 7, 2022	The City is sensitive to this concern that residents have when responding to housing condition complaints. In response to this comment the City has included the following text in the discussion of Fair Housing and Displacement Risk. As discussed in Section 4.2.6.2.3, complaints about poor home condition due to deferred maintenance or absentee landlords is one of the primary issues reports to El Dorado County Fair Housing. However, with the scarcity of affordable housing, some tenants may be hesitant to submit maintenance requests to their landlord or property manager for fear of retaliation, such as unjust eviction or rent increases. Lower-income renters are particularly at risk of displacement as a result of poor housing conditions if retaliation occurs, as there are limited alternative housing options. The City is aware of this concern residents may have and aims to proactively address substandard housing conditions through the Multi-Family Inspection Program, which will result in the City requiring maintenance by the homeowner rather than a request from the tenant. Additionally, the City has included Program 3-1 to provide rehabilitation assistance which will reduce barriers to maintenance and is intended to enable landlords and property managers to proactively address safety issues and reduce the burden on tenants to submit a request. Many Programs contained in the Housing Element are designed to address the shortage of affordable housing units in the City, which as the commentor noted, increases concerns of being displaced.
Enhanced fire safety policies, would that belong in the Housing Element?	Housing Element Workshop, February 7, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.
Does the City have any control over setting the RHNA?	Housing Element Workshop, February 7, 2022	In response to this comment, the City has added a discussion of the RHNA process and how it is determined in Section 4.3.1.1.1, Survey of Available Land, of the Housing Element (page 4-109). The Housing Element now describes that the RHNA is set by the State and the City does not have input when the RHNA is set.
Program 2-6, Assist Nonprofit Housing Developers – *priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-6 has been included in the Housing Element with an ongoing timeframe that is continuous.

Comment	Commenter	Response
Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM – *LOVE, extra priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-11 has been included in the Housing Element with a timeframe that calls for completion of the funding feasibility analysis by September 2022 and adoption of an ordinance by September 2023.
Rehabilitation/conservation – *like, prioritize this whole category* •» Program 3-4, Preservation and Acquisition of At-Risk Properties – *like, extra priority* •Program 3-5 PRESERVATION OF HOUSING CONDITIONS – *like* •Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS – *like, extra priority* •*Like all of these*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Energy Conservation Opportunities – yes, prioritize all to help implement CAP and meet renewable energy resolution.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Program 6-1 GREEN BUILDING INCENTIVE PROGRAM – *include coverage free or discounted from City pool if available?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment Program 6-1 has been revised as follows:: Program 6-1: Green Buidling Incentive Program The City shall continue to implement its Green Building Incentive Program that rewards developers for building green projects. <u>The City shall also evaluate opportunities to provide additional incentives for green building projects.</u>
POLICY 6-1 The City shall ensure that new construction meets Title 24 energy conservation requirements and shall retrofit older summer seasonal housing to be made suitable for year-round occupancy. – *include reference to Reach code for when it is finalized?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment, Policy 6-1 has been revised as follows: Policy 6-1: The City shall ensure that new construction meets <u>or exceeds</u> Title 24 energy conservation requiremetns and shall <u>require</u> <u>retrofit</u>s of older summer seasonal housing to be made suitable for year-round occupancy.

Comment	Commenter	Response
Missing Middle: Policy 2-5 states "The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city." *Not sure how the City can do this, but with all of the market-rate being approved, and seemingly that is the trend, need to directly assist renters. Like Program 2-7, but for renters. The community also seemed to ask for this based on the input and poll results Zach presented. If not a whole new program, maybe it could be added to 2-7, or somehow integrated with 2-11.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added a new Program 2-15 to address this comment as follows: "The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan."
Program 1-3, Parking Best Practices – *I would like to prioritize this, like the intent to allow more shared parking and flexible parking standards. I like the direction you went with the new residential design standards.* • Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements *• Like both of these, but what about getting rid of parking minimums for some projects like affordable housing or commercial in Town Centers? Also, straightforward parking exemption form/tool. Make TVAP parking policies City-wide, reduced or no parking minimums for bonus units or in bonus unit boundary areas.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

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Comment	Commenter	Response
Program 2-2, Partnerships for Workforce Housing – I would like to prioritize this, but not as proposed. Its a good idea, but how is it implementing proposed Policy 2-7 (which states "The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers, especially the quantified objective to Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment"). The program only seems to be proposing a loan for first/deposit. Policy 2-7 is the same policy from 2014-2022 and the review for this update says the program has been successful but only points to 3 homes built in the whole 8 years and no direct link to workforce besides a mention of LTCC being a partner. Student housing provides a better example of what I'd like to see with Program 2-5 implementing Policy 2-8.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added more specific strategies or tools as options in Program 2-2 to address this comment: "Additional partnerships with large employers will be considered, such as: •Partnering with property management companies to provide employers notification and first right of refusal as units become available. •Making the homebuyer programs available to employees. •Providing financial assistance or other support to employees that initially need to rent upon relocation to the city." In addition, the City added a new Program 2-15 to seek funding to provide financial assistance to low-income renters in the city.
One other missing program - Inclusionary Zoning and/or requirements. As we approve all of these market-rate units, it would be great to get a few affordable units too. I just saw that Truckee is considering an exchange of STR permits for deed-restricted units. Their language is "Town Council also directed staff to develop a program that would incentivize the private sector to contribute to workforce housing by setting aside a limited pool of short-term rental registration certificates. Potentially, a developer could approach the town to propose deed restricting one or more housing units for workforce housing in exchange for the ability to access an agreed-to number of short-term rental certificates." While our STR situation is different here, I thought it was a creative approach to getting some affordable housing out the high-demand residential that is largely what is being proposed.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds... Due to restrictions on VHRs in residential areas and multi-family units a program to allow them in exchange for deed restricting units would require voter approval to modify regulations of Measure T.
Potential for workshop around GP Annual Report to discuss implementation of Housing Element each year.	Gavin Feiger, Planning Commission Meeting, February 10, 20232	In response to this comment the following program has been added to the Housing Element: Program 1-8: The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.

Comment	Commenter	Response
Mobile home parks have high levels of poverty and poor conditions	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record. To respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Housing Element plans haven't come to fruition	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.
Multi-family projects being subdivided as condominiums and becoming VHRs	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	VHRs are prohibited in non-commercially zoned areas, but are allowed in commercially zoned areas which have been identified as appropriate for lodging and short term rentals through voter approval of Measure T.
TRPA policy needs to follow state law	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	The Housing Element analysis acknowledges that some TRPA regulations are a barrier to the development of affordable housing. The City has included Program 2-8 in the Housing Element directing continued efforts to advocate for changes to TRPA regulations that would reduce these barriers.
Enforcement of formerly permitted VHRs, especially in multi-family properties, is needed	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.
Acquiescence to realtors a big part of problem	Ed Mosur (public comment), Planning Commission	Comment included in the record.
Sites Inventory – Are low-income sites all high density multi-family?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	The areas where lower income sites are identified are areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible.
Incentives for developers on high density parcels. Increased density or available coverage.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.

Comment	Commenter	Response
Tiny Homes and ADUs considered affordable housing stock?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Pursuant to Government Code section 65400, an ADU or a tiny home may be used to meet either the lower-income or moderate-income RHNA if it meets the following criteria: 1.The unit meets the State's definition of a housing unit. A housing unit is "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall." 2.The unit is reported to the California Department of Finance upon development. 3.The unit is assigned a price that fits within the HCD income limits for El Dorado County for either lower-income housing or moderate-income housing.
Since Tax map doesn't show inequality that really exists does that affect the City's ability to obtain funding?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, the following Program has been added to the Housing Element: Program 2-14: The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.
Public transit is not discussed in Housing Element – Housing and Transit are tied together.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Public transit, and associated mobility opportunities, are discussed in Section 4.2.6.2.2 of the Assessment of Fair Housing. Additionally, the City has included an action in Program 5-1 to meet biannually with the Tahoe Transportation District to assess if any new and unmet transit needs have developed and, if so, will provide assistance in applying for state and federal funding for expanded services. In response to this comment, the City has expanded Program 5-1 to include the following text regarding transit accessibility: <u>The City shall ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.</u>
Potential for program to address illegal VHR code enforcement	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City <u>shall continue enforcement of Measure T regulations and</u> will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.
Fire safety should be addressed or referenced to the Safety Element in the Housing Element	Keith Roberts, Planning Commission Meeting, February 10, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Comment	Commenter	Response
City involvement in TRPA Working Group	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment the following revision to Program 2-8 has been made: If not already addressed ~~in the 2012 TRPA Regional Plan update and~~ through the Tourist Core Area Plan, the City shall continue to advocate~~recommend~~ for ~~that TRPA make the following~~ changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. <u>The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations: ...</u>
Incentives to builders to address housing needs are appreciated due to the cost of building in Tahoe	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
CATT is resource to provide technical advice on remodeling and upgrading existing housing	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.
There are many different types housing units being constructed. Sugar Pine Village as large scale with property management and ADUs as small scale examples. Each unit counts.	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

South Lake Tahoe Housing Element Update Virtual Community Workshop
October 12, 2021

Notes:

1. **The 2019 South Shore Housing Needs Assessment identified quality and affordability of housing as significant concerns. The City currently administers inspection programs for multi-family and single room occupancy properties. Should the City continue to consider housing quality and condition as a top priority?**

    - Worked with TPC outreach groups and family resource center – we hear about the horrible conditions at some of these housing developments. We believed that with new development this could allow for residents to move to better sites. Unfortunately, there are no new developments for renters to move to. Another worry renters have related to poor living conditions, is the fear that the City will close these housing developments, if renters complain. Renters hesitate to speak up, out of fear of retaliation from property owners.
    - Having some sort of anonymous survey for renters to provide feedback on their living conditions in order to spotlight "shame" these property owners.
    - As low-income renter I've moved twice due to horrible renting practices and pricing. The quality of living at some of these low-income housing locations are really bad.
    - Response from Hillary – Housing developments with six units or more have yearly inspections; surveying the building conditions. Flagged items must be addressed within three years. If they're not addressed within the three years, there is a fee charged and requires them to have an inspection every three years. This policy does not cover smaller duplexes and smaller properties.
    - Lived in place that flooded and the owner lived out of state, he kicked me out and left all my belonging in the flooded unit for over one day.
        - A local business owned another location bigger than six units and it was infested with rats, etc.
        - We have to enforce and regulate these properties more tightly.
    - Comments made that tie to Code enforcement for larger properties – this can spur development. City can create incentive program (deed restriction) to take care of necessary problems at existing locations. This can clear the way for new development.

- A lot of the questions the way they are framed seem to prioritize one over the other. With the current situation in SLT these questions should focus on all these issues.
- We want to focus on expanding but also preserve housing.
- How can we incentivize through programs to preserve housing in an affordable way while expanding affordable housing?

2. **What role, if any, should employers have in addressing housing and affordability?**

    - Very hard for small businesses but when talking about ski resorts/larger employers, housing their employees: I agree with that.

3. **What type of infrastructure is needed to support affordable housing?**

    - (Rebecca) - I am part of the 100% renewable committee - Electrify affordable housing. Managing to keep these costs at a particular level for low-income earners would create a secure baseline for these types of costs.
    - There are other things that make affordable housing a real challenge (Tahoe basin). Typically takes multifamily households to afford housing in the region. We need to focus on affordable childcare for people to live and work in the basin at the same time (social infrastructure).

<u>Fair Housing:</u>

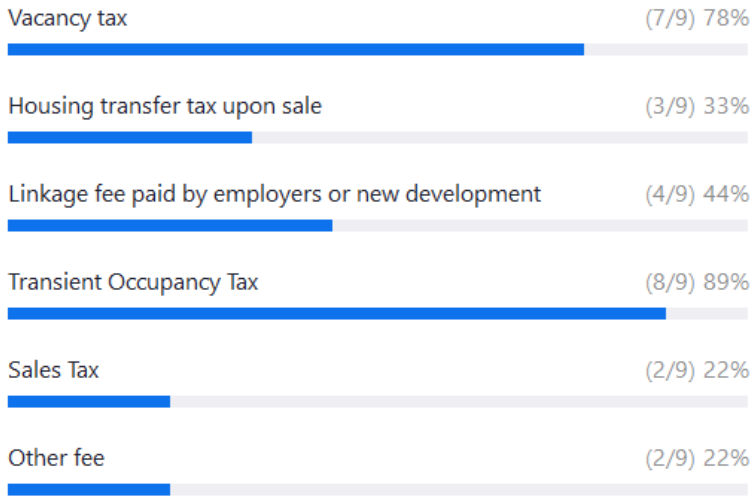
- In the graphs (number of houses) it looked that above median income had the most housing allocated. I am wondering why above moderate get 127 units but low and very low get way less.
    - Amy's response - Numbers here are considered minimum objectives. Units are broken out based on a formula put together by the State. Typically, there are always more units in the above moderate population.
    - Hillary's response - In Tahoe the RHNA numbers are calculated differently – given we are in the TRPA planning region. There are different factors that play into these calculations. They do not reflect the needs of our community. They're produced by the state and required to show in our Housing Element. South Shore Housing Needs Analysis resulted in much higher numbers than the state's numbers.
- So, are we mandated to build within these percentages? Seeing so many more units for above moderate being allowed it is a bit confusing.
    - The state does not actually require the city to build these units, instead look at our zoning and planning structure to ensure these units can be built (i.e., removing barriers)
- Up until recently municipalities were required to go through this process, but there was not much enforcement. What are the incentives in place now?

    - The Housing Element dictates how this development is processed to ensure the city can (no net loss law) adequately reserve land in the city to allow the 289 units to be built.
    - There is more advocacy and state regulation, there is much more funding available in comparison to other years, and compliance with these laws provide access to these resources.
    - The City in partnership with Sugar Pine Village were allowed to collect about $39 million in resources as a result of a compliant Housing Element. A compliant, certified Housing Element can be seen as the ticket to funding sources. Some more of that funding access is also related to transportation and other infrastructure types in relation to housing planning.
- St Joseph Community Land Trust and Advance program – participants we work with are low income, we have the motel to housing program. But there is nothing out there that meets their income. Often, leading them to homelessness. The types of housing we need most: tiny homes, smaller, something people can get into. We need something we can put on the ground asap and spread throughout the community.
    - Hillary comment - City Council is going to talk about tiny homes on Oct 19. Council will decide whether to allow tiny homes to stay on wheels or have to be installed on a foundation.
- Would like to echo this comment – we need smaller scale, diverse, cheaper housing. We have lost Sierra tract homes that were smaller to bigger developments.
- Truckee artist lofts are new, attractive and awesome. Some low income. Some market rate.
- Truckee is also passing new ordinance for moveable tiny homes. Could be a good model for us.

Poll results:

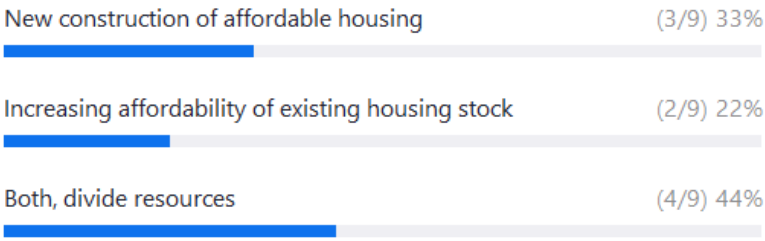
1. What type of revenue sources should be considered to fund housing? (Multiple Choice) *

9/9 (100%) answered



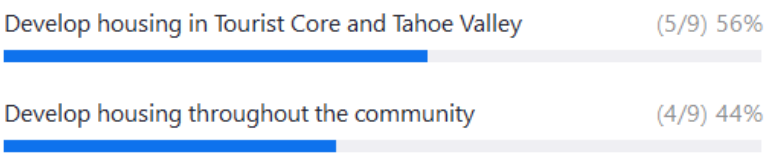
increasing the affordability of existing housing stock? (Single Choice) *

9/9 (100%) answered



3. Should the City continue to pursue more incentives to develop housing within the Tourist Core and Tahoe Valley or focus on developing housing throughout the community? (Single Choice) *

9/9 (100%) answered



South Lake Tahoe Housing Element Update Workshop
Planning Commission Meeting October 14, 2022

Notes:

- Concerned about higher RHNA for higher incomes. Focus on lower-income housing
- Loot at land uses near airport
- Dynamic need for workforce/affordable housing. Balance the community
- New vs. existing housing is a good place to examine
- How are agencies making affordable development attractive to developers? Grants?
- Cost of housing increasing. How do we deal with ownership rights? While preserving owner freedom
- Employers should be in conversation
- Has SRO program been successful? All occupied long-term by local residents? These programs don't satisfy RHNA requirements
- Utilize existing stock to meet needs
- Existing stock – make affordable and maintain
- New building-focus in Town Centers with transit access
- Barriers: difficult to find larger or 1-bedroom affordable units (not studios) that allow pets
- Community is looking for alternative housing solutions. Mobile ADUs are growing in popularity
- Council is looking at tiny homes too
- Funding: We don't have large dedicated sources. Linkage fees and vacancy tax and real estate transfer tax could be good
- TOT tax less beneficial since it links to VHRs in South Lake which are expiring soon
- Upcoming: Housing Subcommittee and second round of workshops

City of South Lake Tahoe
Housing Element Workshop
February 7, 2022

Small Group Discussion Notes

- What happens with the approximate 1400 VHR properties? Does Housing Element address the high level of second home ownership in the City?

- Consider a vacancy tax to incentivize homeowners to rent long term

- Why does the draft Housing Element state that code enforcement is not a constraint to housing? Code enforcement should be a higher priority. Address dilapidated properties to avoid overall effects on the community.

- Rehabilitation Programs need more focus on how they could be implemented.

- Need to be sure to address demographic trends in the community as future planning take place. School enrollment and number of registered voters in the City has been declining.

- Partnerships with large employers to address how they can participate in solutions to housing being a barrier to attracting and retaining employees. Program ideas include:

    - Partnerships with property management companies to provide employers notification and first right of refusal as units become available.
    - Making first time homebuyer programs available to employees.

- Assistance to employees that initially need to rent when they move to town but ideally want to purchase a home for the long term.

City of South Lake Tahoe
Housing Element Workshop
Planning Commission February 10, 2022

Ed Mosur (public comment)

- Housing Element plans haven't come to fruition
- Multi-family projects being subdivided as condominiums and becoming VHRs
- TRPA policy needs to follow state law
- Mobile home parks have high levels of poverty and poor conditions
- Enforcement of formerly permitted VHRs, especially in multi-family properties, is needed
- Acquiescence to realtors a big part of problem

Written comments submitted from:

- Anonymous – February 6, 2022, 10:08pm
- Anonymous – February 6, 2022, 9:36pm
- David Jenkins – January 30, 2022

Gavin Feiger

- Rental Assistance Program is missing or add to 2.11 regarding additional funding
- Prioritize Program 1.3- Agree with continuing – Like to prioritize shared and flexible parking standards. Go further to remove parking minimums in areas where bonus units are used
- Workforce Housing should be prioritized – lofty goal in draft Housing Element
- Local Funding Source feasibility study and rehab/energy conservation programs are great.
- Add more incentives to Green Building Incentive Program – coverage?
- City working on a Reach Code which could be referenced
- Potential for workshop around GP Annual Report to discuss implementation of Housing Element each year.

Natalia Wieczorek

- Sites Inventory – Are low-income sites all high density multi-family?
- Incentives for developers on high density parcels. Increased density or available coverage.
- Tiny Homes and ADUs considered affordable housing stock?
- Since Tax map doesn't show inequality that really exists does that affect the City's ability to obtain funding?
- Public transit is not discussed in Housing Element – Housing and Transit are tied together.
- Potential for program to address illegal VHR code enforcement

Keith Roberts

- Fire safety should be addressed or referenced to the Safety Element in the Housing Element

Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment)

- Thanks for City outreach to CATT in this process
- City involvement in TRPA Working Group
- Incentives to builders to address housing needs are appreciated due to the cost of building in Tahoe
- CATT is resource to provide technical advice on remodeling and upgrading existing housing
- There are many different types housing units being constructed. Sugar Pine Village as large scale with property management and ADUs as small scale examples. Each unit counts.

Hilary Roverud

From: Jean Diaz <jeandiaz@saintjosephclt.org>
Sent: Wednesday, January 12, 2022 1:04 PM
To: Hilary Roverud; Zachary Thomas
Subject: Housing Element Action Table 2-8, 1st time Homebuyer Program Administration

Hi Hilary and Zach. I have a quick question after my very quick read of the draft Housing Element. In the table of actions and programs item 2-8 deals with the 1st time homebuyer program administration and it states that no entities expressed an interest in administering this program. We have had a few conversations where we discussed that this would be an appropriate role for SJCLT and we have been awaiting the RFP to respond. I have been meaning to ask about the status since we were hoping that the program would be up and running in time for the Riverside Project sales.

What is the status? Why does this indicate that no entity had expressed interest when we have been discussing this?

Look forward to discussing this program.

--
Jean M. Diaz
Executive Director
0ffice Main- 775-580-7514
Cell- 760-579-3020

Hilary Roverud

From: Gavin Feiger
Sent: Friday, February 11, 2022 9:58 AM
To: Hilary Roverud; John Hitchcock; Zachary Thomas
Subject: Comments on Housing Element

Hi Zach, Hilary, and John -

Thank you for the Housing Element Update Workshop yesterday. I think it is great overall and in the detail, too.
I wanted to share my input from yesterday - I know I went it over it quickly.

Missing – rental assistance

- Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city. *Not sure how the City can do this, but with all of the market-rate being approved, and seemingly that is the trend, need to directly assist renters. Like Program 2-7, but for renters. The community also seemed to ask for this based on the input and poll results Zach presented. If not a whole new program, maybe it could be added to 2-7, or somehow integrated with 2-11.*

Program 1-3, Parking Best Practices – *I would like to prioritize this, like the intent to allow more shared parking and flexible parking standards. I like the direction you went with the new residential design standards.*

- ♣ Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units.
- ♣ Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements
- *Like both of these, but what about getting rid of parking minimums for some projects like affordable housing or commercial in Town Centers? Also, straightforward parking exemption form/tool. Make TVAP parking policies City-wide, reduced or no parking minimums for bonus units or in bonus unit boundary areas.*

Program 2-2, Partnerships for Workforce Housing – *would like to prioritize this, but not as proposed.*

- *Good idea, but how is it implementing proposed* Policy 2-7 The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers, *especially the* quantified objective to Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment (which is included in the RHNA as explained in table HE-1: Summary of Quantified Objectives, total of 289 (14% of 289).
    - *only seems to be proposing a loan for first/deposit*
- *Also, 2-7 is the same policy from 2014-2022 and the review for this update says the program has been successful but only points to 3 homes built in the whole 8 years and no direct link to workforce besides a mention of LTCC being a partner.*
- *Student housing provides a better example of what I'd like to see with Program 2-5 implementing Policy 2-8.*

Program 2-6, Assist Nonprofit Housing Developers – *priority*

Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM – *LOVE, extra priority*

Rehabilitation/conservation – *like, prioritize this whole category*

- » Program 3-4, Preservation and Acquisition of At-Risk Properties – *like, extra priority*
- Program 3-5 PRESERVATION OF HOUSING CONDITIONS – *like*
- Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS – *like, extra priority*
- *Like all of these*

Energy Conservation Opportunities – *yes, prioritize all to help implement CAP and meet renewable energy resolution.*

- Program 6-1 GREEN BUILDING INCENTIVE PROGRAM – *include coverage free or discounted from City pool if available?*
- POLICY 6-1 The City shall ensure that new construction meets Title 24 energy conservation requirements and shall retrofit older summer seasonal housing to be made suitable for year-round occupancy. – *include reference to Reach code for when it is finalized?*

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Gavin Feiger
Planning Commissioner, City of South Lake Tahoe
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

PO BOX 8066 SOUTH LAKE TAHOE CALIFORNIA 96158

The General Plan is the "constitution for all future developments"
(Goleta Valley, 52 Cal3d at 570)

SENT VIA ELECTRONIC MAIL

January 27, 2022

The Honorable Devin Middlebrook, Mayor and Council Members
City of South Lake Tahoe
1901 Lisa Maloff Way
South Lake Tahoe, California 96150

Re: Review of Consistency with the City General Plan

Dear Mayor Middlebrook and Council Members:

As you know, the Tahoe Region and the City of South Lake Tahoe continue to suffer a shortage in affordable housing for our working populations. This affordable housing shortage is In stark contrast with the robust and high-priced single family home market.

Background

Preservation of existing affordable housing is part of the City's responsibilities under the General Plan, and a requirement in State law. Past actions in the Region have allowed demolition of affordable housing using one pretext or another and the result is the housing shortage we find today.

As I wrote to the Planning Commission on February 18, 2020, "*The requirements on California cities and counties to create housing for all income groups is specific to California jurisdictions, not to all the area comprising the TRPA Region….the Housing Element under State law, must identify"… potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities… Housing elements also must identify and mitigate to the extent feasible non-governmental constraints, such as land prices, construction costs, and financial availability…" (Curtin's* ***California Land Use and Planning Law****). The City must address its specific strategies and actions for overcoming public and private constraints to the delivery of affordable housing through specific actions."*

The existing Housing Element of the South Lake Tahoe General Plan speaks in part to issues involving the preservation of the affordable housing stock and articulates programs and policies that could help and be used to preserve the existing stock. The goal here is clear. Consistent with State law, the goal is to ensure that affordable housing units are preserved in this high-priced real estate market, a key element in ensuring a strong local economy by having housing for our important work force.

Action Needed

The question that remains unanswered and unaddressed to this point by the City of South Lake is whether the proposed demolition of the Motel 6 property is an action consistent with the Housing Element of the City of South Lake Tahoe? When will the Planning Commission and City Council be deliberating on whether this proposed demolition project by the CTC is consistent with the Housing Element and General Plan and make the appropriate findings one way or another?

A critic may argue that as a State demolition project within the City limits, it does not fall under the authority of the City. The answer is that all developments, Federal and State acquisitions, and proposed demolitions within the City limits should be reviewed by City government officials for consistency with the General Plan. City officials must have a voice in these matters because the voters of South Lake Tahoe elected them to office to be their voice.

Contrary to what the City may have been told by others, the City of South Lake Tahoe has the right *and duty* to enforce provisions of the General Plan as long as in doing so the actions of the City and policies of the General Plan are consistent with the thresholds outlined in the TRPA Regional Plan. The Bi-State Compact does not denude the City of its planning and police powers under California Law as the City was informed in a legal opinion from expert land use counsel (RWG) when I was City Manager.

I look forward to the opportunity to hear the discussion when the CTC Motel 6 housing demolition project is brought before the Planning Commission and City Council to determine its consistency with policies in the City General Plan and Housing Element? Please have staff keep me posted in this regard.

Thank you for your service and please have a good remainder of the week and weekend. ***Be safe!***

Respectfully,

ORIGINAL SIGNED BY

David M. Jinkens, MPA
Good Government Advocate
djinkens@charter.net

c: City Manager Irvin
City Clerk Blankenship

P.O. BOX 8066 SOUTH LAKE TAHOE, CALIFORNIA 96158

SENT VIA ELETRONIC AND REGULAR MAIL

January 30, 2022

Honorable Members of the Planning Commission
City of South Lake Tahoe
1901 Lisa Maloff Way
South Lake Tahoe, California 96150

Re: **DRAFT HOUSING ELEMENT COMMENTS**

Dear Distinguished Members of the Planning Commission:

I am writing to you to offer comments and suggestions regarding the Draft Housing Element. Thank you for the opportunity to do so.

I appreciate and value that City government has made strides recently, in collaboration with the Governor, State HCD and local partners in gaining support for new affordable housing in the City limits. This is positive and constructive work by City officials. The focus of my attention will be on matters that relate to housing and integrally related issues within the City limits of South Lake Tahoe.

The City Planning Commission is an especially important advisory body. In fact, cities are required under California law to have a planning commission, and past city councils have wisely decided to have a separate commission instead of assuming these responsibilities themselves. The work of the Planning Commission on the Housing Element is important to the City's future.

Residents of the City are fortunate and grateful to you for volunteering your time and sharing your experience to be a member of the Planning Commission. You have the ability and opportunity to be leaders in housing policy and to do what our community needs and wants to have done.

The planning consultant has done a fine job outlining the provisions under California law required in a Housing Element and what cities must consider and include when drafting an element or making an update. This opportunity to update only comes around every five years so we all must make the most of it.

In my experience, the most important point to remember is that the requirements for the City of South Lake Tahoe's housing element are the same requirements made on all other California cities. Contrary to a mantra that I first heard when I came to City government here in 2002, the City of South Lake Tahoe's powers under State law both in statute and as articulated by the Courts gives broad discretion to City officials in planning matters. The voters too through initiative and referendum can shape the type of community planning we desire. We have this broad planning discretion as long as what is done in planning is not contrary to the environmental thresholds adopted for the region. Therefore, City government has broader discretion in planning for our future *by the careful adoption* of the City's General Plan and the Housing Element of that plan than some would have you believe. City government within this construct is not a land-use vassal of TRPA or the Region (though we respect their role) if what is contained in the General Plan does not violate regional thresholds. The City Attorney and City Manager have an opinion from expert land use counsel that was written early in my tenure as City Manager that confirms this authority. After 18 years, it would be useful to you if the City Attorney would release the opinion as I have requested in the past. There is absolutely no reason to withhold it after all this time, and it will illustrate the flexibility you have in designing a Housing Element and a General Plan.

As your consultants advise you, City government has a duty and obligation to identify constraints to the development of housing for all income groups, and City officials have a duty to overcome these constraints and not simply say that TRPA or some other Federal or State agency will not let us do it. You must be advocates. The voters of South Lake Tahoe elect a city council to appoint key staff and have a planning commission to seek all reasonable ways available to overcome constraints for the delivery of affordable housing and the maintenance of a safe living environment for our residents.

As identified in your Draft Housing Element, City officials in its policies have a duty to act in the community's interest.

"Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

♣ Analysis of local efforts to remove governmental constraint"

(Page 4-2) Draft Report

Proposed Housing Element implementation policies.

The Housing Element becomes effective and meaningful through the policies that are contained within it. These policies once adopted become the guidelines by which the Planning Commission, City Council and community can evaluate the success of housing policies. They also charge local officials and staff with the duty and responsibility to see that the policies are enforced when development is proposed, facilities are built, or actions are taken that impact the safety and quality of housing in the City limits. As part of the City's adopted General Plan, these policies become part of the City constitution for all development as articulated in case law (See ***The General Plan is the "constitution for all future developments"*** (Goleta Valley, 52 Cal3d at 570)

I offer a few suggestions for Housing Element policies that I sincerely believe supports the work of delivering safe, affordable, and environmentally sound housing for our community.

1. **Protect Existing Affordable Housing Opportunities** – The City shall make every reasonable effort to protect existing affordable housing opportunities within the City limits from their conversion to other uses by either a private party or other governmental agency.

2. **In Lieu Payments-** Should a State or Federal governmental agency wish to acquire developable residential, commercial, or industrial lands land within the City limits for any purpose, City officials will insist that the State or Federal government pay the City an in-lieu tax for its removal from the property tax roll and the funds from these in lieu payments shall be deposited in an affordable housing fund to support implementation of the Housing Element.

3. **Safety of Acquired Lands** – In order to protect the safety and welfare of existing affordable and workforce housing (and all existing housing) from the threat of catastrophic fire, the City shall require that all publicly owned vacant lands within the city are annually inspected by a fire professional and action taken to remove dangerous fuels from these vacant parcels in a timely manner and in a manner acceptable to the Fire Department.

4. **Compliance with the General Plan and Housing Element** – All acquisition of residential and other lands within the City limits by another Federal. State, or local agency will require the party to have the proposed

acquisition reviewed by the Planning Commission and City Council that will determine and make appropriate written findings that the acquisition is consistent with the City's General Plan and Housing Element.

5. **Adequate Fire Protection Required** – All providers of domestic water service will be required to submit a plan and timeline for ensuring that there is adequate water pressure (as established by the NFPA) to charge existing fire hydrants so that in the event of a fire emergency impacting residential and affordable housing units, first fire responders will have adequate water to fight the fire. This adequate fire flow protection for our community is a safety imperative.

   In this regard, the City of South Lake Tahoe will assist water agencies to seek Federal and State funds to make the much-needed improvements.

6. **Undergrounding of All Utilities in Residential Areas**- In order to provide the highest degree of protection for existing and proposed housing in the City limits, the City will actively pursue Federal and State grants and loans to ensure that all electrical, telephone, and cable facilities are placed underground. No cell towers or cell facilities will be installed in or near residential areas unless a comprehensive environmental impact assessment is done on the overall facilities plan and the safety of these facilities is determined, and appropriate mitigation measures are taken to ensure the safety of persons living here. The goal here is to see that these radiation producing facilities are placed underground. Undergrounding is a viable alternative to above ground cell towers and facilities.

Conclusion:

I appreciate the work you are doing to serve our City, and I look forward to hearing from you regarding this communication. Please have this letter incorporated as part of the public comment on the Draft Housing Element that will be discussed by the Commission in February and eventually forwarded to the City Council. Should any of you like to meet and discuss this letter, I will be available to do so.

Best wishes and regards, and please ***be safe!***

Respectfully,

ORIGINAL SIGNED BY

David M. Jinkens, MPA
Good Government Advocate
(Retired South Lake Tahoe City Manager)
(MPA, UCLA; A.B. (UC Berkeley)

C: City Manager
Director of Development Services

"The legal basis for all land use regulation is the police power of the city to protect the public healthy, safety, and welfare of its residents." Berman v. Parker, 348 U.S. 26 (1954)

"A land use regulation lies within the police power if it is reasonably related to the public welfare." Associated Homebuilders, Inc v. City of Livermore, 18 Cal. 3d. 582 (1976)

COMMENTS ON PROPOSED GUIDELINES HIGHLIGHTED IN COLOR

DAVID JINKENS, MPA
GOOD GOVERNMENT ADVOCATE
2-7-22

COMMENTS IN BLUE MADE ON PAGES , HE-2, HE-3, HE-4, HE-7, HE12, HE-15, AND HE-17

PART II

CITY OF SOUTH LAKE TAHOE

HOUSING ELEMENT POLICY DOCUMENT

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Introduction

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and briefly describe the proposed action, the City departments with primary responsibility for carrying out the program, the funding source, the time frame for accomplishing the program, and for some programs, the quantified housing objectives associated with that program.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out a policy. Specifies primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

The following list shows the definition of housing income limits as they are applied to housing units in South Lake Tahoe.

- **Extremely Low-Income Housing:** Affordable to households whose combined income is equal to or less than 30 percent of the median income for El Dorado County.
- **Very Low-Income Housing**: Affordable to households whose combined income is between 31 percent and 50 percent of the county median income.
- **Low-Income Housing**: Affordable to a household whose combined income is between 51 percent and 80 percent of the county median income.

- **Moderate-Income Housing**: Affordable to a household whose combined income is between 81 percent and 120 percent of the county median income.
- **Above Moderate-Income Housing:** Affordable to a household whose combined income is above 120 percent of the county median income.
- **Workforce Housing:** For South Lake Tahoe, workforce housing is intended to meet the needs of working family households earning between 60 and 180 percent of the median-household income.

New Construction

New construction in South Lake Tahoe is limited by the Tahoe Regional Planning Agency's (TRPA's) residential allocation system, which regulates the number of new housing units that can be within the Tahoe Basin. In the 2021-2022 distribution cycle, the City received 66 residential allocations (33 allocations per year) for distribution within the city limits. Consistent with adopted policy, 1/3 of the allocations are reserved for multi-family development while 2/3 are reserved for single-family development. 55 allocations remain in the Town Center pool to incentivize residential development in Town Centers and close to transit. While TRPA's growth-control mechanisms act as a constraint on the production of new housing, they are the foundation of the Regional Plan. TRPA and the local governments in the region have worked together in recent years to address housing-related constraints. The City strives to find environmentally appropriate solutions to its housing problems.

Goal HE-1	To increase housing opportunities for South Lake Tahoe residents of all economic levels.

POLICIES

Policy 1-1 The City shall adopt programs, ordinances, incentives, land use plans, and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 1-2 The City shall work with TRPA to expeditiously process residential development proposals that conform to the City's Housing Element policies.

Policy 1-3 The City shall work with the California Department of Housing and Community Development, ~~and through~~ the California Legislature, and through other appropriate legal means to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.

Policy 1-4 The City shall encourage the consolidation of parcels to facilitate more effective multifamily residential development.

Policy 1-5 The City shall encourage development that reuses infrastructure associated with existing underutilized sites to help developers benefit from "grandfathered" excess land coverage, existing sewer units, air quality mitigation fee reductions, and other benefits associated with the redevelopment of existing lots.

Policy 1-6 The City shall encourage the production of housing as part of mixed-use projects in commercial nodes, in Town Centers, in Regional Centers, and in any other high-density.

Policy 1-7 The City shall direct high-density residential development (to the extent that they are available) to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.

Policy 1-8 The City shall support the establishment of Pedestrian and Transit-Oriented Development districts in which developers of mixed-use and high-density residential developments shall receive incentives (i.e., increased density, height, commercial floor area, residential allocations, and the ability to subdivide into condominiums).

Policy 1-9 The City shall take all reasonable and legal means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites. All Federal and State land acquisitions within the City limits must be reviewed to determine their compliance with the City's adopted General Plan and Housing Element and this review must include written findings by the Planning Commission and City Council. ~~.support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers.~~

Policy 1-10 The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and funding to ensure that all public lands adjacent to existing housing is made fire safe~~and community development.~~

Policy 1-11 The City shall pursue funding and collaborative efforts to ensure that all overhead utilities are placed underground including cell facilities to better protect residents from fire and exposure to radiation from cell facilities.

Policy 1-12 The City shall require that all public land acquisitions within the City limits by Federal and/or State agencies pay an in-lieu of property tax for removing these parcels off of the tax rolls with the funds from these in lieu payments being deposited with the City in a Housing Element Implementation Fund

PROGRAMS

Program 1-1 MIXED-USE DEVELOPMENT

The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core and Tahoe Valley Area Plans as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Make initial website updates by 2023 and ongoing thereafter
Quantified Objective:	Encourage the construction of 50 units in Town Centers to facilitate housing mobility opportunities.

Program 1-2 DEVELOPMENT OF SUBSTANDARD/UNDERUTILIZED SITES

The City will provide information on substandard or underutilized parcels as part of the City's online GIS database.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	Fiscal year (FY) 22/23 and ongoing if determined to be feasible
Quantified Objective:	Support rehabilitation efforts for at least 4 substandard or underutilized parcels to encourage place-based revitalization, particularly in low resource areas.

Program 1-3 PARKING BEST PRACTICES

The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. Additional updates to parking standards could include one or more of the following practices:

- Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units.
- Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.
- In no case, however, shall the City waive the requirements for off-street parking if in doing so there are insufficient parking spaces onsite to accommodate the development and create overflow parking problems on City streets.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	Ongoing, as projects are processed through the Planning Division.

Program 1-4 USING LOCAL INCENTIVES

The City shall work with affordable, workforce, and other multifamily housing proponents to direct them to Community Plan or Area Plan areas where local incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." Increased densities would allow for a larger stock

of affordable housing to prevent displacement risk for residents. The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website. The information will be available on the City's website and also at the City Planning Division offices.

In addition, the City will continue to work with TRPA and other Tahoe Basin agencies toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.).

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Create informational handout and website updates by 2023
Quantified Objective:	Incentivize the development of 15 lower-income units to reduce displacement risk; targeting development in the area east of Ski Run Blvd.

Program 1-5 CLARIFYING THE DEVELOPMENT PROCESS

The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.

Responsible Party:	Planning Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing, updated as needed.

Program 1-6 CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED UNDER STATE LAW

The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and City next amend the Residential Plan Area Statements.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	City will work with TRPA with a goal of amendments by 2025.

Program 1-7 SMALL LOT CONSOLIDATION

To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will encourage lot consolidations

to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis:

- Discuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A.
- Guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes designated affordable units.
- Assist property owners in identifying and applying for financial resources for projects which incorporate affordable units.

Responsible Party:	Planning Division, Housing Division and Public Works Department
Funding:	Staff time, general fund
Time Frame:	Establish program in FY 22/23 and as applicants come forward.
Quantified Objective:	Encourage lot consolidation to support the development of 50 affordable housing units to facilitate housing mobility, prioritizing lots in near Town Centers.

Affordable Housing

There is a general disparity between wages and the cost of housing in South Lake Tahoe. Many of the city's year-round residents who live and work in the city find it difficult to afford housing. While the city's year-round population is growing slowly, the city continues to be a popular resort destination and tourist-based employment continues to expand. Low-wage service industry jobs create a need for affordable[1] low-income housing. Middle-income residents also experience difficulty affording safe and decent housing.

The shortage of affordable housing is an issue facing many communities in California and throughout the nation, especially resort communities with high-end real estate and low-paying jobs. There is no single best strategy for providing affordable housing in resort locations. Cities can address the problem with a mix of incentives and restrictions. Unlike other communities, South Lake Tahoe's ability to provide incentives for affordable housing, such as additional height and land coverage, and reduction of TRPA mitigation fees, is limited by TRPA regulations. The City and TRPA have addressed some of these issues through changes

[1] Under state and federal statutes, "affordable housing" is defined as housing that costs no more than 30 percent of gross household income. The California Department of Housing and Community Development's (HCD) definition of affordable housing applies to housing for moderate-income households and below. TRPA's definition of "affordable housing" includes the state and federal definition but refers exclusively to deed-restricted housing for lower-income households (income not in excess of 80 percent of the county's median income) and very low-income households (income not in excess of 50 percent of the county's median income). In general, this section uses HCD's definition of "affordable housing;" however, when discussing TRPA-related programs, "affordable housing" is based on TRPA's definition.

to TRPA regulations for certain housing types like accessory dwelling units (ADUs) and increases in ways development commodities can be received, in particular for affordable projects. The City can continue to address the affordable housing shortage through the creative use of funds, development of new partnerships with both the public and private sectors, and by working with TRPA on recommendations for changes to TRPA housing regulations and policies.

Goal HE-2	To encourage construction and maintenance of affordable and workforce housing in South Lake Tahoe.

POLICIES

Policy 2-1 The City shall ensure a stable community by helping tenants to become homeowners and preserving the ability for residents to afford housing in the community where they grew up.

Policy 2-2 The City shall enable opportunities for deed-restricted affordable housing ownership to ensure long-term affordability.

Policy 2-3 The City shall encourage a range of housing options so that people who work in South Lake Tahoe can choose to live in the city.

Policy 2-4 The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing. The City shall also ensure that multi-family housing development have responsible onsite management.

Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city.

Policy 2-6 The City shall ensure that deed-restricted affordable housing is created using attractive, long-lasting, low-maintenance materials.

Policy 2-7 The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers.

Policy 2-8 The City shall support the efforts of the Lake Tahoe Community College in planning for and developing affordable student, faculty, and employee housing on campus.**(This policy needs further explanation and discussion) Who is the college supposed to serve and for whom is housing on campus being built?**

Policy 2-9 The City shall strive to provide housing opportunities that are affordable for workers earning between 60 and 180 percent of the area median income. The City recognizes that police and fire personnel, schoolteachers, nurses, and other public service employees are an essential component of the local workforce.

PROGRAMS

Program 2-1 PURSUE STATE AND FEDERAL FUNDS

To support the creation of quality, affordable housing options for extremely low-, very low-, and low-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible.

Responsible Party:	Housing Division
Funding:	Section 202 funds, state and federal tax credits, Community Development Block Grant (CDBG) funds, CalHome funds, HOME funds, Permanent Local Housing Allocation (PLHA), Affordable Housing Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG)
Time Frame:	FY 22/23 and every year thereafter

Program 2-2 PARTNERSHIPS FOR WORKFORCE HOUSING

The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, and resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established.

Responsible Party:	Housing Division
Funding:	Staff time, general fund, housing funding sources identified through Program 2-12
Time Frame:	Ongoing and establish model policy to implement pilot program by 2024.
Quantified Objective:	Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment.

Program 2-3 INTER-JURISDICTIONAL COOPERATION FOR HOUSING

The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Attend meetings quarterly

Program 2-4 ANALYSIS OF FEDERAL AND STATE LANDS

The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC) and the United States Forest Service (USFS). The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals.

Responsible Party:	Planning Division and Housing Division
Funding	Staff time, General fund
Time Frame:	Assess opportunities at least annually

Quantified Objective:	300 workforce housing (including TRPA-defined achievable) units to reduce displacement risk for lower- and moderate-income households

Program 2-5 STUDENT HOUSING

In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student housing. The City shall help identify opportunities to overcome the barriers to permanent student housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Work together on an ongoing basis, hold meetings at least annually

Program 2-6 ASSIST NONPROFIT HOUSING DEVELOPERS

The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.

Responsible Party:	Housing Division
Funding:	Staff time, surplus property, housing funding sources identified through Program 2-12
Time Frame:	Ongoing, as projects are processed through the Planning Division. Contact developers annually to inform them of City assistance options.
Quantified Objective:	Support the development of 50 lower-and moderate-income units to prevent displacement.

Program 2-7 HOMEBUYER ASSISTANCE PROGRAM ADMINISTRATION PARTNERING

The City will initiate discussions with other agencies or organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city.

Responsible Party:	Housing Division
Funding:	PLHA funds, staff time, general fund, housing funding sources identified through Program 2-12
Time Frame:	FY 22/23 and ongoing

Quantified Objective: Assist 10 eligible households locate potential homeownership opportunities to reduce displacement risk and facilitate mobility throughout the community.

Program 2-8 MITIGATION OF TRPA REGULATIONS

If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the City shall continue to recommend that TRPA make the following changes to reduce restrictions on affordable, workforce, and mixed-use housing developments:

- Enable mixed-use projects with an affordable multifamily housing component to be developed at maximum allowable density as if a standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted.

- Increase allowed maximum residential density in zones that currently allow eight dwelling units per acre to allow 15 dwelling units per acre.

- Accessory Dwelling Units and Junior Accessory Dwelling Units

  - Facilitate development of ADUs by reducing fees for ADUs.

  - Allow bonus units to be used for ADU development without restriction on affordability.

  - Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and exempt this type of unit from requiring an allocation, Potential Residential Units of Use, or bonus units.

- To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the workplan with TRPA.

- To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary

review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the workplan with TRPA.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Meet with TRPA at least annually to work on the items in this program with the goal of achieving some of them every year during the planning period.

Program 2-9 PUBLIC EDUCATION

The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city where appropriate and ere it does not disrupt or overload existing neighborhoods). The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 2-10 TINY HOMES ON WHEELS

The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.

Responsible Party:	Planning Division, Building Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	2022

Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM

The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, and

housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees collected from the program shall be placed in a housing trust fund to provide housing and associated childcare for the South Lake Tahoe workforce. The City shall consider offering developers of applicable projects one or more of the following options:

- Developers shall build affordable workforce housing units.
- Developers shall contribute land for the production of affordable and/or workforce housing.
- Developers shall pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing.
- The City shall consider offering incentives to developers participating in the program.

Responsible Party:	Planning Division and Housing Division
Funding:	Regional Early Action Planning (REAP) grant, staff time, general fund
Time Frame:	Complete feasibility study in FY 21/22; Adopt linkage ordinance in FY 22/23
Quantified Objective:	Encourage housing mobility and reduce displacement risk by facilitating the development of 20 units, as needed, linked with new demand.

Program 2-12 INTER-AGENCY HOUSING PROGRAM COORDINATION

The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include:

- Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work.
- Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City.
- Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund, grants
Time Frame:	Identify primary management organization or person by 2024. Attend meetings quarterly.

Program 2-13 STREAMLINE AFFORDABLE HOUSING

The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Rehabilitation/Conservation

While it is important to encourage the development of new affordable housing, reinvestment in the existing supply of housing is equally important. A large percentage of the city's existing housing stock needs some form of rehabilitation. Based on findings from the 2019 Housing Conditions Survey, almost five percent, or 200 units, of the properties that were surveyed (a total of 4,009) needed rehabilitation. Three-quarters of all properties identified for rehabilitation needed minor repairs. The most common problem found during the survey was cracked driveways or driveways needing major repairs, primarily due to the harsh winter conditions which can accelerate driveway erosion.

Goal HE-3	To preserve and enhance the existing supply of housing.

POLICIES

Policy 3-1 The City shall encourage private reinvestment in residential neighborhoods and private rehabilitation of housing.

Policy 3-2 The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants and ensure that Federal and State lands adjacent to existing housing is made fire safe and regularly maintained.

Policy 3-3 The City shall support good property management practices, long-term maintenance, and improvement of existing housing through follow-up to complaints left on the Housing Issues Hotline and code enforcement activities.

Policy 3-4 The City shall take all reasonable steps to ensure that proposed redevelopment, mobile home park closures, or subdivisions do not result in the displacement of persons of low and moderate incomes. In the case of displacement, project applicants shall be required to relocate low- and moderate-income tenants and/or replace the lost low- and moderate-income housing units.

Policy 3-5 The City shall consider the feasibility of converting substandard mobile home parks and motels to higher-density affordable housing and/or mixed-use developments when such conversions could create additional affordable housing opportunities.

Policy 3-6 The City shall continue inspection programs for multifamily projects with more than six units and motels providing long-term (30 days or longer) occupancies. The purpose of these programs is to identify substandard units, fulfilling housing needs and to provide for the rehabilitation of units that do not meet minimum building, housing, property maintenance code standards, and city-wide design standards, or are not safe to occupy.

Policy 3-7 The City shall incentivize the reuse of existing housing stock for long-term rentals to increase rental options in the city for residents and the local workforce. A grant program will be pursued to fund a long-term rental incentives program.

PROGRAMS

Program 3-1 REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING

The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades.

Responsible Party:	Housing Division
Funding:	CDBG, HOME, USDA, FEMA, general fund, housing funding sources identified through Program 2-12
Time Frame:	FY 22/23 and ongoing
Quantified Objective:	Facilitate place-based revitalization and increased community resiliency opportunities by assisting at least 20 eligible households through rehabilitation loans.

Program 3-2 MULTIPLE-FAMILY DWELLING AND SINGLE-ROOM OCCUPANCY INSPECTION AND MAINTENANCE PROGRAM

Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units.

Responsible Party:	Housing Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Promote place-based revitalization and reduce displacement due to substandard conditions by inspecting 1,000 multi-family and 200 single room occupancy properties annually facilitate quality housing options.

Program 3-3 MOBILE HOME PARKS ORDINANCES

The City shall modify the mobile home parks ordinances to:

- Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.).

- Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	FY 24/25

Program 3-4 PRESERVATION AND ACQUISITION OF AT-RISK PROPERTIES

The City shall continue to provide technical and financial assistance ~~to the St. Joseph Community Land Trust and other~~ nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. **(preferred agents should not be mentioned in this plan) Housing so rehabilitated should be made available on a priority basis to existing City residents in need,**

The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.

- If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources.

- Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the El Dorado County

Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:

- Tenant rights
- Conversion procedures
- Information regarding Section 8 rent subsidies
- Any other affordable housing opportunities in the city

In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Responsible Party:	Housing Division
Funding:	California Housing Finance Agency (CalHFA) Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD)
Time Frame:	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership. Track through the Annual Report to HCD.

Program 3-5 PRESERVATION OF HOUSING CONDITIONS

Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades, and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs.

Responsible Party:	Planning Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing.
Quantified Objective:	Reduce displacement risk and facilitate place-based revitalization by targeting marketing of rehabilitation programs to properties experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades and connecting at least 30 eligible households with assistance.

Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Responsible Party:	Planning Division
Funding:	General Fund
Time Frame:	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY

South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

Responsible Party:	Planning Division
Funding:	General Fund
Time Frame:	Monitor impacts resulting from vacation home rental moratorium and summarize in report to City Council by end of 2023.

Program 3-8 MULTI-FAMILY ACQUISITION AND REHABILITATION PROGRAM

The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low income residents and ensure long term affordability.

Responsible Party:	Planning Division
Funding:	General Fund, staff time, housing funding sources identified through Program 2-12
Time Frame:	Ongoing communication with organizations, employers, and service providers that could administer program.
Quantified Objective:	Reduce displacement risk for lower- and moderate-income households by facilitating rehabilitation of 15 multi-family units.

Program 3-9 LANDLORD/TENANT MATCHING PROGRAM

Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low and moderate income rental housing for existing employees in the city. The City is promoting the program to owners to encourage them to participate in the program.

Responsible Party:	Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Restrict 2 low-income units and 2 moderate-income units each year.

Program 3-10 MOBILE HOME PARK PRESERVATION

The City shall promote the longevity and quality of life at existing and new mobile home parks by:

- Codifying regulations for mobile home park conversions.
- Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for single-family workforce housing.
- Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment.

- Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation.

- Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.

Responsible Party: Housing Division
Funding: Staff time, general fund
Time Frame: Ongoing; conduct inventory by 2024
Quantified Objective: n/a

Special-Needs Housing

Within the general population, there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. In South Lake Tahoe, special-needs groups include single female-headed households, seasonal workers, students, seniors, disabled persons (including those with developmental disabilities), homeless persons, and large families.

Disabled persons often require special housing features to accommodate physical limitations. The City has processes in place for persons with disabilities to request reasonable accommodation for exceptions for placement of carports and when needed at City facilities. While the City has shown a commitment to the creation of housing that is accessible to persons with disabilities, the City continues to evaluate other types of accommodation needed by those with disabilities.

Although there are a number of services available to homeless residents of South Lake Tahoe, there is a lack of emergency shelters. However, the Tahoe Coalition for the Homeless (TCH) operates three motels as permanent supportive housing, and motel vouchers provide some relief for homeless residents seeking shelter from harsh winter weather.

Goal HE-4	To provide a range of housing services for households with special needs within South Lake Tahoe.

POLICIES

Policy 4-1 The City shall ensure equal access to housing by requiring reasonable accommodation for individuals with disabilities. The City shall also provide a more comprehensive process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the City's various land use, zoning, or building laws, rules, policies, practices, and/or procedures.

Policy 4-2 The City shall work with surrounding jurisdictions to address the causes of homelessness and the needs of transient homeless persons on a regional basis. The City shall support TCH and El Dorado County Community Services and in its countywide programs that address the needs of homeless persons.

Policy 4-3 The City shall encourage the development of rental units for large families in roughly the same proportion as the percentage of large family renter households within the total renter population.

Policy 4-4 The City shall provide priority permit processing of projects that are targeted toward special-needs groups, such as seniors, the disabled (including the developmentally disabled), and the homeless, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.

Policy 4-5 The City shall consider special-needs housing in City-partnered affordable housing projects based on existing demand. The City shall incorporate universal design concepts whenever possible to meet the needs and special requirements of our community.

Policy 4-6 The City shall strive to address the unique housing needs of seniors, large families, single female-headed households, the homeless, persons with disabilities (including developmental disabilities), extremely low-income persons, seasonal employees, and students.

PROGRAMS

Program 4-1 REASONABLE ACCOMMODATION AND LAND COVERAGE

The City shall complete the process of reviewing and amending its Code of Ordinances to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities and other uncodified City process for reasonable accommodation. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.

Responsible Party:	Building Division, Planning Division
Funding:	Staff time, general fund
Time Frame:	The City shall adopt a reasonable accommodation ordinance and create a public information brochure on reasonable accommodation and provide that information on the City's website in FY 23/24.

Program 4-2 FAMILY HOUSING

The City shall continue to provide regulatory incentives to developers of multifamily housing projects that include three- and four-bedroom units.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Encourage the construction of 20 larger multi-family housing units to reduce displacement risk for families, prioritize development in and near Town Centers.

Program 4-3 EMPLOYEE HOUSING ACT COMPLIANCE

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	FY 2024

Program 4-4 SPECIAL-NEEDS HOUSING

Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community.

The City shall continue to hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Annually for discussions with surrounding jurisdictions and ongoing
Quantified Objective:	Incentivize the development of 10 units for special-needs groups to reduce displacement risk.

Program 4-5 CHILDCARE AND INTERGENERATIONAL FACILITIES

Consider establishing a program to address the following housing needs in the city:

- Affordable housing developments that include on-site childcare.
- Promoting intergenerational facilities.

After studying these options, determine whether a program will be established and establish and publicize program if initiated.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Study program by early 2026; determine whether program will be established and initiate by the end of 2026.

Equal Opportunity Housing and Discrimination Prevention

According to California law, all households in South Lake Tahoe have the right to rent or purchase housing without discrimination. The City has continued to ensure equal housing opportunity through the enforcement of fair housing practices and the dissemination of fair housing information throughout the community. The Housing Issues Hotline has proven to be an effective means for addressing housing issues and ensuring fair housing in the city. In compliance with AB 686, the City will increase its efforts to address fair housing issues.

Goal HE-5	To provide decent housing and quality living environments for all South Lake Tahoe residents, regardless of age, race, religion, gender, sexual orientation, marital status, ancestry, national origin, disability, or economic level.

POLICIES

Policy 5-1 The City shall promote housing opportunities for all persons regardless of source of income, age, race, religion, gender, sexual orientation, marital/familial status, national origin, disability, economic level, or other barriers that prevent choice in housing.

Policy 5-2 The City shall cooperate with community-based organizations that provide services or information to victims of housing discrimination.

Policy 5-3 The City shall provide a Spanish language translator at community housing events and provide informational materials to the community in Spanish.

PROGRAMS

Program 5-1 FAIR HOUSING

To comply with AB 686, the City will implement the following actions:

- Implement the following previously identified programs to affirmatively further fair housing:
  - Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-5
  - Strategies to facilitate housing mobility: Programs 11-1, 1-7, 2-2, 2-7, and 2-11
  - Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11
  - Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-4
- Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. The City will also distribute printed materials at least annually at community meetings and make available in City buildings.
- Meet annually with fair housing providers to discuss local fair housing issues and concerns.
- As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate.
- Meet biannually with the Tahoe Transportation District to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions.
- By December 2022, distribute information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders.
- Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers and posting information in public locations.

- Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022.

Responsible Party:	Planning Division, Housing Division, and Public Works Department
Funding:	Staff time, General Fund
Time Frame:	Refer to each strategy in the Affirmatively Furthering Fair Housing (AFFH) program for specific timeframes.
Quantified Objective:	See individual strategies bulleted in Program 5-1 above with specific targets.

Energy Conservation Opportunities

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy.

Many of South Lake Tahoe's homes were originally built for summer-only occupancy and are now being resided in year-round. Consequently, energy conservation retrofits are an important component of City rehabilitation loan programs. Such retrofits can benefit residents through reduced monthly utility costs.

Goal HE-6	To ensure energy efficiency and appropriate weatherization for all new and existing housing.

POLICIES

Policy 6-1 The City shall ensure that new construction meets Title 24 energy conservation requirements and shall retrofit older summer seasonal housing to be made suitable for year-round occupancy.

Policy 6-2 The City shall encourage the use of energy conservation devices and passive design concepts that make use of natural climate to increase energy efficiency and reduce housing costs.

Policy 6-3 The City shall encourage and promote green building practices during the development review process and implement the City's Green Building Incentive Program.

PROGRAMS

Program 6-1 GREEN BUILDING INCENTIVE PROGRAM

The City shall continue to implement its green building incentive program that rewards developers for building green projects.

Responsible Party:	Planning Division, Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 6-2 ENERGY REGULATIONS

The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to adopt appropriate Climate Action Plan strategies as they relate to housing.

Responsible Party:	Planning and Building Divisions
Funding:	Permit Fees, staff time, general fund
Time Frame:	Adopt Reach code by FY 22/23; other activities are ongoing

Program 6-3 ENERGY CONSERVATION ASSISTANCE FOR LOW-INCOME HOUSEHOLDS

The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 6-4 ENERGY CONSERVATION

The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Neighborhood Preservation

The Lake Tahoe Basin is renowned for its unique natural beauty. The character of South Lake Tahoe's built environment should complement the Basin's distinctive natural environment. This character is essential to the city's sense of place and economic vitality as a tourist attraction. New development needs to be sensitive to the city's distinctive character.

There is sometimes public anxiety based on the misperception that affordable housing will devalue the neighborhoods in which they are established. Careful design and enforcement of design standards can ensure compatibility with surrounding neighborhoods and reduce opposition. Recent affordable housing projects in South Lake Tahoe have helped to dispel misperceptions of affordable and multifamily housing by maintaining high-quality, Tahoe-sensitive design standards.

Goal HE-7	To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

POLICIES

Policy 7-1 The City shall continue to promote quality design and appearance of all new multifamily and affordable housing projects so that they blend in with the existing community fabric, add value to the community's built environment, and strengthen acceptance by the local community.

Policy 7-2 The City shall encourage compatibility of physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

Policy 7-3 The City shall strive to raise and enforce current design standards for all rental properties in the community.

Policy 7-4 The City shall ensure that adequate provisions are made in new housing developments for amenities, such as tot lots, play yards, childcare, computer centers, etc., appropriate to the targeted resident population.

Policy 7-5 To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design (e.g., accessory dwelling units, co-housing, halfplexes, zipper lots, zero-lot lines, alley-loaded parking, six-pack subdivisions, live-work units).

Policy 7-6 The City shall improve infrastructure to foster private investment and rehabilitation of older neighborhoods.

Policy 7-7 The City shall consider using HOME funds to support the development of mixed-income housing.

PROGRAMS

Program 7-1 MAINTAINING NEIGHBORHOOD CHARACTER

The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: Meet with TRPA at least twice per year and ongoing

Quantified Objectives

One of the requirements of state law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing need identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The City has established a target for the maximum number of housing units for each income category that can be constructed, rehabilitated, and conserved over a five-year time period based on available resources (see Table HE-1).

TABLE HE-1
SUMMARY OF QUANTIFIED OBJECTIVES

Objective Category/Program	Extremely Low	~~Extremely Low/~~ Very Low	Low	Moderate	Above Moderate	Total
QUANTIFIED OBJECTIVES						
New Construction[1]	35	35~~70~~	50	42	127	289
Rehabilitation[2]	2	3~~5~~	15	-	-	20
Conservation/Preservation[3]	40	12~~6~~3	263	-	-	426
TOTAL	**77**	**161~~238~~**	**328**	**42**	**127**	**735**

[1]. *Corresponds to the RHNA*
[2]. *Corresponds to quantified objectives in Program 3-1*
[3]. *The 426 units to be conserved/preserved correspond to the assisted units in the City (see Table 4-50 in the Background Report).*

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Agenda Item: eComments for 4.) General Plan Housing Element Update Workshop

MasonStuckHisNeedleDick InaBabiesAss
Location:
Submitted At: 10:08pm 02-06-22

Don't build on Mason's haunted rape lands. He told us he likes to rape little babies over and over again there. He apparently used to get his fresh supply of baby sphincters from Jenna Palacio, but then she was FIRED during Barton Hospital's podophile coverup. So now he does his sex trafficking fronted by fraudulent land "deals" in protected areas. Yea, there is a transaction discount for the pedophilia. Ask Kevin Fabino.

MasonHibbardRapes LittleBabies
Location: 96150, South Lake Tahoe
Submitted At: 9:36pm 02-06-22

Did you know Mason Hibbard has been accused of r__ing little babies at [redacted]? He's the king of shady land deals that are all fronts for his se_ trafficking operations at the aforementioned address. After his baIls are empty he then wants to r__e the living sh_t out of the stream environmental zones. He, Steven Lui, and Gene Broussard all want to revisit their past days r__i_g babies in a structure at [redacted] condemned for never realized environmental restoration.

HCD Comment	Response
A. Housing Needs, Resources, and Constraints	
1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*	
Disparities in Access to Opportunity: While the element includes some data on disparities in access to opportunity, it must provide additional information. Specifically, the element must analyze education access and whether there are policies, practices, or investments to promote access to proficient schools. For example, the element could evaluate educational opportunities relative to other components of the assessment of fair housing (e.g., segregation and integration, disproportionate housing needs).	The City augmented text under Section 4.2.6.2.2, Access to Opportunity, to analyze access to education and revised Program 2-2 to work with the local school district to increase housing options. The City also augmented Program 5-1 to work with the school district and ensure student performance is not impeded by housing issues. (See pages 4-80 through 4-81 and HE-9 and HE-29[1])
Disproportionate Housing Needs including Displacement: While the element provides some data on disproportionate need, additional analysis is needed. The element must include a local analysis on how overcrowding in the City is related to the other components of the assessment of fair housing. In addition, the element should include a regional analysis on overcrowding and substandard housing. The element could also tie data from the housing conditions survey, housing issues hotline and SRO and multifamily inspections to the analysis on housing conditions. The element should also include an analysis on how the need of persons experiencing homelessness relates to other affirmatively furthering fair housing (AFFH) findings and analyze the effect on protected groups. Furthermore, the element should include an analysis of displacement relative to the region and describe where existing affordable units are located within the City. The element should also describe whether there is disinvestment in areas identified as lower income and segregated. Lastly, the element should examine displacement relative to disaster and impacts on protected groups (e.g., fire and flooding).	1. The City augmented text under Section 4.2.6.2.3, Disproportionate Housing Need and Displacement Risk, to analyze overcrowding and substandard housing related to the other components of the assessment of fair housing in South Lake Tahoe and the larger region. Information about regional displacement risk was incorporated throughout the section on Displacement Risk. Analysis found that no program changes were needed. (See pages 4-82 through 4-87) 2. The City augmented text under Section 4.2.4.7.6, Large Families/Households, to evaluate housing unit sizes within the local and regional housing stock. The text analyzes unit sizes compared household sizes and determined that the housing stock is sufficient to meet the needs of various household sizes in the community. Therefore, Program 4-2 was removed because the City found no demand for increased production of larger housing units in comparison to smaller housing units. (See pages 4-58 through 4-59 and page HE-25) 3. The City added text under Section 4.2.6.1, Outreach, to clarify that El Dorado County Fair Housing does not track the number of complaints received, and they refer complaints to Legal Services of Northern California, the fair housing provider for the region, or El Dorado County Senior Legal Services. The City also refers calls and complaints related to fair housing issues to Legal Services of

[1] Page numbers correspond to pages in the tracked change version of the Revised Housing Element

HCD Comment	Response
	Northern California, when received. The City also added text under Section 4.2.6.2.3, Disproportionate Housing Need and Displacement Risk, to include information about the complaints received annually by the Housing Issues Hotline and inspections conducted as part of the Multi-Family Inspection Program. Analysis found that no program changes were needed. (See pages 4-66 and 4-86 – 4-87) 4. The City added text under Section 4.2.6.2.3, Disproportionate Housing Need and Displacement Risk, analyzing the needs of persons experiencing homelessness and how they relate to other affirmatively furthering fair housing findings and other protected classes, including persons with developmental disabilities. The City added text to Program 4-3 to meet with service providers to identify specific strategies to address displacement risk and homeless services. (See pages 4-90 through 4-91 and HE-26). 5. The City added Figure 4-14 mapping how existing affordable properties are located in relation to the lower-income sites designated to meet the RHNA. The City also augmented text under Section 4.2.6.2.3, Disproportionate Housing Need and Displacement Risk, analyzing the risk of disinvestment in areas identified as lower income and segregated. Analysis found that no program changes were needed. (See pages 4-91 and 4-92). 6. The City also added a new subsection, titled Investment Patterns, under Section 4.2.6.2.3, Disproportionate Housing Need and Displacement Risk, that analyzed the investment patterns in the city and surrounding region. The City also expanded Program 5-1 to ensure infrastructure projects needed to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. (See pages 4-93 and HE-28) 7. The City also added a new subsection, titled Environmental Disasters, under Section 4.2.6.2.3, Disproportionate Housing Need and Displacement Risk, to examine displacement relative to disaster and impacts on protected groups. The analysis resulted in additions to Program 5-1 to enable protection from identified natural hazard risks in the city. (See pages 4-95 and HE-28 – HE-29)
Sites Inventory: While the element includes some discussion of sites by income group and area, it should include additional discussion to better	The City augmented Section 4.2.6.4.1, Potential Effect on Patterns of Integration and Segregation, to add maps and analysis that discuss sites by

HCD Comment	Response
formulate policies and programs. For example, the element could address the lack of sites identified to accommodate housing for lower-income households in the central area. Also, the element should address the impact of identified sites on existing patterns such as examining sites relative to existing affordable housing developments. The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will promote more inclusive communities such as identifying new opportunities (regardless of regional housing needs allocation (RHNA)) for housing affordable to lower-income households in higher income areas.	income group and area. Figure 4-14 was added to map existing affordable housing in the city and its proximity to lower-income housing sites. The analysis also identified site locations relative to Town Centers, which are the most walkable areas of the city, and concluded that the sites are distributed effectively to best meet the needs of all economic segments of the community. The City did not add new programs, but rather called out existing programs that promote the development of lower-income housing throughout the community including Programs 2-9, 3-9 and 5-1. (See pages 4-91 through 4-100; pages HE-14, HE-22, and HE-28)
Contributing Factors: While table 4-46 lists contributing factors based on the AFFH analysis, it should prioritize the contributing factors.	The City augmented Table 4-46 to prioritize the contributing factors. (See pages 4-104 through 4-107)
Goals, Actions, Metrics, and Milestones: The element must add or modify programs based on a complete analysis, including metrics and milestones as appropriate. In addition, while many of the programs in the element include metrics, some programs should be revised to explicitly AFFH by targeting appropriate areas. For example, Programs 2-1 (Pursue State and Federal Funds), 2-2 (Partnerships for Workforce Housing) and 2-6 (Assist Nonprofit Housing Developers) could target areas or neighborhoods of higher need and higher resource areas. Other examples include Programs 3-1 (Rehabilitation Loans), 3-5 (Preservation of Housing Conditions) and 3-8 (Multifamily Acquisition and Rehabilitation). Finally, Program 5-1 (Fair Housing) should be revised with metrics.	The City added targeted affirmatively furthering fair housing language to the Programs 2-1 (Pursue State and Federal Funds), 2-2 (Partnerships for Workforce Housing), 2-6 (Assist Nonprofit Housing Developers), 3-1 (Rehabilitation Loans), 3-5 (Preservation of Housing Conditions), 3-8 (Multifamily Acquisition and Rehabilitation), 4-3 (Special Needs Housing), and 5-1 (Fair Housing). The City also revised Program 5-1 (Fair Housing) to include metrics.
2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*	
Sites Inventory: In Appendix A, parcels 023-231-003, 023-381-001, and 031-290-12 list a higher number of units than the identified developable acreage would allow given the realistic capacity assumptions. The element must revise or clarify the calculation of unit capacity on the identified sites.	1. The City added clarifying text to the Sites Inventory noting that for parcels with a higher number of units than the identified developable acreage (given realistic capacity assumptions) have active development applications under review by the City at those identified unit counts. 2. The City rounds the number of units allowed per site down to the nearest whole number unless the parcel would allow zero units if

HCD Comment	Response
In addition, the sites analysis states that the number of units allowed per site are rounded down to the nearest whole number while the calculation in the sites inventory rounds up to the nearest whole number. The element must be revised to address these discrepancies related to unit capacity. Lastly, the element must clarify whether the identified developable acreage accounts for 30 percent lot coverage while calculating unit capacity of sites zoned for moderate income.	rounded down. Those sites are rounded up to allow one unit per parcel. City staff have examined these "rounded up" sites and confirmed they are still developable with one unit given each site's conditions. The City has added language under the "Realistic Development Potential on Vacant and Underutilized Sites" heading to clarify the rounding methodology. 3. The moderate-income sites in the Sites Inventory either have 30 percent or 70 percent lot coverage requirements, depending on their land use designation and zoning. The lot coverage requirement for each site is factored into developable acreage assumptions when calculating unit capacity on each site. The City has added text under the "Realistic Development Potential on Vacant and Underutilized Sites" heading to include this information and clarify that the identified developable acreage accounts for lot coverage allowances. (See pages 4-122 through 4-125)
Realistic Capacity: While the element provides some description of realistic capacity assumptions, it must describe the realistic capacity assumptions for units allocated toward meeting the moderate income RHNA. The element must clarify whether the realistic capacity analysis for sites outside of the community plans apply to all income groups. While the element includes Table 4-48 with representative projects, many of the projects listed have lower buildout than what is assumed in the realistic capacity analysis, especially the projects that included units for lower-income households. The element must add additional projects to support realistic capacity assumptions or revise assumptions to meet recent development examples. In addition, the element includes sites with zoning that allows 100 percent nonresidential uses and indicates some residential projects have been built in these zones, but is should also evaluate the likelihood for residential uses. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.	1. The City revised text and added new language under the "Realistic Development Potential on Vacant and Underutilized Sites" heading to clarify that realistic capacity assumptions do not change by the site's income level but rather by each site's land use designation and zoning, which determine the lot coverage requirements. Lot coverage requirements are therefore used to determine realistic capacity assumptions. The City also revised Table 4-48 (now numbered Table 4-49) to include new rows that summarize the average density of lower-income sites and all sites on representative projects to demonstrate that development trends have a higher average density than the assumed development realistic capacity. (See pages 4-122 through 4-125) 2. The City added language to under the "Realistic Development Potential on Vacant and Underutilized Sites" heading to clarify that the TCAP and TVAP areas allow 100 percent residential development and described the incentives in place to encourage residential development in those two areas. The City also added a column in Table 4-49 to indicate which representative projects developed in zones that allow 100 percent non-residential development. (See pages 4-123 through 4-125)

HCD Comment	Response
Suitability of Nonvacant Sites: The element lists one site as underutilized but should also describe the use sufficiently to facilitate analysis and demonstrate redevelopment potential in the planning period based on factors such as indicators of use turnover (e.g., expiring lease, interest in development, age and condition of structure, allowable versus existing floor area ratio(FAR)).	The City had incorrectly listed a site that is vacant as underutilized, and that has now been corrected in the text under the "Analysis of Above Moderate-Income Housing Opportunities on Vacant or Underutilized Land" heading and in the Sites Inventory. (See page 4-128) The City also revised the Sites Inventory to clarify that the underutilized site in the lower-income category has a parking lot on part of the site. This information was already included in the Housing Element. (See page 4-129)
Accessory Dwelling Units (ADUs): The element indicates the City modified its zoning code to ease barriers to the development of ADU's. However, after a cursory review of the City's ordinance, HCD discovered several areas which were not consistent with State ADU Law. This includes, but is not limited to, prescribing junior accessory dwelling units (JADUs) have to be a conversion of a bedroom, JADU deed restrictions, and limiting the number of bedrooms, among others. HCD will provide a complete listing of ADU noncompliance issues under a separate cover. As a result, the element should add a program to update the City's ADU ordinance to comply with State law.	The City has adopted an ADU ordinance that is in compliance with State law and is able to issue ministerial permits for ADUs. However, in order for a property owner to construct an ADU they must also obtain a TRPA permit, and the TRPA regulations are more restrictive than State law allows. The City does not have the regulatory jurisdiction to require that TRPA update their ADU regulations to comply with State law because TRPA is the regulatory agency for ADUs in the Tahoe Region. TRPA is not held to State law requirements, which is described in Section 4.4.1.1, Background and Regional Authority – The Bi-State Compact. Therefore, TRPA may have ADU regulations that conflict with State regulations, and the City does not solely dictate changes to TRPA's regulations. The City revised Program 2-8 (Mitigation of TRPA Regulations) to clarify how they will work with TRPA to update ADU regulations to comply with State law.
Zoning for a Variety of Housing Types (Emergency Shelters): The housing element must demonstrate the permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters. In addition, emergency shelters must only be subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by statute. The element must list out the findings and standards for emergency shelters and describe whether it complies with the parking requirements in AB 139. The element must analyze these requirements for constraints and add a program as appropriate.	The City added clarifying text under Section 4.4.2.7, Emergency Shelter, clarifying the definition for emergency shelters under TRPA regulations. The City also added information clarifying that neither TRPA nor local City law have adopted objective design and operational standards for emergency shelters. Program 2-8 (Mitigation of TRPA Regulations) has been augmented to require the City to work with TRPA to include the term and definition for "emergency shelter" in the City's Zoning Code. The City also revised Program 2-8 (Mitigation of TRPA Regulations) to clarify how they will work with TRPA to update emergency shelter regulations to comply with State law.
3. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)	

HCD Comment	Response
Fees and Exactions: The element concluded that the total fees required for development are high, it must identify programs and actions to help mitigate the identified constraint. In addition, the element must describe the approval process and requirements for fee waivers for nonprofit developers.	1. The Housing Element determined that the City's fees for development are not high. However, the Housing Element concluded that the total fees for development are high due to TRPA's application fees. The City revised Program 2-8 (Mitigation of TRPA Regulations) to clarify how they will work with TRPA to reduce barriers to housing development. 2. The Housing Element explains that the City is allowed to waive TRPA and City planning fees for nonprofit developers to develop affordable housing. There are no requirements for fee waivers for non-profit housing developers other than that they propose affordable housing, which is disclosed in Sections 4.4.1.14, Fees and Other Exactions, and 4.4.2.17, City Fees and Other Exactions (See pages 4-165 through 4-190). The City added information in Program 1-7 to clarify that the City will waive fees for affordable housing. (See page HE-6)
Local Processing and Permit Procedures: While the element describes the processing and permit procedures for both the Tahoe Regional Planning Agency (TRPA) and the City, it should clarify whether approval of an "S" permit is required from both the City and TRPA. In addition, it should clarify whether the process of approval is separate and whether there are different requirements. The element must also describe whether there is other process or permit procedures that are required by the City in addition to the TRPA requirements. The element should describe the process to approve allowed and special uses. In addition, the element should describe the approval process for multifamily developments of more than four units including the review findings and procedures. Lastly, the element should estimate the time for typical single- and multi-family developments, including all steps listed in the element (neighbor notifications, public hearings, and issuing of permits). It should also clarify whether the estimated timing is for both single family and multifamily developments.	1. The City has further clarified processing and permit procedures for both TRPA and the City under Section 4.3.1.1, South Lake Tahoe's Setting, Zoning, and Development Procedures, to address this comment. (See pages 4-109 through 4-114) 2. The City has added text under Section 4.4.1.15, Project Processing and Permit Procedures, to add information about typical turnaround time between granting planning entitlements and the receipt of a building permit application. This section was also expanded to include information about the typical project timing for larger multi-family projects. (See page 4-167)
Design Review and Site Plans: The element must describe and analyze the design review and site plan guidelines and process, including approval procedures and decision-making criteria, for their impact as	The City added text under Section 4.3.1.1, South Lake Tahoe's Setting, Zoning, and Development Procedures, and Section (See pages 4-110 through 4-111) and Section 4.4.1.9, Design Standards (See pages 4-159

HCD Comment	Response
potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate. In addition, the element must clarify whether by-right uses require TRPA approval and design review.	through 4-161) to describe and analyze the design review and site plan guidelines and process for constraints on housing supply and affordability. In the same sections, the City added text to clarify that TRPA does not have by-right uses and include the required findings for design review.
On/Off-Site Improvements: The element must identify curbing requirements and circulation improvements and analyze their impact as potential constraints on housing supply and affordability.	The City added information about on- and off-sites requirements for housing in Section 4.4.2.13, On-/Off-Site Improvements. (See page 4-184)
Constraints on Housing for Persons with Disabilities: The element must include an analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. For example, the analysis must describe any zoning code definitions of family and any spacing or concentration requirements for housing for persons with disabilities.	The City added text in Section 4.4.2.19, Development, Maintenance, and Improvement of Housing for Persons with Disabilities, to define family and clarify that neither the City nor TRPA have adopted standards to regulate housing for persons with disabilities. The City added Program 4-5 (Definition of Family) to update the City's definition of family to be compliant with State law. The City also augmented Program 4-3 (Special Needs Housing) to support services for persons with disabilities. The City also clarified in Program 4-1 (Reasonable Accommodation and Land Coverage how they will work with TRPA to update reasonable accommodation procedures to comply with State law.(See pages 4-191 and HE-24 through HE-27)
4. An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need... (Gov. Code, § 65583, subd. (a)(6).)	
Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.	In Section 4.4.1.7, Density, the City added text analyzing the typical development densities in South Lake Tahoe. In Section 4.4.1.15, Project Processing and Permit Procedures, the City added to information about typical turnaround time between granting planning entitlements and the receipt of a building permit application. (See pages 4-158 and 4-167)

HCD Comment	Response
B. Housing Programs	
1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)* To have a beneficial impact in the planning period and address the goals of the housing element, programs should have specific commitment and discrete timelines for implementation. Program that must be revised include:	The City added specific commitments and discrete timelines for all programs listed here to comply with HCD comments while acknowledging the City's limitations to require changes given TRPA's jurisdiction. Refer to pages HE-3 through HE-30.
Program 1-1 (Mixed-Use Development) should be revised with a discrete timeline for creating additional incentives.	

HCD Comment	Response
Program 1-2 (Development of Substandard/Underutilized Sites) should be revised with annual updates.	
Program 1-4 (Using Local Incentives) should be revised to include annual outreach to developers and provide timing of when basin wide regulations will be amended.	
Program 1-6 (Clarify How Residential-Care Facilities are Allowed Under State Law) should revise the timing of implementation to occur earlier in the planning period.	
Program 1-7 (Small Lot Consolidation) should include proactive outreach to developers as well as describe which incentives will be approved.	
Program 2-3 (Inter-Jurisdictional Cooperation for Housing) should commit to implement strategies with discrete timing based on the results from the interjurisdictional meetings and coordination.	
Program 2-4 (Analysis of Federal and State Lands) should be revised to include timing and outreach and coordination with federal and state agencies.	
Program 2-5 should explicitly commit to make appropriate adjustment to implement provisions consistent with State Density Bonus Law (Gov. Code, § 65915.) as noted on page 4-167.	
Program 2-7 (Homebuyer Assistance Program Administration Partnering) should take steps beyond "initiate" and commit to establish a program to provide homebuyer assistance.	
Program 2-8 (Mitigate of TRPA Regulations) should include discrete timing (e.g., by 2024) to complete amendments instead of "the goal of achieving some of them every year".	
Program 2-12 (Inter-Agency Housing Program Coordination): The Program should include proactive outreach to developers once sites are identified.	
Program 3-1 (Rehabilitation Loan Program Administration Partnering) must clarify the specific timing of implementation after the program is established and consider higher numerical targets.	

HCD Comment	Response
Program 3-8 (Multifamily Acquisition and Rehabilitation Program) must provide a specific implementation date of when the program will be established.	
Program 4-1 (Reasonable Accommodation and Land Coverage) should include timing earlier in the planning period as it is a carryover program from the last housing element.	
Program 4-2 (Family Housing) should include proactive outreach with discrete timing (e.g., annually).	
Program 4-3 (Employee Housing Act Compliance) must be revised to move up the timing of the program as it is a carryover program from the last housing element cycle.	
Program 4-4 (Special Needs Housing) should include proactive outreach with developers and service providers to identify and pursue development opportunities with discrete timing (e.g., annually).	
2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*	
As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	The City determined that additional revisions to sites were not needed to address all comments in this letter.
4. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)	
As noted in Findings A3 and A4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise	Additional revisions to Constraints-related programs were made as noted earlier in this matrix to address all comments in this letter.

HCD Comment	Response
or add programs and address and remove or mitigate any identified constraints.	
5. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)	
As noted in Finding A1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs as appropriate.	Additional revisions to AFFH-related programs were made as noted earlier in this matrix to address all comments in this letter.
C. Public Participation	
Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)	
While the element includes a general summary of the public participation process, it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. In addition, HCD understands the City made the element available to the public concurrent with its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public	1. The City added text to Section 4.1.6, Public Participation, to explain the diligent efforts made to engage all economic segments of the community in the development of the housing element. (See pages 4-9 through 4-11) 2. In future submittals to HCD, the City will make revised drafts available for public review ahead of submittal to HCD.

HCD Comment	Response
comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.	

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February 18, 2022

Hilary Roverud, Director
Development Services Department
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

Dear Hilary Roverud:

RE: City of South Lake Tahoe's 6th Cycle (2022-2027) Draft Housing Element

Thank you for submitting the City of South Lake Tahoe's (City) draft housing element received for review on December 23, 2022, along with revisions received on February 7, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on February 4, 2022 with yourself, Zachary Thomas, and consultants Jennifer Gastelum and Amy Sinsheimer. In addition, HCD considered comments from David M. Jinkens pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (June 30, 2022), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the hard work and dedication of yourself, Zachary Thomas, and consultants Jennifer Gastelum and Amy Sinsheimer during the review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX
CITY OF SOUTH LAKE TAHOE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Disparities in Access to Opportunity: While the element includes some data on disparities in access to opportunity, it must provide additional information. Specifically, the element must analyze education access and whether there are policies, practices, or investments to promote access to proficient schools. For example, the element could evaluate educational opportunities relative to other components of the assessment of fair housing (e.g., segregation and integration, disproportionate housing needs).

   Disproportionate Housing Needs including Displacement: While the element provides some data on disproportionate need, additional analysis is needed. The element must include a local analysis on how overcrowding in the City is related to the other components of the assessment of fair housing. In addition, the element should include a regional analysis on overcrowding and substandard housing. The element could also tie data from the housing conditions survey, housing issues hotline and SRO and multifamily inspections to the analysis on housing conditions. The element should also include an analysis on how the need of persons experiencing homelessness relates to other affirmatively furthering fair housing (AFFH) findings and analyze the effect on protected groups. Furthermore, the element should include an analysis of displacement relative to the region and describe where existing affordable units are located within the City. The element should also describe whether there is disinvestment in areas identified as lower income and segregated. Lastly, the element should examine displacement relative to disaster and impacts on protected groups (e.g., fire and flooding).

   Sites Inventory: While the element includes some discussion of sites by income group and area, it should include additional discussion to better formulate policies and programs. For

example, the element could address the lack of sites identified to accommodate housing for lower-income households in the central area. Also, the element should address the impact of identified sites on existing patterns such as examining sites relative to existing affordable housing developments. The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will promote more inclusive communities such as identifying new opportunities (regardless of regional housing needs allocation (RHNA)) for housing affordable to lower-income households in higher income areas.

Contributing Factors: While table 4-46 lists contributing factors based on the AFFH analysis, it should prioritize the contributing factors.

Goals, Priorities, Metrics, and Milestones: The element must add or modify programs based on a complete analysis, including metrics and milestones as appropriate. In addition, while many of the programs in the element include metrics, some programs should be revised to explicitly AFFH by targeting appropriate areas. For example, Programs 2-1 (Pursue State and Federal Funds), 2-2 (Partnerships for Workforce Housing) and 2-6 (Assist Nonprofit Housing Developers) could target areas or neighborhoods of higher need and higher resource areas. Other examples include Programs 3-1 (Rehabilitation Loans), 3-5 (Preservation of Housing Conditions) and 3-8 (Multifamily Acquisition and Rehabilitation). Finally, Program 5-1 (Fair Housing) should be revised with metrics.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Sites Inventory: In Appendix A, parcels 023-231-003, 023-381-001, and 031-290-12 list a higher number of units than the identified developable acreage would allow given the realistic capacity assumptions. The element must revise or clarify the calculation of unit capacity on the identified sites. In addition, the sites analysis states that the number of units allowed per site are rounded down to the nearest whole number while the calculation in the sites inventory rounds up to the nearest whole number. The element must be revised to address these discrepancies related to unit capacity. Lastly, the element must clarify whether the identified developable acreage accounts for 30 percent lot coverage while calculating unit capacity of sites zoned for moderate income.

   Realistic Capacity: While the element provides some description of realistic capacity assumptions, it must describe the realistic capacity assumptions for units allocated toward meeting the moderate income RHNA. The element must clarify whether the realistic capacity analysis for sites outside of the community plans apply to all income groups. While the element includes Table 4-48 with representative projects, many of the projects listed have lower buildout than what is assumed in the realistic capacity analysis,

especially the projects that included units for lower-income households. The element must add additional projects to support realistic capacity assumptions or revise assumptions to meet recent development examples.

In addition, the element includes sites with zoning that allows 100 percent nonresidential uses and indicates some residential projects have been built in these zones, but is should also evaluate the likelihood for residential uses. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

Suitability of Nonvacant Sites: The element lists one site as underutilized but should also describe the use sufficiently to facilitate analysis and demonstrate redevelopment potential in the planning period based on factors such as indicators of use turnover (e.g., expiring lease, interest in development, age and condition of structure, allowable versus existing floor area ratio(FAR)).

Accessory Dwelling Units (ADU): The element indicates the City modified its zoning code to ease barriers to the development of ADU's. However, after a cursory review of the City's ordinance, HCD discovered several areas which were not consistent with State ADU Law. This includes, but is not limited to, prescribing junior accessory dwelling units (JADUs) have to be a conversion of a bedroom, JADU deed restrictions, and limiting the number of bedrooms, among others. HCD will provide a complete listing of ADU noncompliance issues under a separate cover. As a result, the element should add a program to update the City's ADU ordinance to comply with State law.

Zoning for a Variety of Housing Types (Emergency Shelters): The housing element must demonstrate the permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters. In addition, emergency shelters must only be subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by statute. The element must list out the findings and standards for emergency shelters and describe whether it complies with the parking requirements in AB 139. The element must analyze these requirements for constraints and add a program as appropriate.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Fees and Exaction: The element concluded that the total fees required for development are high, it must identify programs and actions to help mitigate the identified constraint. In addition, the element must describe the approval process and requirements for fee waivers for nonprofit developers.

Local Processing and Permit Procedures: While the element describes the processing and permit procedures for both the Tahoe Regional Planning Agency (TRPA) and the City, it should clarify whether approval of an "S" permit is required from both the City and TRPA. In addition, it should clarify whether the process of approval is separate and whether there are different requirements. The element must also describe whether there is other process or permit procedures that are required by the City in addition to the TRPA requirements. The element should describe the process to approve allowed and special uses. In addition, the element should describe the approval process for multifamily developments of more than four units including the review findings and procedures. Lastly, the element should estimate the time for typical single- and multi-family developments, including all steps listed in the element (neighbor notifications, public hearings, and issuing of permits). It should also clarify whether the estimated timing is for both single family and multifamily developments.

Design Review and Site Plans: The element must describe and analyze the design review and site plan guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate. In addition, the element must clarify whether by-right uses require TRPA approval and design review.

On/Off-Site Improvements: The element must identify curbing requirements and circulation improvements and analyze their impact as potential constraints on housing supply and affordability.

Constraints on Housing for Persons with Disabilities: The element must include an analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. For example, the analysis must describe any zoning code definitions of family and any spacing or concentration requirements for housing for persons with disabilities.

4. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   To have a beneficial impact in the planning period and address the goals of the housing element, programs should have specific commitment and discrete timelines for implementation. Program that must be revised include

   - Program 1-1 (Mixed-Use Development) should be revised with a discrete timeline for creating additional incentives.
   - Program 1-2 (Development of Substandard/Underutilized Sites) should be revised with annual updates.
   - Program 1-4 (Using Local Incentives) should be revised to include annual outreach to developers and provide timing of when basin wide regulations will be amended.
   - Program 1-6 (Clarify How Residential-Care Facilities are Allowed Under State Law) should revise the timing of implementation to occur earlier in the planning period.
   - Program 1-7 (Small Lot Consolidation) should include proactive outreach to developers as well as describe which incentives will be approved.
   - Program 2-3 (Inter-Jurisdictional Cooperation for Housing) should commit to implement strategies with discrete timing based on the results from the interjurisdictional meetings and coordination.
   - Program 2-4 (Analysis of Federal and State Lands) should be revised to include timing and outreach and coordination with federal and state agencies.
   - Program 2-5 should explicitly commit to make appropriate adjustment to implement provisions consistent with State Density Bonus Law (Gov. Code, § 65915.) as noted on page 4-167.

- Program 2-7 (Homebuyer Assistance Program Administration Partnering) should take steps beyond "initiate" and commit to establish a program to provide homebuyer assistance.
- Program 2-8 (Mitigate of TRPA Regulations) should include discrete timing (e.g., by 2024) to complete amendments instead of "the goal of achieving some of them every year".
- Program 2-12 (Inter-Agency Housing Program Coordination): The Program should include proactive outreach to developers once sites are identified.
- Program 3-1 (Rehabilitation Loan Program Administration Partnering) must clarify the specific timing of implementation after the program is established and consider higher numerical targets.
- Program 3-8 (Multifamily Acquisition and Rehabilitation Program) must provide a specific implementation date of when the program will be established.
- Program 4-1 (Reasonable Accommodation and Land Coverage) should include timing earlier in the planning period as it is a carryover program from the last housing element.
- Program 4-2 (Family Housing) should include proactive outreach with discrete timing (e.g., annually).
- Program 4-3 (Employee Housing Act Compliance) must be revised to move up the timing of the program as it is a carryover program from the last housing element cycle.
- Program 4-4 (Special Needs Housing) should include proactive outreach with developers and service providers to identify and pursue development opportunities with discrete timing (e.g., annually).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for*

housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Findings A3 and A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs as appropriate.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

While the element includes a general summary of the public participation process, it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element.

In addition, HCD understands the City made the element available to the public concurrent with its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

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May 23, 2022

Hilary Roverud, Director
Development Services Department
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

Dear Hilary Roverud:

RE: City of South Lake Tahoe's 6th Cycle (2022-2027) Revised Draft Housing Element

Thank you for submitting the City of South Lake Tahoe's (City) revised draft housing element received for review on March 24, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by conversations on May 4 and 11, 2022 with yourself, Zachary Thomas, and consultants Amy Sinsheimer and Lindsey Klein. In addition, HCD considered comments from David M. Jinkens pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, the following revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)

   Goals, Priorities, Metrics, and Milestones: To affirmatively further fair housing (AFFH), programs should be revised, as follows:

   - *Program 1-4 (Using Local Incentives)* should consider a higher numerical target for the planning period.

- *Program 2-11 (Local Funding and Linkage)* should consider a higher numerical target for the planning period and geographic targeting such as focusing funds in areas of higher need and higher opportunity.
- *Program 3-1 (Rehabilitation Loan)* should consider a higher numerical target for the planning period.
- *Program 3-2 (Multiple-Family and Single Room Maintenance)* should specifically commit to how the City will facilitate rehabilitation and where resources will be focused (e.g., geographic targeting).
- *Program 3-5 (Preservation of Housing Conditions)* should be revised with discrete timing, geographic targeting and higher numerical targets in the planning period.
- *Program 3-8 (Multifamily Acquisition and Rehabilitation)* should consider targeting areas of higher need (e.g., lower-income, overcrowding, etc.), more discrete timing and higher numerical targets in the planning period.
- *Program 3-9 (Landlord/Tenant Matching)* should consider targeting higher opportunity areas, discrete timing and numerical targets.
- *Program 5-1 (Fair Housing)* should incorporate metrics or numerical outcomes and target geographic areas (e.g., higher opportunity or higher need areas).

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level... …Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels... (Gov. Code, § 65583, subd. (c)(1).)

   Sites Inventory: While the element was revised to address most of the previous finding regarding realistic capacity and lot coverage, it must revise or clarify the calculation of unit capacity. The element must address discrepancies related to unit capacity on the following parcels: 027-072-32, 023-241-42, 031-284-004, 031-132-003, 031-092-004, and 026-104-005 for above moderate-income units and the five pioneer road parcels for the lower-income regional housing need allocation (RHNA).

   Accessory Dwelling Units (ADU): The element did not address this requirement. Please see HCD's prior review.

Zoning for a Variety of Housing Types (Emergency Shelters): While the element was revised to add the Tahoe Regional Planning Agency (TRPA) definition for social service organizations, the element must describe whether it complies with the parking requirements in AB 139 or add or modify programs as appropriate.

Programs: As noted above, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)*

   To have a beneficial impact in the planning period and address the goals of the housing element, programs should have specific commitment and discrete timelines for implementation. Programs that must be revised include:

   - *Program 1-1 (Mixed-Use Development)* was revised to review additional incentives annually, but it should include a timeframe for when the incentives will be adopted.
   - *Program 2-3 (Inter-Jurisdictional Cooperation for Housing)* was revised to report on potential actions, but it should also include discrete timing to implement the results. In addition, the program should state a timeframe of how often the City will apply to the grant opportunities.
   - *Program 2-8 (Mitigate TRPA* Regulations) was revised, but it should include discrete timing with specific timing to implement each step early in the planning period as well as back-up actions if TRPA does not adopt the actions listed in the program.
   - *Program 3-1 (Rehabilitation Loan Program Administration Partnering)* should include a back-up action if the funding for the program is not secured in 2023 (e.g., annually explore and apply for funding) as well as consider higher numerical targets.
   - *Program 4-2 (Family Housing)* was removed from this draft. The element should either demonstrate a lack of need for larger housing types (e.g., 3 to 4 bedrooms) or add back the prior program with proactive outreach and discrete timing (e.g., annually).

The element will meet the statutory requirements of State Housing Element Law once it has been revised and adopted to comply with the above requirements.

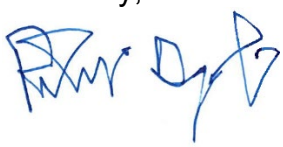
Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the RHNA, including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication of the City during the course of our review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager





CITY OF SOUTH LAKE TAHOE

2022-2027 HOUSING ELEMENT

Adoption Draft
June 2022

CITY OF SOUTH LAKE TAHOE

PLACEWORKS

626

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2022-2027 HOUSING ELEMENT

Adoption Draft | June 2022

for the **City of South Lake Tahoe**

PLACEWORKS

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PART I

CITY OF SOUTH LAKE TAHOE

HOUSING ELEMENT BACKGROUND REPORT

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4.1 Introduction

State housing element law (California Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This section provides current information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development. It also evaluates progress made since the last Housing Element was adopted in 2014.

The housing element is one of eight state-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several state-mandated requirements that distinguish it from other general plan elements. Whereas the state allows local governments the ability to decide when to update their general plan, state law sets the schedule for periodic update (five- or eight-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for state law compliance review. This review ensures that the housing element meets the various state mandates. Should the city satisfy these requirements, the state will "certify" that the element is legally adequate. Failing to comply with state law could result in potentially serious consequences, such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

The current (2022–2027) Housing Element is a comprehensive update of the 2014 Housing Element. The planning period is for June 30, 2022, through June 30, 2027. The City of South Lake Tahoe (City) last updated its Housing Element in May 2014. That Housing Element had a planning period from June 15, 2014, to June 15, 2022. Prior to the 2014 Housing Element, the City adopted a 2008 Housing Element.

4.1.1 Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special-needs groups, such as persons with disabilities and homeless persons.

State housing law (California Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- Analysis of fair housing trends including areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity (i.e., living-wage jobs and high-quality schools), and disproportionate housing needs, including displacement risk.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and City services to these sites.
- The identification of a zone or zones where farmworker housing, residential care facilities, transitional housing, supportive housing, emergency shelters, and low-barrier navigation centers are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special-housing needs for the elderly; persons with disabilities, including those with developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses within 10 years of the beginning of the housing element planning period.

The Housing Element Background Report identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The Background Report satisfies state requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report draws on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the data sets prepared by the Sacramento Area Council of Governments (SACOG) with sources from the

2010 US Census, American Community Survey, California Department of Finance, and regional sources. In addition to the SACOG packet, data was drawn from the California Employment Development Department, Tahoe Regional Planning Agency (TRPA, Agency), City of South Lake Tahoe records, and the 2019 South Shore Region Reports. Information on available services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in South Lake Tahoe comes from City staff, other public agencies, and a number of private sources.

4.1.2 General Plan and Housing Element Consistency

This Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within South Lake Tahoe. The General Plan consists of nine elements that address both state-mandated planning issues plus optional subjects that are of particular concern within South Lake Tahoe. These elements are:

- Land Use and Community Character Element
- Economic Development Element
- Transportation and Circulation Element
- Housing Element
- Natural and Cultural Resources Element
- Public/Quasi-Public Facilities and Services Element
- Recreation and Open Space Element
- Health and Safety Element
- Noise Element

State law requires consistency among elements of the general plan. As such, goals and policies contained within the Housing Element have been developed to be consistent with the goals and policies of the 2011 General Plan. The City will continue to assess consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. If it becomes apparent that, over time, changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

4.1.3 Tahoe Regional Planning Agency Overview

Lake Tahoe was designated as an *Outstanding National Resource Water* under the Clean Water Act. The Tahoe Regional Planning Agency (TRPA) was formed in 1969 through a bi-state compact between Nevada and California. TRPA's mission is to preserve, restore, and enhance the Lake Tahoe Basin (Basin, Tahoe Basin). TRPA's Regional Plan is the long-term plan for the development of the Basin. In some cases, regulations that further the realization of the Regional Plan can preempt California and Nevada state law. One of TRPA's main tools for protecting the environment is growth-control regulations, which limit the amount of development that can occur in the Basin. While TRPA employs some measures to promote affordable housing in the Basin, many of the environmental regulations limit

the feasibility of affordable housing projects for lower-income (those who are included in the extremely low, very low or low-income income categories) residents.

TRPA completed a comprehensive update to its Regional Plan and its associated Code of Ordinances in December 2012. The Regional Plan update process involved a collaboration between TRPA, the US Forest Service, the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection to update their 20-year planning documents. The intent of the Regional Plan update was for these agencies to work together to streamline regulations and create common goals for protecting Lake Tahoe. The City of South Lake Tahoe, along with other local jurisdictions, was involved throughout the process. The City continuously voiced the need to balance the housing needs of local residents with the need to protect and improve the clarity of Lake Tahoe. The Regional Plan was most recently amended in September 2021.

The Regional Plan includes some regulations that affect affordable housing in the Basin. TRPA has altered some regulations to promote affordable housing opportunities, including allowing mixed-use development, 70-percent coverage in town and regional centers, additional height with adoption of an area plan, income-restricted housing up to 160 percent of Area Median Income (termed the "achievable" income category), conversion of commercial and tourist-serving development rights to residential development rights, and transfer bonuses for residential unit transfers into town or regional centers. These changes allow denser development in town and regional centers, including housing development. The Regional Plan also allows local jurisdictions within TRPA to develop area plans to replace existing community plans and plan area statements. The City adopted the Tourist Core Area Plan (TCAP) in 2013 and the Tahoe Valley Area Plan in 2014 for this purpose. However, many of the existing regulations that act as constraints to the production of affordable housing remain. The City continues to seek creative solutions to provide affordable housing opportunities that work within the framework of TRPA regulations and is part of the current TRPA process to provide recommendations on potential changes to TRPA affordable housing policies to address these constraints.

4.1.4 Consistency with South Lake Tahoe's Redevelopment Implementation Plan

Per AB X1 26, the South Lake Tahoe Redevelopment Agency was dissolved on June 27, 2011. This dissolution action eliminated the primary funding mechanism by which the redevelopment agency funded affordable housing and infrastructure development. The City continues to fulfill grant reporting, loan servicing, and administration requirements of programs previously operated by the Redevelopment Agency. There will be no future funds available for affordable housing or infrastructure via the former redevelopment agency.

4.1.5 Notification to Retail Water/Sewer Providers

In compliance with California Government Code Section 65589.7, upon adoption of the 2022–2027 Housing Element, the City of South Lake Tahoe will distribute a copy of the element to local water and sewer providers. The City will contact the following service providers:

- South Tahoe Public Utility District (1275 Meadowcrest, South Lake Tahoe, CA 96150)
- Lukins Brothers Water Company, Inc. (2031 West Way, South Lake Tahoe, CA 96150)
- Lakeside Park Water District (4077 Pine Boulevard, South Lake Tahoe, CA 96150)
- Tahoe Keys Water Company (356 Ala Wai Boulevard, South Lake Tahoe, CA 96150)

4.1.6 Public Participation

As part of the Housing Element process, the City implemented the state's public participation requirements in housing element law, indicated in California Government Code Section 65583 (c)(6)(B), that jurisdictions "shall make a diligent effort to achieve participation of all economic segments of the community." City staff and consultants solicited input from individuals and organizations in the community, including local residents, housing developers, nonprofit housing development, management, and advocacy organizations, social service providers, the local community college, medical providers, major employers, transportation agencies, and conservation groups. The City distributed announcements of the community workshop to a mailing list that includes the stakeholder groups listed below.

The City advertised the community/stakeholder workshop in English and Spanish using a variety of methods, including an advertisement in the local newspaper, emails to stakeholders and community leaders, social media posts, and fliers posted on the City website. In addition, the City placed a meeting announcement on the City website.

Invitations were also sent to the following stakeholders:

- Karen Fink, TRPA
- El Dorado County, Brendan Ferry
- Tahoe Transportation District Board
- Jessica Wackenhut Lomeli, California Tahoe Conservancy
- St. Joseph Community Land Trust, Jean M. Diaz
- Lake Tahoe Community College, Jeff Defranco
- El Dorado County Housing Authority, Paula Lamden
- Tahoe Coalition for the Homeless, Cheyenne Purrington
- El Dorado Community Foundation, William Roby
- South Tahoe Chamber, Amanda Adams
- Tahoe Chamber
- League to Save Lake Tahoe
- Family Resource Center, Bill Martinez
- Tahoe Prosperity Center, Heidi Hill Drum
- South Shore Region Housing Advisory Group
- Accessible Space Inc., Ken Berry
- Related California, Meea Kang

- Heavenly Ski Resort
- South Lake Tahoe Live Violence Free Sheltering Program, Chelsee Thomas
- Tahoe Community Church
- Christmas Cheer
- Bread & Broth/St. Theresa Catholic Church, Myee Costanzo
- El Dorado County Food Bank
- Tahoe Home Connection, Shannon Witt
- Barton Hospital, Chris Proctor
- Realtors Association, Sharon Kerrigan

As outlined here, the City's public outreach program is designed to obtain input from residents representing all income groups, nonprofit and for-profit residential developers, and businesses.

Date Nature of Meeting

10/12/21 ***Community Workshop #1***—The City hosted a virtual meeting on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. The meeting began with a presentation to the general public and local stakeholders, giving them an overview of the update process, outlining state housing law, and describing the required components of the Housing Element Background Report and Policy Document. During and after the presentation, meeting facilitators gave the public and stakeholders an opportunity to identify key housing issues and concerns in the city. About 18 community members joined, including representatives from the California Tahoe Conservancy, Tahoe Prosperity Center, Lake Tahoe Community College, TRPA, Barton Hospital, and St. Joseph Community Land Trust.

Input received from the public included an interest in tiny homes and artists' lofts that offer small-scale, and affordable housing for smaller households. The public also expressed concern in the large proportion of above-moderate income units in the RHNA allocation, noting that many residents need housing in the other income categories. In response, City staff noted that the RHNA is calculated by the State and does not reflect the needs expressed by the community. One attendee recommended that affordable housing be electrified to reduce variable energy costs for occupants, and another encouraged the City to prioritize development that includes child care services to support working residents. The public largely agreed that major employers should have a role in addressing housing and affordability. Several commenters encouraged the City to focus on improving the condition of the existing housing stock, especially affordable rental housing units.

10/14/21 ***Joint Planning Commission Meeting/Community Workshop #2***—The City and consultant provided a presentation to update the Planning Commission and the public in attendance on the Housing Element Update. Topics of presentation included the functions of housing elements, the Regional Housing Needs Allocation, State housing laws, fair housing, and a discussion of next steps.

Members of the public were encouraged to participate via public comment, and one public comment was made. The commenter was concerned about the large RHNA allocation for above-moderate income units in comparison to lower-income categories. The Planning Commissioners had questions about how HCD is supporting local jurisdictions to make affordable development attractive to developers and also recommended that grants, linkage fees, a vacancy tax, a real estate transfer tax, or financial incentives be sought out. The Commissioners recognized that the city has a large need for workforce housing and a variety of housing types and affordability levels. They noted that many residents need smaller, one-bedroom units, and there is a missing market to house these smaller households. One commissioner observed that the cost of housing is increasing due to vacant owners and was interested in incentivizing occupancy on those properties while preserving ownership rights. The Commissioners agreed that the City should rehabilitate and maintain the existing housing stock to create affordable housing while also focusing on new affordable housing construction in Town Centers. The Planning Commissioners echoed a sentiment heard at a previous meeting that tiny homes and mobile tiny homes are an attractive solution to address some housing concerns in the region. There was no action required on the Housing Element Update at this study session.

11/16/21 Housing Subcommittee Meeting—On November 16, 2021, the City held a study session at a regularly-scheduled Housing Subcommittee meeting. The Housing Subcommittee is an ad hoc group comprised of a subset of city councilmembers and planning commissioners. City staff and the consultants provided a presentation to update the Housing Subcommittee on the Housing Element Update. Topics of discussion included:

- The ability to meet the moderate-income RHNA with new TRPA incentives for achievable-income housing.
- The types of housing that help meet the RHNA.
- Various housing opportunities:
  - A City-administered moderate-income homebuyer program.
  - Rehabilitation and conversion of older multi-family units to deed-restricted affordable housing.
  - Linkage fees as a funding source for workforce housing.
  - The new Landing Locals program, which links vacant second homes with the local workforce seeking rental housing.
  - The Chamber of Commerce's interest in supporting housing for the local workforce.
- The role employers should play in housing.
- The impacts of second homeownership on the existing housing stock supply and prices.

There was no action required on the Housing Element Update at this study session.

4.1.6.1 Stakeholder Input

In June through December 2021, six consultations were conducted with stakeholders to offer opportunities to provide one-on-one input. Representatives from the following stakeholders were interviewed:

- Family Resources Center on June 15, 2021
- El Dorado County Housing Authority Section 8 on June 18, 2021
- El Dorado County Fair Housing on June 18, 2021
- St. Joseph Community Land Trust on June 23, 2021
- Tahoe Coalition for the Homeless on June 29, 2021
- Housing Issues Hotline on December 15, 2021

In each of the consultations, the stakeholders were asked some or all of the following questions, depending on the type of organization interviewed:

- What services do you currently provide?
- What are your organization's funding sources (federal funds, EDHSA funds, grants from foundations, donations, etc.)?
- What are the three top opportunities you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in this jurisdiction?
- What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- How many homeless individuals are in the jurisdiction? Is the point-in-time count accurate?
- What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Through these interviews, the stakeholders expressed concerns over current challenges and barriers to housing in the city. These included local low wages for the service industry, the high cost of living outpacing local salaries across various industries, aging housing stock, and limited availability of rental housing, including accessible units, affordable units, and workforce housing. The few existing affordable housing complexes have two-year waitlists. Furthermore, tenants don't have the funds needed for first and last months' rent and a security deposit. Stakeholders have also observed that there is limited City staff capacity to partner with local organizations on big projects. The housing stock in the city is aging, and the Housing Issues Hotline receives complaints related to mold, no heat, pest infestation, no smoke or carbon monoxide detectors, water intrusion, and electrical issues. In addition, stakeholders noted that high rental unit application fees and heightened demand for the limited rental housing stock results in housing choice voucher discrimination among landlords. However, the stakeholders also identified several opportunities to address these concerns moving forward. The stakeholders discussed the additional housing vouchers allocated to El Dorado County in the past year, and opportunities for collaborative partnerships with multiple agencies and non-profit organizations. Stakeholders recommended providing incentives to property owners to rehabilitate older housing stock, streamlining approval of new unit production to incentivize development, and engaging landlords to eliminate voucher discrimination. Stakeholders recommended that the City prioritize production of duplexes and triplexes with two- and three-bedroom units, as opposed to single-family units. In light of the COVID-19 pandemic, stakeholders identified a trend of Bay Area residents moving to the Tahoe area, driving up housing prices. Increased housing prices have spurred homeowners to sell rental units that previously would have been available to long term renters, which may have been housing choice voucher holders. Stakeholders also observed that the pandemic made it difficult for property owners and managers unable to provide ongoing property maintenance, and there are more civil issues reported between landlords and tenants. It also highlighted the needs of the local homeless community due to their clear inability to "shelter-in-place" and generally vulnerable condition.

4.1.6.2 Community/Stakeholder Input

Based on community and stakeholder input gathered during the public participation process, the consultants identified the following issues as being of the greatest importance to the participants. These issues are addressed in this Housing Element update:

- Affordability of housing for the workforce
- Unsafe and unsanitary conditions of long term rentals
- Funding of housing projects
- Alternative housing options, such as tiny homes, to address unmet housing needs

4.1.6.3 Public Draft Housing Element

The public draft Housing Element was released on December 23, 2021. The City specifically notified stakeholders listed earlier in this section who represent all economic segments of the community, those who participated in outreach on the project so far, and other interested persons. The draft was posted on the City's website. and the availability of the draft was advertised on social media, through English and Spanish advertisements in the Tahoe Daily Tribune and South Tahoe Now.

The public draft Housing Element was revised to incorporate HCD comments and public comments, and the City posted the revised public draft on its website and emailed a link to all individuals and organizations that have previously requested notices relating to the City's Housing Element on March 16, 2022, seven days before submitting the subsequent draft to HCD for review.

2/7/22 ***Community Workshop #3***—The City hosted a virtual meeting on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. The meeting began with a presentation to the general public and local stakeholders, giving them an overview of the update process, outlining the regional housing need and sites inventory, and describing the Housing Element Programs and major findings presented in the Housing Element Background Report. During and after the presentation, meeting facilitators gave the public and stakeholders an opportunity to identify programs missing from the Housing Element, programs that should be removed from the Housing Element, and programs that should be prioritized for implementation timing. The facilitators also asked meeting attendees to voice any questions or concerns about the Public Draft Housing Element. About 11 community members joined, including representatives from the Tahoe Prosperity Center, TRPA, Barton Hospital, the Sierra Nevada Alliance, the Tahoe Coalition for the Homeless and the South Tahoe Public Utility District.

Input received from the public included support for a vacancy tax to incentivize homeowners to rent their units long-term, implementation of the fair housing programs in the Housing Element, programs to support affordable housing creation, and stricter code enforcement and enforcement for illegal vacation home rentals. In addition, one attendee recommended that vacation home rentals be defined as rentals that are leased for up to six months rather than 30 days. Attendees requested additional focus on how rehabilitation programs could be implemented, with one attendee recommending the City institute a rental housing inspection program for all rental housing, not just multi-family projects of six or more units and SROs. Attendees also supported partnerships with large employers to address barriers to employee housing and offered ideas including property management company partnerships and prioritizing homebuyer programs for local workers. They also thought employers could provide rental assistance to employees relocating to the town. Another workshop attendee noted that school enrollment and the number of registered voters in the city has declined in recent years. Members of the public voiced concerns about renter displacement, noting that renters are afraid to report housing condition issues due to landlord retaliation. Another commenter wanted enhanced fire safety policies listed in the Housing Element, rather than the Safety Element.

2/10/22 ***Joint Planning Commission Meeting/Community Workshop #4***—The City and consultant provided a presentation to update the Planning Commission and the public in attendance on the Housing Element Update. Topics of presentation included the functions of housing elements, the Regional Housing Needs Allocation, the sites inventory, Housing Element programs, and major findings presented in the Housing Element. During the presentation, the Planning Commission gave the public and commissioners an opportunity to identify programs missing from the Housing Element, programs that should be removed from the Housing Element, and programs that should be prioritized for implementation timing. The Planning Commission Chairperson also asked meeting attendees to voice any questions or concerns about the Public Draft Housing Element.

Members of the public were encouraged to participate via public comment, and three verbal public comments were provided. The commenters supported programs that monitor illegal vacation home rentals, provide incentives for developers to construct housing on high-density parcels, encourage tiny homes and ADUs, and continue the City's involvement within the TRPA Working Group. One commenter requested that the City increase the emphasis on the relationship between housing and transit, and another commenter noted that TRPA policies need to conform with State law. The Planning Commission voiced support for assisting nonprofit housing developers, a local funding source feasibility study and linkage program, housing rehabilitation and conservation programs, and energy conservation opportunities. One Planning Commissioner requested that the City augment an energy conservation program to evaluate opportunities for additional green build incentives. The Planning Commissioners requested additional language in the Housing Element to assist renters in securing housing, similar to the homebuyer program for ownership options. One Planning Commissioner recommended that the City remove minimum parking requirements to encourage affordable housing and augment strategies to create partnerships for workforce housing. A Planning Commissioner requested that the City evaluate the feasibility of an inclusionary housing ordinance and that the City staff schedule a meeting to discuss the Housing Element annually. Written comments that has been previously submitted to City staff were also submitted to the Planning Commission.

4.1.6.4 Response to Input Received

The City of South Lake Tahoe compiled all public comments received in response to the Public Draft Housing Element into a matrix. The matrix lists all public comments and explains how each comment was addressed in the revised Housing Element. That matrix is included as Appendix B of this Housing Element Update.

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4.2 Needs Assessment

This section describes housing and demographic characteristics of the current population and discusses the existing housing needs of the residents of South Lake Tahoe based on these characteristics. The section also includes a description of the city's future housing needs based on the Regional Fair Share Allocation and an assessment of fair housing in the city.

4.2.1 Housing Stock and Demographic Profile

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for the City of South Lake Tahoe. The Sacramento Area Council of Governments (SACOG) compiled data to analyze housing needs in the greater Sacramento region, including South Lake Tahoe and El Dorado County. This data packet has been pre-approved by the California Department of Housing and Community Development (HCD) as the best data to use for those subject areas. The US Census Bureau is the main source of information for the assessment of housing needs. Other available data and reports, including the California Department of Finance (DOF) housing and population estimates, were used to supplement the US Decennial Census 2010 and American Community Survey (ACS) data.

Data for the city is presented wherever possible alongside comparable data for El Dorado County. This facilitates an understanding of the city's characteristics by illustrating how the city is similar to, or differs from, the county in various aspects related to demographic, employment, and housing characteristics and needs. Trends between 2010 and the most recent available data are also discussed.

4.2.2 Demographic and Employment Characteristics and Trends

4.2.2.1 Local Housing Needs in the Context of the Lake Tahoe Basin

South Lake Tahoe is in the Lake Tahoe Basin and surrounded by a variety of jurisdictions on the local and state level. Placer and El Dorado Counties comprise the California portion of the Tahoe Basin, and Douglas and Washoe Counties make up the Nevada side. South Lake Tahoe is the only incorporated city in the Lake Tahoe Basin and is an important center for housing and services in the region. Carson City, close to the Nevada portion of the Basin, is another significant population center in the area and is not part of Washoe or Douglas County.

Two-thirds of the Basin lies in California and one-third in the state of Nevada. In Nevada, the hourly minimum wage is $9.75 (for employees who are not offered qualifying health benefits; it is $8.75 for those offered qualifying health benefits), and in California, it is $14.00 for employers with 26 or more employees, it is $13.00 for employers with 25 or fewer employees). Housing law requirements also differ between the two states.

Lake Tahoe Basin's housing markets operate across jurisdictional lines. In recognition of the inextricable links between South Tahoe Basin communities, in 2019 the City participated along with TRPA, El Dorado County, and Douglas County in a collaborative effort led by the Tahoe Prosperity Center, to prepare a report titled "South Shore Region Housing Needs and Opportunities Report" (SSRHNO Report). The purpose of the report was to assist the South Tahoe Basin communities in assessing their affordable housing needs in the context of the Lake Tahoe Basin and attributing responsibility for that need. The report indicates that the decreasing ability to house local residents and employees can be attributed primarily to the loss of resident-occupied homes because residents cannot compete for homes as

strongly as wealthy second homeowners. The inability to compete is due to the high price point of new development, the loss of existing local resident housing units inducing a relative housing shortage, growth caps, reduced incentives for rental property maintenance due to a captive market reliant upon a limited number of competitive rental suppliers, shifting demographics, and other factors. The report helps the community establish housing strategies and policies that will provide more opportunities for local employees to live in the South Tahoe Basin area and help support the local community character and economy. The report recognizes that these goals require coordination on a common vision for meeting housing needs and on priorities and strategies to get there.

The state line between South Lake Tahoe and neighboring communities in Douglas County, Nevada, is a political boundary across which many residents travel daily for jobs, shopping, and housing. Table 4-1 shows travel patterns in the area, which serves as an indicator of jobs/housing balance. Communities with extended commute distances generally have poor jobs/housing balances, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households, who must spend a larger portion of their overall income on fuel.

The SSRHNO Report indicates that 25 to 31 percent of employees commute into the South Shore Region for work. This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to between 4,480 and 5,555 workers traveling into the South Shore Region for work, with Carson City as the most common residence of in-commuters. The report found that over the course of a year, employees commuting into the South Shore Region will travel 10,000 miles more than resident South Shore Region employees. About 40 percent of in-commuters would prefer to move to the South Shore Region if suitable affordable housing was available.

Table 4-1 indicates that a little more than half (53.2 percent) of South Lake Tahoe residents work in the city. Almost one fourth (24.6 percent) of South Lake Tahoe residents work outside California, further indicating that many travel over the state line for work. This is substantially higher than the 10.2 percent of Douglas County residents who work outside Nevada. Of Douglas County's 20,908 residents, 45.9 percent work in unincorporated Douglas County, and another 25.4 percent work outside the county. About 12 percent of South Lake Tahoe's residents work in El Dorado County outside the city limits.

TABLE 4-1
PLACE OF RESIDENCE OF DOUGLAS COUNTY AND SOUTH LAKE TAHOE EMPLOYEES
2019

Place of Work	Residents of Douglas County		Residents of South Lake Tahoe	
	Number	Percentage	Number	Percentage
Working in South Lake Tahoe	--	--	6,127	53.2%
Working in unincorporated county of residence[1]	9,597	45.9%	1,428	12.4%
Working outside county of residence	5,311	25.4%	1,117	9.7%
Working outside state of residence	2,133	10.2%	2,833	24.6%
TOTAL[2]	**20,908**	**--**	**11,516**	**--**

Source: 2015-2019 ACS 5-Year Estimate.
[1] There are no incorporated cities in Douglas County.

[2] *These totals may not equal the sum of employed residents due to other places of work not included in this list.*

This analysis indicates that a majority of the jobs are within 20 miles of the city. However, travel through 20 miles of harsh weather conditions, commonplace in South Lake Tahoe during the winter months, is more difficult than similar travel distances in good weather conditions. In 2019, the SSRHNO Report observed that many South Lake Tahoe employees, especially the workforce, choose housing outside of the Basin. This choice appears based on either the desire to obtain the least expensive housing, a desire to live where there is less snow, or an opportunity to obtain larger and newer housing for their housing dollar as compared to living inside the Basin. For the people who make this choice, the half-hour commute is an acceptable trade-off. For many who live "off the hill," it is a lifestyle choice, especially if they have had the opportunity to profit from their equity of past home ownership due to the escalation in Tahoe Basin housing prices in recent decades. For others, it is a choice borne out of necessity because housing prices in the Tahoe Basin skyrocketed upon recovery from the 2008 recession. However, for the lowest-income people, or those without reliable transportation, a commuter lifestyle is not an option.

The data presented in Table 4-2 validates, to some extent, that South Lake Tahoe is bearing the brunt of housing other jurisdictions' low-income employees. However, the data also indicates that much of South Lake Tahoe's housing burden is being created by the lack of employment opportunities within the city. Specifically, over 30 percent of residents in El Dorado County earn less than $49,000 annually, which falls into the lower-income category for a family of four, while over half (50.7 percent) of residents in South Lake Tahoe earn less than $49,000. An annual income of $49,000 is far below the threshold for lower-income households in El Dorado County, which is $72,500 based on the 2021 HCD Income Limits. The data shows that South Lake Tahoe has a higher percentage of residents working in low-paying jobs.

TABLE 4-2
PLACE OF EMPLOYMENT FOR LOW-INCOME WORKERS
El Dorado County and South Lake Tahoe
2019

	Residents of El Dorado County	Residents of South Lake Tahoe
Earning Less than $49,000 Annually	21,505	4,529
Percentage of Workforce	30.3%	50.7%
TOTAL WORKFORCE	**70,974**	**8,932**

Source: 2015-2019 ACS 5-Year Estimates.

This housing "shortage," in spite of a high number of vacant units in the communities, is partly caused by the Tahoe area's resort atmosphere and particularly its predominance of second home ownership. The high cost of housing in many of California's urban areas may make housing costs in South Lake Tahoe seem relatively less expensive and more attractive to owners of second homes—and sometimes first homes for those who are out-priced in the area where they reside. In addition, more new residents have moved to South Lake Tahoe during the COVID-19 pandemic with the ability of some people to work remotely and the desire to relocate to a less dense area for social distancing reasons.

The Tahoe Basin's supply of housing stock is used inefficiently. Many workers, particularly seasonal workers, reside in older motel rooms that are less appealing to visitors and were never intended for permanent occupancy. While some people allege that vacation home rentals "cut into" the demand and

market for motel rooms, others observe that many of the motels providing housing for some area residents would not appeal to the visitor market without substantial rehabilitation/investment.

Increasing the supply of housing in this type of environment does not necessarily correlate with ensuring that housing will be available for local residents of all income levels to purchase or rent. Consequently, to provide housing for residents of all income levels, special requirements, such as affordable deed restrictions, may be necessary when the housing is developed. Efforts to designate certain unit pools or allocations has helped prioritize affordable housing and other specific housing types.

An additional factor related to the regional context in which South Lake Tahoe is located is that land and housing prices are lower in South Lake Tahoe compared to elsewhere in the Tahoe Basin. While the North Lake Tahoe Area median sales price for single-family homes was $818,250 in 2021, the median sales price in South Lake Tahoe was $620,000.[1] Further, according to the SSRHNO Report, the California side of the south shore (South Lake Tahoe and unincorporated portions of El Dorado County) has greater amounts of vacant private land than the Nevada side of the South Shore Region. Consequently, developers in neighboring Douglas County often seek to construct higher-end housing or tourist accommodation projects there, sometimes on existing developed land. The least expensive developed land sometimes contains the most inexpensive, market-rate rental housing serving the community. In some instances, such developers and large-scale Nevada-side employers are working with realtors to secure properties in South Lake Tahoe to satisfy housing mitigation or employee housing needs. South Lake Tahoe properties, at least in the short term, will be consistently less expensive than the Nevada portion of the Tahoe Basin. Population/Demographic Trends and Employment Characteristics and Trends

4.2.2.2 Population

Table 4-3 shows population, households, average household size, and housing units for South Lake Tahoe and El Dorado County for 2000, 2010, and 2019. The table also shows 2000-2010 and 2010–2019 average annual growth rates (AAGR).

Since 2010, South Lake Tahoe's population has grown at a slightly faster rate than that of El Dorado County. As shown in Table 4-3, the AAGR for South Lake Tahoe's population between 2010 and 2019 was 6.5 percent compared to 6.0 percent for El Dorado County.

[1] Tahoe Realty, North Tahoe, https://www.tahoerealty.com/market-report/North-Lake-Tahoe-Homes/, March 2021.

TABLE 4-3
POPULATION, HOUSEHOLDS, HOUSING SIZE, AND HOUSING UNITS
South Lake Tahoe and El Dorado County
2000, 2010, and 2019

	South Lake Tahoe			El Dorado County		
	2000	2010	2019	2000	2010	2019
Population						
Number	23,609	21,403	22,800	156,299	181,058	191,848
Growth from Previous Period	–	-2,206	1,397	–	24,759	10,790
% AAGR from Previous Period	–	-9.3%	6.5%	–	15.8%	6.0%
Households						
Number	9,410	8,918	8,880	58,939	70,223	70,050
Growth from Previous Period	–	-492	-38	–	11,284	-173
% AAGR from Previous Period	–	-5.2%	-0.4%	–	19.1%	-0.2%
Average Household Size	2.5	2.4	2.4	2.7	2.6	2.7
Housing Units						
Number	14,050	15,087	15,831	71,278	88,159	91,987
Growth from Previous Period	–	1,037	744	–	16,881	3,828
% AAGR from Previous Period	–	7.4%	4.9%	–	23.7%	4.3%

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020); South Shore Housing Needs Report, 2020.

South Lake Tahoe's housing stock showed little growth between 2010 and 2019, with an increase of 0.55 percent. Comparatively, El Dorado County's housing stock, as a whole, at a similar rate of 0.48 percent from 2010 to 2019. The city's slow rate of housing unit production is due, in part, to strict TRPA growth regulations that limit housing construction. While the housing statistics do not show a large net increase in housing units, the city saw a steady amount of residential development through 2008. The rate of development slowed from 2009 to 2012 due to the economic downturn but has exceeded pre-2009 levels in 2019.

As shown in Table 4-4, the Tahoe Region is predicted to grow by about 12.4 percent between 2018 and 2045 according to TRPA 2020 Regional Transportation Plan. Population growth statistics were not available for individual jurisdictions, so the Tahoe Region growth rate has been applied to the City of South Lake Tahoe and El Dorado County. This results in an increase of 131 people in the City of South Lake Tahoe and 1,125 people in El Dorado County through 2045. However, it is expected that some areas in the Tahoe Region will accommodate more growth and some areas will experience less growth than the average 12.4 percent anticipated for the whole region.

TABLE 4-4 POPULATION PROJECTIONS South Lake Tahoe and El Dorado County 2018-2045		
Jurisdiction	**2018**	**2045**
South Lake Tahoe[1]	1,057	1,189
El Dorado County[2]	9,048	10,172
Tahoe Region[3]	51,624	58,041

Source: 2020 TRPA Regional Transportation Plan; 2014-2018 ACS 5-Year Estimates.

[1] Data for South Lake Tahoe was extrapolated from projections for the TRPA region.

[2] Data for El Dorado County was extrapolated from projections for the TRPA region.

[3] Tahoe Region consists of El Dorado, Placer, Douglas, and Washoe Counties.

4.2.2.3 Age Distribution

South Lake Tahoe has a relatively young population. Table 4-5 shows the age breakdown of the city's population in 2010 and 2017. In 2017, children under 18 made up 16.79 percent of South Lake Tahoe's population, a decrease from 20.62 percent in 2010. This proportion was relatively the same as the proportion of children under 18 in El Dorado County in 2017 (20.63 percent). Over two-thirds of South Lake Tahoe's population (67.76 percent) was between ages 18 and 64 in 2019, a slight decrease for this group from 68.87 percent in 2010.

Seniors over age 65 made up 15.5 percent of the city's population in 2017, compared to 18.9 percent of El Dorado County's population. This represents a significant increase since 2010, when the senior population made up 10.5 percent of South Lake Tahoe's population. The increasing senior population is because of a combination of aging residents and migration, with about 25 percent of buyers identified as retirees interested in moving to the South Lake Tahoe Basin.[2]

TABLE 4-5 POPULATION BREAKDOWN BY AGE South Lake Tahoe and El Dorado County								
Age Distribution	**2010**				**2017**			
	South Lake Tahoe		**El Dorado County**		**South Lake Tahoe**		**El Dorado County**	
	Number	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**
Under 5	1,570	7.1%	9,848	5.5%	1,164	5.4%	8,571	4.6%
Age 5 to 17	2,985	13.5%	32,230	18.0%	2,477	11.4%	29,592	16.0%
Age 18 to 34	6,479	29.3%	29,902	16.7%	6,181	28.5%	32,432	17.5%
Age 35 to 64	8,735	39.5%	82,364	46.1%	8,509	39.3%	79,470	43.0%
Over 64	2,322	10.5%	24,530	13.7%	3,349	15.5%	34,950	18.9%
TOTAL	**22,091**	**00.0%**	**178,874**	**100.0%**	**21,680**	**100.0%**	**185,015**	**100.0%**
Median Age	**35.6**	–	**42.6**	–	**38.0**	–	**45.5**	–

Source: 2013-2017 ACS 5-Year estimate

[2] South Shore Regional Housing Needs and Opportunities, October 2019, page 4.

4.2.2.4 Race/Ethnicity

Table 4-6 summarizes South Lake Tahoe's population by race and ethnicity. In 2019, over 84 percent of South Lake Tahoe's population was white. This percentage is lower than that of El Dorado County. About 31 percent of the city's population was of Hispanic origin, and 8.1 percent were Asian. Less than 2 percent of the city's population was either American Indian or Alaska Native or Black or African American, and less than half of 1 percent of residents were Native Hawaiian and Pacific Islander. Over 7 percent of the population identified as some "Other" race.

TABLE 4-6
POPULATION BREAKDOWN BY RACE AND ETHNICITY
South Lake Tahoe and El Dorado County
2019

Racial/Ethnic Category	South Lake Tahoe		El Dorado County	
	Number	% of Total	Number	% of Total
White	18,450	84.1%	173,397	89.9%
Black or African American	431	2.0%	2,781	1.4%
American Indian and Alaska Native	413	1.9%	4,517	2.3%
Asian	1,786	8.1%	12,722	6.6%
Native Hawaiian and Pacific Islander	102	0.5%	681	0.4%
Other	1,611	7.3%	6,009	3.1%
Hispanic or Latino (of any race)	6,693	30.5%	25,378	13.2%
TOTAL[1]	**21,939**	100.0%	**192,843**	100.0%

Source: 2015-2019 ACS 5-Year Estimate

[1] The total many not equal the sum of each category because some people may identify as more than one race or ethnicity.

4.2.2.5 Household Characteristics

A household consists of all persons who occupy a housing unit and share household functions. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone. Family households, as defined by the US Census Bureau, comprise two or more individuals who live together and are related by birth, marriage, or adoption. Unmarried or domestic partners are not counted by the US Census Bureau as related individuals for the purpose of reporting on the number and characteristics of family households. The 2017 ACS counted 8,882 households in the City of South Lake Tahoe. About 52.9 percent (4,702) of the households were family households.

4.2.2.6 Tenure

South Lake Tahoe has a high proportion of renter-occupied housing units. Of the 8,882 occupied housing units counted during the 2015-2019 ACS, 5,270 units (59.0 percent) were rental units, while only 3,662 units (41.0 percent) were owner-occupied units. As shown in Figure 4-1, homeownership in South Lake Tahoe is much lower than in El Dorado County, where 75.73 percent of occupied housing units were owner-occupied.

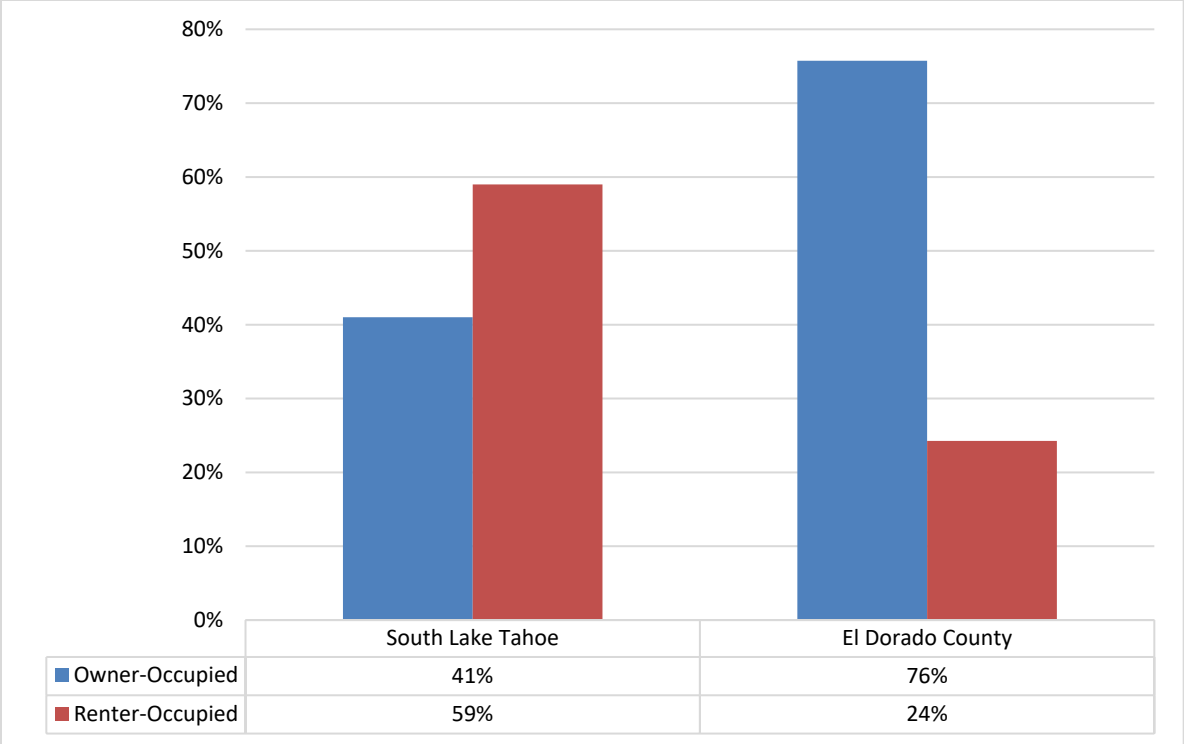
Since the ACS is collected from January through June in the Tahoe Basin, it can be assumed that the occupied housing units represent the housing stock occupied by year-round residents. As shown in Table 4-7, in 2017, there were 8,832 vacant units in South Lake Tahoe. Over 84 percent (7,435) of the housing units were considered for seasonal, recreational, or occasional use. This means 49.9 percent of South Lake Tahoe's housing stock is seasonal or occasional use housing. The proportion of vacant seasonal or occasional use units decreased slightly from 54.5 percent in 2010.

TABLE 4-7
VACANT UNITS BY TYPE OF VACANCY
South Lake Tahoe and El Dorado County
2017

Vacancy Status	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
For rent	383	4.3%	903	4.3%
For sale only	99	1.1%	691	3.3%
Rented or sold; not occupied	87	1.0%	413	2.0%
For seasonal; recreational; or occasional use	7,435	84.2%	16,858	79.5%
Other vacant	828	9.4%	2,337	11.0%
TOTAL VACANT UNITS	**8,832**	**100.0%**	**21,202**	**100.0%**

Source: ACS 2013-2017 Tables B25002 and B25004 (SACOG Housing Element Data Profile 2020).

FIGURE 4-1: OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, 2019



Source: 2015-2019 ACS 5 Year Estimates

4.2.2.7 Household Income

Table 4-8 shows median income and the distribution of household income for South Lake Tahoe based on data from the 2015–2019 ACS. The median household income in South Lake Tahoe in 2019 was $49,390, which was lower than the median income for El Dorado County ($83,377), as listed in the 2019 ACS. Just over 18.5 percent of all households in South Lake Tahoe earned under $20,000 in 2019, compared to 10.9 percent in the county. A much higher percentage of renter households earn less than $50,000 (60.6 percent), compared to owners (36.6 percent), which is typical in resort areas. At the other end of the income spectrum, only 9.2 percent of households in South Lake Tahoe earned over $150,000, compared to 23.0 percent in El Dorado County. Many of the city's year-round residents that live and work in the city find it difficult to afford housing due to the high cost and low incomes.

TABLE 4-8
HOUSEHOLD INCOME DISTRIBUTION
South Lake Tahoe
2019

Income Category	South Lake Tahoe	
	Number	Percentage of Total
Renter-Occupied		
Less than $20,000	1,247	23.7%
$20,000 to $34,999	1,213	23.0%
$35,000 to $49,999	734	13.9%
$50,000 to $74,999	898	17.0%
$75,000 to $99,999	565	10.7%
$100,000 to $149,999	404	7.7%
$150,000 or more	209	4.0%
TOTAL	**5,270**	**100.0%**
Owner-Occupied		
Less than $20,000	409	11.2%
$20,000 to $34,999	471	12.9%
$35,000 to $49,999	462	12.6%
$50,000 to $74,999	560	15.3%
$75,000 to $99,999	482	13.2%
$100,000 to $149,999	665	18.2%
$150,000 or more	613	16.7%
TOTAL	**3,662**	**100.0%**
Median Income	**$49,390**	–

Source: 2015-2019 ACS 5-Year Estimates.

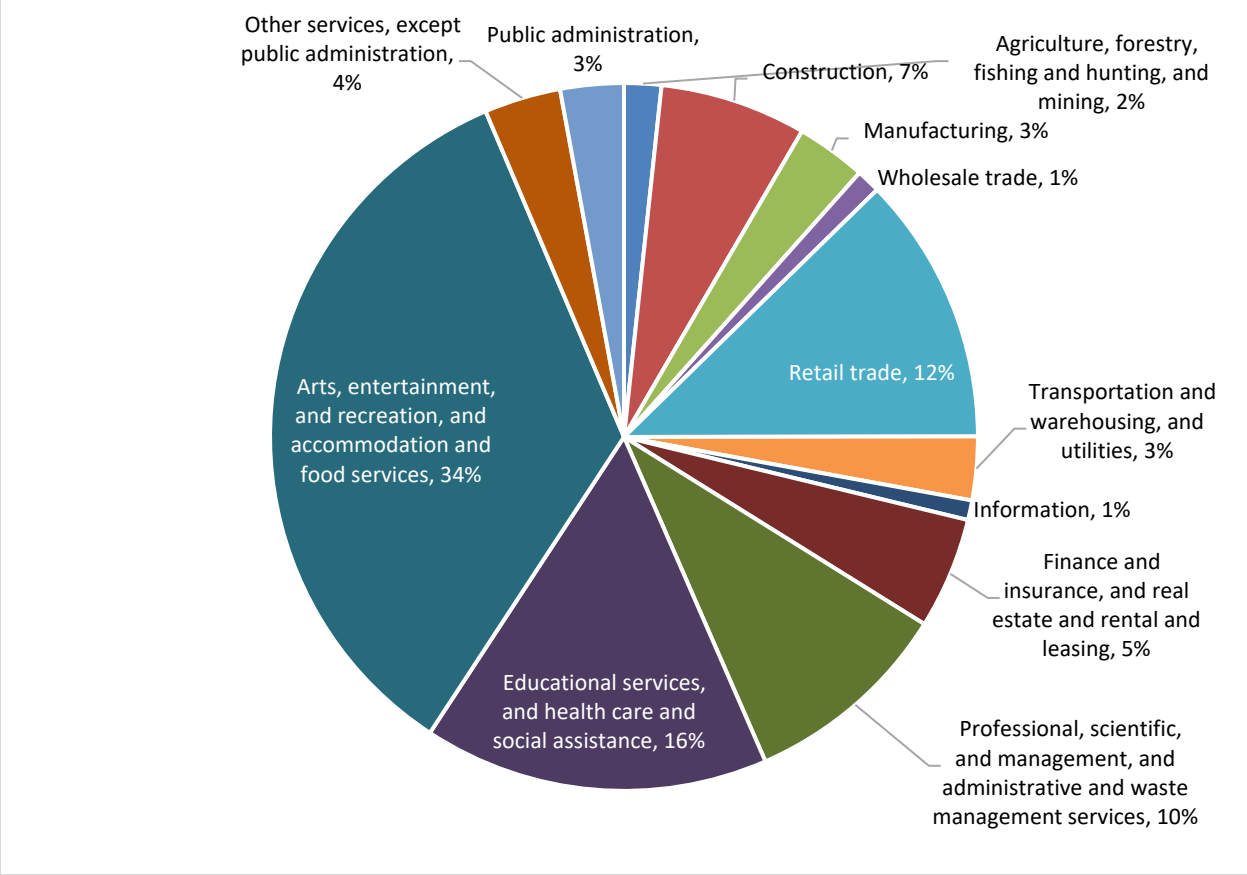
4.2.2.8 Existing and Projected Employment

South Lake Tahoe is primarily a tourism-based economy. The city's proximity to the larger Bay Area, Sacramento, and Reno population centers makes Lake Tahoe an attractive place for day trippers or weekenders seeking to escape the summertime heat or spend a day on the ski slopes. This situation creates a low-paid, seasonal workforce. Jobs paying minimum wage plus tips are not uncommon.

As is typical in destination resort areas, the economy tends to be seasonal in nature, climate-dependent, and trending toward instability. Between Labor Day and ski season and in the spring, hours of employment tend to be cut back, and in some cases, full season layoffs occur. Some people work "dual" seasonal employment, such as Forest Service firefighting in the summer and ski patrolling in the winter.

While South Lake Tahoe's year-round resident population is growing slowly, the city continues to be a popular resort destination, and tourist-based employment will continue to grow. Figure 4-2 shows the number of employees by major industry in South Lake Tahoe. Lower-wage service industry jobs create a need for affordable low-income housing. At the same time, the City recognizes the need to diversify its economy. To create opportunities for non-service sector employees, there is also a need to provide quality, moderate-income housing for year-round residents.

FIGURE 4-2: EMPLOYEES BY MAJOR INDUSTRY



Source: 2017 ACS, 5-Year Estimates (SACOG Housing Element Data Profile 2020)

The top employers in the city by number of employees are shown in Table 4-9. In both fiscal years (FY) 2010–2011 and 2019–2020, Barton Memorial Hospital was the city's largest employer with 4.7 percent of total employees in FY 2010–2011 and 7.5 percent of employees in FY 2019–2020. The total number of jobs in South Lake Tahoe decreased from 15,247 in FY 2010–2011 to 11,706 in FY 2019-2020, an indicator of the slow economy during the last decade.

TABLE 4-9
LARGE EMPLOYERS
South Lake Tahoe
2010–2020

	2010-2011		2019-2020	
	Number	Percentage of Workforce	Number	Percentage of Workforce
Barton Memorial Hospital	720	4.7%	875	7.5%
Lake Tahoe Unified School District	352	2.3%	407	3.5%
El Dorado County	247	1.6%	254	2.2%
United States Forest Service	240	1.6%	112	1.0%
Heavenly Mountain Resort	239	1.6%		0.0%
Lake Tahoe Community College	221	1.4%	232	2.0%
Marriott Corporation	195	1.3%	189	1.6%
City of South Lake Tahoe	189	1.2%	200	1.7%
Raley's Supermarket	164	1.1%	114	1.0%
South Tahoe Public Utility District	113	0.7%	118	1.0%
Lake Tahoe Resort Hotel	-	-	142	1.2%
All Other Employers	12,567	82.4%	9,063	77.4%
Total Workforce	**15,247**	**100.0%**	**11,706**	**100.0%**

Source: City of South Lake Tahoe, Comprehensive Annual Financial Report, 2020.

Table 4-10 shows the SSRHNO Report job forecasts for the South Shore Region in 2026 compared to the 2019 baseline job estimates. Employment projections were not available for individual cities. From 2019 to 2026, the South Shore Region is expected to add 2,230 jobs, a 1.1-percent increase per year. El Dorado County will have a similar annual growth rate of 1.2 percent, or approximately 6,790 jobs are forecast to be added from 2019 to 2026. Overall, it is expected that some areas in the South Shore Region will accommodate more job growth and some areas will experience less job growth than the average annual growth rate anticipated for the whole region.

TABLE 4-10
EMPLOYMENT PROJECTIONS
El Dorado County, Douglas County, and South Shore Region[1]
2019-2026

Jurisdiction	2019	2026	Annual Growth Rate
El Dorado County	79,820	86,610	1.2%
Douglas County	28,680	30,880	1.1%
South Shore Region	26,880	29,110	1.1%

Source: 2020 TRPA Regional Transportation Plan; 2014-2018 ACS 5-Year Estimates.

[1] *The South Shore Region includes the Tahoe regions of Douglas County, the City of South Lake Tahoe, and unincorporated areas of El Dorado County, including Tahoma, in the South Tahoe area.*

As shown in Table 4-11, the State Economic Development Department (EDD) produces yearly occupational employment and wage data by metropolitan statistical area (MSA) that reports employment projections out to 2028 related to job growth for the Sacramento-Roseville-Arden Arcade MSA, which includes the El Dorado, Placer, Sacramento, and Yolo Counties. During the 10-year period (2018–2028), new employment in the Sacramento-Roseville-Arden Arcade MSA is expected in a variety of occupations. The three occupation groups expected to have the most growth are personal care and service, healthcare support, and healthcare practitioners and technical occupations. When comparing annual incomes to the median El Dorado County income in 2021 for a family of four of $91,100 (see Table 4-20), only five of the occupational groups in Table 4-11 offer mean salaries above this median income.

Of the 22 occupational groups, the highest mean annual salaries are in the management occupations and legal occupations at $121,473 and $119,663, respectively. The lowest annual salary is in the food preparation and serving-related occupations at $29,635.

TABLE 4-11
PROJECTED EMPLOYMENT BY OCCUPATION AND WAGE
Sacramento-Roseville-Arden Arcade Metropolitan Statistical Area
2020

Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2018	Projected Employment 2028	Percentage Change
Management Occupations	$58.40	$121,473	68,940	74,250	7.7%
Business and Financial Operations Occupations	$37.93	$78,885	86,760	93,410	7.7%
Computer and Mathematical Occupations	$47.24	$98,253	33,650	35,790	6.4%
Architecture and Engineering Occupations	$49.15	$102,227	19,670	20,820	5.8%
Life, Physical, and Social Science Occupations	$38.62	$80,337	15,250	16,630	9.0%
Community and Social Service Occupations	$29.07	$60,460	18,810	20,750	10.3%
Legal Occupations	$57.53	$119,663	10,230	10,670	4.3%
Educational Instruction and Library Occupations	$31.43	$65,373	64,400	68,270	6.0%
Arts, Design, Entertainment, Sports, and Media Occupations	$29.77	$61,910	16,230	17,250	6.3%
Healthcare Practitioners and Technical Occupations	$53.73	$111,757	52,030	60,990	17.2%
Healthcare Support Occupations	$16.52	$34,373	23,510	27,930	18.8%
Protective Service Occupations	$30.16	$62,731	23,280	24,230	4.1%
Food Preparation and Serving Related Occupations	$14.25	$29,635	90,660	104,000	14.7%
Building and Grounds Cleaning and Maintenance Occupations	$17.75	$36,907	35,430	38,940	9.9%
Personal Care and Service Occupations	$16.21	$33,724	71,020	86,920	22.4%
Sales and Related Occupations	$22.20	$46,183	97,630	98,710	1.1%
Office and Administrative Support Occupations	$21.80	$45,344	154,060	153,050	-0.7%
Farming, Fishing, and Forestry Occupations	$14.93	$31,059	7,480	7,370	-1.5%
Construction and Extraction Occupations	$28.74	$59,779	59,640	65,990	10.6%
Installation, Maintenance, and Repair Occupations	$26.82	$55,794	34,360	36,700	6.8%
Production Occupations	$21.02	$43,710	32,070	32,820	2.3%
Transportation and Material Moving Occupations	$18.79	$39,072	65,170	75,090	15.2%

Source: EDD, 2021.

4.2.2.9 School Enrollment

South Lake Tahoe is served by three elementary schools, one middle school, and one high school as part of the Lake Tahoe Unified School District. In addition, the district introduced an alternative online learning option for students in Fall 2020. Enrollment in the school district has decreased by approximately six percent since 2016 as shown below:

- School Year (SY) 2016-17: 3,951 students
- SY 2017-18: 3,906 students
- SY 2018-19: 3,872 students
- SY 2019-20: 3,905 students
- SY 2020-21: 3,725 students

If the trend in decreasing school enrollment continues, family housing will decrease in demand in relation to other types of housing in South Lake Tahoe.

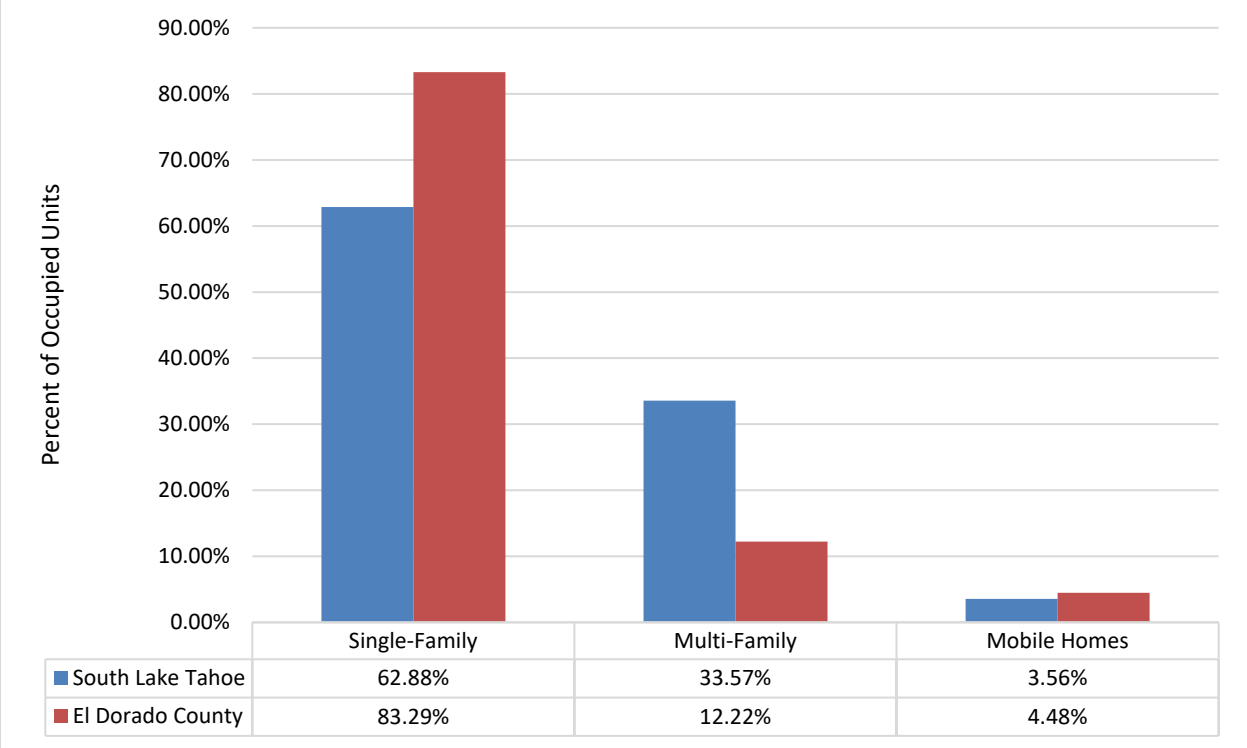
4.2.3 Housing Characteristics and Trends

4.2.3.1 Housing Inventory/Supply

Table 4-12 and Figure 4-3 present comparative data on the housing stock in the City of South Lake Tahoe and El Dorado County. The table summarizes the total housing stock according to the type of housing structure.

As shown in Table 4-12, single-family detached housing units account for the majority of housing in the city and county. The city has a significantly smaller proportion of single-family detached homes compared to El Dorado County. In 2019, 60.32 percent of the city's housing stock was single-family detached compared to 81.78 percent for the county. The majority of this difference between the city and county is made up by multifamily developments. South Lake Tahoe had a total of 33.57 percent of its housing in multifamily developments in 2019, whereas the county had only 12.22 percent of its housing in this type.

FIGURE 4-3: HOUSING STOCK CHARACTERISTICS



Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020).

TABLE 4-12
HOUSING STOCK BY TYPE
South Lake Tahoe and El Dorado County
2010 and 2019

Year		Total Units	Single-Family		Multifamily		Mobile Homes
			Detached	Attached	2 to 4	5 plus	
City of South Lake Tahoe							
2010	#	15,087	9,476	376	2,454	2,218	563
	%	100.00%	62.81%	2.49%	16.27%	14.70%	3.73%
2019	#	15,831	9,550	404	2,454	2,860	563
	%	100.00%	60.32%	2.55%	15.50%	18.07%	3.56%
El Dorado County							
2010	#	88,159	72,312	1,322	4,862	5,585	4,078
	%	100.00%	82.02%	1.50%	5.52%	6.34%	4.63%
2019	#	91,987	75,227	1,393	4,870	6,372	4,125
	%	100.00%	81.78%	1.51%	5.29%	6.93%	4.48%

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020).

Table 4-13 shows the number of housing units and employed residents in the city and county in 2010 and 2019. The ratio of these figures is known as the housing-jobs ratio and can be used to evaluate the balance between job opportunities and housing availability in the city. In 2019, the housing-jobs ratio was 0.7 in the city and 0.9 in the county. This indicates that there are slightly fewer jobs than homes in the city and the county, and residents may need to commute outside their local jurisdiction to find employment. Keeping housing and jobs in balance and near each other helps to reduce energy used for commuting.

TABLE 4-13
HOUSING-JOBS RATIO
South Lake Tahoe and El Dorado County
2010 and 2019

	South Lake Tahoe		El Dorado County	
	2010	2019	2010	2019
Housing Units	15,087	15,831	88,159	91,987
Employed Residents	12,223	11,800	84,829	85,101
Jobs-Housing Ratio	0.8	0.7	1.0	0.9

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020); 2019 ACS 5-Year Estimates

TRPA housing unit projections for 2045, published in 2020, updated projections for population, households, and jobs for 2045 using 2018 as the baseline for comparison. Table 4-14 reports the growth as a 9.7-percent increase in housing units in the Tahoe Basin, from 47,655 housing units in 2018 to 52,273 units in 2045. It is expected that some areas in the Tahoe Region will accommodate more housing unit growth and some areas will experience less housing unit growth than the average 9.6 percent anticipated for the whole region. The growth rate in South Lake Tahoe is slightly higher at 14.2-percent from 2018 to 2045.

TABLE 4-14
HOUSING UNIT PROJECTIONS
South Lake Tahoe and Tahoe Basin
2018-2045

Jurisdiction	2018	2045
South Lake Tahoe	15,684	17,914
Tahoe Region[1]	15,684	17,914

Source: TRPA Project Impact Assessment Guidelines, 2021; 2020 RTP Projected Development Data, 2020.[1] Tahoe Region consists of El Dorado, Placer, Douglas, and Washoe Counties.

4.2.3.2 Vacancy Rates and Rental Housing

The vacancy rate is an important factor in the availability of housing. Where vacancy rates are high, housing prices and rents tend to be lower. A vacancy rate of 5 percent or lower for rental housing and 2 percent or lower for ownership housing indicates a "tight housing market," meaning that it is harder to find available units in any particular area or price range. In 2019, DOF reported the South Lake Tahoe homeowner vacancy rate to be 2.4 percent, with a rental vacancy rate of 7.3 percent.

The local tourist economy creates an attractive market for buying houses as second homes. Tourists come to the city and infuse substantial amounts of disposable income into the local economy, which has positive aspects for South Lake Tahoe. The city benefits from the generation of transient occupancy taxes from the local motels, hotels, and vacation rental units.

There are several concerns associated with the high percentage of seasonal and tourist units. In 2019, 49.9 percent of housing units in South Lake Tahoe were considered "vacant" according to the Census. Of these vacant units, 84.2 percent were for seasonal, recreational, or occasional use, as shown previously in Table 4-7. Vacant units that were available for rent in 2017 constituted 4.3 percent of vacancies.

The use of housing as vacation rentals may reduce the number of available rental units for the local workforce; however, Measure T went into effect in January 2022, and vacation rentals are only permitted in commercial areas of the city. These homes would not likely be available as full-time rentals if they were not used as vacation rentals, as they are located in non-residential areas. While the second home market in South Lake Tahoe increases competition for homebuyers and is a force that drives up prices, Measure T has curbed this type of competition in residential areas.

As mentioned previously, some individuals and families resort to renting motel rooms rather than renting residential units when they cannot save enough money for refundable security deposits (typically two months' rent for damages or unpaid rent), or if they have a poor rental history and are unable to compete for a rental. At weekly room rental rates ranging between $322 and $3,493 per week (or $1,288 to $13,972 monthly) depending on the season and motel, the motel rate can cost more than an equivalent market-rate studio residential unit, making it difficult to save the money needed to break out of the motel-room cycle. Units are sometimes overcrowded, either with families or sometimes with seasonal workers stretching their housing dollars by "hot bedding" (the practice of sharing a unit with others who work opposite shifts such that there is always someone sleeping in the bed).

However, for many motel residents, motel living is a lifestyle choice. These residents may prefer to live in motels because of amenities such as maid service and the ease of paying a single bill each month. Others may be mentally or physically disabled and prefer a less independent style of living offered at motels with cleaning services and other basic amenities. Also, some of the residents live and work at the same motel.

4.2.3.3 Overcrowded Housing

Overcrowding is a measure of the capacity of the housing stock to adequately accommodate residents. Too many individuals living in a housing unit with inadequate space and number of rooms can result in unhealthy living arrangements, as well as accelerated deterioration of the housing stock. The concept of overcrowding is partly determined by cultural preferences. In the United States, housing providers typically consider a household as overcrowded if there is more than one person per room or two persons per bedroom. When calculating the number of people per room, bathrooms and kitchens are excluded. "Extreme overcrowding" is defined as more than 1.5 persons per room. This definition of overcrowding does not consider the size of a dwelling unit or bedroom or the practice of extended family living that is common in some cultures.

Overcrowding can result when the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or when unrelated individuals share dwelling units due to high housing costs. Table 4-15 shows the number of persons per room for renter- and owner-occupied housing units in South Lake Tahoe and El Dorado County. Of the city's occupied housing units in 2017, approximately 1.1 percent were extremely overcrowded, compared to 0.5 percent in El Dorado County. Extreme overcrowding occurred slightly more in owner-occupied housing than rental housing in South Lake Tahoe, while it was more common in rental housing in El Dorado County. Overall, there was a 6.4-percentage point decrease in extreme overcrowding from 2010, when 7.5 percent of the city's households were extremely overcrowded. The City has observed an increase in overcrowding as housing prices rose during the COVID-19 pandemic.

TABLE 4-15
OVERCROWDED HOUSING
South Lake Tahoe and El Dorado County
2010 and 2017

Persons per Room	South Lake Tahoe				El Dorado County			
	Rental Units		Owner Units		Rental Units		Owner Units	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2010								
1 or less	3,876	85.7%	3,698	95.0%	15,057	92.7%	50,913	98.2%
1.01 to 1.50	412	9.1%	104	2.7%	869	5.4%	779	1.5%
1.51 or more	233	5.2%	90	2.3%	320	2.0%	180	0.4%
TOTAL	**4,521**	**100.0%**	**3,892**	**100.0%**	**16,246**	**100.0%**	**51,872**	**100.0%**
2017								
1 or less	4,425	92.3%	4,015	98.3%	15,386	95.4%	51,239	98.6%
1.01 to 1.50	322	6.7%	26	0.6%	589	3.7%	544	1.1%
1.51 or more	49	1.0%	45	1.1%	161	1.0%	165	0.3%
TOTAL	**4,796**	**100.0%**	**4,086**	**100.0%**	**16,136**	**100.0%**	**51,948**	**100.0%**

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020); 2008–2010 Census ACS.

4.2.3.4 Household Size

Table 4-16 summarizes average household size and number of persons per housing unit for South Lake Tahoe and El Dorado County in 2017. According to the ACS, the proportion of households occupied by one person in South Lake Tahoe (36.6 percent) was larger than the proportions of one-person households in El Dorado County (23.6 percent). Households with two to four people made up 57.3 percent of all households in South Lake Tahoe in 2017. This proportion was lower in the city than in El Dorado County (68.5 percent). Renter-occupied households had a slightly higher proportion of one-person households (41.6 percent) and households with five or more people (6.3 percent) than owner-occupied households (30.9 percent and 5.8 percent, respectively). Owner-occupied households had a higher proportion of households with two to four people (63.4 percent) than renter households (52.2 percent).

TABLE 4-16
HOUSEHOLD SIZE BY TENURE
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Owner-Occupied				
1 Person	1,261	30.9%	10,636	20.5%
2-4 People	2,589	63.4%	37,421	72.0%
5 + Persons	236	5.8%	3,891	7.5%
TOTAL	**4,086**	**100.0%**	**51,948**	**100.0%**
Renter-Occupied				
1 Person	1,993	41.6%	5,412	33.5%
2-4 People	2,501	52.2%	9,227	57.2%
5 + Persons	302	6.3%	1,497	9.3%
TOTAL	**4,796**	**100.0%**	**16,136**	**100.0%**
Total Households				
1 Person	3,254	36.6%	16,048	23.6%
2-4 People	5,090	57.3%	46,648	68.5%
5 + Persons	538	6.1%	5,388	7.9%
TOTAL	**8,882**	**100.0%**	**68,084**	**100.0%**

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

4.2.4 Development Trends

As the next section describes, housing prices have increased significantly in the last few decades, and it is true that people are no longer building 860-square-foot "Tahoe cabins." Developers find higher profitability in the upper-end ownership market than in first-time homebuyer market and rental market, causing builders to focus on that market in their speculative development.

However, the City's method of distributing 30 percent of the limited market-rate residential allocations it receives from TRPA to new multifamily units ensures that multifamily housing is also constructed. In the past, these units have tended to be used for smaller multifamily rental housing (typically four units or fewer with two bedrooms per unit) or small individual ownership condominiums that can benefit the first-time homebuyer. This new construction adds diversity to what would likely otherwise be aging multifamily rental housing stock. Since TRPA began offering bonus units for low, moderate, and achievable-income units, the City has seen an increase ranging from 15 to 30 achievable-income units per multi-family project.

4.2.4.1 Housing Conditions

The US Census provides limited data that can be used to make inferences about the condition of South Lake Tahoe's housing stock. For example, the ACS reports on whether housing units have complete plumbing and kitchen facilities. Since less than one percent of all housing units in South Lake Tahoe were

lacking either complete plumbing facilities or complete kitchen facilities in 2017 (see Table 4-17), these indicators do not reveal much about overall housing conditions.

Housing stock age and condition are generally correlated, so one variable in the ACS that provides an indication of housing conditions is the age of a community's housing stock. Table 4-17 shows the median year built and the decade built for owner-occupied and renter-occupied housing units in South Lake Tahoe and El Dorado County in 2017. As shown in the table, South Lake Tahoe's housing stock is older than El Dorado County housing stock. Over 79 percent of South Lake Tahoe's housing units were built before 1980, compared to 48 percent for El Dorado County. With Tahoe's winter climate, older houses require more investment to keep them properly maintained.

TABLE 4-17
AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS
South Lake Tahoe and El Dorado County
2013–2017 Estimate

Total Occupied Housing Units	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Built 2014 or later	54	0.30%	425	0.48%
Built 2010 to 2013	82	0.46%	773	0.87%
Built 2000 to 2009	1,004	5.67%	14,343	16.06%
Built 1990 to 1999	1,170	6.60%	14,635	16.39%
Built 1980 to 1989	1,381	7.80%	16,253	18.20%
Built 1970 to 1979	5,080	28.68%	20,654	23.13%
Built 1960 to 1969	4,828	27.26%	10,362	11.61%
Built 1950 to 1959	2,893	16.33%	6,617	7.41%
Built 1940 to 1949	843	4.76%	2,714	3.04%
Built 1939 or earlier	379	2.14%	2,510	2.81%
TOTAL	**17,714**	**100.00%**	**89,286**	**100.00%**
Median Year Built	1971	-	1982	-
Units Lacking Complete Plumbing Facilities	12	0.13%	151	0.21%
Units Lacking Complete Kitchen Facilities	46	0.52%	347	0.49%

Source: ACS 2013-2017 5-Year Estimates (SACOG Housing Element Data Profile 2020).

4.2.4.2 2019 Housing Conditions Survey

In 2019, the City of South Lake Tahoe contracted with Michael Baker International to evaluate the amount of existing housing stock needing rehabilitation and replacement. The housing conditions survey was modeled after the HCD Sample Housing Survey[3] with additional features such as fire safety defensible space and drainage. The survey included 4,009 units, compared to 5,166 units surveyed in

[3] https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics/docs/samplehousingconditionsurvey.pdf

2002. The survey findings present a snapshot of all the neighborhoods across the city surveyed; these samples are not necessarily representative of each sub-area or of the city as a whole.

4.2.4.2.1 Survey Methodology

The 2019 Housing Conditions Survey used the DOF E-5 Population and Housing Estimates for Cities (January 2019), and it was determined that South Lake Tahoe had a total of 15,831 housing units. The survey sample size was at least 25 percent of the total housing stock in each neighborhood. Of the 4,009 units surveyed, 75 percent were single-family units, 13 percent were multifamily housing units, 4 percent were condominiums, 5 percent were mobile homes, 4 percent were Single-Room Occupancy (SRO) units, and less than 1 percent were "other" types of housing, including senior housing and multiple residences on one property. While neighborhoods were identified prior to field surveys, no individual housing structures were specifically targeted to ensure that no bias was involved in the final count. The only exception to this were SROs that City staff had indicated a need to observe all SROs within South Lake Tahoe. Housing units in all six census tracts in South Lake Tahoe were surveyed and each neighborhood contributed between 10 and 26 percent of the total units surveyed.

Information on housing conditions was conducted on a parcel-by-parcel basis and in accordance with the requirements of California Government Code Section 65583.[4] Data was collected through a "windshield survey," a drive-by assessment of exterior housing conditions. While a drive-by inspection can determine if a housing unit needs a new foundation, roof, or paint, it cannot identify substandard interior conditions, such as faulty plumbing or wiring. By assessing the condition of the exterior electrical box, however, a correlation between substandard interior conditions and a damaged or faulty electrical box can be made. Housing units that require exterior rehabilitation often require interior rehabilitation as well.

The survey noted the following housing characteristics: address, address visibility, appearance of vacancy, structure type, construction type, frontage improvements, curbs, roof gutters, sidewalks, driveway, adequate site drainage, garage, garage type, defensible space, types of defensible space issues, type of siding, foundation, roofing, side condition, windows, landscaping, and condition of driveway. Housing conditions were evaluated based on a point rating system devised by HCD. Each unit was rated with a numbered assessment based on the condition of six exterior conditions (foundation, windows, roofing, siding, landscaping, and condition of driveway). "Electrical" from the HCD survey was removed from the final survey as it was determined to be difficult to accurately score electrical boxes/conditions from the road during a windshield survey. The total point score for the six rated conditions comprises the total rating for each housing unit. Based on the total point score, each unit was categorized as sound; needing minor rehabilitation, moderate rehabilitation, or substantial rehabilitation; or dilapidated (infeasible to rehabilitate).

4.2.4.2.2 Survey Results

Of the six Census tracts surveyed, Tract 303.01 (primarily consisting of the Tahoe Sierra neighborhood) was found to have the highest incidence (0.5 percent of all units surveyed within the same tract) of units in need of moderate or substantial repairs and/or dilapidated homes. Tract 304.02 (which includes the Bonanza, Barron, and Gardener Mountain neighborhoods) and Tract 304.01 (which includes the Tahoe

[4] https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6.

Keys and the Tahoe Island neighborhoods) each had 0.1 percent units in need of moderate or substantial repairs and/or dilapidated homes of all units surveyed within the same tract. Table 4-18 summarizes the overall structural score for all housing units surveyed in South Lake Tahoe as of the 2019 Housing Conditions Survey and Table 4-19 lists housing conditions by structural issues.

TABLE 4-18
OVERALL STRUCTURAL SCORE
South Lake Tahoe
2019

Score	Total Units	Percentage
Sound	3,809	95.0%
Minor Repairs Needed	151	3.8%
Moderate Repairs Needed	44	1.1%
Substantial Repairs Needed	3	0.1%
Dilapidated	2	0.1%
TOTAL	**4,009**	**100%**

Source: 2019 Housing Conditions Survey, Michael Baker International.

TABLE 4-19
HOUSING CONDITIONS BY STRUCTURAL ISSUE
South Lake Tahoe
2019

Structural Issue	Units	Percentage
Driveway fair, poor, or needs replacement	1,754	48.0%
Siding needing paint, repair, or replacement	391	10.0%
Landscaping with weeds, trash, poorly maintained or needs replacement	286	7.0%
Roof needing repair or replacement	193	5.0%
Foundation needing repair or installation	65	2.0%
Windows needing repair or replacement	22	0.1%
TOTAL	**2,711**	**--**

Source: 2019 Housing Conditions Survey, Michael Baker International.
Note: % of total is based on the total number of homes surveyed that has that type of structure. The % of total is based on the total repairs or replacement needed.

Foundation Condition

The building foundation bears the load of the building, isolates it from ground moisture, and anchors the structure to ensure safety during earthquakes. Of the units surveyed, three structures had no foundation, and six structures had a partial foundation. In addition, 65 housing units (2 percent of the units surveyed) had foundation issues. Mobile homes were excluded from scoring in this category since they typically don't have foundations.

Roofing Condition

Damaged roofs contribute to the deterioration of the interior and exterior of a housing unit, and 193 units (5 percent) of all units surveyed needed roof repairs. The most common issue was missing shingles. Seven units needed roof replacement, while 40 units needed re-roofing. Of the roofs in need of replacement, the large majority had wood-shingle roofs.

Siding Condition

The most common siding type is wood, or a combination of wood and another siding type. The most common issues found with siding was the need to repaint the exterior, which correlates to the wood siding type due to the cold climate conditions in South Lake Tahoe. Of the housing units surveyed, 391 units (10 percent) have siding repairs needed, of those, 24 units (0.6 percent) needed siding replaced entirely. The 24 housing units that needed replacement and painting of their siding spanned most housing types, excluding condominiums because they typically have Homeowners Association (HOAs) that maintain elements such as siding. The largest percentage (32 percent) of housing units that need siding replacement and painting are in Tract 303.01.

Window Condition

Only 1 percent (22 units) of all housing units surveyed had any issues with windows. Of those, only three needed windows replaced.

Landscaping Condition

While landscaping was not part of the HCD Sample Survey, the City reviewed landscaping conditions as another component that can affect housing conditions. Many of the housing units surveyed in South Lake Tahoe opted to keep their landscaping natural (i.e., pine trees, indigenous brush), which is categorized as "maintained/natural landscaping." An overgrowth of weeds, or combustible material/vegetation within 10 feet of the structure is categorized as "poorly maintained/weeds/trash." Overall, 7 percent of the housing units surveyed had landscaping issues, with 1.4 percent that were poorly maintained or needed replacement. The bulk of these housing units were almost evenly divided between Tract 303.01 (23 housing units) and Tract 304.02 (22 housing units).

Driveway Condition

Weather plays a large part in a housing unit's driveway conditions. Extreme cold weather can accelerate erosion of materials, such as asphalt, cement, and brick. Of all the scored conditions of the housing units surveyed, driveways had the highest occurrence of issues. Of the 4,009 housing units surveyed, 3,630 (91 percent) had paved driveways. There were 1,754 (48 percent) units whose driveways had issues - either some cracks, large cracks, or major repairs needed.

4.2.4.3 Housing Affordability

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. Table 4-20 shows the median household income for various sized households in the county in 2021. A four-person household in El Dorado County had a median annual income of $91,100. Overall, the median household income in South Lake Tahoe was $44,217 and $70,000 in the county.

TABLE 4-20
MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD SIZE
El Dorado County
2021

	El Dorado County
	Median Income
1-Person Household	$63,750
2-Person Household	$72,900
3-Person Household	$82,000
4-Person Household	$91,100
5-Person Household	$98,400
6-Person Household	$105,700
7+ Person Household	$112,950

Source: HCD 2021 Income Limits

4.2.4.4 Housing Cost Burdens

HCD calls for an analysis of the proportion of "lower-income" households "overpaying for housing." Lower-income households are defined as those that earn 80 percent or less of the area median income (AMI). This is a share of income approach to measure housing affordability in terms of the percentage of income that a household spends on its housing.

An assessment of housing cost burdens requires that information about household size be combined with information on household income for each household individually. The United States Department of Housing and Urban Development (HUD) creates a special Census tabulation for use in Consolidated Plans.[5] The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from HUD's State of the Cities Data Systems website.

A "moderate cost burden" is defined by HUD as gross housing costs between 31 and 50 percent of gross income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

[5] The Comprehensive Housing Affordability Strategy (CHAS) data file is a detailed tabulation of the decennial Census sponsored by HUD. It includes extensive data on a variety of physical and financial housing characteristics and needs categorized by HUD-defined income limits (30, 50, and 80 percent of area median income) and HUD-specified household types. As with the long form in the decennial Census, CHAS indicators are estimates based on a sample of households. These special tabulation data are used by local governments for housing planning as part of the Consolidated Planning process and by HUD for various allocation formulas to distribute funds to localities.

Income groups are shown in the CHAS tabulation based on the HUD-adjusted area median family income. The area median family income is based on the Sacramento Metropolitan Statistical Area, encompassing El Dorado, Placer, Sacramento, and Yolo Counties. In 1974, Congress defined "low income" and "very low income" for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.[6]

Table 4-21 shows the CHAS special tabulation data from the 2012–2016 Census ACS regarding the percentage of lower-income households with a housing cost burden greater than 30 percent and greater than 50 percent by tenure and for extremely low-income households with a cost burden greater than 50 percent in South Lake Tahoe.

TABLE 4-21
HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION
South Lake Tahoe
2016

	South Lake Tahoe		
	Owners	**Renters**	**Total**
Household Income ≤ 30% MFI (Extremely Low Income [ELI])			
Total households in jurisdiction	375	1,065	1,440
Number of ELI households w/ cost burden > 50%	310	730	1,040
Percentage w/ cost burden > 50%	82.7%	68.5%	72.2%
Household Income < 80% MFI (Lower Income)			
Total households in jurisdiction	1,590	3,190	4,780
Number of lower-income households w/ cost burden > 30%	1,080	2,105	3,185
Percentage w/ cost burden > 30%	67.9%	65.99%	66.6%
Number of lower-income households w/ cost burden > 50%	730	1,050	1,780
Percentage w/ cost burden > 50%	45.9%	32.9%	37.2%
Total Lower-Income Households with Cost Burden	**1,560**	**2,180**	**3,740**
Percentage of Total Lower-Income Households with Cost Burden	**98.1%**	**68.3%**	**78.2%**

Source: 2012-2016 CHAS Data (SACOG Housing Element Data Profile 2020).

Approximately 72.2 percent of extremely low-income households had a housing cost burden greater than 50 percent in 2016. In all three of the lower-income categories (extremely low-income, very low-income, and low-income households), 66.6 percent had a cost burden greater than 30 percent and 37.2 percent had a cost burden greater than 50 percent. The percentage of owners with this cost burden was higher than renters in both categories (extremely low-income and lower incomes combined). Cost burdens affect a large number of South Lake Tahoe residents. Of all city households, 44.5 percent were cost burdened in 2016.

[6] Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state's non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent decennial Census results and are updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; etc.

Table 4-22 shows the number of households by tenure that has any housing problems according to the 2013-2017 ACS-based CHAS database. A housing problem includes conditions such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the AMI by income category. As shown in Table 4-22, housing problems are experienced by the majority of extremely low- and very low-income households. Overall, 2,565 households (79.4 percent) of the total very low- and extremely low-income households reported having any of the housing problems. Of extremely low- and very low-income owners, 78.9 percent reported having any housing problem, and 79.7 percent of renter-occupied households also experienced any of the housing problems.

TABLE 4-22
HOUSING PROBLEMS BY HOUSEHOLD INCOME CLASSIFICATION
South Lake Tahoe
2017

	South Lake Tahoe		
	Owners	Renters	Total
Household income ≤ 30% AMI with any housing problem	375	830	1,205
Household income > 30% ≤ 50% AMI with any housing problem	445	915	1,360
Percentage of households (≤50% AMI) with any housing problem	78.9%	79.7%	79.4%

Source: 2013-2017 CHAS.

4.2.4.5 Ability to Pay for Housing

The following section compares 2013 income levels and ability to pay for housing with actual housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits as they are applied to housing units in South Lake Tahoe.

- **Extremely Low-Income Unit:** Affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income and 30 percent of the median income for South Lake Tahoe as established by HUD (using El Dorado County statistics).
- **Very Low-Income Unit**: Affordable to households whose combined income is at or lower than 50 percent of the median income for South Lake Tahoe as established by HUD.
- **Low-Income Unit**: Affordable to a household whose combined income is at or between 51 and 80 percent of the median income for South Lake Tahoe as established by HUD.
- **Median-Income Unit:** Affordable to a household whose combined income is at or between 81 and 100 percent of the median income for South Lake Tahoe as established by HUD. Note that HCD defines the median income as 100-percent AMI.

- **Moderate-Income Unit**: Affordable to a household whose combined income is at or between 81 and 120 percent of the median income for South Lake Tahoe as established by HUD.
- **Above Moderate-Income Unit**: Affordable to a household whose combined income is above 120 percent of the median income for South Lake Tahoe as established by HUD.

According to HCD, the median family income for a four-person household in El Dorado County was $91,100 in 2021. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a HUD formula. The income limits are shown in Table 4-23.

TABLE 4-23
HCD INCOME LIMITS BASED ON PERSONS PER HOUSEHOLD
El Dorado County
2021

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low Income	$19,050	$21,800	$24,500	$27,200	$31,040
Very Low Income	$31,750	$36,250	$40,800	$45,300	$48,950
Low Income	$50,750	$58,000	$65,250	$72,500	$78,300
Median Income	$63,750	$72,900	$82,000	$91,100	$98,400
Moderate Income	$76,500	$87,450	$98,350	$109,300	$118,050

Source: HCD FY 2021 El Dorado County Income Limits

The HCD income limits for extremely low-, very low-, and low-income households are used to determine if households qualify for certain housing programs, including the Section 8 Housing Choice Voucher program. It is important to note that the median income in South Lake Tahoe is significantly lower than the income used to establish the income limits applied by HCD. At the time of the 2015-2019 Census ACS, South Lake Tahoe's median family income was $49,390 compared to $83,377 for El Dorado County.[7]

Table 4-24 shows the 2021 HCD household income limits for El Dorado County by the number of persons in the household for the lower four income categories discussed previously. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to $65,250 in 2021. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,631 or to purchase a house priced at or below $308,000.

[7] The 2015-2019 ACS estimate of median family income is $83,377 and the 2021 HCD Income Limit estimate of median household income for a family of four is $91,100. For the sake of the analysis in this section, a comparison between the City and County data from the same source (2015-2019 ACS) is more accurate. However, the State has approved the 2021 HCD Income Limits, so that data source is used as the primary estimate of median household income in this Housing Element.

TABLE 4-24
ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS
El Dorado County
2021

Extremely Low-Income Households at 30% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$19,050	$21,800	$24,500	$27,200	$31,040	$35,580
Max. Monthly Gross Rent[1]	$476	$545	$613	$680	$776	$890
Max. Purchase Price[2]	$89,900	$102,900	$115,600	$128,400	$146,500	$167,900
Very Low-Income Households at 50% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$31,750	$36,250	$40,800	$45,300	$48,950	$52,550
Max. Monthly Gross Rent[1]	$794	$906	$1,020	$1,133	$1,224	$1,314
Max. Purchase Price[2]	$149,900	$171,100	$192,600	$213,800	$231,000	$248,000
Low-Income Households at 80% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$50,750	$58,000	$65,250	$72,500	$78,300	$84,100
Max. Monthly Gross Rent[1]	$1,269	$1,450	$1,631	$1,813	$1,958	$2,103
Max. Purchase Price[2]	$239,500	$273,700	$308,000	$342,200	$369,600	$396,900
Moderate-Income Households at 120% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$76,500	$87,450	$98,350	$109,300	$118,050	$126,800
Max. Monthly Gross Rent[1]	$1,913	$2,186	$2,459	$2,733	$2,951	$3,170
Max. Purchase Price[2]	$361,100	$412,700	$464,200	$515,900	$557,200	$598,500

Sources: HCD FY 2021 El Dorado County Income Limits; PlaceWorks, 2021.

[1] *Assumes that 30% of income is available for either monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.*

[2] *Maximum housing purchase prices are based on the following assumed variables: a down payment that is 10% of the total cost, 1.2% annual property taxes, and 30-year fixed-rate mortgage at 4.00% annual interest rate.*

Table 4-25 shows HUD-defined fair market rent levels (FMR) for El Dorado County in 2021. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.[8] HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As stated previously, a three-person household classified as low income (80 percent of median) with an annual income of up to $65,250 could afford to pay $1,631 monthly gross rent (including utilities). The 2021 FMR for a two-bedroom unit in El Dorado County was $1,330. Therefore, a low-income household at the top of the income range could afford to rent a unit at the FMR level, assuming that such a unit is available for rent.

However, a three-person household classified as very low income (50 percent of median) with an annual income of up to $40,800 could afford to pay only $1,020 for monthly gross rent. This household could not afford the FMR of $1,330 for a two-bedroom unit nor the FMR of $1,060 for a one-bedroom unit. Households with incomes below 50 percent of the median would have even less income to spend on rent.

As previously stated, given the disparity between the median incomes of El Dorado County and South Lake Tahoe, the HUD-defined income limits and FMR for the county are not entirely accurate indicators of the rents that low-income residents in South Lake Tahoe can afford.

TABLE 4-25
HUD FAIR MARKET RENT
El Dorado County
2021

Bedrooms in Unit	Fair Market Rent (FMR)
Studio	$940
1 Bedroom	$1,060
2 Bedrooms	$1,330
3 Bedrooms	$1,900
4 Bedrooms	$2,300

Source: HUD User Data Sets: 2021 FY FMR

[8] According to HUD, "the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded."

4.2.4.6 Housing Costs

4.2.4.6.1 Average Monthly Rents

Typical rents in South Lake Tahoe have been increasing. The seasonal nature of the Lake Tahoe workforce leads to considerable turnover of housing units in the city. With frequent turnover in units, landlords are able to raise rents more easily and more often than if the residents stayed for longer periods. This pattern of "unit hopping," combined with the lack of new rental unit development, has allowed the cost of rental housing to increase much faster than local workers' incomes.

Table 4-26 shows the median contract rents and median gross rents for households in South Lake Tahoe and El Dorado County at the time of the 2015-2019 Census ACS. The split between gross rent (which includes all utilities payments) and contract rent (the amount paid to the property manager) can differ among areas not just because of different utility prices, but also because contract rents may or may not include utilities, while gross rents always do. For most housing analysis, comparing gross rents rather than contract rents is a better choice since gross rents are a more comprehensive measure of renters' costs and using it ensures that the same housing cost components are included for all renters.

The median gross rent in 2019 for South Lake Tahoe was $1,020. As shown in Table 4-26, the median contract rent in South Lake Tahoe in 2019 ($931) was lower than El Dorado County ($1,114). The median gross rent in South Lake Tahoe in 2019 ($1,020) was also lower than the county ($1,260). While rents were slightly more affordable in South Lake Tahoe, median incomes in the city were significantly lower than incomes in El Dorado County, as discussed previously.

TABLE 4-26
MEDIAN CONTRACT RENT AND MEDIAN GROSS RENT
South Lake Tahoe and El Dorado County
2019

	South Lake Tahoe	El Dorado County
Median contract rent	$931	$1,114
Median gross rent	$1,020	$1,260

Source: US Census 2015-2019 ACS 5-Year Estimates

It should be noted that South Lake Tahoe's median rent levels shown in Table 4-26 are not influenced by the large number of seasonal homes, some of which are vacation rentals. While some data sources, such as the American Housing Survey, estimate the contract rents of vacant units, rents on vacant units from the Census are unavailable and are therefore excluded.

Table 4-27 shows the average monthly rents for 2021 for apartments and homes in South Lake Tahoe. These current average rents were estimated based on rental listings in May 2021. The majority of rents do not include utility costs. Average monthly rents for all size units are lower than the HUD FMR figures shown in Table 4-25. At these rent levels, an average one-bedroom rental ($1,510 monthly rent) would likely be affordable (depending on utility costs) to a two-person moderate-income household (can afford $1,823 monthly rent and utilities).

Unlike the cost of homeownership in South Lake Tahoe, rents are more affordable to households with median and low incomes; however, market rents are still out of reach to individuals and families with very low incomes. As shown in Table 4-24, an extremely low-income family of four can afford to spend a maximum of $680 for monthly rent and utilities. The average rent for a three-bedroom apartment or house ($3,800) is over five times the affordable price limit for an extremely low-income family.

TABLE 4-27
AVERAGE RENTS
South Lake Tahoe
2021

Number of Bedrooms	Average Rent	Range	Number of Listings
Studio	$1,098	$1,000 to $1,195	2
1 Bedroom	$1,510	$1,200 to $2,000	11
2 Bedrooms	$2,581	$1,499 to $4,000	14
3 Bedrooms	$3,800	$2,000 to $8,000	9
4 Bedrooms	$4,150	$2,750 to $6,500	3
5 Bedrooms	$3,350	$3,200 to $3,500	2

Source: Craigslist.com, Listings for South Lake Tahoe, May 1 through July 1, 2021

4.2.4.6.2 Value of Homes Sold

Table 4-28 summarizes the median sales prices for single-family homes sold in South Lake Tahoe each year between 2008 and 2021. Home prices decreased by $190,750 between 2008 and 2013, a 44.6-percent decrease. Since 2013, housing prices have more than doubled, and the average home price in 2021 was $620,000. The significant annual percent change in median sales prices between 2020 and 2021 can be attributed to housing market volatility during the COVID-19 pandemic.

TABLE 4-28
MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES
South Lake Tahoe
2008–2021

Year	Median Sales Price	% Change[1]
2008	$428,000	–
2009	$395,000	-7.71%
2010	$318,500	-19.37%
2011	$308,000	-3.30%
2012	$237,250	-22.97%
2013	$267,500	12.75%
2014	$331,500	23.93%
2015	$355,000	7.09%
2016	$379,500	6.90%
2017	$425,000	11.99%
2018	$450,000	5.88%
2019	$480,000	6.67%
2020	$470,000	-2.08%
2021	$620,000	31.91%

Source: South Tahoe Association of REALTORS® Multiple Listing Service

Note:

[1] *Percent change is over a 12-month period.*

Table 4-29 shows the median listing prices by number of bedrooms for single-family homes on the market in May 2021. The majority of single-family homes on the market during this time period had between two and four bedrooms. The median listing price for two-bedroom single-family homes in May 2021 was $457,500. The median listing price for three-bedroom homes was $646,300 and $1,224,500 for four-bedroom homes in May 2021.

While some of the two-bedroom homes listed in South Lake Tahoe in 2021 may be affordable to a moderate-income three-person household in South Lake Tahoe that can afford $448,803, these homes are older and likely need substantial rehabilitation. The majority of these homes were out of the price range of what moderate-income families in South Lake Tahoe can afford. Larger homes of four or more bedrooms were out of the price range of many larger families in South Lake Tahoe as well. For example, a low-income family of five could afford a maximum purchase price of $356,874, and a moderate-income family of five could afford a maximum purchase price of $546,367.

TABLE 4-29 MEDIAN LISTING PRICE BY NUMBER OF BEDROOMS South Lake Tahoe 2021		
Number of Bedrooms	**Median Listing Price**	**Number of Listings**
Studio	$42,000	1
1	$329,000	7
2	$457,500	24
3	$646,300	40
4	$1,224,500	22
5	$1,374,000	14
6+	$2,744,000	8

Source: Realtor.com. Search of homes listed in South Lake Tahoe, May 19, 2021.

Table 4-30 shows the median sales price of single-family homes in the Lake Tahoe area from November 2020 to May 2021. As shown in Table 4-28, the median sale price in South Lake Tahoe in that time frame was $620,000. Prices in the northern Lake Tahoe area were nearly 32 percent greater than those in South Lake Tahoe, with a median sale price of $818,250. El Dorado County median home prices were slightly lower than South Lake Tahoe at $597,500.

TABLE 4-30 MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES Lake Tahoe Area 2021		
Area	**Median Sales Price**	**% Difference from South Lake Tahoe**
South Lake Tahoe	$620,000	--
Northern Lake Tahoe Area	$818,250	31.98%
El Dorado County	$597,500	-3.63%
California	$654,290	5.53%

Source: South Tahoe Association of REALTORS® Multiple Listing Service, CoreLogic

4.2.4.7 Existing Housing Needs

Under state housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next eight-year housing element planning period. Projected housing needs are the total additional housing units required to adequately house a jurisdiction's projected population over the housing element planning period in units that are affordable, in standard condition, and not overcrowded. These needs, therefore, include those of the existing population, as well as the needs of the additional population projected to reside in the jurisdiction.

4.2.4.7.1 Special Housing Needs

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in state housing element law (California Government Code, Section 65583(a)(6): "elderly, persons with disabilities (including those with developmental disabilities), large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter." In addition to these six groups, the section also discusses the needs of students and seasonal employees. Where possible, estimates of the population or number of households in South Lake Tahoe falling into each group are shown. When such information is unavailable for South Lake Tahoe, estimates for El Dorado County are shown.

4.2.4.7.2 Homeless Persons

Those who are homeless or at risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through, while others are long-time residents. Often, there is crossover between one "special-needs" population group and another. For example, the seasonal and transient nature of much of the workforce may contribute to the potential for homelessness. Female heads of household may become homeless due to domestic violence. In each instance, the point of contact for addressing their homelessness is the problem that made them homeless.

Homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment and the inability to find a job because of the need for retraining leads to the loss of housing for some individuals and families. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

The housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent address, they are less likely to be counted in the Census. They are also unlikely to have stable employment, which makes housing opportunities limited. There are currently no homeless shelters in South Lake Tahoe, but the Tahoe Coalition for the Homeless purchased three properties through HomeKey in 2020, of which two properties are being utilized for permanent supportive housing for people experiencing homelessness. Most of the current homeless population often uses motel rooms or camping for their permanent residence.

In January 2020, El Dorado County conducted a "head count" of homeless people seen sleeping in public places. This is the most recent point-in-time count that results are available from. As shown in Table 4-31, this point-in-time count revealed 490 homeless individuals and 66 homeless people in families in the county. The Tahoe Coalition for the Homeless (TCH) reports that about 51 percent of all homeless individuals in El Dorado County reside in the Tahoe Basin as of 2021, and less than 1 percent divides their time evenly between the Tahoe Basin and Western Slope throughout the year. Due to the inclement winter weather in South Lake Tahoe, it is conceivable that the city's summertime population of homeless residents is higher, but the wintertime count is the only available data. In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion of their counts based on the potential risk of

COVID-19 transmission associated with conducting an in -person survey. Therefore, 2020 data was used for this report.

TABLE 4-31
HOMELESSNESS
El Dorado County[1]
2020

	Individual			Persons in Families			Total Homeless (all ages)	
	2011	2020	% Change	2011	2020	% Change	2011	2020
Total Homeless	107	490	357.9%	63	66	4.8%	170	**556**
Total Sheltered	76	87	14.5%	57	34	-40.4%	133	**121**
Total Unsheltered	31	403	1200.0%	6	32	433.3%	37	**435**
Total Chronically Homeless	16	107	568.8%	0	0	0.0%	16	**107**
Total Chronically Sheltered	9	2	-77.8%	0	0	0.0%	9	**2**
Total Chronically Unsheltered	7	105	1400.0%	0	0	0.0%	7	**105**

Source: Continuum of Care or HUD, 2021.
[1] *Numbers are provided for the El Dorado County Continuum of Care.*

All governmental services for homeless individuals or families in South Lake Tahoe are provided by El Dorado County. However, the City applied for and was awarded $505,632 in Community Development Block Grant (CDBG) funds in 2020 to assist TCH with rehabilitation of the Bears Den Inn, one of the HomeKey properties that provides permanent supportive housing to people experiencing homelessness. In the past, the City has considered providing Section 8 rental assistance services (which is available to all lower income residents, not just people experiencing homelessness); however, after consultation with El Dorado County staff, the City and County concluded that it was best for the County to continue administering the program. City-provided services would not lead to any increase in assistance available in the community and would create a duplication of administrative efforts to implement the program separately for the City.

TCH previously provided an overnight winter emergency shelter in South Lake Tahoe, which was closed because of state restrictions on congregate spaces related to COVID-19. In response to the closure, TCH obtained CARE and HomeKey funds to purchase three motels in South Lake Tahoe to offer a non-congregate option, and the 59 beds within the three motels effectively serve as permanent supportive housing as of 2021. As shown in Table 4-32, there are 270 non-seasonal beds available in El Dorado County. The nearest year-round homeless shelter in El Dorado County—operated by Only Kindness during the winter months—is about 60 miles away in Placerville. El Dorado County contracts with TCH to give vouchers for limited stays at local motels (averaging two to three vouchers each week). Limited vouchers for showers (such as for someone who is camping) are provided by TCH at the Red Lodge motel by appointment, and food vouchers (such as a voucher for McDonald's) can also be supplied. TCH is sometimes able to make referrals to shelters or assistance programs, such as Salvation Army in Carson

City or Reno. These referrals serve people who are not California residents (with identification from another state).

TABLE 4-32
HOMELESS FACILITIES
El Dorado County[1]
2017

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal	Total Beds (excluding Seasonal)
Emergency Shelter	8	34	0	40	34
Transitional Housing	14	36	83	0	119
Rapid Re-Housing	7	25	15	n/a	40
Other Permanent Housing	24	75	2	n/a	77
Total	**53**	**170**	**100**	**40**	**270**

Source: Continuum of Care or HUD (SACOG Housing Element Data Profile 2020).

[1] *Numbers are provided for the El Dorado County Continuum of Care.*

The Permanent Supportive Housing Project, administered by El Dorado County Behavioral Health, is a grant-funded program that provides eligible individuals with affordable housing assistance coupled with supportive services to ensure successful integration into the community. Residents are expected to pay a portion of their income toward rent and utilities, and for those in the County's Transitions Treatment Program, participate in house meetings to assign chores, discuss housing issues, create goals, and maintain their housing. Eligible individuals are also offered supportive services provided through Behavioral Health or a contracted provider. The supportive services may include, but are not limited to, mental health assessments, linkage to mental health/physical health/substance use disorder providers, outreach, crisis intervention, forensic support, training and teaching on life skills, transportation, and supports for landlords or contractors who are collaborating with El Dorado County to provide housing. This also may include funds to purchase housing units to provide permanent supportive housing to seriously mentally ill homeless individuals.

El Dorado County Behavioral Health also administers the Goods and Services to Promote Positive Mental Health and Reduce Mental Health Risk Factors Project: a grant-funded program focused on providing goods and services that will aid in preventing serious mental illness/emotional disturbance by promoting mental health, reducing mental health risk factors, and intervening in the early stages of mental illness. Goods and services can include transportation assistance, motel/hotel/rent payments, emergency food purchases, and more. This project serves to reduce the negative outcomes of untreated mental illness, including homelessness.

El Dorado County Human Services can also provide some assistance to homeless families, but not to individuals. Programs specific to women are addressed under the Single Female-Headed Households section of this document.

Several social service organizations provide services to the residents of South Lake Tahoe. Local churches, in particular, have led the effort to ensure that all residents in the South Lake Tahoe community can have enough to eat through their weekly food programs. Other agencies that provide services to the homeless in South Lake Tahoe are:

- **Meals on Wheels.** The City of South Lake Tahoe Senior Center operates the Meals on Wheels program for senior nutrition services. As of June 2021, all congregate meal sites are closed due to COVID-19. Those 60 and older can either order a hot meal for delivery or stop by the center on weekdays to receive the hot meal for a $3 suggested donation. In 2020, the Meals on Wheels program served about 80 seniors with hot meals delivered Monday through Friday.

- **Christmas Cheer.** Christmas Cheer provides food to those in need, at 1120 Third Street on Tuesday through Thursday. It receives donations from local supermarkets, including Raley's Supermarket, Whole Foods, and Grocery Outlet, and the community. Because many of Christmas Cheer's clients are homeless or living in campgrounds or motels, the types of foods distributed are limited to those that can be cooked without kitchen facilities.

- **Bread & Broth.** Bread & Broth is operated by the parish of St. Theresa's. The program does not receive public funds, and all funding is from the parishioners. Bread & Broth serves a hot meal every Monday and Friday in the evening and is sometimes able to give out canned food. St. Theresa's also offers a Bread & Broth 4 Kids program, which provides bags of food for school-aged children to be distributed at school bus stops and South Tahoe Middle School in coordination with the Lake Tahoe Unified School District (LTUSD) lunch program and bus distribution. Bags are also provided at various childcare centers and Choices for Children. It does not generally help with shelter; however, it can assist with clothing vouchers from The Attic (thrift shop for Barton Hospital) and gas vouchers or bus tokens.

- **Barton Hospital.** TCH and Barton Hospital work together to refer homeless individuals with health issues to medical services. In 2021, Barton Hospital and TCH partnered with Blue Cross Blue Shield to set up homeless people with primary care doctors to receive annual care and access to medical services. Barton Hospital also provides The Attic Thrift Store, which offers winter clothing and boots, first-aid kits, masks, hand sanitizer, toiletries, and other necessities to support homeless people.

- **Welfare to Work.** The Welfare to Work program is operated by the California Work Opportunity and Responsibility to Kids (CalWORKs) program. It is an employment and training program, and it has a housing component; however, it is difficult to get into the program.

- **Other Programs.** Other organizations and programs that serve the homeless population of South Lake Tahoe include the El Dorado County Food Bank and Tahoe Youth & Family Services. The El Dorado County Food Bank is a nonprofit organization formed in August 2000. In an average year, El Dorado County Food Bank procures and distributes over 3 million dollars of emergency food assistance to communities through the county. Tahoe Youth & Family Services provides temporary shelter care for runaway/homeless youth.

While there are a number of services available to homeless residents of South Lake Tahoe, there is a lack of year-round emergency housing. The three hotels provide permanent supportive housing, but there are more homeless people in South Lake Tahoe than the 59 beds can serve at any one time. Motel vouchers may provide some relief for homeless residents seeking shelter from harsh winter weather; however, based on conversations with local volunteer service providers, there is a need for an emergency shelter in, or near, the city. During warmer summer months, many of the city's homeless residents camp on Tahoe Conservancy and U.S. Forest Service land, despite continuous efforts from TCH and the Conservancy to relocate and house these residents, increasing the threat of wildfires and damages to the natural environment.

4.2.4.7.3 Farmworkers

Farmworkers tend to have lower incomes because of their lower-paying nature of work. Specific data on the number of farmworkers in a community is not systematically collected; as a result, it is difficult to assess the precise needs of this group. According to the 2017 United States Department of Agriculture (USDA) Census of Agriculture, 1,386 persons were employed in farming, forestry, and fishing occupations in El Dorado County. Because there is no commercial agricultural activity within South Lake Tahoe or its surroundings, South Lake Tahoe's "farmworkers" are likely people who own or work fishing charters, have tree removal businesses, or are employed by the Forest Service, California Division of Forestry, or California Conservation Corps.

As shown in Table 4-33, the 2017 Census of Agriculture reported 457 farmworkers who worked more than 150 days annually in El Dorado County. Approximately 929 farmworkers worked less than 150 days annually in El Dorado County. Although there is no real estimate of the number of farmworkers in South Lake Tahoe, due to the dominant local industries and weather and climate conditions, it is likely that there are not many living in the city, and therefore the city does not have a need for farmworker housing.

TABLE 4-33
FARMWORKERS
El Dorado County and California
2017

	El Dorado County	California
Hired farm labor (farms)	277	30,421
Hired farm labor (workers)	1,386	377,593
Workers by days worked - 150 days or more	457	187,875
Workers by days worked - Less than 150 days	929	189,718

Source: 2017 USDA Census of Agriculture, Table 7 (SACOG Housing Element Data Profile 2020).

Farmworkers have special housing problems due to seasonal income fluctuations, very low incomes, and substandard housing conditions. Housing that is targeted to very low-income households serves seasonal farmworkers. Seasonal farmworkers as well as other immigrant service workers are less likely to have their families with them, although some migrant workers come with their families if they feel they can locate suitable housing. Many workers are Latino immigrants. Due to border security with Mexico, it is believed that more immigrant workers are remaining in the area year-round with their families, since it is more difficult to travel across the border in both directions.

Housing for farmworkers should be affordable and flexible. Bunk-style housing with bathrooms and kitchens is adequate, particularly if it is built so that if a family needs to stay in group quarters, there is a way to provide privacy. For seasonal farmworkers, housing needs to be affordable at extremely low incomes and provide large units to accommodate larger families. Therefore, the type of housing needed for seasonal farmworkers and other immigrant service workers does not differ from the type of housing needed by other very low-income households. Program 4-2 commits the City to amend the zoning code, if needed, to comply with the state Employee Housing Act addressing farmworker and other employee housing.

4.2.4.7.4 Persons with Disabilities

This special-needs group includes individuals that have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Such individuals can have a number of special needs that distinguish them from the population at large:

- Individuals with mobility difficulties (such as those who use wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."
- Individuals with disabilities that prevent them from operating a vehicle may require proximity to services and access to public transportation.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are low income compared to the population at large, and their special housing needs are often more costly than conventional housing. Many live on Supplemental Security Income, which is currently (2021) $794/month for those living independently. Further, there is an even greater scarcity of low-income housing that is barrier-free. Newer Tahoe housing tends to construct larger homes within regional land coverage limitations, making stairs and multiple levels commonplace, rather than implementing universal design concepts.

Social Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security Old Age, Survivors, or Disability Insurance often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of $794 as of 2021, SSI recipients are likely to have difficulty finding housing that fits within their budgets.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. In South Lake Tahoe, the majority of clients of the Alta California Regional Center (for persons with developmental disabilities) fit into this category. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find limited availability in the city.

As shown in Table 4-34, in 2017 there were approximately 3,486 persons, or 16.1 percent of the total population, living with a disability in South Lake Tahoe. Of the disabled population, about 38.2 percent were over the age of 65. There were also 932 disabled persons aged 18 to 64 who were employed, while 1,165 disabled persons in the same age range were unemployed. According to the SSRHNO Report, in 2019, about 23 percent of people with disabilities lived in housing that does not accommodate that disability. This included 27 percent of renters and 19 percent of owners.

TABLE 4-34
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Age 18-64, Employed Persons with a Disability	932	4.3%	3,823	2.1%
Age 18-64, Not Employed Persons with a Disability	1,165	5.4%	7,564	4.1%
Persons Aged 65 Plus with a Disability	1,332	6.1%	11,627	6.3%
TOTAL PERSONS WITH A DISABILITY	3,486	16.1%	24,285	13.1%
TOTAL POPULATION (CIVILIAN, NON-INSTITUTIONAL)	**21,680**	**100.0%**	**185,015**	**100.0%**

Source: 2013-2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

[1] *Note that the total persons with a disability is not a sum of the categories in this table because there are people under 18 not included in this table.*

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a developmental disability means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table 4-35 shows information from the 2013-2017 ACS on the types of disabilities by age group in South Lake Tahoe and El Dorado County. As shown in the table, there were 6,088 disabilities reported for South Lake Tahoe residents, and 42,626 for El Dorado County residents. Some residents may have more than

one disability, so those numbers are not representative of the total people with disabilities. For both South Lake Tahoe and El Dorado County, the most common disability for people under 65 years old was cognitive difficulty and the most common disability for people 65 years old or above was ambulatory difficulty.

TABLE 4-35
PERSONS WITH DISABILITIES BY DISABILITY TYPE
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Total Disabilities	3,486	100.0%	24,285	100.0%
Total Disabilities for Ages 0-64	2,154	61.8%	12,658	52.1%
Hearing Difficulty	381	17.7%	2,709	21.4%
Vision Difficulty	436	20.2%	1,573	12.4%
Cognitive Difficulty	1,171	54.4%	5,754	45.5%
Ambulatory Difficulty	937	43.5%	5,718	45.2%
Self-Care Difficulty	352	16.3%	2,509	19.8%
Total Disabilities for Ages 65 and Over	1,332	38.2%	11,627	47.9%
Hearing Difficulty	578	43.4%	5,357	46.1%
Vision Difficulty	403	30.3%	2,009	17.3%
Cognitive Difficulty	168	12.6%	2,980	25.6%
Ambulatory Difficulty	871	65.4%	6,810	58.6%
Self-Care Difficulty	264	19.8%	2,516	21.6%
Independent Living Difficulty	527	39.6%	4,691	40.3%

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

Several facilities in El Dorado County assist persons with disabilities. The Alta California Regional Center, with a field office in South Lake Tahoe, is a coordinating agency for group homes assisting the developmentally disabled population. As of May 2021, the State Department of Developmental Services provides community-based services to approximately 352,381 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Alta California Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The regional center supervises a network of 21 residential-care facilities in northern and central California, and in December 2020 served an estimated 23,231 persons, with less than 1 percent of those clients (at least 123 persons) served in South Lake Tahoe. Program 4-3 commits the City to working with housing providers to address the housing needs for special-needs groups, including those with developmental disabilities.

Eight adult residential care facilities are in El Dorado County, and one, Sky Forest Acres, is within South Lake Tahoe. Adult residential care facilities, a type of community care facility, typically provide 24-hour nonmedical care for persons aged 18 to 59 who are unable to provide for their own daily needs. Located

close to public transportation, shopping, restaurants and other amenities, Sky Forest Acres provides 18 wheelchair accessible one and two-bedroom units for adults with disabilities. Adults may be physically handicapped, developmentally disabled, or mentally disabled. In addition, El Dorado County contains two facilities for adult day care, neither of which are located in South Lake Tahoe. Adult day care facilities typically provide programs for frail seniors, developmentally disabled, and/or mentally disabled clients.

Table 4-36 shows the number of residents by age group in South Lake Tahoe and El Dorado County who have a developmental disability. In total, less than 180 people had a developmental disability in South Lake Tahoe in 2020. This population makes up 0.8 percent of the total population. El Dorado County had a similar percentage of population with a developmental disability at 0.8 percent. The largest age group in South Lake Tahoe was 17 years or younger with 59.4 percent of the developmentally disabled population.

TABLE 4-36
POPULATION WITH A DEVELOPMENTAL DISABILITY
South Lake Tahoe and El Dorado County
2020

Age	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
17 years or younger	<107	0.5%	<732	0.4%
18+ years	<73	0.3%	<778	0.4%
Total Developmental Disability Population	<180	0.8%	<1,510	0.8%
Total Population	21,414	100.0%	183,777	100.0%

Source: Department of Developmental Services (SACOG Housing Element Data Profile 2020).

Many developmentally disabled persons can live and work independently in a typical housing arrangement. Severely developmentally disabled persons may require a group living situation with supervision on-site. Table 4-37 shows the population in unincorporated South Lake Tahoe with developmental disabilities, as reported by SACOG. As identified in Table 4-37, a majority of the County's population with developmental disabilities lives in the areas associated with the 96150 and 96151 zip codes, which have populations of at least 109 and 14 persons, respectively. Table 4-37 provides information about developmentally disabled persons' places of residence and where they are in South Lake Tahoe and the surrounding area. The predominant residence type is the home of a parent or guardian.

TABLE 4-37
DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE
South Lake Tahoe
2020

Zip Code	Home of Parent/ Family/Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
96150	94	15	-	-	<1	<11	>109
96151	14	<11	-	-	-	-	>14
96155	<11	-	-	-	-	-	>0
96156	<11	-	-	-	-	-	>0
96158	<11	-	-	-	-	-	>0

Source: Department of Developmental Services (SACOG Housing Element Data Profile 2020).

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may experience financial difficulty in locating suitable housing due to the cost of modifications to meet their daily living needs or may have difficulty in finding appropriate housing near places of employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features. There are additional types of physical and design modifications that may be necessary to accommodate various types of disabilities.

Nationally, a growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. The City adopted the Residential Development and Design Standards in 2021, which clearly and precisely establishes the basic objective site and structure regulations that apply to all housing developments. All projects must meet the standards listed in the Residential Development and Design Standards and the standards in the Citywide Design Standards and the Parking, Driveway, and Loading Space Standards in Chapters 6.10 and 6.55 of the City Code and the Sign Standards in Chapter 6.40 of the City Code. Land coverage limitations encourage builders to build multiple-story homes to reduce the building footprint. Applying the principles of universal design to new construction in South Lake Tahoe, in addition to the regulations specified in the Americans with Disabilities Act (ADA) will increase the opportunities in housing and employment for everyone. Policy 4-5 calls for the City to incorporate universal design standards for new construction and rehabilitation projects. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than 1/2 of 1 percent in most developments.

The following are the seven principles of universal design, as outlined by the Center for Universal Design:

- **Equitable Use** - The design is useful and marketable to people with diverse abilities.
- **Flexibility in Use** - The design accommodates a wide range of individual preferences and abilities.
- **Simple and Intuitive** - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- **Perceptible Information** - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- **Tolerance for Error** - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- **Low Physical Effort** - The design can be used efficiently and comfortably with minimum fatigue.
- **Size and Space for Approach and Use** - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of the user's body size, posture, or mobility.

The Aspens project, a 48-unit housing project targeted specifically for very low-income households, was completed in 2014. The project, which incorporates many universal design elements, was a joint effort between the City and Pacific West Communities. One unit is a moderate-income manager's unit. There are also six Mental Health Services Act units within the project. The other 47 one-, two-, and three-bedroom units are close to a bus stop, amenities, and open space and have access to an on-site computer center. This housing opportunity assisted in addressing an unmet need for the lower-income population in South Lake Tahoe.

4.2.4.7.5 Senior Households

Seniors are defined as person 65 years and older, and senior households are those households headed by a person 65 years and older. In general, seniors face special housing challenges related to physical (i.e., declining mobility and self-care capabilities) and financial conditions. Some of these challenges are compounded by Tahoe's mountain environment, where snow shoveling or winter driving is dangerous for many seniors. Many older adults, even those owning their own homes, face financial challenges due to limited incomes from Social Security and other retirement benefits. These older adults may benefit from assistance related to:

- Repair and maintenance of owned dwellings units.
- Modifications to existing homes to better meet mobility and self-care limitations.
- Additional subsidized housing, as the waiting list for the Tahoe Senior Plaza has been up to five years and the waiting list for Kelly Ridge (Tahoe Senior Plaza II) is up to two years.
- Financial assistance to meet rising rental housing costs for those who do not own.
- Supportive services to meet daily needs, such as those provided at assisted care residences.

Table 4-38 shows information on the number of seniors, the number of senior households, and senior households by housing tenure in South Lake Tahoe and El Dorado County in 2010 and 2017. As discussed earlier (and shown previously in Table 4-5, Population Breakdown by Age), the proportion of South Lake Tahoe's senior population is relatively smaller compared to El Dorado County. In 2017, senior households represented 24.2 percent of all households in South Lake Tahoe compared to 30.4 percent in El Dorado County. Both the city and county's 2017 numbers represent an increase of more than six percentage points from the number of senior households in 2010.

Tenure is also important when analyzing the needs of seniors. Older adults typically have the highest rates of homeownership of any age group, and senior households in South Lake Tahoe are no exception, where 67.5 percent of senior households owned their homes in 2017, compared to 38.9 percent of all households.

TABLE 4-38
SENIOR POPULATIONS AND HOUSEHOLDS
South Lake Tahoe and El Dorado County

	2010				2017			
	South Lake Tahoe		El Dorado County		South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Population								
TOTAL POPULATION	**21,403**	**100.0%**	**181,058**	**100.0%**	**21,680**	**100.0%**	**185,015**	**100.0%**
Number of Persons 65 years and older	2,096	9.8%	26,524	14.7%	3,349	15.5%	34,950	18.9%
Households								
TOTAL HOUSEHOLDS	**8,918**	**100.0%**	**70,223**	**100.0%**	**8,882**	**100.0%**	**68,084**	**100.0%**
Senior Headed-Households	1,386	15.5%	16,640	23.7%	2,151	24.2%	20,676	30.4%
Owner	927	10.4%	14,208	20.2%	1452	16.4%	17,717	26.0%
Renter	459	5.2%	2,432	3.5%	699	7.9%	2,959	4.4%

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020); 2013-2017 ACS 5-Year Estimate.

As shown in Table 4-39, most senior households fall within low-income groups. Over 76 percent of senior households earn less than $74,999 and most households in this category are considered low-income; nearly 32 percent of senior households are considered extremely low income, earning up to $24,999 annually.

TABLE 4-39
SENIOR HOUSEHOLDS BY INCOME GROUP
South Lake Tahoe
2019

Household Income Groups	Number	Percentage
Extremely Low ($0 to $24,999)	693	**31.77%**
Very Low ($25,000 to $44,999)	623	**28.56%**
Low Income ($45,000 to $74,999)	355	**16.28%**
Moderate and Above Moderate ($75,000 or more)	510	**23.38%**
Total	**2,181**	**100.00%**

Source: 2015-2019 ACS 5-Year Estimate.

4.2.4.7.6 Large Families/Households

Large families, defined as family households with five or more persons, can have difficulty securing adequate housing because of the need for a larger number of bedrooms (three or more) to avoid overcrowding. Overcrowding is typically defined as more than one person per room or two persons per bedroom, excluding uninhabitable space, such as bathrooms and hallways. Typical problems encountered by large families in El Dorado County include:

- Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.
- It is difficult to find adequate rentals within budget because rentals typically have fewer bedrooms than ownership housing.
- Large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income).
- Many large families are composed of immigrants and/or minorities whose cultural norms include extended families living under one roof. They may face additional housing challenges because of discrimination or limited language proficiency.

In general, housing for families should provide safe outdoor play areas for children and should have convenient access to schools and childcare facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartments and condominium units are most often developed with childless, smaller households in mind. Therefore, for the large families that are unable to rent single-family houses, it is likely that these large renter households are overcrowded in smaller units. When planning for new multifamily housing developments, the provision of three- and four-bedroom units is an important consideration because of the likely demand for affordable, larger multifamily rental units.

As shown previously in Table 4-16, 6.1 percent of all households in South Lake Tahoe had five or more persons in 2017. Of the large households, 236 were owner-occupied households and 302 were renter-occupied households. The percentage of large households in South Lake Tahoe was slightly smaller than the percentage of large households in El Dorado County (6.1 and 7.9 percent, respectively). As shown in Table 4-16 (see previous) and Table 4-40 below, there are significantly more large ownership housing units (757 units with four or more bedrooms) than large ownership households (236 large households), but there are fewer larger renter housing units (120 units) than large renter households (302). Program 1-4 will incentivize the construction of new large rental housing units, and Program 3-9 will provide opportunities for residents to rent larger units currently used as second homes. Therefore, the city will have sufficient housing stock to meet the needs of larger families and households.

Table 4-40
HOUSING UNIT SIZES
South Lake Tahoe and El Dorado County
2019

	South Lake Tahoe				El Dorado County			
	Renters		Owners		Renters		Owners	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
TOTAL OCCUPIED UNITS	5,270	**100.0%**	3,662	**100.0%**	17,224	**100.0%**	53,750	**100.0%**
No bedrooms	431	**8.2%**	0	**0.0%**	826	**4.8%**	245	**0.5%**
1 bedroom	1,394	**26.5%**	116	**3.2%**	3,280	**19.0%**	1,088	**2.0%**
2 to 3 bedrooms	3,325	**63.1%**	2,789	**76.2%**	11,945	**69.4%**	35,187	**65.5%**
4 or more bedrooms	120	**2.3%**	757	**20.7%**	1,173	**6.8%**	17,230	**32.1%**

Source: Census 2015-2019 ACS Table S2504).

4.2.4.7.7 Single Female-Headed Households

According to the US Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. Most female-headed households are either single women over the age of 65 or single women with children (mothers or other female relatives caring for children).

Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults or male-headed households. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special-needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, and senior services.

Table 4-41 shows female-headed households in South Lake Tahoe. Of the 4,702 family households in the city in 2017, 711 were female-headed households, or 15.1 percent of the family households in South Lake Tahoe compared with 11.1 percent in El Dorado County. Of the female-headed households in the city,

381 had children under 18 (8.1 percent of all family households); in the County, there were 3,144 female-headed households (6.5 percent of all family households) with children under 18.

TABLE 4-41
FEMALE-HEADED HOUSEHOLDS
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
TOTAL FAMILY HOUSEHOLDS	**4,702**	**100.0%**	**48,175**	**100.0%**
Female-Headed Households with Children	381	8.1%	3,144	6.5%
Female-Headed Households with no Children	330	7.0%	2,184	4.5%
TOTAL FEMALE-HEADED HOUSEHOLDS	**711**	**15.1%**	**5,328**	**11.1%**

Source: Census 2013-2017 ACS (SACOG Housing Element Data Profile 2020).

South Lake Tahoe Live Violence Free Sheltering Program includes a recently remodeled 12-bed emergency shelter that provides a temporary safe haven for women and their children who are fleeing domestic violence. Victims of domestic violence may stay at the emergency shelter for up to 90 days.

Clients who successfully complete the emergency shelter program may qualify for transitional housing. The program provides contacts and advocacy to local rental agencies, property managers, and income-based housing options, provides safe housing, and takes care of the client's expenses while they focus on learning new skills and building long-term stability. Housing advocates teach life skills like budgeting, reducing bills, finding job opportunities, grocery shopping/meal prep, and creating cleaning schedules. The needs of the community are unique, so each family is approached with their needs in mind. Some clients only need one-time assistance where others need assistance over the course of a year or two. The goal of Live Violence Free is to transition participants to make long-term change, paying full rent and addressing underlying issues preventing financial stability. Transitioning has become increasingly difficult, however, as jobs are not paying enough to afford market rents in South Lake Tahoe. It is becoming more common to relocate participants out of the area to communities with lower housing costs unless there are strong ties to the South Lake Tahoe community. In addition, the Housing First program is offered through Live Violence Free and aids qualifying community members with rental assistance, costs associated with moving into a new home, utility assistance, furniture costs, and childcare, while teaching budgeting, meal planning, and cleaning standards and practices. Clients receive survivor-driven, trauma-informed peer counseling, guidance, and accompanying resources before, during, and after graduating the program. In all of the Live Violence Free programs, clients receive intensive, individualized services, including counseling, legal services, and life skills training with the end goal of achieving permanent housing and a violence-free lifestyle.

4.2.4.7.8 Extremely Low-Income Housing Needs

Extremely low-income households are defined as those households making under 30 percent of the AMI. Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions.

According to HCD, more than 24 percent of households in South Lake Tahoe were in the extremely low-income category in 2021. As seen in Table 4-42, over 82 percent of extremely low-income renter households and over 93 percent of extremely low-income ownership households spend more than 30 percent of their income on their housing costs. Table 4-21 also details cost burdens for extremely low-income households in South Lake Tahoe and El Dorado County. Because of these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, SRO units, shared housing, and other solutions. Programs 3-2 and 4-5 are proposed to address the needs of extremely low-income households and residents.

TABLE 4-42
EXTREMELY LOW-INCOME HOUSEHOLDS
South Lake Tahoe
2016

Extremely Low-Income Households	Renters		Owners	
	Count	Percentage	Count	Percentage
Percentage with cost burden > 30%	875	82.2%	350	93.3%
Percentage with cost burden > 50%	730	68.5%	310	82.7%
Total	**1,065**	**100.0%**	**375**	**100.0%**

Source: 2012-2016 CHAS (SACOG Housing Element Data Profile 2020).

In January 2007, AB 2634 took effect, which requires housing elements to include an analysis of extremely low-income needs and address those needs in proposed programs. According to California Government Code Section 65583(a)(1), the City may "presume that 50 percent of the very low-income households qualify as extremely low-income households." For this reason, the number of very low-income units provided in the Regional Housing Needs Assessment (RHNA) number has been split equally between these two income categories; HCD projects the need for 35 extremely low income-restricted housing units.

4.2.4.7.9 Seasonal Employees and Students

South Lake Tahoe's recreation and tourist-based industries rely on a seasonal workforce often comprising college-aged workers. In addition, the local Lake Tahoe Community College (LTCC) serves approximately 2,577 students. The college has 670 full-time students and 1,907 part-time students, primarily either local residents or residents from adjacent communities. While many of these students grew up in Lake Tahoe and still live with their families, the remaining students that are new to the area must compete for housing in the local housing market. The college provides minimal housing for its students. In 2019, LTCC executed a five-year lease for 30 beds of student housing (plus a resident advisor unit) on a property about one mile from campus.

The younger, seasonal workforce may have a higher tolerance—or may sometimes even favor—more crowded households or SRO dwellings. The "party" atmosphere and easy opportunities for companionship, a ride to the ski hill, and information sharing may make their time at South Lake Tahoe more fun and rewarding. The overcrowding of these housing units takes a toll on the city's housing stock.

Because full-time community college students sometimes do not work, work at lower paying-jobs, or work less than full-time, their ability to compete for housing can be compromised by the lack of income and credit when they go through traditional credit checks at property management companies. Seasonal employees are similarly less competitive for housing units in the local market, as they are unable to commit to longer-term leases. Property owners and managers making a rational decision based on the applicant pool might choose a more stable, long-term renter with a steady source of income. To further complicate matters, these renters are often part of larger non-family households to be able to afford rental housing. Sometimes the members of the household fluctuate. Landlords may prefer a more stable group of renters, such as a traditional family, and may be concerned about wear and tear on their property or may be fearful of it becoming the neighborhood's "party house." Consequently, students and seasonal employees sometimes find that the most willing landlords own the most substandard housing, or they resort to motel room living.

LTCC completed a study in 2019 to evaluate the feasibility of developing student housing at the college to help LTCC move forward in addressing student housing needs, however several challenges were identified including the financial attractiveness to a developer, the potentially high rents needed for the market rate units analyzed and the uncertainty of student demand for student housing analyzed in the study. Although the campus does not provide significant student housing, LTCC also established a partnership with International Student Placements in 2019 to provide home-stay locations for students in South Lake Tahoe. The college is also exploring conceptual site and floor plans for an on-campus tiny home village concept as an intermediate housing solution. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the *Due Diligence and Concept Development of P3 Opportunities for Residential Student Living*. The City will continue to work with LTCC to explore student and faculty housing needs and options for meeting those needs.

4.2.4.7.10 Tourist-Based Employee Housing Needs

Unlike in many other communities, the primary backbone of South Lake Tahoe's economy is the tourist-based service industry. Casino workers, ski instructors, hotel employees, and restaurant workers play an essential role in the Tahoe Basin's resort economy. Many of these service industry employees earn low wages, and may require rental housing, both year-round and seasonal.

A limited number of employers offer housing for their seasonal employees. The units provided are few compared to the number of employees hired. Heavenly Ski Resort and several other large employers in the area provide housing for their workforce. Workers that are not provided a bed in the workforce housing units must find alternative lodging during their stay in Lake Tahoe.

Interestingly, many large employers (on both the California and Nevada sides) have taken to recruiting employees from outside the United States (e.g., Australia, Eastern Europe, Latin America) to make up their seasonal workforce. In general, these people must pay for their own visas and find and pay for their own housing. They often find a disparity between the costs of rent compared to the wages they receive.

In addition, Sierra-at-Tahoe and Kirkwood ski resorts are both outside of the Tahoe Basin, in Alpine and unincorporated El Dorado Counties, respectively, within 45 minutes of South Lake Tahoe. Neither resort has a bed base that fully supports their employee requirements. Consequently, South Lake Tahoe is also providing housing for many of these seasonal employees.

In addition to working with the larger ski resort employers (e.g., Kirkwood, Heavenly Mountain Resort, and Sierra-at-Tahoe), the City could work with larger casinos (e.g., Harvey's and Harrah's), and hotels located within the city and just across the Nevada border, to create affordable employee housing for full-time city residents and seasonal employees working in tourist-based industries.

4.2.4.7.11 Workforce Housing Needs

There is another backbone to the South Lake Tahoe community that is lacking housing opportunities in the city. As in any community, police officers, teachers, firefighters, and nurses—referred to as "hero workers"—are key members of the workforce. Nationwide, these workers are having difficulty finding safe, affordable homes in the communities that they serve. The housing needed for these workers is most likely for-purchase attached and detached single-family homes and condominiums. A police officer in South Lake Tahoe earning around $100,730 can afford to spend approximately $460,535 to purchase a home. With a 2021 median home sales price of $620,000, a police officer would have difficulty purchasing a home. In South Lake Tahoe, the homes that these workers can afford are often substandard and do not meet their expectations. Many of these middle-income workers commute more than an hour each way from communities outside of the Basin where they can find higher-quality affordable homes. These commutes, especially during the harsh Tahoe winters, are not only long but dangerous as well. During emergency situations, firefighters, police officers, and other emergency response workers living off the mountain have difficulty responding to emergencies in the Tahoe communities that they serve. Teacher turnover is increasing as long commutes encourage teachers to find jobs closer to home.

In South Lake Tahoe, there is a recognized need for workforce housing, which refers to housing that is affordable to working households that do not qualify for publicly subsidized housing and cannot afford market-rate housing in their own community. The General Plan defines workforce housing as "Housing that is affordable to working households that do not qualify for publicly subsidized housing, and cannot afford market-rate housing in their own community. Ideally, workforce housing in South Lake Tahoe will satisfy the housing needs of family households earning between 60 and 180 percent of the median-household income [AMI]." Depending on local market conditions, the upper-income cap may need to be adjusted. AMI for El Dorado County in 2021 is $91,100.

One way to establish the upper-income cap for workforce housing is to calculate the annual income that would be required to afford a median-priced home in the community. In South Lake Tahoe, the median home sales price in 2021 was $620,000. Assuming a loan that is 10 percent of the total sales price and a mortgage interest rate of 4 percent, the annual income required to purchase a $620,000 home is $131,500. This is almost 45 percent more than the 2021 AMI. Ideally, workforce housing in South Lake Tahoe will satisfy the housing needs of family households earning between 60 and 180 percent of the median household income.

4.2.5 Future Housing Needs

4.2.5.1 Regional Fair-Share Allocation

In December 2019, HCD notified the City of South Lake Tahoe of its allocation of regional housing needs for December 31, 2021, through June 30, 2027. Required by state law, the Regional Housing Needs Allocation Plan (RHNP) is part of a statewide statutory mandate to address housing issues that are related to future growth. The RHNP allocates to cities and counties each jurisdiction's "fair share" of the region's projected housing needs by household income group over the upcoming housing element planning period. The housing element planning period for TRPA jurisdictions, including South Lake Tahoe, is June 30, 2022, through June 30, 2027.

The core of the RHNP is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of the four household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

HCD applied a different housing element planning period for jurisdictions in the Tahoe Basin than that used for other nearby jurisdictions. This changed TRPA's designation from a non-attainment Metropolitan Planning Agency (MPO) to an attainment MPO. California Government Code Section 65588(e)(3) specifies that attainment MPOs without a four-year Regional Transportation Plan (RTP) election must have a housing element update schedule at five-year intervals. For South Lake Tahoe to return to an eight-year cycle in the future, the MPO must adopt the RTP on a four-year schedule. TRPA has notified HCD that the local RTP will be adopted on four-year cycles in the future, which will position South Lake Tahoe for an eight-year cycle in the future.

The 2019 South Shore Region Housing Needs and Opportunities Report assessed housing needs by income category for South Lake Tahoe by reviewing the income distribution of in-commuters looking to move to the Region and current residents searching for homes, as determined from the 2019 Household and Employee Survey. This report presents a different regional housing need than the one identified in the RHNP. The 2019 South Shore Region Housing Needs and Opportunities Report was conducted locally and tailored to South Lake Tahoe conditions, so the RHNP allocation is not an accurate assessment of the actual needs of the city's residents by income group. Table 4-43 shows the RHNP allocation for South Lake Tahoe, El Dorado County as a whole, and the SACOG region. As shown in the table, the RHNP allocated 289 new housing units to South Lake Tahoe for the planning period. Of 289 housing units, 162 units are to be affordable to moderate-income households and below, including 35 extremely low-income units, 35 very low-income units, 50 low-income units, and 42 moderate-income units.

TABLE 4-43
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME
South Lake Tahoe, El Dorado County, and SACOG Region
2022–2027

	TOTAL	Extremely Low[1]	Very Low[1]	Low	Moderate	Above Moderate
South Lake Tahoe						
RHNP Allocation	**289**	35	35	50	42	127
Percentage of Total	**100.00%**	12.1%	12.1%	17.3%	14.5%	44.0%
El Dorado County, Unincorporated Tahoe Basin						
RHNP Allocation	**359**	45	46	55	63	150
Percentage of Total	**100.00%**	12.5%	12.8%	15.3%	17.5%	41.8%
SACOG Region						
RHNP Allocation	**153,512**	19,500	19,500	23,503	26,993	64,017
Percentage of Total	**100.00%**	12.7%	12.7%	15.3%	17.6%	41.7%

Source: Sacramento Area Council of Governments, Regional Housing Needs Plan 2021–2029 (March 2020).

[1] *It is assumed that 50% of very low income is extremely low.*

As previously stated, the median income for a family in South Lake Tahoe at the time of the 2015-2019 Census ACS was $49,390 and $83,377 for El Dorado County. South Lake Tahoe's median family income was lower than the County median income, suggesting that the city's actual housing need for very low-, low-, and moderate-income households greatly exceeds the projected housing need assigned by SACOG. The City recognizes that the RHNP allocation underestimates the actual needs of city residents. The City will strive to create opportunities above and beyond what is required by housing element law.

4.2.6 Assessment of Fair Housing

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

To comply with AB 686, the City has completed the following outreach and analysis.

4.2.6.1 Outreach

As discussed in the Public Participation section of the Housing Element, the City hosted two community workshops (one virtual and one in-person) to which they invited community members, stakeholders, planning commissioners, and other interested parties. In an effort to reach all segments of the community for these workshops, the City advertised the events in the local newspaper, follow-up emails with stakeholders and community leaders, fliers posted at various public facilities, Facebook posts, Twitter feeds, and Newsflash broadcasting on the City's website and emailed to subscribers. Flyers were distributed in English and Spanish to increase accessibility for all residents. The workshop was also offered in English and Spanish and the presentation was posted on the City's website. At each workshop, the City provided an overview of the Housing Element update and solicited public input on the element and process. Comments emphasized a need for smaller, more affordable housing units and prioritizing maintaining workforce housing rates at an affordable level rather than supporting construction of more housing for above moderate-income households. The City provides all public meeting advertisements, City Council agendas, and Planning Commission agendas in both English and Spanish. The City has included Program 5-1 to conduct targeted outreach to underrepresented and underserved populations to encourage them to participate in the planning process and apply to committees, as they are formed.

The City also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special-needs groups. As with the workshops, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. The primary concerns that stakeholders raised related to fair housing included:

- A severe shortage of rental housing affordable to the workforce;
- Low service industry wages that have not kept pace with increasing home prices; and
- Rising home prices that result in a declining rental stock.

The issues raised by stakeholders identified barriers to fair housing in the form of housing mobility opportunities and market trends that lead to displacement of low- and moderate-income households. The collection process for this qualitative data is described in greater detail in the Public Participation section of this Housing Element.

El Dorado County Fair Housing does not track fair housing complaints overall due to staffing and funding shortages, but the fair housing provider still provides the opportunity for the public to submit their complaint before referring them to the Department of Consumer Affairs, Legal Services of Northern California or to El Dorado County Senior Legal Services. When the City receives calls on the Housing Hotline related to fair housing issues they refer the callers to Legal Services of Northern California to address the complaints.

The primary fair housing issues identified by El Dorado County Fair Housing were poor housing conditions, particularly for lower-income units, and rent increases that force displacement of occupants. El Dorado County Fair Housing noted that they receive very few discriminatory fair housing complaints; however, housing condition and displacement due to rent prices present barriers to safe and equal housing

opportunities. The City will continue to operate the Multiple-Family Dwelling Inspection and Maintenance Program, and will enforce City codes to combat substandard housing conditions, improve fire resiliency, and promote energy efficiency upgrades (Programs 3-2 and 3-5).

The local data and knowledge gathered during the workshops and consultations was used to inform this assessment of fair housing issues, reveal barriers to fair housing, and identify factors that contribute to these issues (Table 4-47). In an effort to gather ongoing local input and data and to encourage all residents to participate in planning processes, the City has included Program 5-1 to meet annually with fair housing providers to discuss local fair housing issues and concerns, offer translation services to improve accessibility for all residents, conduct targeted outreach to underrepresented groups, and meet with service providers for special needs and underrepresented groups.

4.2.6.2 Fair Housing Issues

California Government Code Section 65583(10)(A)(ii) requires the City of South Lake Tahoe to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Maps, South Lake Tahoe does not include any areas of high segregation or poverty, or areas of low access to resources (Figures 4-4A and 4-4B). TCAC identifies areas within the city limits of South Lake Tahoe as primarily "Moderate Resource" and "Moderate (Rapidly Changing) Resource;" however, census tracts that are largely outside of city limit and are designated as "High Resource" do overlap with South Tahoe High School and small areas of Conservation and Recreation along city boundaries. The remainder of these "High Resource" tracts are national forest land outside of the city limit. While the moderate resource designations may reflect the level of access to opportunity in South Lake Tahoe compared to other jurisdictions, the high resource designation outside of the city limit does not accurately reflect this area. Some of the indicators included in TCAC and HCD's methodology to determine the final resource designation include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until "Low Resource" areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. However, while the 2015-2019 ACS reports a higher median income in areas outside of the city, this is likely due to a higher number of seasonal residents and retirees occupying second homes than in the city limit. Outside of the city limit is largely uninhabited forestland. For example, Washoe Meadows State Park is designated as high resource; however, this area has no housing, jobs, or other resources that should qualify it as high resource. After careful review, the City has confirmed that while there may be varying degrees of access to resources within the city (see Sites Inventory Analysis), all areas within the city limit have greater access to employment and educational resources than outside of the city limit.

In addition to the sites analysis, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues independently of resource area categorization and has identified actions to combat these. "High opportunity areas" as described throughout this assessment and its associated programs (see Table 4-47) are those that have one or more of the following conditions: a concentration of employment opportunities, strong public transit or pedestrian infrastructure, access to high performing educational facilities, positive environmental conditions, generally good housing conditions, or low rates of overpayment and overcrowding compared to other areas of the city. The

indicators that contribute to high opportunity areas are those that are discussed in Section 4.2.7.2.2 Access to Opportunity and Section 4.2.7.2.3 Disproportionate Housing Need and Displacement Risk. In contrast, the indicators analyzed in Section 4.2.7.2.1 Patterns of Integration and Segregation identify existing conditions and historic trends as they relate to socioeconomic status.

The following maps and analysis rely on data provided at the Census Tract and Block Group levels by various state and federal agencies, including the TCAC and HCD,[9] 2010 Census,[10] 2010-2014[11] and 2015-2019[12] ACS, 2014 Longitudinal Employer-Household Dynamics (LEHD),[13] and the California Health and Human Services Agency.[14] It is worth noting that all of the data presented visually and analyzed quantitatively is only available at the Census Tract and Block Group levels and, therefore, may not necessarily apply to all neighborhoods within the tract or block. All data presented in the maps included in this assessment was collected through the AFFH Data Viewer mapping tool, a tool developed and approved by HCD for use in assessment of fair housing analyses as the most current and accurate data available.[15] This approach was developed in consultation with HCD and in conjunction with efforts to develop standardized state-wide datasets for fair housing analyses.

4.2.6.2.1 Patterns of Integration and Segregation

Income

Since 2014, the percentage of South Lake Tahoe residents who earn an income below the federal poverty line has decreased throughout most of the city, with the exception of the area east of Ski Run Boulevard. In this area, the percentage of the population below the poverty line remained relatively stable, but saw a notable decrease in other neighborhoods. Despite the appearance of more stable incomes, South Lake Tahoe remains unaffordable for many residents, as described throughout this assessment. The concentration of poverty east of Ski Run Boulevard corresponds with a larger percentage of non-White residents and renters, likely many of those who are employed in the commercial area east of Ski Run Boulevard South Lake Tahoe and in Stateline, Nevada. Further west, the Tahoe Keys neighborhood and areas adjacent to the Lake Tahoe Golf Course have significantly higher median incomes. In Tahoe Keys, the median income in 2019 according to ACS ranged from $89,148 to $93,261, compared to $30,435 to $42,679 east of Ski Run Boulevard (see Figure 4-5). TCAC has designated the western portion of South Lake Tahoe, which includes Tahoe Keys, as "moderate, rapidly changing," which may be a result of the decreasing poverty rates and increasing median income in this area. The trends in the last decade indicate growing income gaps between the area east of Ski Run Boulevard and other South Lake Tahoe neighborhoods, which may have additional impacts on overpayment, overcrowding, and other fair housing issues.

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9 California Tax Credit Allocation Committee and Housing and Community Development Department, 2020. *2020 TCAC/HCD Opportunity Map*. https://belonging.berkeley.edu/tcac-opportunity-map-2020.

10 U.S. Census Bureau, 2020. *2010 Decennial Census*. https://hudgis-hud.opendata.arcgis.com/.

11 U.S. Census Bureau, 2014. *2010-2014 American Community Survey*. https://hudgis-hud.opendata.arcgis.com/.

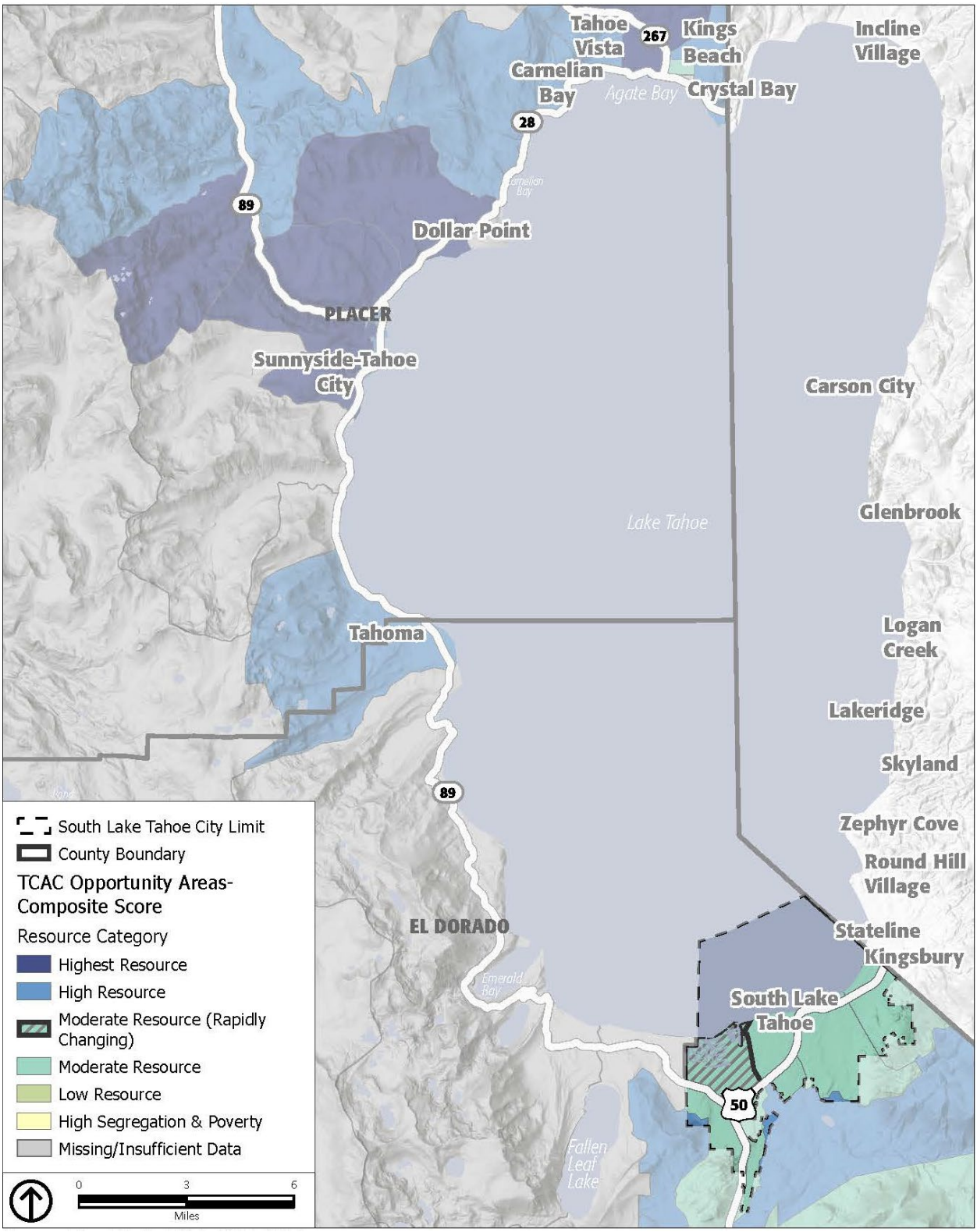
12 U.S. Census Bureau, 2019. *2015-2019 American Community Survey*. https://hudgis-hud.opendata.arcgis.com/.

13 U.S. Census Bureau, 2014. *Longitudinal Employer-Household Dynamics*. https://lehd.ces.census.gov/.

14 California Health & Human Services Agency, October 2020. *Percent of Household Overcrowding (> 1.0 persons per room) and Severe Overcrowding (> 1.5 persons per room)*. https://data.chhs.ca.gov/dataset/housing-crowding.

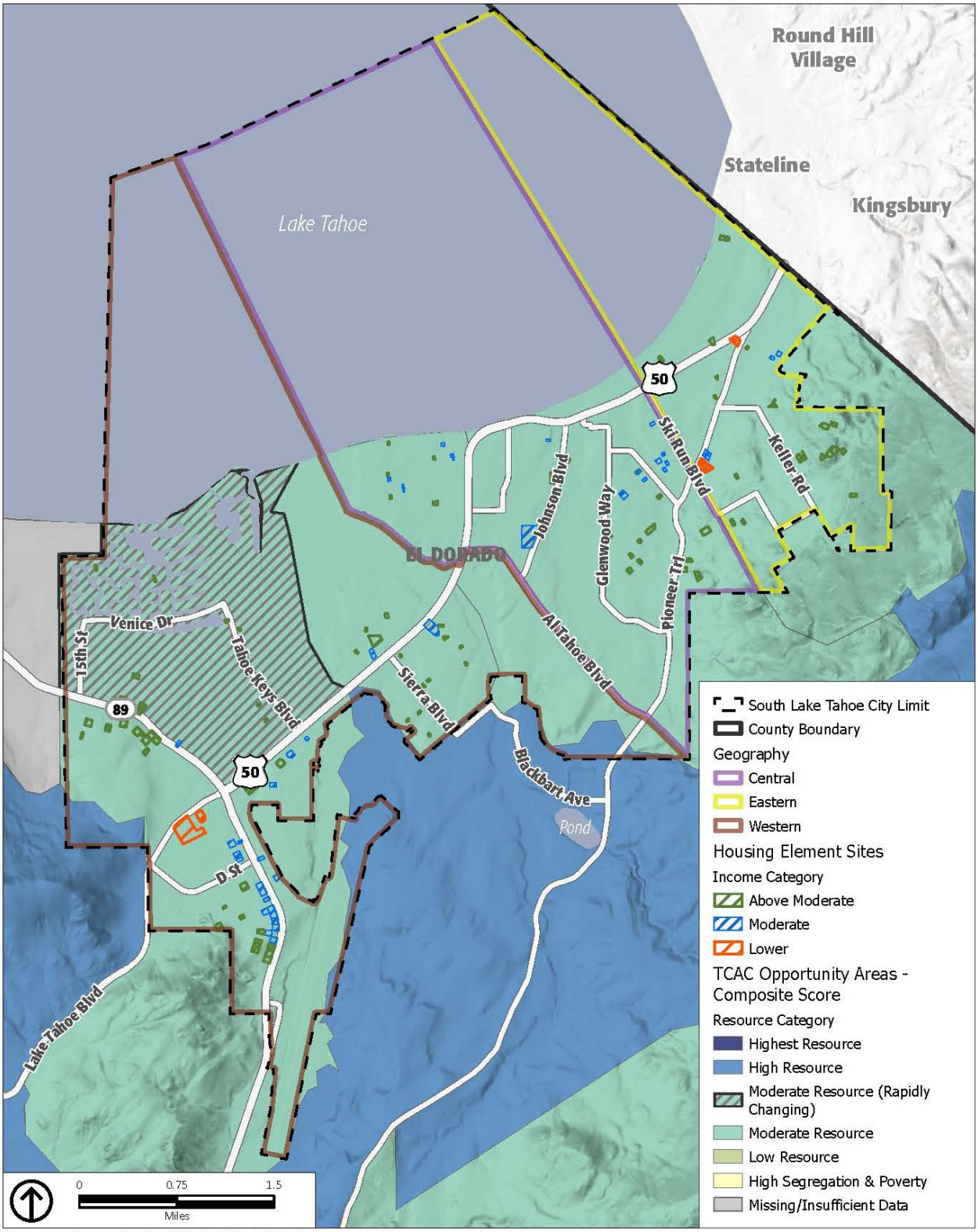
15 California Department of Housing and Community Development, 2021. *Affirmatively Furthering Fair Housing Data and Mapping Resources*. https://affh-data-resources-cahcd.hub.arcgis.com/.

FIGURE 4-4A: TCAC/HCD RESOURCE AREA DESIGNATIONS, REGION



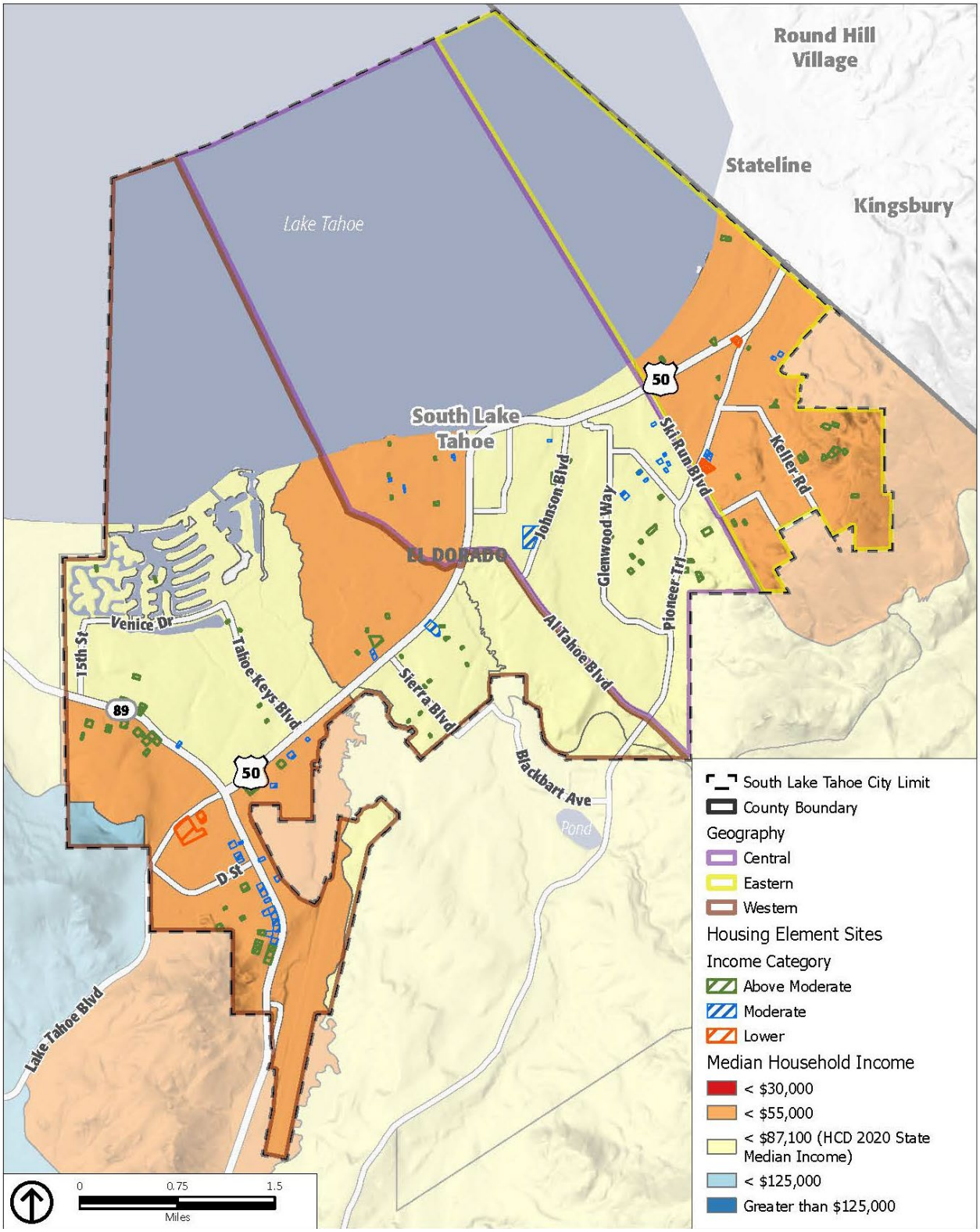
Source: TCAC 2021, census tracts

FIGURE 4-4B: TCAC/HCD RESOURCE AREA DESIGNATIONS, LOCAL



Source: TCAC 2021, census tracts

FIGURE 4-5: MEDIAN INCOME



Source: ACS 2015-2019, census tracts

As discussed in the Housing Characteristics and Trends section, the median income in South Lake Tahoe is significantly lower than in El Dorado County and has increased at a slightly slower rate. The median income in South Lake Tahoe increased an annual average of 1.3 percent between 2010 and 2019, compared to an annual average increase of 2.1 percent across El Dorado County. The median income in South Lake Tahoe in 2019 was $49,390 according to ACS, compared to $83,377 in El Dorado County. The discrepancy in income levels and rate of increase suggest that housing is unaffordable, and becoming more unaffordable, for residents of South Lake Tahoe. Given the differences in median income between neighborhoods in the city, it is likely that the economic burden is concentrated in the area east of Ski Run Boulevard, though not exclusively.

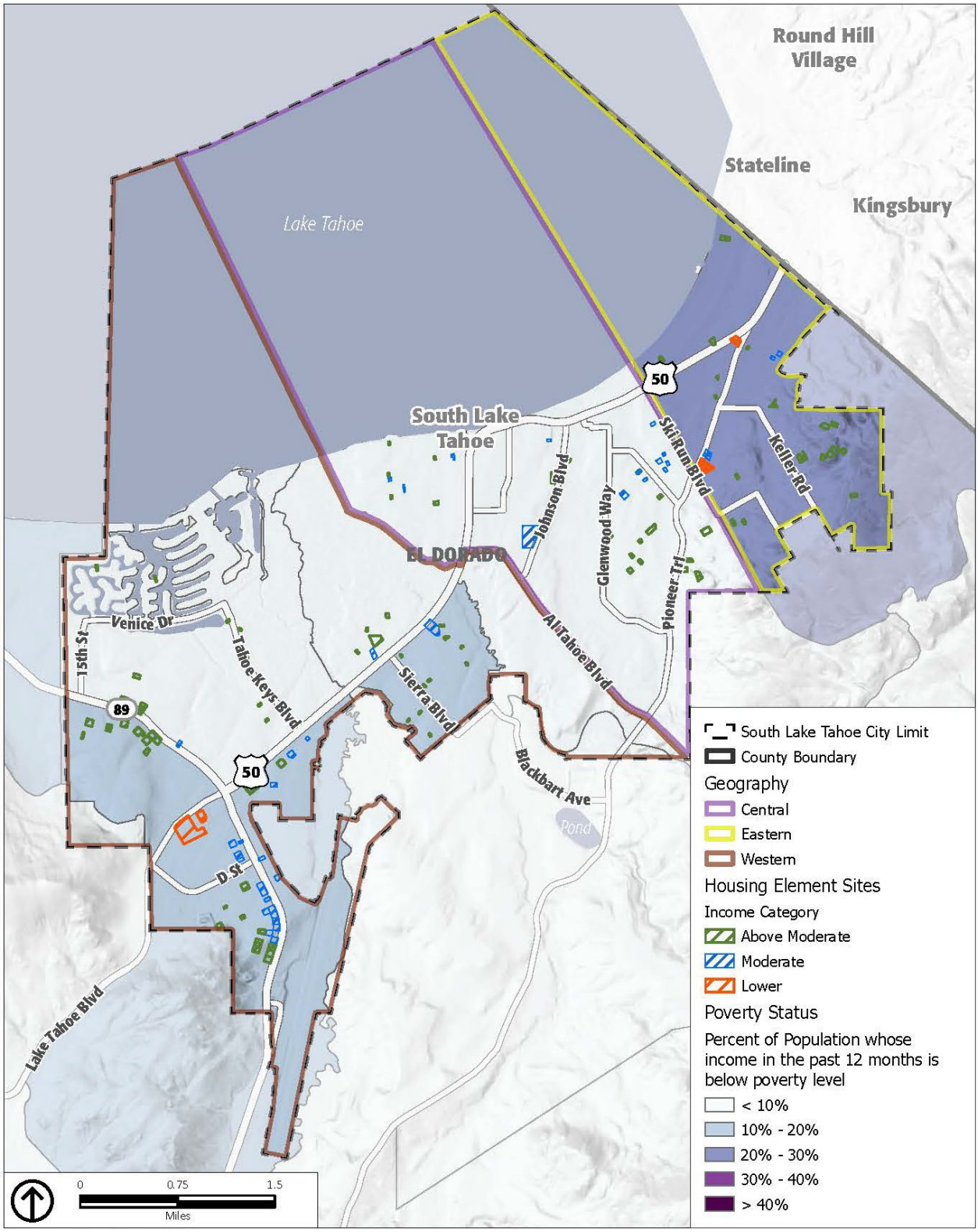
In the California portion of the TRPA region the area east of Ski Run Boulevard neighborhood of South Lake Tahoe has a higher rate of poverty than all communities and jurisdictions, with the exception of the area between Homewood and Tahoma (see Figure 4-6). The Homewood-Tahoma area saw a significant increase in poverty rates from 10 percent of the population in 2014 to nearly 34 percent in 2019. The area east of Ski Run Boulevard has seen a more stable poverty level, even experiencing a slight drop from 22 to 21 percent in this timeframe. The TRPA region is home to a large seasonal workforce and second homes that create a disconnect between wages and affordable housing, which South Lake Tahoe has experienced as well. The trends of income segregation as a result of where seasonable jobs, and affordable housing, are located in the TRPA region reflect the trends in South Lake Tahoe. Where there are more short-term rentals and second homes, incomes tend to be higher throughout the region. In contrast, where more long-term rentals are available, the median income is lower. Lower-income persons and households may be priced out of their neighborhoods because of the cost of housing.

Several programs have been identified in Table 4-47 to increase the supply of affordable and workforce housing in the city and facilitate integration of a variety of units to promote mixed-income neighborhoods.

Race and Ethnicity

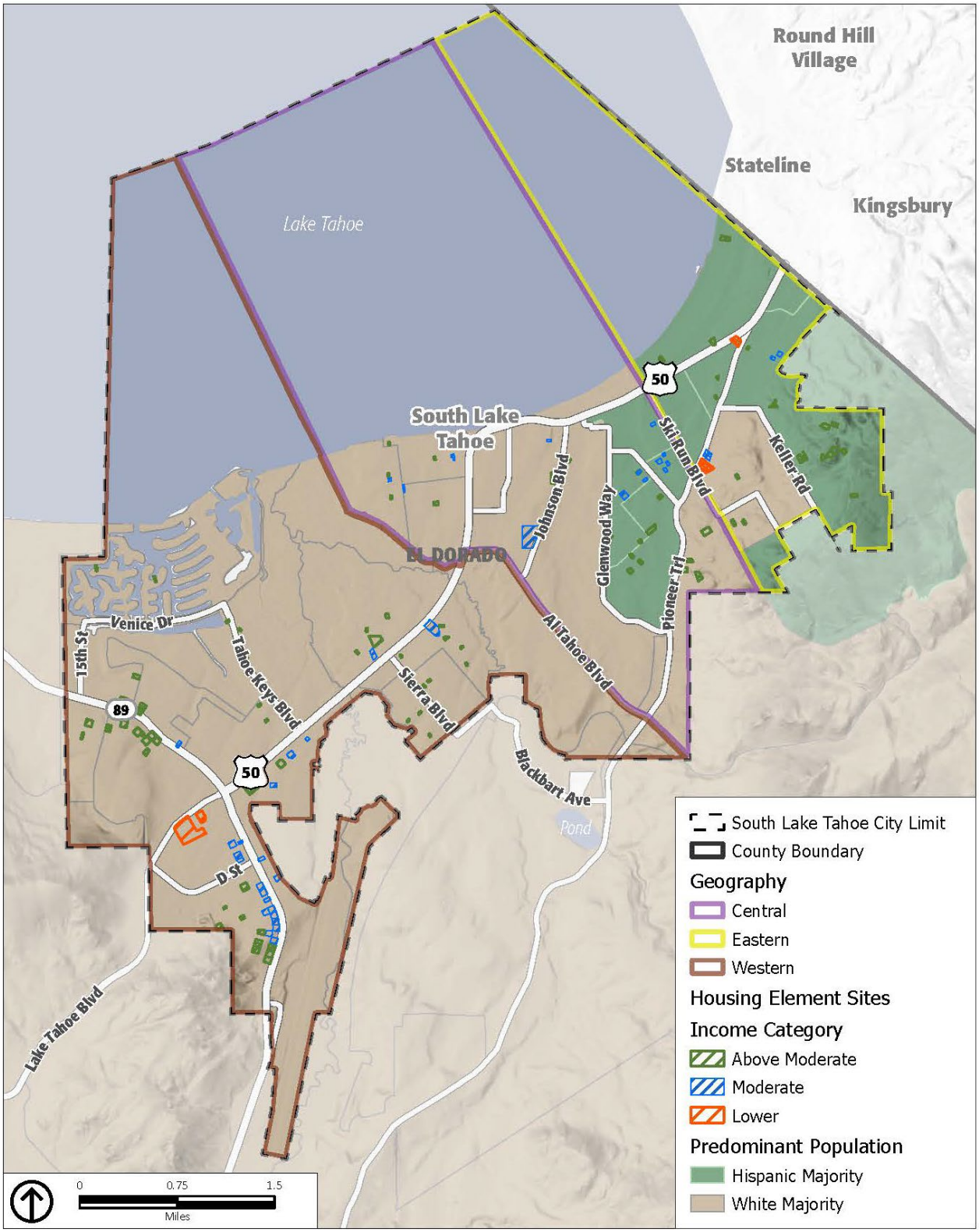
As presented in Table 4-6, approximately 84 percent of residents in South Lake Tahoe identify as White and approximately 70 percent of residents identify as non-Hispanic or Latino, this is reflected in Figure 4-7. There is a concentration of residents that identify as Hispanic or Latino in the area east of Ski Run Boulevard and west in the Bijou Acres area, where this population is the majority. In line with this, the diversity index in South Lake Tahoe is highest in the area east of Ski Run Boulevard, with a score greater than 85 (with 100 being perfect diversity) and a greater share of the population that is non-White (see Figure 4-8). In the area east of Ski Run Boulevard, approximately 37 percent of the population was Hispanic or Latino in 2018 according to Esri estimates with ACS data. This area also has the highest concentration of poverty in the city, with 21 percent of the population earning an income below the federal poverty line. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by HUD as an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of households are earning an income below the federal poverty line. Therefore, while this area is not a R/ECAP by definition, it is an area with a concentration of Hispanic and Latino residents, a high rate of poverty and overcrowding, and significant rates of overpayment.

FIGURE 4-6: POVERTY STATUS



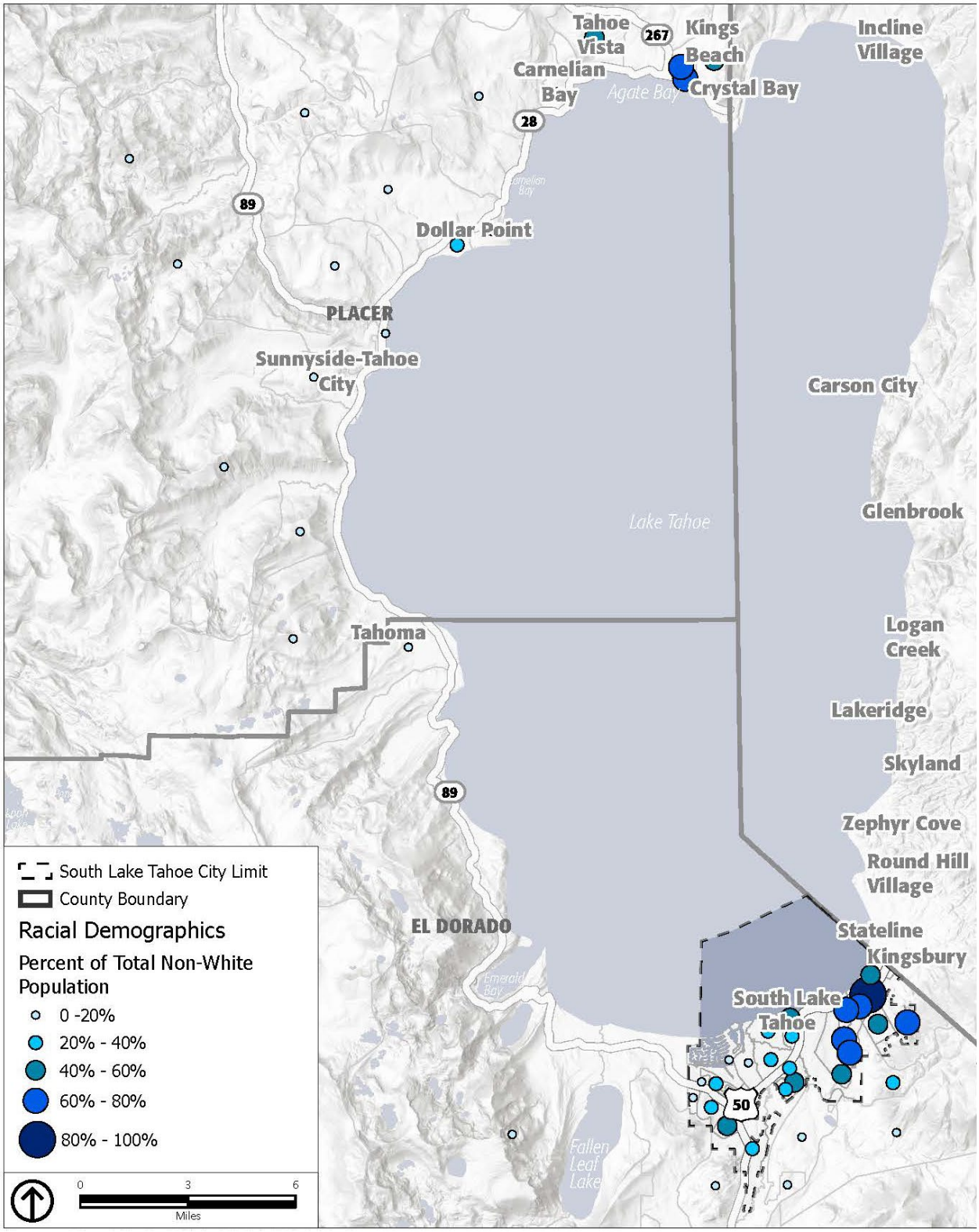
Source: ACS 2015-2019, block groups

FIGURE 4-7: PREDOMINANT POPULATIONS



Source: ACS 2015-2019, block groups

FIGURE 4-8: RACIAL DEMOGRAPHICS



Source: ACS 2015-2019, block groups

In contrast to the area east of Ski Run Boulevard, the lowest diversity index is in the Tahoe Keys neighborhood, where nearly 82 percent of residents identify as White. However, despite this concentration of residents that identify as White, this area does not meet the definition of a racially or concentrated area of affluence (RCAA). An RCAA is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. While more than 80 percent of the population in Tahoe Keys is White, the median income was $89,148 in 2019. However, according to the 2010-2014 and 2015-2019 American Community Survey results, this is a significant increase (59.6 percent) in median income since 2014, which, if the trend continues, may result in an RCAA in this neighborhood. Additionally, the area immediately south of the Heavenly Valley neighborhood meets the definition of an RCAA, though this area is outside of the city limit. While the City does not directly plan for this neighborhood, it is close enough to influence, and be influenced by, planning decisions in South Lake Tahoe. The City will combat this possible segregation and affirmatively further fair housing by facilitating the construction of accessory dwelling units (ADUs) and deed restricted affordable housing to increase the supply of more affordable housing types throughout the city and promote a mixed-income neighborhood (Program 2-9 and 3-2).

Familial Status

Female-headed households are identified as a special-needs group due to the challenges of working full-time as a single parent. However, in South Lake Tahoe, the highest concentration of female-headed, single-parent households is in the Tahoe Keys neighborhood, where the median income is also higher than any neighborhood within the city limit. In contrast, in the area east of Ski Run Boulevard, where the poverty rate is approximately 21 percent, over 80 percent of children live in a married-couple household. However, in both of these neighborhoods, approximately 40 to 60 percent of households are occupied by single adults living with a spouse. While no neighborhoods are occupied by a majority of one family type, concentrations are present. Families are located in the area of the city with the highest percentage of renters, high rates of poverty, and overcrowding. This suggests that the area east of Ski Run Boulevard has the most affordable housing options but may not meet the living condition needs of some occupants. To address this, the City will work with homeowners with second homes and spare rooms in the city to identify opportunities to, and promote, conversion of single-family homes in the residential portions of the area east of Ski Run Boulevard long term rentals that would to accommodate lower-income and moderate-income households who wish to stay in their neighborhood, as well as promote conversion of second homes throughout the city to provide mobility opportunities (Program 3-9).

Familial trends mirror the TRPA region closely, with higher rates of families with children near places of employment, such as the area east of Ski Run Boulevard, Homewood, and Tahoe City and a similar distribution of adults living alone and adults living with spouses. However, South Lake Tahoe has the only concentration of female-headed households in the region. This may be due to availability of services, proximity to transit, or employers who provide childcare assistance, among other factors. To assist all families with children to access jobs, the City will provide incentives for the conversion of second homes in high-opportunity areas and near job centers (Program 3-9) to long term rental units.

Disability

As shown in Table 4-34, approximately 16 percent of South Lake Tahoe's noninstitutionalized population in 2017 had at least one disability, and 38 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. Since 2014, the percentage of the population with a disability has increased slightly across the city, but still reflects the SACOG and TRPA regions and there are no high concentrations of persons with disabilities within the city. The City supports facilities and transit services for persons with disabilities, as described in the Access to Opportunity section that follows. The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts (Program 1-6).

4.2.6.2.2 Access to Opportunity

Mobility

This assessment analyzes two types of mobility – transit and housing. Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of Housing Choice Vouchers (HCVs), availability of rental and ownership opportunities throughout the city, and vacancy rates.

South Lake Tahoe residents are served by two transit routes operated by the Tahoe Transportation District and the South Tahoe Airporter. Routes 50 and 55 operated by the Tahoe Transportation District run from the South Y Transit Center in South Lake Tahoe to the Stateline Transit Center and Kingsbury Transit Center, respectively. Route 50 offers 20- to 40-minute headways, and Route 55 offers one-hour headways. Both Tahoe Transportation District routes operate seven days per week and the South Lake Tahoe Airporter, which connects residents to the Reno airport, operates three times per day. With these transit opportunities, transit mobility is not considered a barrier to fair housing in the city. However, according to All Transit, a data tool that measures access to transit, connectivity, and service availability, South Lake Tahoe has a transit performance score of 2.9, compared to 1.3 for El Dorado County and 3.9 for the SACOG region as a whole. This suggests that while South Lake Tahoe may have better transit opportunities than the immediate vicinity, there are stronger transit options elsewhere in the region. Therefore, the City will meet biannually with the Tahoe Transportation District to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions (Program 5-2). Additionally, the City will ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. (Program 5-1)

In addition to Program 5-1 in the Housing Element, the City has identified the following strategy in the City's Strategic Plan 2021-2026 to promote alternative modes of transportation and connectivity:

- **Strategy 2.3: Connectivity.** Enhance the connectivity of the community for those on foot and bike, while promoting a car free culture.

This strategy includes action items to develop a comprehensive way-finding signage plan to aid in navigation of the city; determine appropriate locations for bike repair stations, charging stations, and bike racks; develop a community strategy to promote biking; and develop a program to provide assistance to people who need a bike to travel to get one.

As discussed in the Tenure section of the Needs Assessment, approximately 59.0 percent of households are renters. The rental vacancy rate in South Lake Tahoe is 4.3 percent, while the ownership unit vacancy rate is 1.1 percent (see Table 4-7). This indicates there is a shortage of affordable ownership units for renters that may be seeking this economic opportunity. Additionally, while renters are the dominant tenure in South Lake Tahoe and are distributed across the city, HCV holders are concentrated primarily in the Bijou and airport neighborhoods. Beginning January 1, 2020, under California Government Code Section12927(i), landlords must accept HCVs as an acceptable source of income for tenants. Therefore, the concentration of voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the city are unaware of the requirement to accept vouchers. As shown in Table 4-27, the average rent in South Lake Tahoe ranges from $1,510 for a one-bedroom unit to $4,150 for a four-bedroom unit. All of these average rents are $500 to nearly $1,000 more than HUD's established fair-market rent for El Dorado County as part of the Sacramento-Roseville-Arden-Arcade Metro Area, indicating that even with healthy vacancy rates for rental units, many units are unattainable to lower-income households without Section 8 assistance. To improve housing mobility for residents, the City will initiate discussions with other agencies and organizations to identify one who can administer a first-time homebuyers to aid eligible lower-income households in locating housing opportunities (Program 2-7), encourage lot consolidation to facilitate the development of affordable housing with an emphasis on high opportunity areas (Program 1-7), promote the construction of a variety of housing options throughout the city, emphasizing typically more affordable units such as ADUs (Programs 2-9), and educate landlords on the benefits on advertising their units to Section 8 voucher holders (Program 5-1).

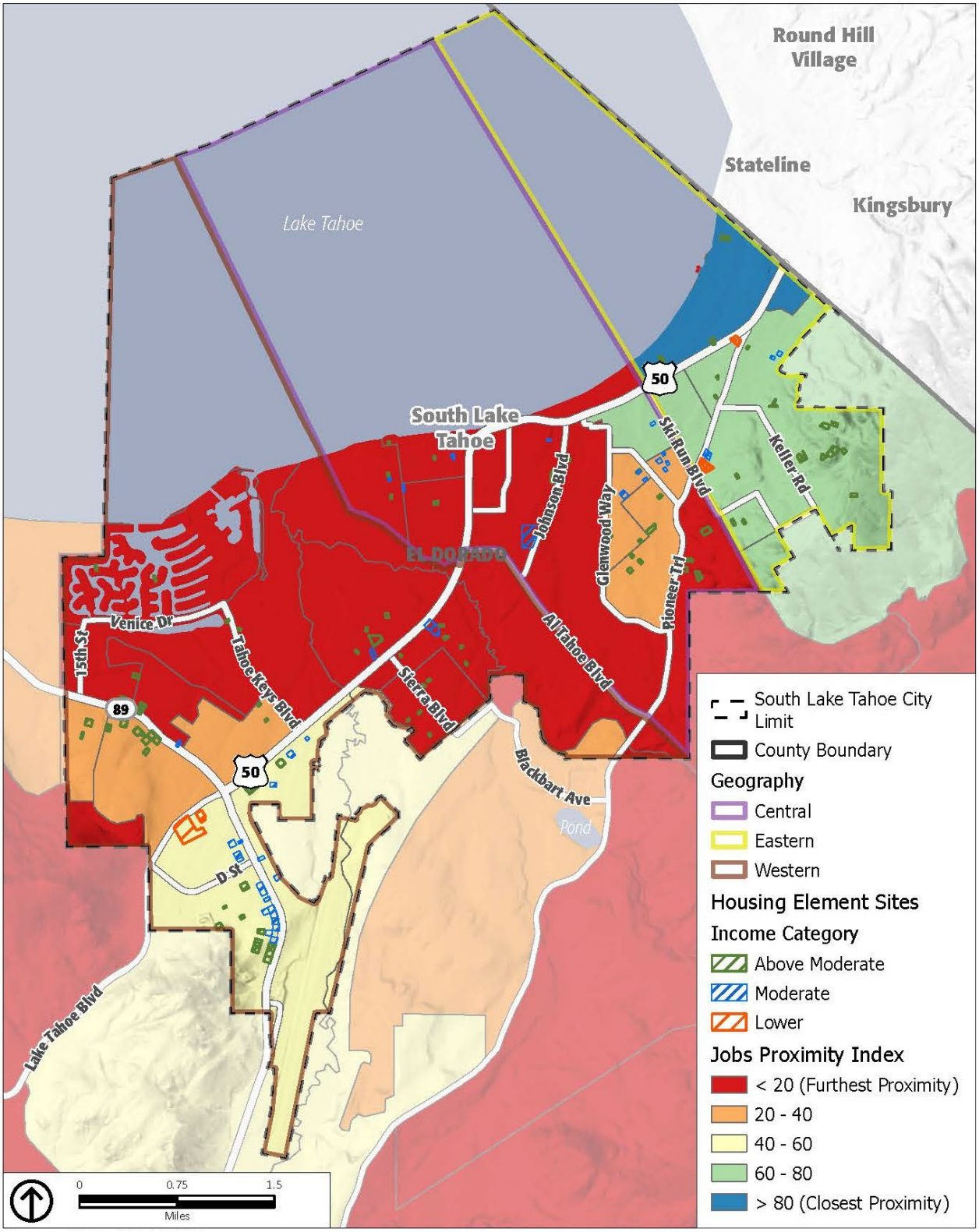
Employment Opportunities

As shown in Figure 4-9, HUD has identified most of South Lake Tahoe as being located far from jobs. As identified in Table 4-10, TRPA estimates that there were 26,880 jobs in the South Shore Region in 2019 and projects just a 1.1-percent increase in this total to 29,110 jobs in 2026. While this appears to be sufficient jobs for South Lake Tahoe residents, the South Shore Region includes Douglas County (Nevada), South Lake Tahoe, and unincorporated El Dorado County. While this would be a sufficient supply of jobs for South Lake Tahoe residents, the jobs are not all located close to the city and also available to residents of Douglas and El Dorado Counties. Given the shortage of jobs for the population of the entire South Shore Region, there is likely a jobs-housing imbalance in South Lake Tahoe. This can be partially explained by the number of second homes and retirees in South Lake Tahoe as well as a seasonal job industry that results in surges of temporary jobs. However, the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data reported by the U.S. Census indicates that nearly 63 percent of employed residents in South Lake Tahoe work within 10 miles of home, suggesting that they must work either within the city, in Stateline, Nevada, or in other nearby employment centers. LODES also indicates that nearly 22 percent of residents travel more than 50 miles southwest to their place of employment, likely in the Sacramento area, suggesting that not all employment needs are met in close proximity to the city. The highest concentration of jobs in South Lake Tahoe are in the commercial portion of the area east of Ski Run Boulevard and in the South Y Shopping Center and Tahoe Keys Marina & Yacht Club. During peak tourism seasons, the number of job opportunities may

increase to meet demand, but there is still a pressing need for workforce housing and jobs to meet the need of the existing population.

While jobs and housing are imbalanced throughout El Dorado County and the TRPA region, South Lake Tahoe has a more significant imbalance than areas such as Tahoe City and the Town of Truckee. El Dorado County and TRPA have both identified the dominance of short-term rental units and second homes as skewing the availability of housing for the workforce as well as inflating the population in comparison to the number of available jobs. This has been a growing issue in the region as tourism continues to be a dominant industry at Lake Tahoe and in surrounding national forest land. However, in 2018, South Lake Tahoe voters approved Measure T to place a moratorium on the conversion of housing in residential areas to Vacation Home Rentals (VHRs) in an effort to preserve the housing stock for long-term rental needs. As this moratorium is relatively new, the City will monitor its impact on the cost of housing to determine whether it is an effective approach to preserving or increasing the rental stock (Program 3-7).

FIGURE 4-9: JOBS PROXIMITY INDEX



Source: HUD 2014-2017, block group

Educational Opportunities

Each year, the California Department of Education (DOE) publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. South Lake Tahoe and surrounding areas have six schools reported on by the DOE, including three elementary schools, one middle school, one high school, and one continuation school. Scores are not reported for Mt. Tallac High, the continuation school. In 2018, Mt. Tallac High had 15 enrolled students, 87 percent of whom were socioeconomically disadvantaged and 47 percent are English learners. Lake Tahoe Unified School District provides bus routes for students from all neighborhoods in South Lake Tahoe to schools. As shown in Table 4-44, only one school scored moderately high in mathematics (Sierra House Elementary). The shortage of high-performing schools is further supported by TCAC/HCD's educational score, an attribute of the opportunity area maps, which identifies all of South Lake Tahoe in the 25th to 50th percentile for anticipated positive educational outcomes. The status of school performance is reflective of El Dorado County overall outside of El Dorado Hills but is notably lower than expected educational outcomes in the Tahoma neighborhood, Tahoe City, and other areas in the northern portion of the TRPA region. Tahoma scores in the 56th percentile, while Tahoe City and the surrounding area score in the 76th percentile. Throughout the TRPA and SACOG regions, higher educational outcomes are often expected in areas with higher median incomes, though not exclusively.

TABLE 4-44
SCHOOL PERFORMANCE SCORES, 2018

School	English Language Arts Score	Mathematics Score
Bijou Community Elementary		
South Lake Middle		
Sierra House Elementary		
Tahoe Valley Elementary		
South Tahoe High		

Source: City of South Lake Tahoe, 2021

Highest Performing *Lowest Performing*

Access to proficient schools begins with improving school performance throughout the City. Given the high cost of housing in the Tahoe Basin, it is difficult for teachers and other school faculty to secure housing, therefore limiting the ability for teachers to serve the schools of South Lake Tahoe. To address poor performance that may result from a teacher shortages or turnover, the City has included Program 2-2 to work with Lake Tahoe Community College and Lake Tahoe Unified School District to develop new affordable housing affordable to lower- and moderate-income persons, including teachers, as well as develop programs to remove barriers to accessing housing such as first month's rent and deposits. The three elementary schools that currently serve South Lake Tahoe students are distributed across the city,

with Bijou Community Elementary in the eastern area, Sierra House Elementary in the central area, and Tahoe Valley Elementary in the western area. With this distribution, and with similar performance scores at each of the schools, elementary-aged students have equal access to educational opportunities. In the area with the highest risk of displacement due to overcrowding and overpayment, in the area east of Ski Run Boulevard, students have access to Bijou Community Elementary, and therefore similar education opportunities as students of other neighborhoods, regardless of socioeconomic status. With available bussing, all students have access to South Lake Middle School. However, while bussing is also available for high school students, the location of South Tahoe High on the far western side of the City, presents a greater barrier to access for students that reside in the area east of Ski Run Boulevard, where there are higher rates of poverty, overpayment, and other indicators of disproportionate housing need. For normal school hours, students are able to get to school via available transit and school bus systems, but access may be more limited for activities and study hours outside of standard school hours, which provide additional educational opportunities for teenagers. To improve access to high school opportunities for students of households that face disproportionate housing needs, the City has identified capacity for 248 lower-income units approximately a half-mile walk from South Tahoe High School. Additionally, the City has included Program 5-1 to meet with Lake Tahoe Unified School District to identify barriers to high performing schools and support and assist the District in addressing barriers through a variety of strategies, which may include identifying sites for housing affordable on a teacher's salary, expanding bussing for students, supporting training programs for classroom aides, and more.

In addition to Program 5-1, the following policies have been identified in the Public/Quasi-Public Facilities and Services Element of the General Plan to collaborate with educational providers to enhance access for students and community members:

- **Policy PQP-7.2: Schools as Community Focal Points.** The City shall encourage schools to become social focal points within community and neighborhood centers that provide a range of services.
- **Policy PQP-7.3: School Accessibility to Residential Uses.** The City shall coordinate planning efforts with the Lake Tahoe Unified School District and Lake Tahoe Community College to ensure that schools are easily accessible to residential neighborhoods, and that they enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- **Policy PQP-7.6: Expansion of Lake Tahoe Community College.** The City shall support the expansion of curriculum, enrollment, and facilities at the Lake Tahoe Community College (e.g., four-year degree program, fire academy).

Environmental Health

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. A community within the 75th percentile or above, is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. There are no disadvantaged communities in South Lake Tahoe; however, the area east of Ski Run Boulevard falls into the 40th percentile and the area near the airport falls into the 42nd percentile (see **Figure 4-10**). The decreased environmental conditions in these areas are likely due to a concentration of traffic in commercial areas and proximity to the airport. Despite these slightly lower environmental conditions, all residents of South Lake Tahoe have similar access to healthy

environmental conditions, likely stemming from the prominence of open space in the semi-rural community on Lake Tahoe and recreational and park opportunities. South Lake Tahoe has a similar environmental score as the cities of Placerville and Auburn, which are comparable in size and development.

Disability Services

While there are no licensed assisted living facilities for the elderly or adult residential care facilities in South Lake Tahoe, according to the California Department of Social Services (CDSS), there are four assisted living facilities and three support and in-home assistance organizations. Kelly Ridge and Tahoe Senior Plaza are both residential care facilities for low-income persons aged 62 and over, Sky Forest Acres is a residential care facility for adults with disabilities, and Barton Skilled Nursing Facility provides 48 long-term care beds for any resident who needs their services as well as in-home care. A Hand at Home provides caregivers for in-home care to support seniors who want to remain in their home and Elder Options, Inc. provides a variety of services for seniors, including home care, respite care, and assisted living care coordination. Choices Person Centered Services provides supported living services, independent living services, and day services to adults with developmental disabilities. In addition to these facilities, the Tahoe Transportation District operates a free paratransit service for residents within one mile of fixed routes on a reservation basis from origin to destination. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed by amending the City's reasonable accommodation procedure (Program 4-1), discussed in the Constraints section of this Housing Element, and by administering the Rehabilitation Loan Program for both single-family and multifamily units (Program 3-1).

Public Infrastructure and Facilities

In addition to the opportunities analyzed above, the City of South Lake Tahoe has a variety of public services, facilities, and infrastructure in place to serve residents. These include libraries, internet, pedestrian facilities, and parks or other outdoor recreation facilities.

The South Lake Tahoe Library is a branch of the El Dorado County Library system and serves not only as a receptacle of books, but also an important community gathering place for social and cultural events. While there is only one library located within the City, it is currently of sufficient size to serve the population of South Lake Tahoe, is centrally located along Lake Tahoe Boulevard and has an adjacent bus stop for convenient access via public transit. In order to ensure that it continues to meet the needs of the community, the following policy have been identified in the Public/Quasi-Public Facilities and Services Element of the General Plan:

- **Policy PQP-7.5: Public Library Expansion.** The City shall coordinate with El Dorado County to expand public library facilities in South Lake Tahoe.

Internet connectivity is also becoming a more and more integral part of connectivity and is a vital component of public infrastructure. Currently, residents of South Lake Tahoe have internet access through AT&T, Spectrum, EarthLink, Oasis Broadband, and Viasat. High speed reliable internet and affordable rates is becoming increasingly necessary for schoolwork, employment, and other purposes.

Therefore, the City has identified Strategy 1.1: Broadband For All in the City's Strategic Plan 2021-2026. This strategy intends to connect the community via high-speed internet to serve the needs of local businesses, residents, and attract remote workers to the region and includes action items to work with local, regional, state, and private partners to extend Digital 395 broadband, explore "locally owned" broadband infrastructure, work with utility providers and telecom companies for streamline implementation, and seek funding opportunities to support expansions.

While Environmental Health is analyzed as an individual factor relating to fair housing, the distribution of and types of parks and recreation facilities are an important component of public infrastructure. As discussed previously, South Lake Tahoe's location in the Tahoe Basin provides all residents access to trails, forests, lakes, and other natural amenities in the Tahoe National Forest. Within city limits, however, there are also a range of public recreational facilities to promote healthy lifestyles for residents and visitors. These include Bijou Community Park, City of Lake Tahoe Campground, City of South Lake Tahoe Recreation & Swim Complex, El Dorado Beach, and Lakeside Beach, among others. These facilities, as well as pedestrian and bike paths and routes, are available throughout the city. To further enhance the quality of life for all residents through recreational facilities, the City has identified the following strategies in the City's Strategic Plan 2021-2026:

- **Strategy 2.1: Parks and Recreation Master Planning.** Enhance the quality and quantity of Parks and Recreation opportunities for residents and visitors.

  This strategy includes action items to prepare for the opening of the new Recreation and Swim Complex, establish a recreation priority list, implement the Regan Beach Master Plan improvements, update the Master Plan for Bijou Park, and explore alternative uses for Bijou Golf Course for maximum community benefit.

- **Strategy 2.2: Equitable Access.** Promote equitable access for underserved and under resources populations by implementing recreation programs for inclusion. Support active and healthy lifestyles and strive to develop parks in every neighborhood.

  This strategy includes action items to create low-to-no cost recreation programs and access to recreation gear for income-qualified residents, evaluate options to develop a park or community garden in every neighborhood, and evaluate opportunities to expand partnerships with community organizations and agencies to promote health and wellness.

4.2.6.2.3 Disproportionate Housing Need and Displacement Risk

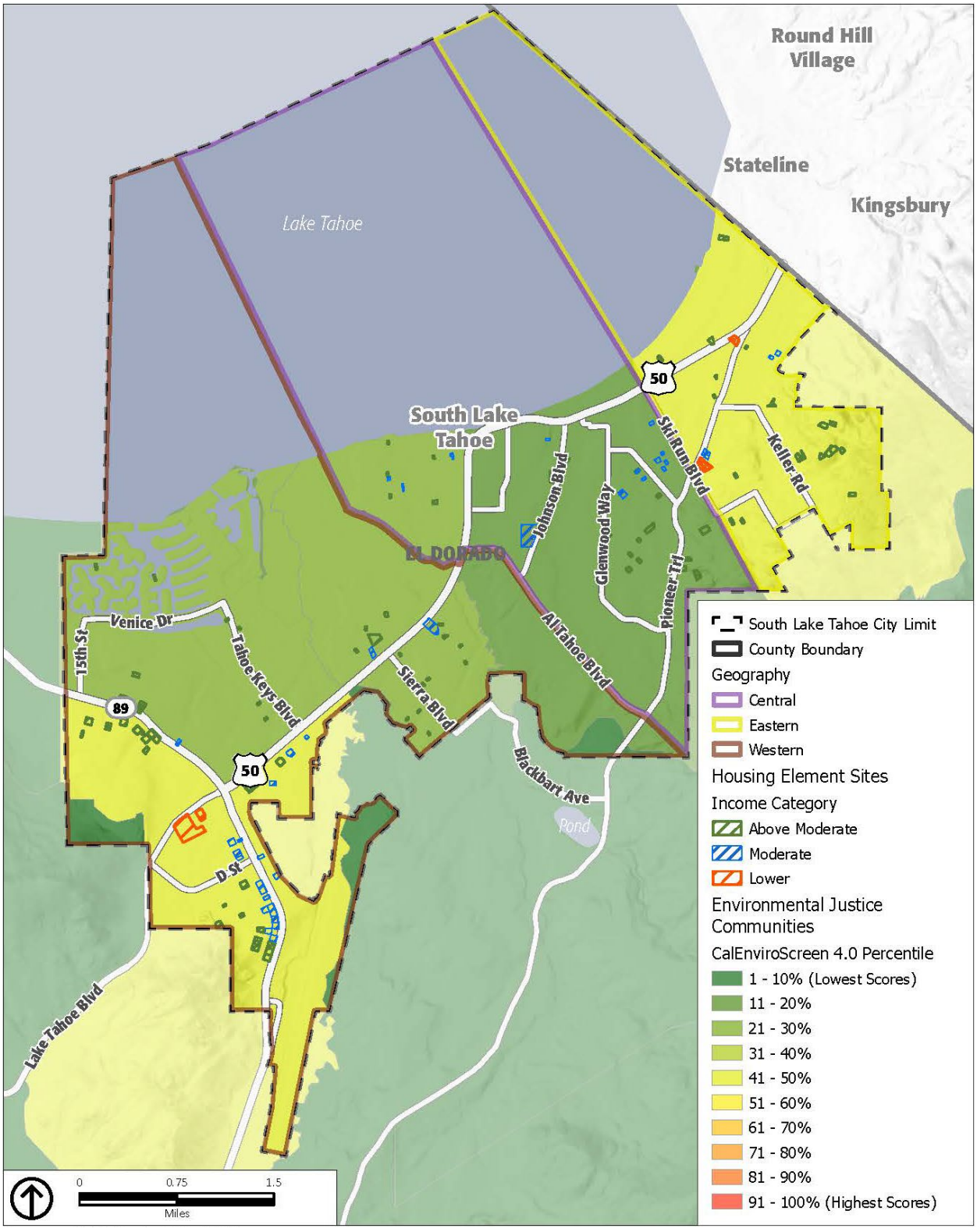
Overcrowding

As shown in Table 4-15, overcrowding is a more significant problem among renters than owners in South Lake Tahoe, despite a decline in this housing issue since 2010. In 2017, 7.7 percent of renters and 1.7 percent of owners living in overcrowded situations, compared to 14.3 and 5.0 percent, respectively, in 2010. Additionally, according to California Health and Human Services (CHHS), the rate of overcrowding is significantly higher in the area east of Ski Run Boulevard (23.9 percent of households), followed by the Bijou neighborhood (15.7 percent of households) than other areas of the city (Figure 4-11). The commercial portion of the Tourist Core Area Plan has a significant number of service industry positions, which are typically low wage, and may employ residents from the residential areas east of Ski Run Boulevard. The concentration of low-wage jobs has likely resulted in the need for residents to

"double up" with other families or live in units too small to comfortably fit their household to afford rent. Overcrowding typically means that either appropriately sized housing is unaffordable or unavailable to current residents. In either case, this results in an increased risk of displacement for households living in unit types that do not meet their needs.

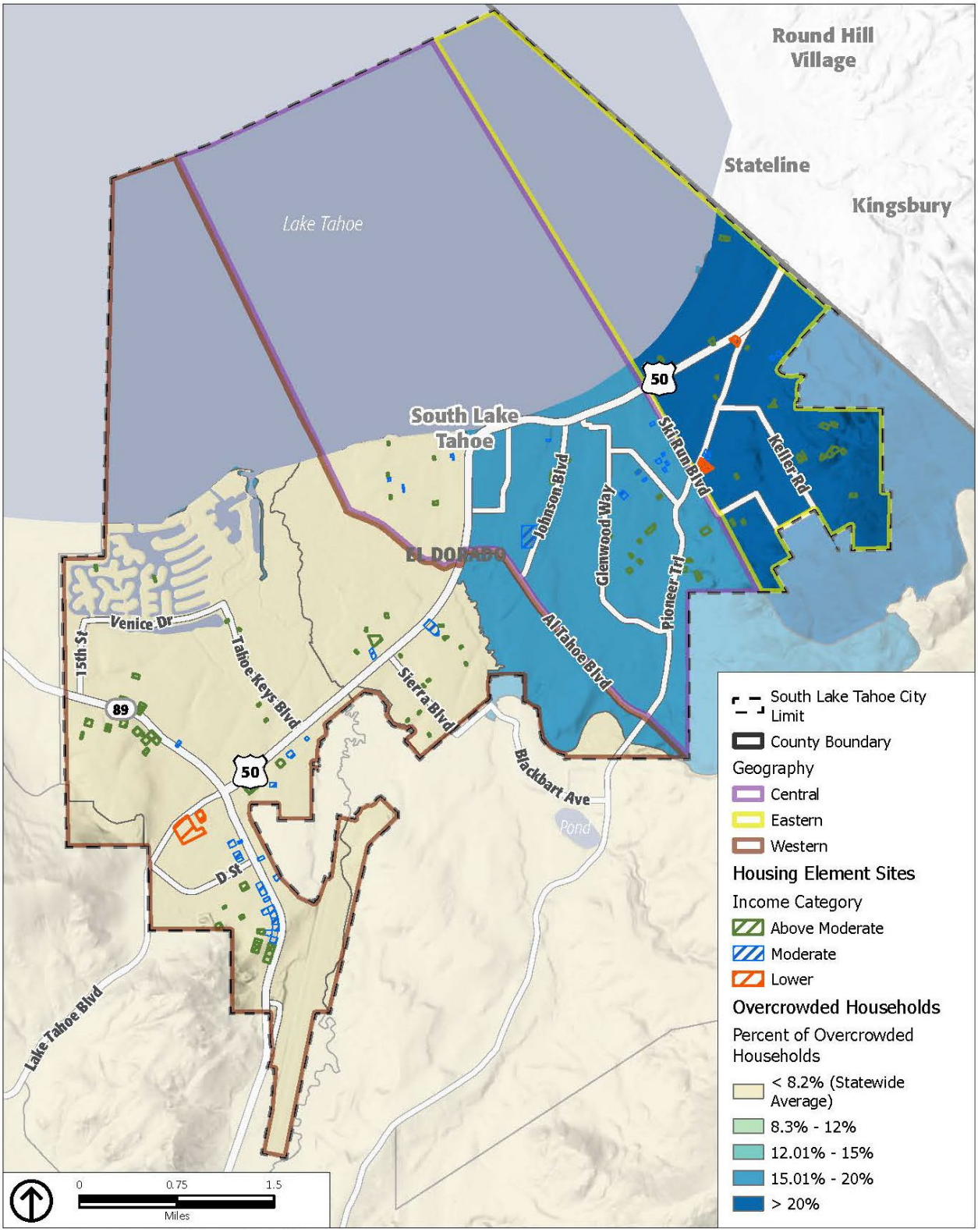
While the rate of overcrowding is low in other areas of South Lake Tahoe, there is a disconnect between housing unit size and family size in the residential portion of the area east of Ski Run Boulevard, likely tied to affordability. The area east of Ski Run Boulevard and Bijou have more high-density residential and smaller housing units, on average, than other neighborhoods in South Lake Tahoe, such as Tahoe Keys and Al Tahoe. The area east of Ski Run Boulevard also has the highest rate of children in married couple households and the highest rate of renter-occupied households in the city, which may contribute to overcrowding, particularly in smaller dwelling units. Further, with the highest rates of poverty and non-White residents, this area indicates patterns of concentration of minority and low-income households facing displacement risk due to a variety of fair housing concerns. While overpayment rates are higher elsewhere in the city, many residents here are still cost burdened, compounding the displacement risk presented by overcrowding.

FIGURE 4-10: ENVIRONMENTAL JUSTICE COMMUNITIES



Source: CalEPA Office of Environmental Health Hazard Assessment 2021, census tracts

FIGURE 4-11: OVERCROWDED HOUSEHOLDS



Source: California Health and Human Services 2020, census tracts

While overcrowding exists throughout the Tahoe and El Dorado County regions, it is largely concentrated in South Lake Tahoe. On the Western Slope, rates of overcrowding range from less than one percent of households to approximately six percent of households, with significantly lower rates found in communities along the Highway 50 corridor toward Sacramento than in South Lake Tahoe. West of the City of South Lake Tahoe limit, CHHS reports than no units are overcrowded, likely due to the increased number of short- term rental units and larger housing units in general. Throughout the SACOG region, overcrowding rates have stayed relatively stable and low since 2010, though South Lake Tahoe, and El Dorado County overall, are the only areas in which both renter and owner overcrowding have decreased since 2010. To continue to reduce incidence of overcrowding and reduce displacement risk as a result of overcrowding, the City will continue facilitating the construction of ADUs (Program 2-8), provide incentives for conversion of second homes to affordable units (Program 3-9), and will provide information to landlords on the benefits of advertising their units to Section 8 voucher holders and avoiding discrimination based on income (Program 5-1).

Overpayment

A household is considered to be "overpaying" when they are spending more than 30 percent of their income on housing costs. This increases the risk of displacing residents who are no longer able to afford their housing costs. Several stakeholders identified rising rent prices as a fair-housing concern that contributes to an increase in overpayment among renters. As shown in Figures 4-12 and 4-13, overpayment is a widespread issue throughout South Lake Tahoe. According to CHAS, in 2017, approximately 43.6 percent of all households were paying more than 30 percent of their income on housing, and of these, 50 percent were severely overpaying (paying more than 50 percent of their income). Throughout the city, 47.2 percent of renters and 39.2 percent of owners are overpaying for housing. While this presents a citywide barrier to fair housing, Figure 4-12 demonstrates that overpayment among owners is particularly significant in the area east of Ski Run Boulevard, where poverty rates are higher, and a majority of the population identifies as non-White. This is a shift from 2014 when overpayment among owners was concentrated in the Al Tahoe neighborhood. While there is a current high rate of overpayment in the area east of Ski Run Boulevard, City staff report that the Tahoe Meadows neighborhood likely has a lower rate of overpayment despite its location within this tract, as this area has a higher median income than other portions of the tract. In contrast to the geographic shift seen for owner overpayment, renters shifted from a concentration of overpayment in Bijou to an even, but significant, distribution of overpayment throughout the city (see Figure 4-13). While concentrations of overpayment have moved over time, overpayment is still a pressing issue in South Lake Tahoe, particularly among the workforce, as was identified by stakeholders in community workshops and consultations.

Throughout the TRPA and SACOG regions, overpayment is prevalent among both renter and owner households, though has been an increasing problem for renters in the last decade. Overpayment in the TRPA region is more significant in areas of concentrated tourism where the service industry is a major employer, as is the case in South Lake Tahoe. Low wages and seasonal jobs have expanded the issue over time throughout the region. While overpayment is slightly lower outside of tourism centers, this is likely because of a shortage of rental housing and distance from jobs rather than the presence of more affordable housing options.

To address displacement risks from overpayment, the City has included several programs to increase the supply of affordable housing (see Table 4-47).

Substandard Housing

In addition to extensive overpayment, approximately 87 percent of the housing stock in South Lake Tahoe is older than 30 years and may need repairs. As discussed previously, the City conducted a housing condition survey in 2019 and found that approximately 3.8 percent of the housing stock needs minor repairs, and 1.2 percent need moderate to substantial repairs. Just 0.1 percent were considered dilapidated. The most common structural issue (48 percent) was the poor condition of driveways; only 17 percent of structural issues were regarding habitability issues (e.g., siding, roof, foundation, and windows). The Tahoe Sierra neighborhood was found to have the highest incidence of homes needing repair or rehabilitation, though this was just 0.5 percent of surveyed units. This indicates that the need for repairs is relatively evenly distributed across the city, with no significant concentrations of rehabilitation need that would indicate a disproportionate displacement risk.

However, El Dorado County Fair Housing reported in their consultation with the City that one of the primary complaints that they receive are regarding poor home condition, typically from deferred maintenance on older homes or absentee owners that are resistant to making repairs. This feedback is consistent with issues raised in the City's Housing Hotline and Multi-family Inspection Programs. The Housing Division receives approximately 700 calls annually through the Housing Hotline. A substantial number of these calls are referred to other agencies for assistance such as Legal Services, El Dorado County Environment Management and Behavioral Health, City Code Enforcement, and the California Apartment Association. Additionally, a large number of complaints are resolved through mediation conducted by Housing Staff without escalated enforcement. However, approximately 20 complaints a year do require escalated and prolonged enforcement, the process of which can extend for a series of months. In December 2021, the Housing Hotline reported that the primary complaints received regarding substandard housing conditions were related to mold, lack of heating, pest infestations, lack of smoke or carbon monoxide detectors, water intrusion, and electrical issues. Representatives from the Hotline reported that the age of the housing stock in South Lake Tahoe, paired with extreme weather, has resulted in deterioration in many structures, though not all. In an effort to address concerns of substandard housing conditions, the City operates the Multi-family Inspection Program for all developments with 6 or more units and has successfully improved the overall quality of the housing stock. Units in the city are selected at random for inspection. As part of this program, 123 properties were inspected in 2021 and 225 units were certified. When a unit fails an inspection, an inspection report is provided to the owner with a deadline to comply. Coordination between the Housing Hotline and Multi-family Inspection Program results in timely resolution of many substandard housing issues.

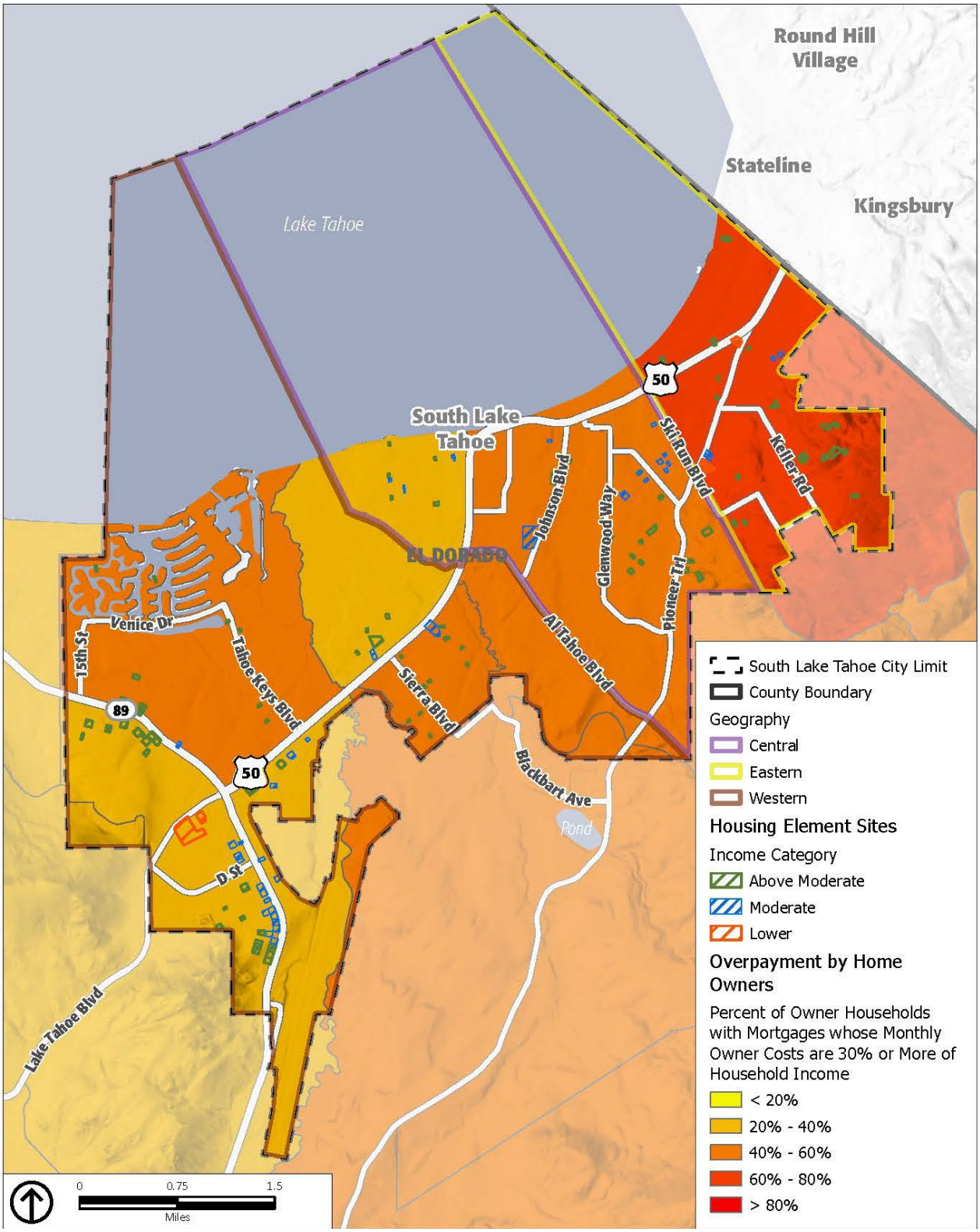
Due to the scarcity of affordable housing, some tenants may be hesitant to submit maintenance requests to their landlord or property manager for fear of retaliation, such as unjust eviction or rent increases, and therefore cases may be underreported to El Dorado County Fair Housing. Lower-income renters are particularly at risk of displacement as a result of poor housing conditions if retaliation occurs, as there are limited alternative housing options. The City is aware of this concern residents may have and aims to proactively address substandard housing conditions through the Multi-Family Inspection Program, which result in the City requiring maintenance by the home or property owner rather than a request from the tenant.

For those homes that do need moderate to substantial repairs, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is

designated as uninhabitable or during rehabilitation. To prevent displacement of these occupants, the City will develop a program to provide financial assistance for residential rehabilitation (Program 3-1) and will proactively inspect multifamily housing projects for rehabilitation need (Program 3-2), and will partner with organizations, employers, and non-profits to establish a multifamily acquisition and rehabilitation program (Program 3-8).

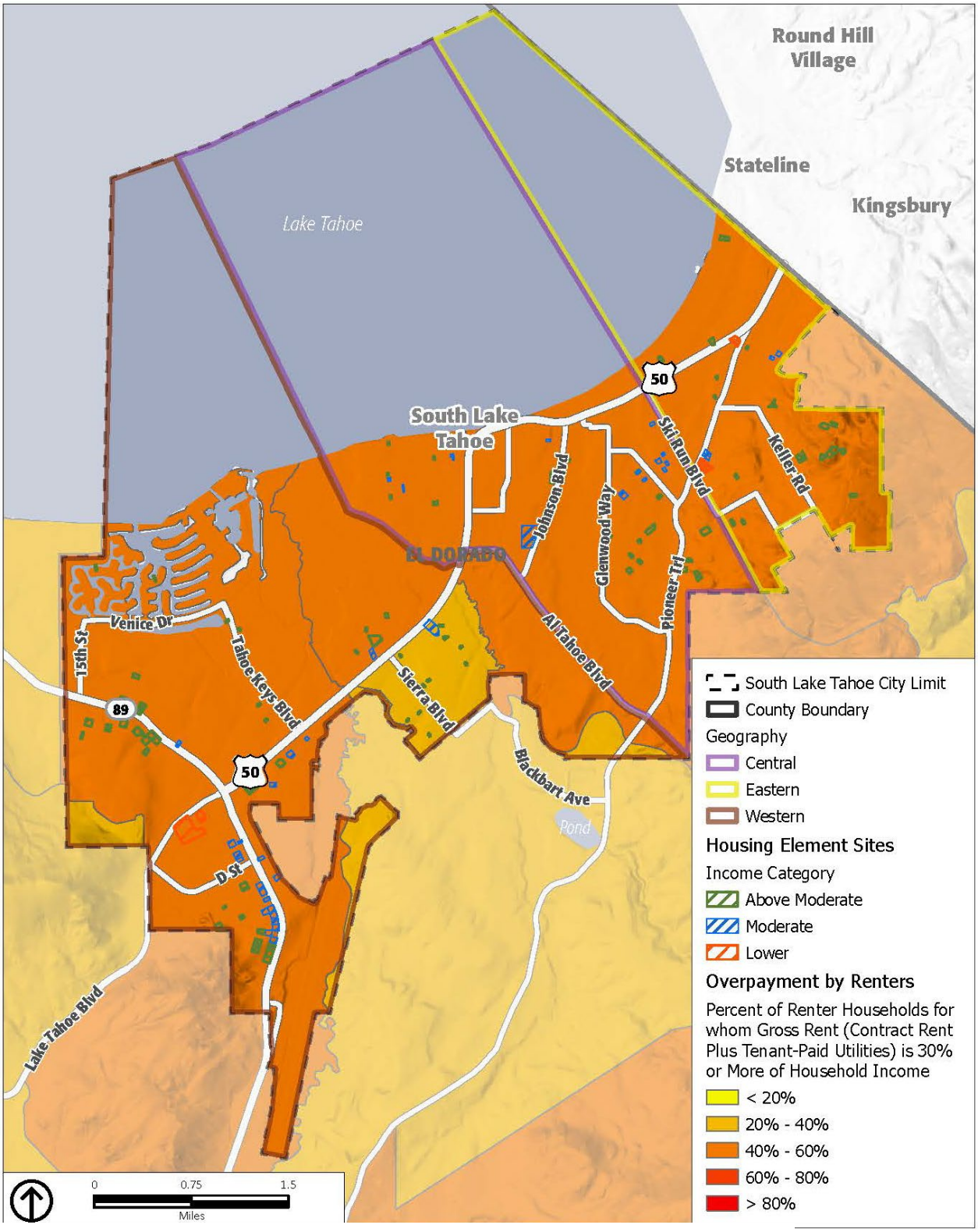
Across El Dorado County, nearly three-quarters of the housing stock is older than 30-years. This percent includes the relatively new communities of Cameron Park and El Dorado Hills, where winter weather is also milder. North of the suburban communities that largely serve the Sacramento region, such as Cameron Park and El Dorado Hills, the housing stock in El Dorado County is aging. While CHAS data on substandard housing is incomplete in El Dorado County, it can be assumed that South Lake Tahoe's housing rehabilitation need is similar to, or lower, than most communities within the Tahoe Basin part of the El Dorado County region due to a relatively high median income, meaning many homeowners can afford repairs.

FIGURE 4-12: HOMEOWNERS OVERPAYING FOR HOUSING



Source: ACS 2015-2019, census tracts

FIGURE 4-13: RENTERS OVERPAYING FOR HOUSING



Source: ACS 2015-2019, census tracts

Homelessness/At-Risk Housing Units

As discussed in the Special Housing Needs section of the Assessment of Fair Housing section, there are approximately 435 unsheltered homeless persons living in El Dorado County according to a 2020 point-in-time count of the homeless population (see Table 4-1). This count was conducted in January when it is expected that the city's homeless population is at its lowest, compared to summer months when the population increases. While the point-in-time does not identify the homeless population specific to the City of South Lake Tahoe, the Tahoe Coalition for the Homeless reports that slightly less than half of the homeless population in El Dorado County resides on the Western Slope. However, the homeless population is relatively transient based on weather, and as such demographic characteristics for the entire population may represent those that reside in South Lake Tahoe on any given day.

According to the El Dorado County Continuum of Care, in 2020, approximately 25.8 percent of the total homeless population in El Dorado County identified as Hispanic or Latino, 9.0 percent identified as a race other than White, 13.6 percent were severely mentally ill, and 6.9 percent were veterans. While homeless persons did not identify as other protected classes, minority populations are not disproportionately represented in the homeless population compared to the total population of South Lake Tahoe, though persons with cognitive disabilities are disproportionately represented, indicating a need for targeted assistance and outreach for this population. As such, the City has identified Program 4-3 to work with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center to identify specific strategies to address displacement risk and homeless services for persons with developmental disabilities.

Currently, services for homeless persons are limited in South Lake Tahoe. There are no shelters in the city and most persons experiencing homelessness rely on motels and camping for places to stay. The Tahoe Coalition for the Homeless (TCH) estimates that slightly more than half of the homeless population in El Dorado County resides in the Tahoe Basin; while this is not exclusively South Lake Tahoe, it indicates that the homeless population is likely larger in South Lake Tahoe than in other unincorporated communities and cities in the county. However, the point-in-time homeless estimate collected by HUD's Continuum of Care (CoC) Homeless Assistance Programs Homeless Populations and Subpopulations Reports for South Lake Tahoe is significantly smaller than the homeless estimate on the western slope of the county. Regardless, to compensate for the lack of emergency shelters, in 2021, TCH obtained CARE and HomeKey funds to purchase three motels in South Lake Tahoe to offer a non-congregate option, and the 59 beds within the three motels effectively serve as permanent supportive housing.

The City has committed to increasing the availability of services for those experiencing homeless by working with jurisdictions to address the needs of homeless residents and identify potential sites for an emergency shelter (Program 4-3).

Displacement Risk

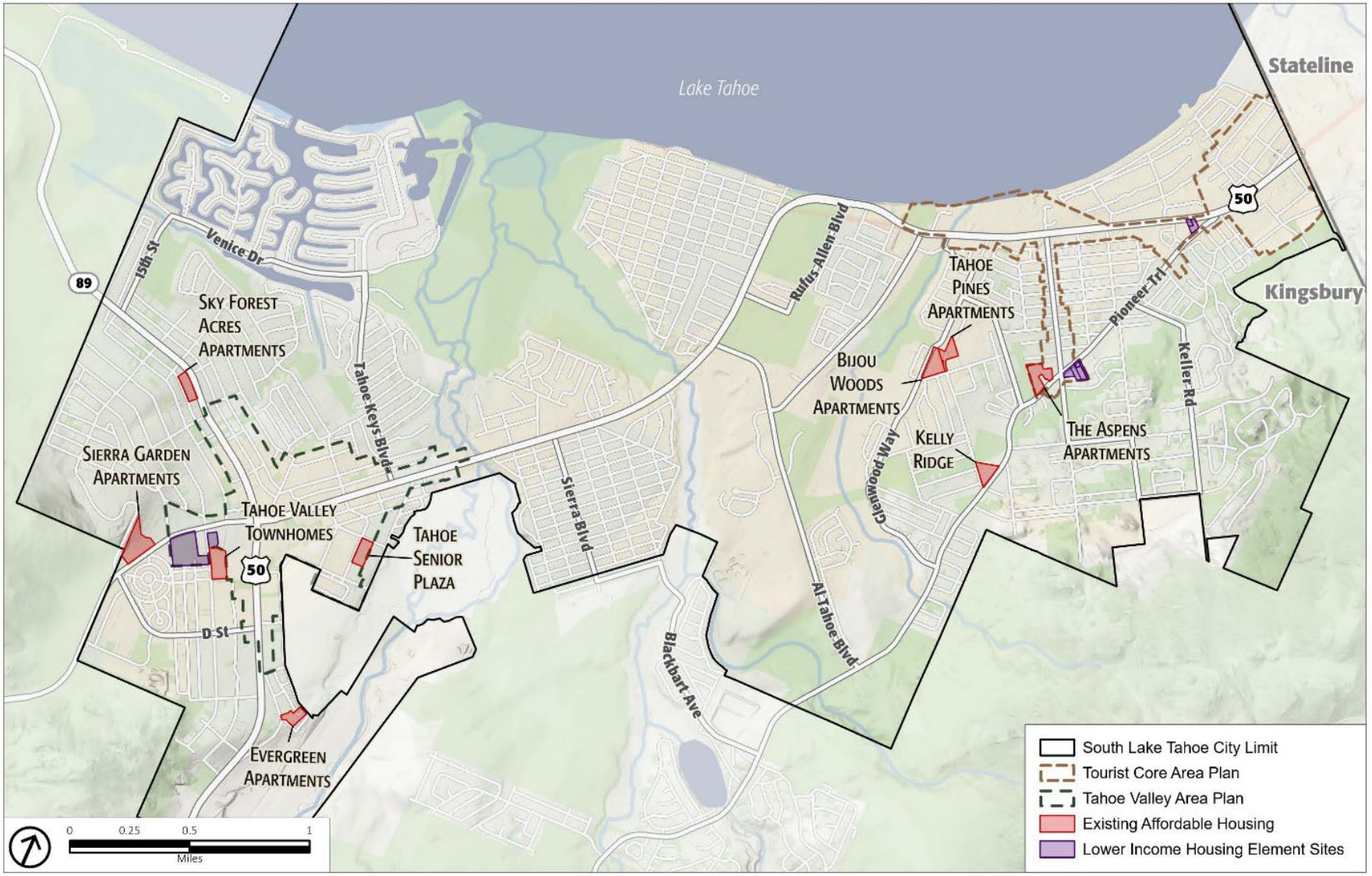
Displacement occurs when a household is no longer able to remain in their home for any number of reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increases that are less than home price increases. Displacement can result in the loss of home, or the loss of community if there are no alternative housing options.

Availability and Location of Housing

Shortage of affordable housing units can also increase displacement risk as households seek units that align more closely with available income. The shortage of vacant and affordable units creates barriers to housing mobility opportunities. As discussed previously, while the 2013-2017 American Community Survey reports stable vacancy rates in South Lake Tahoe, nearly half of the units identified as vacant are seasonal homes or short-term rentals for tourists. This inflated vacancy rate makes it appear that housing should be available for all permanent residents, while this may not actually be the case. A low vacancy rate may result in households that are currently living in overcrowded situations, substandard housing conditions, or overpaying for housing to be unable to move to a more suitable location due to lack of availability. This barrier to mobility can result in households being at an increased risk of displacement from their home or community because of lack of housing options.

Figure 4-14 identifies the locations of existing deed-restricted affordable housing in the city, as well as the sites identified in this Housing Element to meet the City's lower-income RHNA. The areas where lower income sites are located, both current and projected, are close to amenities and transit and in the most walkable areas of the community, deemed Town Centers. The Tourist Core Area Plan and Tahoe Valley Area Plan identify Town Centers in the City. The City has multiple programs in place to incentivize development in these areas due to their proximity to services and amenities, as well as due to the appropriate zoning to allow for higher density development, which is more financially feasible for affordable housing development. While the sites for deed-restricted affordable housing are primarily located in two areas of the city, lower-income housing will also be promoted throughout the City through promotion of ADUs (Program 2-9), incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households (Program 3-9), and encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders (Program 5-1). Through the sites identified for new lower-income development and these programs, the City has adequate sites to accommodate lower income development across the city in a manner that will promote access to services and resources as well as increase mobility opportunities and reduce displacement risk from each resident's chosen community within South Lake Tahoe.

FIGURE 4-14: LOCATION OF AFFORDABLE HOUSING



Source: City of South Lake Tahoe, 2022

Investment Patterns

Investment can be for routine maintenance of public infrastructure, such as roadways, as well as larger projects that address public need, such as parks and recreation facilities, office buildings, and more. Historically, investment in the City of South Lake Tahoe has been prioritized based on need, which has prevented disinvestment in any particular area of the city.

Priority maintenance of roadways is determined by the City's Public Works Department, using a Pavement Management System that is a database of existing conditions of the roadway structure. A field inspection of the roadway provides an assessment of the pavement distress. Distresses are then quantified by segment and a score is assigned. This system allows the Department to analyze roadway maintenance and rehabilitation needs at proper intervals. A similar process is used for other maintenance projects which ensures that public infrastructure remains in similar condition throughout the City.

Public and private investment in larger projects, such as a new park or community facility, also occurs throughout the City. This investment is based on public demand and benefits all residents. Recent and ongoing projects that invest in the community include:

- Lake Tahoe Boulevard Bike Trail: Construction of a class 1 bike trail, ADA compliant ramps, and streetlights near the South Y Shopping Center. This improves multi-modal access to services, amenities, and employment opportunities located at the intersection of Highways 89 and 50, and reduced vehicle reliance adjacent to sites where affordable housing is located.
- Sierra Boulevard Streetscape: Rehabilitation of a stretch of Sierra Boulevard, including redesign of the roadway, bike lanes, paths, pedestrian infrastructure and other streetscape improvements. The project is intended to result in a complete street that provides a connection between a future Greenway Bike Trail and Lake Tahoe Bikeway, improving accessibility through the city and recreational amenities for all residents to use.
- Pioneer Trail Pedestrian Upgrades: Construction of 1.25 miles of sidewalks along both sides of Pioneer Trail between U.S. Highway 50 and Pioneer Trail. Includes installation of lighting, transit stop improvements, and class II bike lanes. The pedestrian improvements provide increased walkability between adjacent neighborhoods and employment centers in the Tourist Core Town Center.

These projects, among others, improve connections between neighborhoods, to necessary services, and improve environmental health through reduced reliance on vehicular transportation and improved water quality through erosion control. The City will continue public investment throughout the city, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment. In instances where infrastructure improvements are required to support housing and residents without vehicles, the City will ensure these projects are included in the City's Capital Improvement Plan (Program 5-1).

Housing Costs

Since 2015, Zumper, a rental research tool, found that there have been significant annual increases in rent prices in South Lake Tahoe (see Table 4-45). Similarly, Zillow found that there has been an annual average increase in home prices of 14.7 percent, increasing from $278,000 in August 2012 to $646,000 in July 2021. In contrast to this rapid increase in the cost of housing, wages have increased by just 1.3 percent annually since 2010. In 2019, the median income in South Lake Tahoe was $49,390, according to ACS. At this income, a household could afford a monthly rent of $1,235 or to purchase a home valued at $308,284. In 2019, an affordable rental unit for this household would have been a one-bedroom unit. This demonstrates the discrepancy between income and the cost of living, which increases displacement risk from overcrowding and overpayment as rents and home prices continue to increase while wages lag behind.

TABLE 4-45
INCREASES IN RENTAL RATES, 2015-2021

Unit Type	Average Annual Increase
Studio	2.5%
1 Bedroom	15.9%
2 Bedroom	15.3%
3 Bedroom	138.6%

Source: Zumper.com, 2021

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In South Lake Tahoe, overpayment rates are higher in areas with a lower median income, as identified in the analysis of overcrowding. As discussed under Patterns of Integration and Segregation, there are higher rates of poverty in the area east of Ski Run Boulevard, adjacent to the California-Nevada border where there are increased rates of overpayment (see Figures 4-6, 4-12, and 4-13). As a result, displacement risk from overpayment for low-income renter households is notably higher in the area east of Ski Run Boulevard. The City has included Program 2-7 to work with local agencies and organizations to administer a first-time homebuyer program to connect lower-income households with mobility opportunities that reduce cases of overcrowding and provides lower-income homeownership opportunities in high resource areas.

In the Tahoe Region, housing costs have increasingly become prohibitive to lower- and moderate-income households. For example, approximately 28 percent of households in unincorporated El Dorado County, 31 percent in the Town of Truckee, and 53 percent in the community of Tahoe Vista are overpaying for housing according to the 2014-2018 ACS. While cost burden varies slightly between communities in the Tahoe Region and greater SACOG region, housing prices have increased rapidly, pricing out many workforce households. The discrepancy between housing costs and wages that has increased displacement risk in South Lake Tahoe can be found throughout the region.

Environmental Disasters

Almost all of the City of South Lake Tahoe is considered a Very High Fire Hazard Severity Zone (VHFHSZ) according to CalFire, due to its location at the Wildland-Urban Interface (WUI). Those areas that have not been identified as a VHFHSZ are Tahoe Keys, a waterfront community, and the Truckee Marsh, both of which have been identified as regulatory floodways by the Federal Emergency Management Agency (FEMA). However, the Tahoe Keys community, built in the 1960s, was constructed with flood prevention standards for home protection and to reduce flood risk, and the Truckee Marsh is an undevelopable wetland habitat. To protect further development from flood risk, the City adopted a Floodplain Management Ordinance in 2001. The ordinance provides direction for new and existing developments located within special flood hazard areas and is compliant with the California Department of Water Resources (DWR) standards. DWR most recently reviewed and approved the ordinance in 2021. Additional, more restrictive, floodplain development standards in the Regional Plan for the Tahoe Regional Planning Agency and the Lahontan Basin Plan are also referenced in the City's Floodplain Management Ordinance. Although localized flooding in areas of poor drainage may occur, given that current residential development in the floodplain has protections in place, and future development is required to follow DWR-compliant development standards, flooding associated with identified floodways does not present a large-scale risk for residents of South Lake Tahoe.

Wildfires, however, present a significant threat to infrastructure and housing in the City, influencing development capacity due to the boundaries of the Tahoe National Forest, and affordability as homeowners face increasing fire insurance rates. Displacement risk as a result of fires affects all households, but particularly those at the edges of the City and for those unable to afford the cost of fire insurance. Lower-income households are disproportionately burdened by the cost of insurance, which may result in these households being unable to afford homeownership or being displaced from the City outright. While disasters are outside of the City's control, the City will continue to implement the *Lake Tahoe Basin Multi-Jurisdictional Wildfire Prevention Strategy,* and has included an action in Program 5-1 to promote organizations and programs that assist landowners to protect their home from fires such as the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Further, the City will enforce vegetation management risk of fires moving from wildland areas to developed properties and reduce property loss during fire events.

In the SACOG region, there are many areas that have been designated by CalFire as High or Very High Fire Hazard Severity Zones. In August 2019, the Sacramento Business Journal surveyed rural homeowners in Placer County and reported that 42 percent have experienced an increase of 25 percent to 50 percent in the cost of their fire insurance rates, with another 20 percent saying their rates had more than doubled. In many cases throughout the SACOG region, homeowners have been dropped from their fire insurance plans only to find that new plans are more than twice the cost. The cost of fire insurance, as well as the threat of destruction due to fire, presents a significant displacement risk for homeowners throughout the SACOG region, including the City of South Lake Tahoe. The *Lake Tahoe Basin Multi-Jurisdictional Wildfire Prevention Strategy* and actions identified in Program 5-1 are steps the City intends to take to help reduce the threat of home loss due to environmental disasters.

4.2.6.2.4 Other Relevant Factors

History of TRPA and Development

South Lake Tahoe is within the Tahoe Basin and has a unique regulatory system enforced by both TRPA and the City. The city's location within a high tourism area has resulted in many fair housing issues identified in this assessment, including:

- Seasonal employment peaks tied with a shortage of workforce and affordable housing;
- Dominance of short-term rentals and seasonal homes depleting the housing stock; and
- Concentrations of low wage service industry jobs that have not kept pace with rising housing costs.

Many of these issues likely stem from the history of tourism in the Tahoe Basin, including South Lake Tahoe. South Lake Tahoe saw its first significant wave of growth in the 1960s when several motels were constructed to serve as lodging for the 1960 Olympics in Squaw Valley. Following this event, tourism continued to grow in the city as skiing became a popular winter recreational activity and people began to retreat to Lake Tahoe for other recreational opportunities. Given this history, historic public investment was largely focused on maintaining quality infrastructure to support the tourism industry. However, while tourism has supported ongoing public investment prioritized based on need throughout the community, vacation home rentals (VHRs) in addition to second homes also became a dominant force that influenced access to housing for permanent and seasonal residents.

VHRs have always been a part of the tourism industry but there was a notable increase in the supply of these units in the 2000s with the boom of online short-term rental platforms such as VRBO and AirBnB, among others. As managing VHRs became a more streamlined process for homeowners, the supply increased. Other factors that further increased the presence of second homes (some of which were VHRs) in the rental market included the economic downturn of the mid- to late-2000s, during which housing prices dropped and some homeowners were able to purchase second homes for personal or rental purposes. The COVID-19 pandemic resulted in a more recent spike in demand for rental units in the Tahoe Basin as schools moved to remote learning and more jobs allowed employees to work remotely, allowing households to move out of urban areas into more rural communities.

To address the constraints on the housing market due to the presence of VHRs, the voters passed Measure T in 2018, which effectively bans vacation home rentals in residentially zoned areas within the city limit following December 31, 2021. The intent of this measure is to reverse the trend of converting seasonal homes and other housing units to short-term rentals that could otherwise be used to house permanent residents and seasonal workers. This is an effort to combat fair housing issues stemming from a housing shortage and a lack of long-term rental units. In addition to Measure T, the City has adopted policy to distribute one third of its residential allocations provided by TRPA to the development of new multi-family units. Residential allocations are a component of TRPA's growth management policies that limit the number of residential units that may be built in each jurisdiction in the Tahoe Basin, including South Lake Tahoe. In 2020, the City was allocated 33 new market-rate units, with 11 of those going to multifamily units. TRPA also distributes residential bonus units for development of new residential units restricted to low-income, moderate-income or achievable income residents. These processes ensure that

multifamily units are added to the housing stock and incentivize development dedicated to residents with qualifying incomes.

While historic development and market trends have resulted in a dominance of lower-density unaffordable housing, the objective of actions such as Measure T and new unit allocation policies is to move in the direction of reversing these impacts and promoting the development of much-needed workforce housing.

Discriminatory Lending

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for South Lake Tahoe includes small portions of unincorporated El Dorado County in tracts that expand beyond the city limit.

In 2020, White applicants accounted for 38 percent of all mortgage loan applications for home purchase and 59 percent of all originated loans in South Lake Tahoe. While Hispanic residents make up approximately 30 percent of South Lake Tahoe's ethnic composition, Hispanic and Latino applicants made up approximately 2 percent of loan applications and 3 percent of originated loans. Black applicants represented less than 1 percent of both loan applications and originated loans and Asian applicants represented approximately 4 percent of loan applications and 6 percent of originated loans, and other applicants represented the remainder of loan applications and originated loans (approximately 55 and 31 percent, respectively), reflecting a higher representation than in South Lake Tahoe's population.

In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loans. For conventional loans, the denial rate was approximately 7 percent for White applicants, 13 percent for Hispanic and Latino applicants, 0 percent for Black applicants, and 9 percent for Asian applicants. No applicants were denied for FHA loans and VA loans only had White applicants, none of whom were denied. Denial rates indicate that Hispanic or Latino residents may have had greater challenges securing loans than other racial and ethnic groups. However, the low participation rate by residents of minority groups may suggest difficulty building capital necessary to pursue home ownership presenting a greater barrier to economic mobility.

To address the disparities in access to financial resources for underrepresented populations, the City will coordinate with employers, service providers, and legal service providers to educate residents on rehabilitation and homeownership assistance programs, as well as other programs, to assist in financial independence (Programs 2-2, 2-7, 3-1, 3-2, and 5-1).

4.2.6.3 Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of City policies and code for compliance with state law and referring fair housing complaints to appropriate agencies.

Any updates or revisions to the City Zoning Ordinance that are needed to comply with fair housing laws have been identified in the Housing Element programs. The City will continue to regularly review land

use policies, permitting practices, and building codes for compliance with state and federal fair-housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. The City ensures dissemination of fair housing information and available services through the City's Housing website. The City will continue to make fair housing information available, updating annually or as needed, on the City's website and through annual distribution of printed materials at City buildings and making materials available at community meetings. (Program 5-1).

Legal Services of Northern California (LSNC) is another resource available to low-income and senior residents of El Dorado County, including South Lake Tahoe. LSNC provides services for many civil cases, including fair housing cases. LSNC staff asserted that the lack of affordable housing is one of the greatest problems their clients face, often resulting in segregation based on income in housing. They identify that the most significant barriers to fair housing include equal access to services in all communities, supply of affordable housing, and diversity in affordable housing to meet all needs. Housing supply and segregation are furthered by the presence of single-family zoning and cumbersome permitting procedures. These issues are not unique to South Lake Tahoe, but LSNC expressed the need to address these issues by affirmatively furthering fair housing in this RHNA planning period.

In their *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received just three housing complaints from residents of El Dorado County, less than 1 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO). HUD FHEO reported that six cases were filed by residents of South Lake Tahoe between January 1, 2013, and April 25, 2021. Of these six cases, four resulted in a no-cause determination and two were closed through conciliation or settlement. Five cases alleged discrimination based on disability, two alleged discriminations due to retaliation, one alleged discrimination based on race, one based on religion, one based on sex, and one based on familial status. Four of the six cases alleged discrimination on more than one protected class, resulting in more alleged cases than total number of individual cases. In addition to these cases, 14 inquiries about discrimination were sent to HUD to determine whether a case would be valid. Ten of these inquiries did not report which protected class the discriminatory behavior was against, three identified discriminations based on disability, and one based on race. Of these inquiries, five inquirers failed to respond to HUD's follow-up and nine resulted in a finding that there was no valid basis or issue. No inquiries or cases were made against the City or public housing authority.

As a result of a lack of specific origin data for the cases filed at each fair housing organization or agency, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city.

4.2.6.4 Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity to foster inclusive communities where all residents have access to

opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. As stated above, TCAC and HCD have designated most of South Lake Tahoe as moderate resource, with an area of moderate resource, rapidly changing in the Tahoe Keys neighborhood. However, as discussed in this assessment, high opportunity areas generally correspond with the Town Center General Plan designation and the Tourist area east of Ski Run Boulevard. While the area east of Ski Run Boulevard has many of the characteristics of a R/ECAP, it also is walkable, has a large commercial area that offers jobs, and has other services that many residents need and has therefore been identified as an area to promote development of workforce housing and facilitate place-based revitalization.

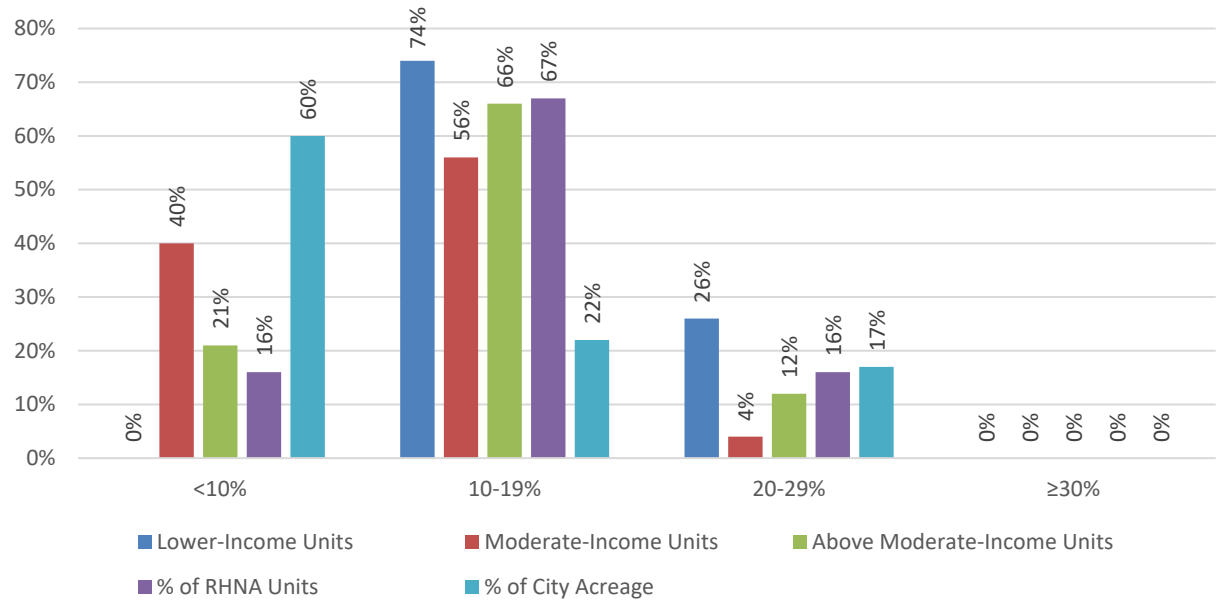
4.2.6.4.1 Potential Effect on Patterns of Integration and Segregation

The sites identified to accommodate the lower-income housing need are located along Ski Run Boulevard and behind South Y Center. As discussed previously in the analysis of displacement risk, these sites are close to amenities and transit and in the most walkable areas of the community. However, as shown in Figure 4-14, existing affordable housing in the City is also located in close proximity to the Town Centers, potentially concentrating lower-income households. However, high density development is the most likely to result in deed-restricted affordable housing, a housing type that is sorely needed in South Lake Tahoe and proximity to Town Centers provides the opportunity for residents to have reduced transportation costs associated with access to employment centers and daily amenities.

While the area east of Ski Run Boulevard, is considered a moderate resource area in South Lake Tahoe by TCAC and HCD, it has high rates of poverty and overcrowding that result in high demand for additional affordable housing in this area. The sites identified on Ski Run Boulevard will facilitate construction of new lower-income units to increase housing mobility opportunities that may alleviate pressure on the existing housing stock that has resulted in overcrowding and low vacancy rates and will aid in preventing displacement of residents from the community. The sites for lower-income housing identified behind the South Y Center are located in a moderate resource area within the city, thus encouraging mixed-income neighborhoods and facilitating housing mobility opportunities in higher resource areas for lower-income households. By identifying sites to meet the lower-income RHNA across the community, the City aims to combat potential income segregation spurred by available housing that may have resulted in existing patterns of poverty concentration.

As shown in Figure 4-15, the City has identified slightly greater capacity for lower-income units in areas with high poverty rates, compared to moderate- and above moderate-income capacity. However, this distribution is intended to reduce displacement risk in the areas of greatest need for affordable housing and prevent gentrification that may occur if a larger share of above moderate-income units were sited here.

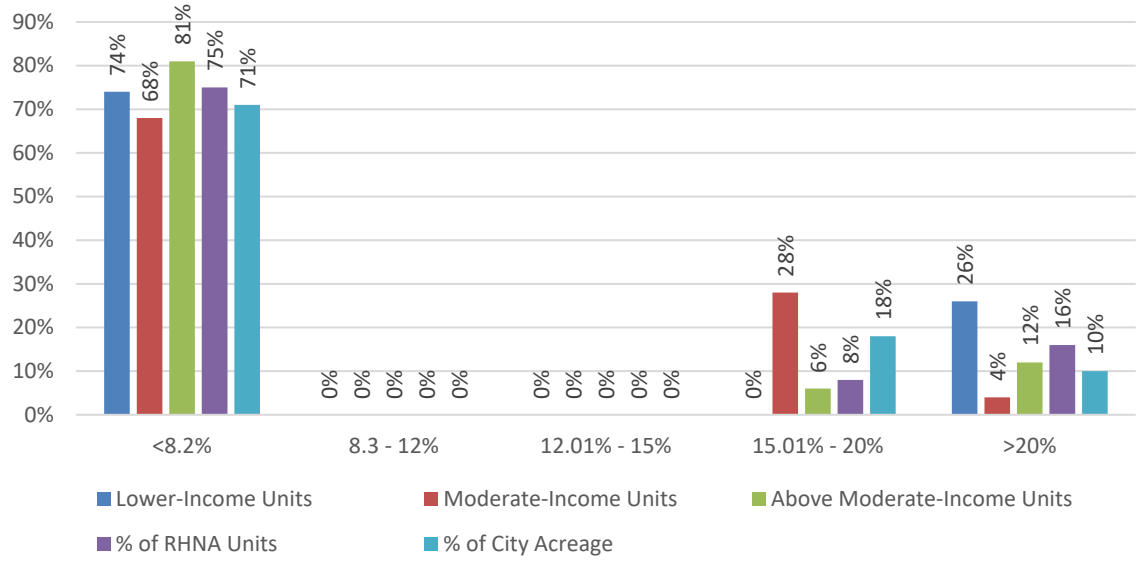
FIGURE 4-15: UNIT DISTIRUBTION BY POVERTY RATE



Source: 2015-2019 ACS; City of South Lake Tahoe, 2021

Additionally, the location of sites to meet the lower-income RHNA will directly address overcrowding that may be occurring as a result of doubling up or roommate situations to meet housing costs (Figure 4-16). Overcrowding in the City is highest where there are high rates of poverty and overpayment, particularly east of Ski Run Boulevard. The location of 26 percent of lower-income units in areas with more than 20 percent of households living in overcrowded situations will help to alleviate the shortage of affordable options which may be a cause of overcrowding.

FIGURE 4-16: UNIT DISTRIBUTION BY RATE OF OVERCROWDING



Source: CHHS, 2020; City of South Lake Tahoe, 2021

Table 4-46 contains a breakdown of anticipated realistic capacity of sites and affordability levels by geographic area. The western portion of the city has fewer jobs but a higher median income and access to schools, resulting in possibly better access to opportunity than the eastern portion of the city, adjacent to Stateline, where there are more jobs but also more fair housing concerns. The sites identified to meet the lower- through above moderate-income unit allocation will combat existing patterns of segregation by alleviating cost burden in areas of concentrated poverty and expanding housing mobility opportunities for low-income households and will facilitate integration through development of mixed-income communities by encouraging above moderate-income housing and lower-income housing throughout the city. Beyond these sites, the City has included Program 2-9 to encourage the construction of ADUs in residential areas to further promote housing mobility opportunities.

TABLE 4-46
UNITS BY RESOURCE AREA DESIGNATION

Income Category	Geographic Area of the City					
	Eastern[1]		Central[2]		Western[3]	
	Units	Percent	Units	Percent	Units	Percent
Lower-Income	92	74.2%	0	0.0%	248	45.8%
Moderate-Income	6	4.8%	19	51.4%	115	21.2%
Above Moderate-Income	26	21.0%	18	48.6%	179	33.0%
Total	**124**	**100%**	**37**	**100%**	**542**	**100%**

[1] *The eastern portion of the city, for purposes of this Assessment of Fair Housing, is considered areas east of Ski Run Boulevard.*

[2] *The central portion of the city, for purposes of this Assessment of Fair Housing, is considered the area bounded by Ski Run Boulevard to the east and El Dorado Avenue/Al Tahoe Boulevard to the west.*

[3] *The western portion of the city, for the purposes of this Assessment of Fair Housing, is considered the area west of El Dorado Avenue/Al Tahoe Boulevard.*

As discussed, the location of the sites to meet the lower-income RHNA will help to address a range of fair housing concerns in the areas with greatest need. However, to address the potential for concentration of lower-income households that results from these sites, and to facilitate additional housing opportunities for those households that do not need housing in the most walkable parts of the City, several programs have been included in this Housing Element. These include:

- Program 2-9: Promotion of ADUs throughout the City to create housing opportunities in mixed-income neighborhoods;
- Program 3-9: Incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households to address the current shortage while integrating lower- and moderate-income opportunities in all residential areas; and
- Program 5-1: Encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders.

Programs such as these will supplement the sites inventory by encouraging mixed-income communities, even in neighborhoods that are largely built-out already. The sites for dedicated, high density affordable housing will promote access to services and reduce displacement risk for lower-income households while

additional programs will encourage mobility to other neighborhoods in the City and areas of concentrated affluence.

4.2.6.4.2 Potential Effect on Access to Opportunity

While the area east of Ski Run Boulevard has the highest concentration of jobs in the city, many of these are in the service industry and some may be seasonal. This suggests that there may be a concentration of lower-income households either living in this area or commuting here. The commercial portion of this area offers access to economic opportunities for lower-income households, largely within walking distance of the residential neighborhood. In an effort to provide access to resources available elsewhere in the City, however, sites for lower-income units have also been identified in the western portion of the City, where there are additional employment opportunities, educational facilities, and services available. While the western portion of the City is not as walkable as the eastern portion, the sites identified in this area are in close proximity to the South Y Shopping Center and South Tahoe High School.

Moderate- and above moderate-income sites have been identified throughout the City, as shown in Figure 4-16, including the area east of Ski Run Boulevard that has a higher rate of poverty than other areas of the City. This distribution of moderate- and above moderate-income households will help to facilitate mixed-income communities and ensure equitable access for lower- and higher-income households to access economic, educational, and recreational opportunities. However, in an effort to ensure the incorporation of these higher-income housing units do not displace current residents in lower-income areas, the City has included Programs 3-4 and 3-8 in this Housing Element to provide assistance with acquisition and rehabilitation of affordable units and Program 7-1 to work with community groups to maintain neighborhood character and accessible housing options for lower-income households. These programs are intended to preserve and expand affordable housing while also investing in place-based revitalization of lower-income areas.

In order to improve access to resources throughout the city and encourage economic mobility for all residents, the City has included Programs 3-1 and 3-2 to assist with rehabilitation and repair of housing for low-income households and Program 1-7 to facilitate lot consolidation for affordable housing development. Additionally, the City will work with transit agencies to assess demand to expand their routes to connect residents to resources (Program 5-2).

4.2.6.4.3 Potential Effect on Displacement Risk

As discussed in the assessment of disproportionate housing need, overpayment is a significant issue for nearly half of South Lake Tahoe residents. Residents in the area east of Ski Run Boulevard, who are predominantly renters, face the highest rate of overpayment in the city, likely a result of the cost of housing paired with high poverty rates. The area east of Ski Run Boulevard currently has the largest stock of workforce-accessible housing; however, by identifying site capacity for lower-income housing in other areas of the city, the sites inventory could help to alleviate the concentration of overpayment through additional affordable housing opportunities throughout the city. The addition of new lower-income households will also expand the housing stock and may reduce overcrowding rates in the area east of Ski Run Boulevard by increasing the supply of available housing for these households. Additionally, Program 2-9 is aimed at facilitating the construction of ADUs in South Lake Tahoe, which may further address demand for affordable housing opportunities, thus decreasing displacement risk as a result of housing

shortage, overpayment, and overcrowding. The City will also implement Measure T to ban vacation home rentals and preserve the rental stock for long-term occupants.

4.2.6.5 Contributing Factors

Through discussions with stakeholders, fair housing advocates, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in South Lake Tahoe, as shown in Table 4-47. However, the priority area identified through this assessment of fair housing is the area east of Ski Run Boulevard to the California-Nevada border. This area has the highest rate of poverty in the city, one of the highest in the TRPA area and has a concentration of Hispanic and Latino residents with a large percentage of residents living in this area living in overcrowded situations and overpaying for housing. This culmination of fair housing issues has made this a focus area for the City to target fair housing programs identified in Table 4-47. The priority contributing factors that have resulted in this concentration of fair housing issues are listed in **bold** and associated priority actions are shown in ***bold and italics*.**

TABLE 4-47
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Displacement risk due to economic burden	Concentration of overcrowded households the area east of Ski Run Boulevard. **Low vacancy rates that reduce housing options.** **Rising cost of rents and home prices that outpaces wage increases.** Shortage of jobs for total population.	Promote density incentives for affordable and workforce housing (Program 1-4). ***Work with large employers to develop workforce housing (Program 2-2).*** ***Develop a program with employers to provide deposit and first-month's rent assistance to employees (Program 2-2).*** Assess potential of developing workforce housing on federal and state lands (Program 2-4). Provide technical and financial support to affordable housing providers to increase supply (Program 2-6). Develop a linkage program to connect new development to housing demand (Program 2-11). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).***

TABLE 4-47
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Limited housing mobility opportunities for lower-income households.	**Shortage of affordable housing.** Low vacancy rates. **High cost of ownership units.** **Dominance of vacation home rentals.**	Incentivize development housing in mixed use projects (Program 1-1). ***Support lot consolidation to increase the availability of suitable land for affordable multi-family housing (Program 1-7).*** ***Work with local agencies and organizations to initiate a first-time and/or moderate-income homebuyer program (Program 2-7).*** Promote ADUs throughout the City to facilitate housing mobility opportunities and mixed-income neighborhoods (Program 2-9). Require mitigation of housing loss for mobile home park conversions and/or demolitions (Program 3-3). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).*** Educate property managers and landlords on avoiding income discrimination and the benefits of advertising units to Section 8 voucher holders (Program 5-1).

TABLE 4-47
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Displacement risk due to overcrowding and overpayment, particularly in the area east of Ski Run Boulevard.	**Concentration of workforce housing.** Concentration of overcrowded households. Low vacancy rates that reduce housing options. **Rising cost of rents and home prices that outpaces wage increases.** Shortage of jobs for total population (jobs-housing imbalance). Proximity to typically low-wage service industry jobs. Concentration of poverty. **Shortage of affordable rental units.**	Promote density incentives for affordable and workforce housing (Program 1-4). ***Work with large employers to develop workforce housing (Program 2-2).*** ***Assess potential of developing workforce housing on federal and state lands (Program 2-4).*** Provide technical and financial support to affordable housing providers to increase supply (Program 2-6). Promote ADUs throughout the City to facilitate housing mobility opportunities and mixed-income neighborhoods (Program 2-9). Develop a linkage program to connect new development to housing demand (Program 2-11). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).***
Displacement due to substandard housing conditions.	Deferred maintenance on older housing units. Cost of repairs and rehabilitation. **Absentee landlords.**	Provide information on substandard parcels in an online GIS database (Program 1-2). Develop a housing rehabilitation program (Program 3-1). ***Proactively inspect multi-family housing projects to identify, and assist with, rehabilitation needs (Program 3-2).*** Enforce City codes to improve the condition of the existing housing stock (Program 3-5). ***Establish multifamily acquisition and rehabilitation program (Program 3-8).***
Shortage of services for homeless and extremely low-income residents.	No emergency shelters in the city limit.	Preserve multi-family units and SROs (Program 3-2). Work with neighboring jurisdictions to identify potential sites for an emergency shelter and other needs of homeless residents (Program 4-3).

Source: City of South Lake Tahoe, 2021

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4.3 Resource Inventory

This section assesses the availability of land and services to meet the needs documented in the previous section. This section inventories South Lake Tahoe's available residentially designated land and reviews the adequacy of services to support future housing development.

4.3.1 Availability of Land and Services

Consistent with California Government Code Section 65583(a)(3), the purpose of this section is to identify specific sites suitable for residential development to compare the city's new construction need by affordability category with the total capacity for residential development. A land inventory was conducted to enable the City to determine whether additional actions are needed to provide an adequate amount of suitable sites to support needed housing development.

Land suitable for residential development includes characteristics appropriate for housing construction. These include desirable physical features, as well as locations close to transit, job centers, and public services. Additional required analysis includes assessing the suitable sites for the realistic number of dwelling units that could be constructed and the areas that can accommodate the city's share of the regional housing need for all income levels.

4.3.1.1 South Lake Tahoe's Setting, Zoning, and Development Procedures

South Lake Tahoe is geographically bounded by mountains, Lake Tahoe, and the Nevada border. The City has few options to significantly increase the acreage of vacant land for affordable housing, as much of the upland area of the city is protected as part of the National Forest system and TRPA prohibits development outside of the urban boundaries in the Basin. The unincorporated portion of El Dorado County within the city's urban services boundary may provide a potential area for future annexation however is almost exclusively available for single-family residential development.

Section 4.4, Potential Housing Constraints, of this Housing Element discusses specifics of local and regional development standards and how these requirements contribute to the economic feasibility of producing housing in South Lake Tahoe. It also briefly describes the nontraditional "zoning mechanism" used by the City.

Concurrent with its 1999 General Plan update, the City adopted TRPA's system of Plan Area Statements (PAS) and Community Plans (CPs) in lieu of its previous, traditional zoning. This change was made to eliminate inconsistencies between the City's zoning and TRPA's system of permissible uses, provide clarity for project applicants, and to streamline regulatory processes. Previously, in some cases, the two systems were contradictory and the most restrictive prevailed. This potential inconsistency was often a source of confusion to project applicants. Since the 2012 TRPA Regional Plan update, local jurisdictions within TRPA may develop area plans to replace existing CPs and PAS to implement the TRPA Regional Plan. The City adopted the Tourist Core Area Plan (TCAP) in 2013 and later adopted the Tahoe Valley Area Plan (TVAP) for this purpose in 2015.

Each parcel of land within the city is geographically assigned to a PAS, Area Plan (AP), or CP (see Table 4-48), which effectively serve as the "zoning" mechanism for TRPA and the City of South Lake Tahoe. Each of these documents defines the "permissible uses" for any given area and describes how that area should be used to achieve regional and local environmental and land use objectives. They describe:

- The primary land use classification and zoning designation of the area (such as residential).
- The environmental management strategy.
- Special designations (such as a receiving area for transfer of development rights or multi-residential incentives program).
- A statement of the overall land use/environmental management policy for the area.
- A description of planning considerations related to the environment and existing permissible uses.
- Permissible uses within defined sub-areas.
- General development standards, such as for maximum density and noise.

However, a proposed project that is a permissible use (or "A" use in Table 4-48) may still require several approvals. While the City may allow by-right residential development through a ministerial objective design review process, TRPA does not technically have by-right zoning because all development will require TRPA project review. If a proposed project is new construction or an addition to an existing building and does not meet the City's objective development and design standards, it requires both City Design Review and TRPA approval. For City Design Review, the application may be considered minor or major depending on the extent of the project and whether new coverage is proposed. For single-family, duplex, triplex and multi-family residential projects that are designed in one of three architectural styles pre-approved by the City, City Design Review is not required and the project can be approved through ministerial review for project compliance with the objective Residential Development and Design Standards.

The City has attempted to streamline dual review by consolidating the review process into one City-led review for projects that meet the standards outlined in the Memorandum of Understanding (MOU). If it is a smaller project (as listed in the MOU with TRPA and described in Section 4.4.1.3, Zoning), the City can review the project on behalf of TRPA. This means that City staff applies the requirements of the TRPA Code of Ordinances and TRPA Policies and Procedures in the project review as well as the City Code. Although City Code may allow for a ministerial review, any discretionary review required by TRPA is conducted by City staff. Applicants may appeal the City's ruling on the TRPA application to the TRPA governing board. Although city and TRPA processes may be different, to date TRPA has not denied a permit that the City approved. Once City and TRPA review are complete, the project may be submitted to the City Building Division for a Building Permit application.

If the project does not fall under the MOU, then the applicant must submit separate applications to the City and TRPA and they are reviewed by each agency separately.

In contrast, an "S" permit (as listed in Table 4-48) requires both a Special Use Permit from TRPA and a Special Use Permit from the City. Special use permits require discretionary review by both the City and TRPA. In order for TPRA to approve a Special Use Permit, TRPA must conduct a public hearing and make the following findings, pursuant to section 21.2.2 of the Code of Ordinances:

- The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located;
- The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners; and
- The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable local plan, and specific or master plan, as the case may be.

The City of South Lake Tahoe regulates the approval of a Special Use Permit in Section 6.55.620 of the Zoning Code. The Planning Commission may approve a Special Use Permit in a public hearing if findings are made that the use applied for is:

- Necessary or desirable on a specific parcel;
- Not injurious to the neighborhood;
- Consistent with the intent of the City's Zoning Code; and
- Consistent with the permitted uses in the plan area.

Amendments to the AP, PAS, or CP require approval by both the City Council and TRPA Governing Board. The PAS method of zoning tailors uses to what is appropriate for the area, thus various residential (or other) uses are often permissible without requiring such amendments (rezoning).

There are eight categories of potentially permissible residential uses:

- Employee Housing: Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)
- Mobile Home Dwelling: A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect. (Measured in units per acre. Mobile homes are different from recreational vehicles.)

- Multi-Person Dwelling: A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Multiple-Family Dwelling: More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings, such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. One detached accessory dwelling unit (ADU) is included under ADU.[16] (Measured in units per acre.)

- Nursing and Personal Care: Residential establishments providing nursing and health-related care as a principal use with in-patient beds such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care facilities. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Residential Care: Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Including, but not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes. Note: The City and TRPA treat group homes of six or fewer clients residing in a residence as a "family," not as a residential-care facility. They are authorized wherever single-family homes are authorized. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Single-Family Dwelling: One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building, such as a single-family house, or in a subdivided building containing two or more parcels, such as a townhouse condominium. A caretaker residence is included under ADU.

- Summer Home: A cabin-type single-family house intended primarily for intermittent vacation use and located in United States Forest Service summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access. Affordable Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

  Residential housing, deed restricted to be used exclusively for lower-income households (income not in excess of 80 percent of the respective county's median income) and for very low-income households (not to exceed 50 percent of the respective county's median income). Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income limits published annually by the US Department of

[16] TRPA uses the term "secondary residence" for accessory dwelling units.

Housing and Urban Development and the California Department of Housing and Community Development.

Moderate-Income Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

> *Residential housing, deed-restricted to be used exclusively as a residential dwelling by permanent residents with an income not in excess of 120 percent of the respective county's median income. Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income limits published annually by the US Department of Housing and Urban Development and, if applicable, the California Department of Housing and Community Development.*

Achievable Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

> *Single or multi-family residential development to be used exclusively as a residential dwelling by permanent residents with an income not in excess of the respective county's achievable area median income (AMI) percentage, using the following methodology:*
>
> 1. *Determine the county's median income where the housing development will be located using income limits for a family of three published annually by the US Department of Housing and Urban Development and, if applicable, the California Department of Housing and Community Development.*
> 2. *Determine the county's median single or multi-family housing price, as applicable, where the housing development will be located using median housing prices published annually by the TRPA.*
> 3. *Divide the median single or multi-family housing price, as applicable, (determine in Step 2) by 3.79 (buying power) to determine the annual income needed to afford an achievable housing unit.*
> 4. *Divide the annual income needed (calculated in Step 3) by the median income (determined in Step 1) to determine the achievable AMI percentage.*
>
> *This calculation may be periodically adjusted to reflect changes in the affordability gap between median income and median home price within the Lake Tahoe Basin. Maximum AMI per county per household to be eligible for an achievable bonus unit will be available upon request from TRPA. Achievable housing units shall meet the criteria and restrictions in accordance to Chapter 52: Bonus Unit Incentive Program.*

Some PAS, AP, or CP districts, or portions thereof, are designated Preferred Affordable Housing Areas. Plan areas with the preferred affordable housing area designation are preferred locations for affordable housing and are eligible for special incentives and exemptions found in the TRPA Code of Ordinances pursuant to Chapters 50 (e.g., allocation exemption) and 52 (e.g., bonus-unit assignment). Figure 4-6 shows the Preferred Affordable Housing Areas in South Lake Tahoe. Some plan areas are designated as eligible for the Multi-Residential Incentive Programs. Plan areas with this designation are eligible for the multi-residential incentive program pursuant to Chapter 52 of the TRPA Code of Ordinances, which

essentially allows "bonus units" to be substituted for needed development rights for multifamily housing. Figure 4-15 shows the areas of South Lake Tahoe that are designated as eligible for the Multi-Residential Incentive Program.

Single-family and multifamily housing that is deed-restricted for affordable, moderate, or achievable income households may obtain "bonus units" to substitute for their needed development rights and are exempt from the need for an allocation. To receive bonus units, the affordable, moderate, or achievable income project must meet the following criteria:

- Prohibit the unit from being used as a second home or vacation rental through deed restriction.
- Limit the unit for which the bonus unit was awarded to the approved use and restrict the occupants' household income to affordable, moderate, or achievable housing limits.
- Agree to submit an annual compliance report to TRPA annually during operation.
- Locate the housing project within one half mile of existing transit stops or a transit stop that will be existing concurrent with the completion of the project.

Projects that meet this criterion and proposed within a CP area or provide affordable employee housing are prioritized for bonus units. The bonus unit(s) may also be used as an ADU. The 2019 South Shore Region Housing Needs and Opportunities Report indicated that 859 of the 1,452 remaining residential bonus units from the TRPA pool are reserved for affordable, moderate, and achievable housing units and an additional 260 residential bonus units must be used for affordable, moderate, or achievable housing units in Town Centers; the remaining 333 residential bonus units from the TRPA pool are available for above-moderate units. In addition, Chapter 50.5.1 of the TRPA Code provides an exemption from the need for an allocation for residential development for all affordable, moderate, or achievable income housing units approved after January 1, 1986.

Table 4-48 is a summary table of the PAS/CP districts in the city. Each parcel in South Lake Tahoe is located in a PAS, CP, or AP district. The table describes whether the residential-use categories are permissible and if any special designations apply. It indicates the total number of acres in each area and the maximum density for each permissible use. Uses marked with an "A" are allowable if they meet local and regional standards; uses marked with an "S" require a use permit from both the City of South Lake Tahoe and TRPA. As shown in Table 4-48, most permittable housing types are allowed and do not require an "S" permit.

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TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS
South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
Lakeview Heights #085	Total	558.32	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	517.27		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	41.06		No	No	No	No	Yes	A	A, 15	No	No	No	S, 25	No	No	A(3)	No	Yes	No	No
Heavenly Valley CA #087	–	2,367.10	Recreation	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Lakeside Park #089	–	47.00	Residential	No	No	No	No	Yes	A	S, 15	No	No	No	No	No	No	A(3)	A	Yes	No	No
Tahoe Meadows #090	–	104.69	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Pioneer/ Ski Run #092	–	179.90	Residential	Yes	Yes	Yes	Yes	Yes	A	A, 15	S,25	S, 15	No	No	No	No	A(3)	No	No	No	No
Bijou #093	Total	166.23	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	111.52		Yes	Yes	Yes	Yes	Yes	A	A, 15	S, 25	S, 15	No	No	No	No	A(3)	No	No	No	No
	SA #1	54.71		Yes	Yes	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Glenwood #094	Total	301.80	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	295.17		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	6.63		No	No	No	No	No	A	No	No	No	A, 8	No	No	No	A(3)	No	No	No	No
Trout/ Cold Creek #95	–	8,884.35	Conservation	No	No	No	No	No	S	No	No	S, 15	No	No	No	No	No	No	No	No	No
Pioneer Village #096	–	29.17	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Bijou Pines #097	Total	91.20	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	84.49		No	No	No	No	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	6.71		No	No	No	No	Yes	A	A, 15	No	No	No	No	No	No	A(3)	No	No	No	No
Al Tahoe #099	Total	322.5	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	174.05		Yes	No	No	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	148.45		Yes	No	Yes	Yes	Yes	No	A, 15	A, 25	No	No	No	No	No	A(3)	No	Yes	No	No

TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS

South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
Truckee Marsh #100		1083.01	Conservation	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Bijou Meadow #101	Total	520.86	Recreation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	486.38		No	No	No	No	No	S	No	No	No	No	No	No	No	No	No	No	No	No
	SA #1	34.48		No	No	No	No	No	S	No	No	No	No	No	No	No	No	No	No	No	No
Tahoe Keys #102	Total	494.91	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	401.29		No	No	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	S	No	No	No
	SA #1	43.4		No	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	S	No	No	No
	SA #2	50.22		No	No	Yes	Yes	Yes	A	A, 15	No	No	No	No	No	No	A(3)	S	No	No	No
Sierra Tract Commercial #103		67.26	Commercial/ Public Service	No	No	No	Yes	No	S	S, 15	No	S, 15	S, 8	S, 25	No	S, 25	No	A	Yes	No	No
Highland Woods #104	Total	107.47	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	261.94		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	193.88		No	No	No	No	No	A	A, 12	No	No	No	No	No	No	A(3)	No	No	No	No
Sierra Tract #105	Total	68.06	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	25.09		Yes	Yes	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	494.91		Yes	Yes	Yes	Yes	Yes	A	A, 12	No	No	No	No	No	No	A(3)	No	No	No	No
Winnemucca #108		401.29	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
So. "Y" #110	See Tahoe Valley Area Plan																				
Tahoe Island #111	Total	524.72	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SAs	431.58		Yes	Yes	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	14.63		Yes	Yes	No	Yes	No	A	A, 8	No	No	No	No	No	No	A(3)	No	Yes	No	No
	SA #2	78.51		Yes	Yes	No	Yes	Yes	A	A, 8	No	No	No	S, 25	No	S, 25	A(3)	No	Yes	No	No
Gardner Mountain #112	Total	328.48	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SAs	317.72		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	10.76		No	No	No	No	No	A	A, 8	No	No	No	S, 25	No	S, 25	A(3)	No	No	No	No
Bonanza #114	Total	254.66	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	124.93		Yes	No	No	No	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	68.29		Yes	Yes	Yes	No	Yes	A	A, 15	No	No	S, 8	A, 25	No	A, 25	A(3)	S	Yes	No	No

TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS
South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
	SA #2	52.26		Yes	No	Yes	No	Yes	A	S, 15	No	No	A, 8	No	No	No	A(3)	No	Yes	No	No
	SA #3	9.18		Yes	No	Yes	No	Yes	A	A, 8	No	No	No	No	No	No	A(3)	No	No	No	No
Airport #116	–	344.38	Commercial/ Public Service	No	No	No	Yes	No	No	S, 15	No	S, 15	No	No	No	No	No	S	Yes	No	No
Industrial CP	–	67.05	Commercial/ Public Service	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Bijou/Al Tahoe CP	Total	371.78	Commercial/ Public Service	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	1	34.48		No	Yes	No	Yes	Yes	S	S, 15	S, 25	S(1), 15	No	No	No	No	No	S	No	No	No
	2	9.64		No	Yes	No	Yes	Yes	S	S, 15	No	S(1), 15	No	No	No	No	No	S	No	No	No
	3	19.14		No	Yes	No	Yes	Yes	No	No	No	No	No	No	No	No	No	S	No	No	No
	4	286.42		No	Yes	No	Yes	Yes	No	A(1/5), 15	No	S(1), 15	No	A (1/5)	No	No	A(3)	A	No	No	No
Tourist Core Area Plan	Total	303.91	Tourist	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	TSC-C	64.73		Yes	Yes	Yes	Yes	Yes	A(2)	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-MU	104.83		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-MUC	42.04		Yes	Yes	Yes	Yes	Yes	A	A,25	S	A	No	No	No	No	A(3)	A	No	No	No
	TSC-NMX	2.89		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-G	67.39		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	A	No	No	No
	REC	5.57		Yes	Yes	Yes	Yes	Yes	S(2)	No	No	A	No	No	No	No	No	No	No	No	No
	OS	16.46		Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No
Tahoe Valley Area Plan	Total	336.52	Residential/Tourist/Commercial/Public Service/Recreation/Conservation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	TC-C	54.54		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	A, 25	No	No	No	No	A(3)	No	A	No	No
	TC-MUC	78.55		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	A, 25	No	No	No	No	A(3)	A	A	No	No
	TC-G	58.37		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	No	S, 8	No	No	No	A(3)	A	A	No	No
	TC-NP	32.88		Yes	Yes	Yes	Yes	Yes	A(4)	A, 25	A, 25	A, 25	S, 8	A(5), 25	A(5), 25	A(5), 25	A(3)	A	A	No	No
	TC-HC	30.15		Yes	Yes	Yes	Yes	Yes	S	A, 25	A, 25	A, 25	S	A(5), 25	A(5), 25	A(5), 25	A(3)	No	S	No	No
	CMX-S	61.84		Yes	Yes	Yes	Yes	Yes	S(3)	S(3), 25	S, 25	S, 25	S, 8	No	No	No	S(3, 8)	A	No	No	No
	OS	20.19		Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No

TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS

South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing

Sources: TRPA Plan Area Statements; Tourist Core Area Plan; Tahoe Valley Area Plan; Bijou/Al Tahoe Community Plan; City of South Lake Tahoe 2021.

Notes: *CP = Community Plan*

AH = Affordable Housing

A = Allowed Use

S = Special Use

SA = Special Area

(1) = Allowed with CSLT and TRPA Design Review (Bijou/Al Tahoe CP)

(1/5) = Allowed with CSLT Design Review on Specific Parcels Only

(2) = For condominiums only

(3) = As of August 2021, up to two accessory dwelling units (ADUs) can be developed on each residential parcel (to accommodate one detached ADU and one attached ADU), subject to local jurisdiction rules and regulations, including existing coverage regulations and development right requirements.. If the parcel is within a half-mile of an existing transit stop, half- mile from a Town Center, or within an area zoned for multifamily housing, the property owner is eligible to receive a bonus unit at no cost to construct the ADU.

(4) =ADUs require CSLT Design Review

(5) = Portions of the Tahoe Valley Area Plan lie within the safety zones established by the Lake Tahoe Airport Comprehensive Land Use Plan (CLUP). Uses within these zones may be further restricted by the CLUP. Users of this Area Plan should refer to the CLUP to determine if additional restrictions are applicable to the property they are interested in or consult with the City of South Lake Tahoe Planning Division

(6) = Special Use with CSLT and TRPA Design Review

(7) = Caretaker residence only

(8)= Allowed as part of a mixed-use project only

** Single-room Occupancy Units are allowed in any zone that permits Tourist Accommodations.*

*** Emergency shelters are called "Social Service Organizations" in the City of South Lake Tahoe and TPRA documents.*

FIGURE 4-17: PREFERRED AFFORDABLE HOUSING AREA

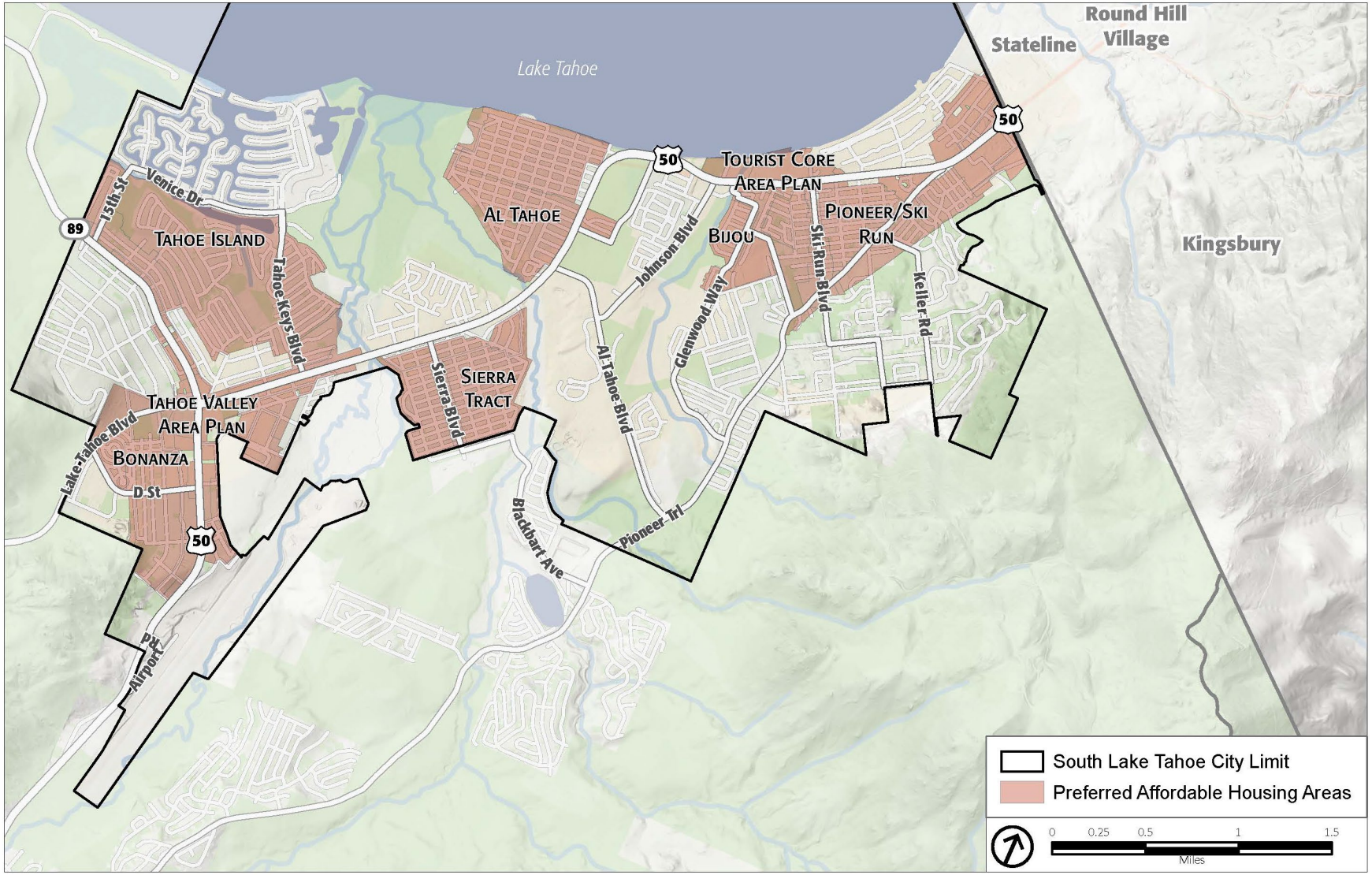
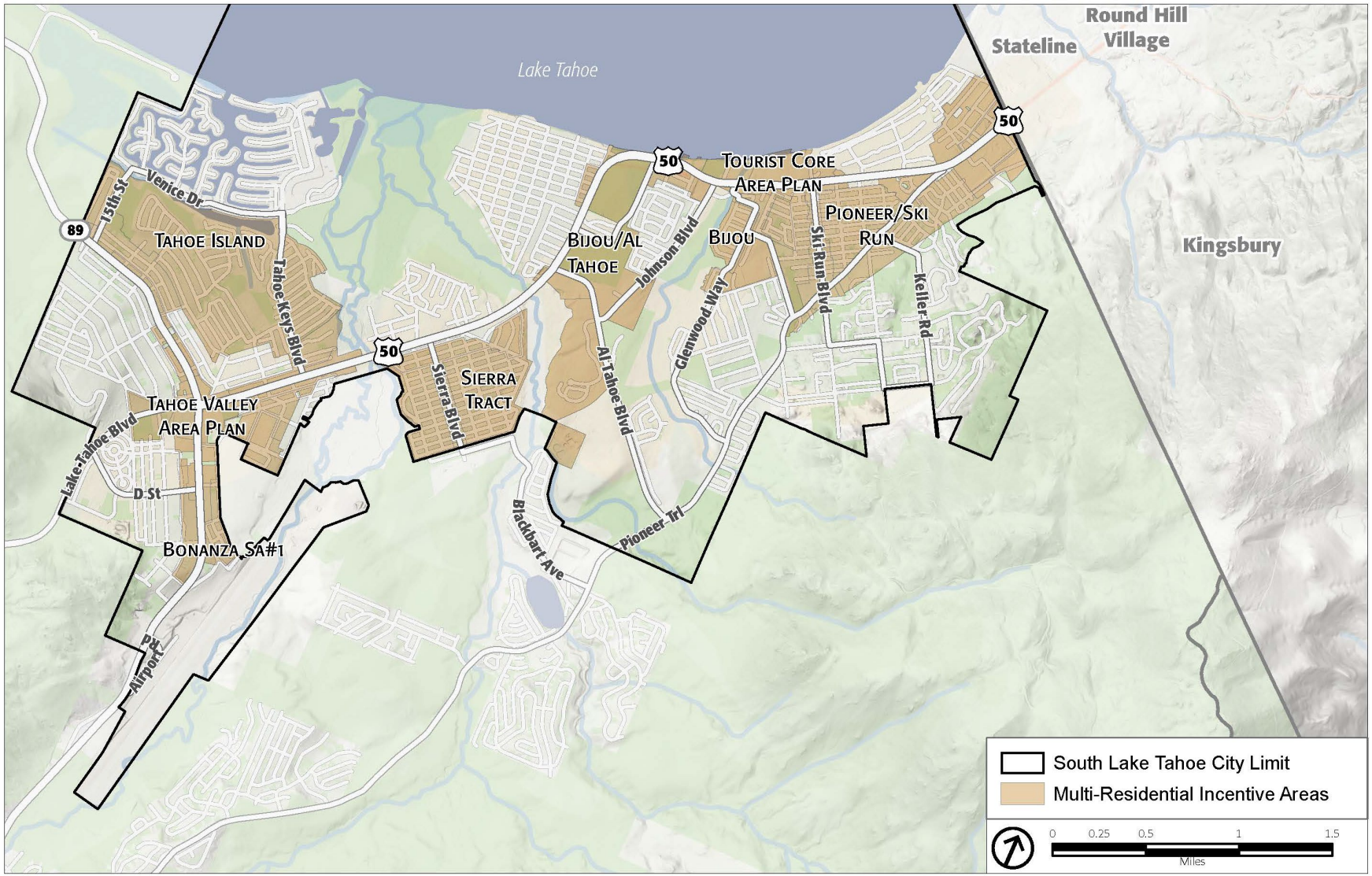


FIGURE 4-18: MULTI-RESIDENTIAL INCENTIVE AREAS



4.3.1.1.1 Survey of Available Land

Description of Criteria for Identifying Housing Sites

Housing Element law requires an inventory of land suitable for residential development to meet the RHNA (Government Code, Section 65583(a)(3)). HCD provided a RHNA unit count to the City of South Lake Tahoe, divided by affordability tiers. An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

In assessing the potential for achieving the development of housing consistent with regional and local needs, some assumptions were made:

- **Extremely Low-, Very Low-, and Low-Income Target:**
  - Based on construction and land development costs in South Lake Tahoe, it is assumed that new construction housing affordable to very low- and low-income households will primarily be deed-restricted multifamily attached housing constructed using bonus units.
- **Moderate-Income Target:**
  - With rising housing costs, it is assumed that moderate-income ownership (likely condominiums) and rental housing (e.g., small multifamily, such as duplexes and triplexes) will be provided through development of vacant lots using multifamily residential allocations (and a few of the single-family allocations) obtained through the allocation list and rehabilitation of the limited existing, moderately priced housing stock.
- **Above Moderate-Income Target:**
  - It is assumed that new above-moderate housing will be constructed on vacant parcels using residential single-family allocations, multifamily allocations set aside by the City, bonus units for deed restricted achievable housing, and/or allocations transferred from retired environmentally sensitive parcels.

In addition, ADUs are expected to address housing needs in all of the income categories. In conducting an evaluation of specific potential sites, two categories of sites with affordable housing development potential were identified. Given the diminishing availability of developable land, the City identified specific housing opportunity sites, incentives, and other advantages that could facilitate affordable housing development:

- Vacant parcels
- Sites with parcel consolidation potential

The following considerations were used as "screening criteria" in evaluating potential sites:

- Suitability of parcel for the construction of affordable housing because of location, development standards, and site accessibility with respect to transportation and services.

- Availability or potential availability of infrastructure and public services.
- Environmental conditions affecting development capability of the land.
- Current ownership.

Realistic Development Potential on Vacant and Underutilized Sites

The assumed realistic capacity for housing development for all parcels in the land inventory is a proportional share of the maximum densities allowed. Realistic units are rounded down to the next lowest whole number. However, all of the parcels in the land inventory can accommodate at least one unit per parcel, so parcels that would round down to zero units are instead rounded up to allow one unit on the parcel.

A parcel's lot coverage standards are dictated by its TRPA defined Land Capability or Individual Parcel Evaluation Systems and zoning district. The identified developable acres for parcels account for lot coverage of either 70-percent in community or area plan areas (which are the TCAP and TVAP areas) or 30-percent in areas outside the community or area plan areas. Lower-income, moderate-income, and above-moderate income sites may occur within or outside community plan areas, so sites within each income category may vary in terms of lot coverage maximums.

Realistic Capacity of Sites Outside Community Plans

A very substantial majority of parcels outside community plan areas are listed to accommodate one unit per parcel. On parcels outside the community plan areas that could accommodate more than one unit per parcel, realistic capacity is determined by the allowable lot coverage outside the community plan areas, which is 30-percent. Therefore, realistic capacity is 30-percent of the maximum allowed density. Incorporating these lot coverage variations is required in order to present a realistic interpretation of the development likely to occur on these sites. This is a conservative assumption based on the development standards and historic development trends on vacant sites in these zoning districts. Appendix A displays each parcel's CP designation, maximum allowed capacity, and realistic development capacity when the parcel's lot coverage requirement is included in the unit estimate calculation.

Realistic Capacity of Sites Inside Community Plans

Realistic capacity varies by parcel and the maximum presented for the TCAP and TVAP parcels is 70 percent of maximum allowed density due to 70-percent land coverage allowances in the community and area plan areas. In accordance with AB 1397, the site-specific details in Appendix A and the following discussion are included to demonstrate the feasibility of private sector development of sites addressing the lower-income RHNA allocation with new multifamily homes. All lower-income sites in Appendix A are located in area plan areas.

Both mixed-use and 100-percent residential development are allowed on all of the parcels in the TCAP and TVAP areas. While it isn't realistic to assume all sites in the TCAP and TVAP areas would develop as 100-percent residential, the number of parcels included in this inventory is a small subset of the properties included in the TCAP and TVAP areas. The TCAP and TVAP areas allow greater building heights and greater land coverage than have historically been allowed in other areas of the city. Based on the analysis in this Housing Element, realistic development capacity on the TCAP and TVAP sites may be up to the maximum density within the allowed land coverage. Densities of up to 25 units per acre at

100 percent of maximum density are allowed on these sites. Based on City staff and consultant analysis, these parcels have the highest potential suitability for multifamily development. This analysis was conducted parcel by parcel and considered the allowed coverage, environmental constraints, and development standards. The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity.

The city continues to build residential units, and demand and prices remained high in 2021. Multiple residential or mixed-use projects have been developed in the city since 2005 (see Table 4-49 for representative projects). The average percent of maximum allowed density of all projects listed in Table 4-49 is 71 percent, and the average percent of maximum allowed density for the projects with affordable units in the table is 74 percent. The realistic capacity assumption of 70 percent on the parcels inside of community plans is more conservative than these development trends.

More than half of the projects in Table 4-49 were developed on sites that were consolidated from smaller parcels. Based on these trends, the City has included two parcels smaller than 0.5 acres in the list of sites suitable for lower-income RHNA. These types of sites have multiple parcels with the same owner so there is a strong likelihood that the group of parcels will develop together. Examples of recently approved or constructed residential projects on sites consolidated from smaller parcels include Evergreen Apartments, Sky Forest Acres, and The Aspens. Additional information on sites that would need to be consolidated that are proposed to meet the 6th Cycle RHNA can be found in Appendix A.

Two of the projects in Table 4-49 were approved/built in Stateline/ Ski Run zone, which is now the TCAP area that allows 100-percent residential, mixed use, and 100-percent nonresidential development. In addition, the TCAP and TVAP areas include the following incentives to encourage residential development:

- It is designated as a Preferred Affordable Housing Area, which makes projects eligible for special incentives and exemptions found in the TRPA Code of Ordinances pursuant to Chapters 50 (e.g., allocation exemption) and 52 (e.g., bonus-unit assignment).
- It is part of the area eligible for the Multi-Residential Incentive Program, which allows "bonus units" to be substituted for needed development rights for multifamily housing, pursuant to Chapter 52 of the TRPA Code of Ordinances.
- Of the bonus unit allocations available in the TRPA pool, 60 percent are reserved for affordable, moderate, and achievable housing units and an additional 30 percent of that subset must be used in the Town Centers (which includes the TCAP and TVAP areas). The remaining 333 residential bonus units from the TRPA pool must be made available for above-moderate units.
- The City has not established a cap on the number of residential allocations that can be used in the TCAP and TVAP areas.
- The City sets aside allocations for housing development specifically within the TCAP and TVAP areas in order to prioritize development in Town Centers.

- The TRPA Code of Ordinances allows discretionary increases to building heights in the TCAP and TVAP areas of up to 56 feet or 95 feet, depending on the parcel's location within the area plan area.
- Property owners in the TCAP and TVAP areas are eligible to receive a bonus unit at no cost to construct an affordable or achievable income ADU.
- The developer can forgo TRPA project review and rely solely on City staff review if the residential project is proposed in the TCAP and TVAP areas and meets the size requirements listed in Section 4.4.1.3, Zoning, of this Housing Element.

Given these incentives, which are discussed in more detail throughout this Housing Element, residential projects are encouraged and incentivized in the TCAP and TVAP areas.

TABLE 4-49
REPRESENTATIVE PROJECTS
South Lake Tahoe

Project Name	Acres/ Developable Acres	Address	Small Site?	Plan Area/ Zone	Previous Use	Project Description	Total Dwelling Units	Lower Income Units	Project Density (DU/ acre)	% Allowed Density	Similar Sites in Appendix A	Zone Allows 100% Non-Residential Uses?
Evergreen Apartments	2.6	1342 Melba Drive	Consolidated from multiple smaller sites	Bonanza (Residential)	Vacant	Apartment complex for very low- and low-income households	26	26	10	66%	Lower-Income Sites	No
Sky Forest Acres	3.0	750 Emerald Bay Road	Consolidated from multiple smaller sites	Gardner Mountain (Residential)	Vacant	Affordable units for very low-income persons with disabilities	17	17	5.6	70%	Lower-Income Sites	No
Kelly Ridge	3.2	1447 Herbert Avenue	No	Glenwood (Residential)	Vacant	Affordable units for very low- and low-income seniors	33	33	10.3	94%	Lower-Income Sites	No
Tahoe Woods	1.9	3987 Manzanita Avenue	No	Stateline/ Ski Run (Residential)	Mobile home park	Market-rate condominium, garages, and common area[1]	28	0	14.7	100%	Above Moderate-Income Sites	Yes
The Aspens	4.9	3521 and 3541 Pioneer Trail	Consolidated from multiple smaller sites	Stateline/ Ski Run (Residential)	Vacant	Affordable units for very low- and low-income households	48	47	9.8	64%	Lower-Income Sites	Yes
Wildwood Commons	5.0	1201 Wildwood Avenue	No	Pioneer/ Ski Run and Lakeview Heights	3 existing residential units	Market rate condominium	23	0	4.6	30%	Above Moderate-Income Sites	No
Average for Lower-Income Sites										74%		
Average for All Sites										71%		

[1] Parcels with Assessor's Parcel Numbers through 029-631-029 are part of a deed-restricted "project area." These parcels are permanently deed restricted to be treated as if the parcels had not been subdivided but remained legally consolidated for purposes of land coverage calculations. Parcel area, land capability, existing and banked coverage, and existing and banked development rights for all 29 parcels have been combined.

Inventory of Vacant and Underutilized Sites

Potential for Lower-Density Dwellings

TRPA has inventoried each vacant single-family residential development-eligible parcel under its Individual Parcel Evaluation System (IPES). This system evaluates the "buildability" of each lot based on slope, soil type, water influence, etc. The IPES scoring system sets a minimum point value, also called an "IPES line." Development is permitted only on parcels that are above the IPES line. Prior to 2003, the IPES line was set at 726; however, TRPA lowered the IPES line within certain jurisdictions that implemented water quality improvement projects. Because of the implementation of these improvement projects, TRPA has set the IPES line to "1" in most jurisdictions in the Basin, including the City of South Lake Tahoe. Therefore, all vacant parcels in the city that have an IPES score above "1" can apply for a building allocation.

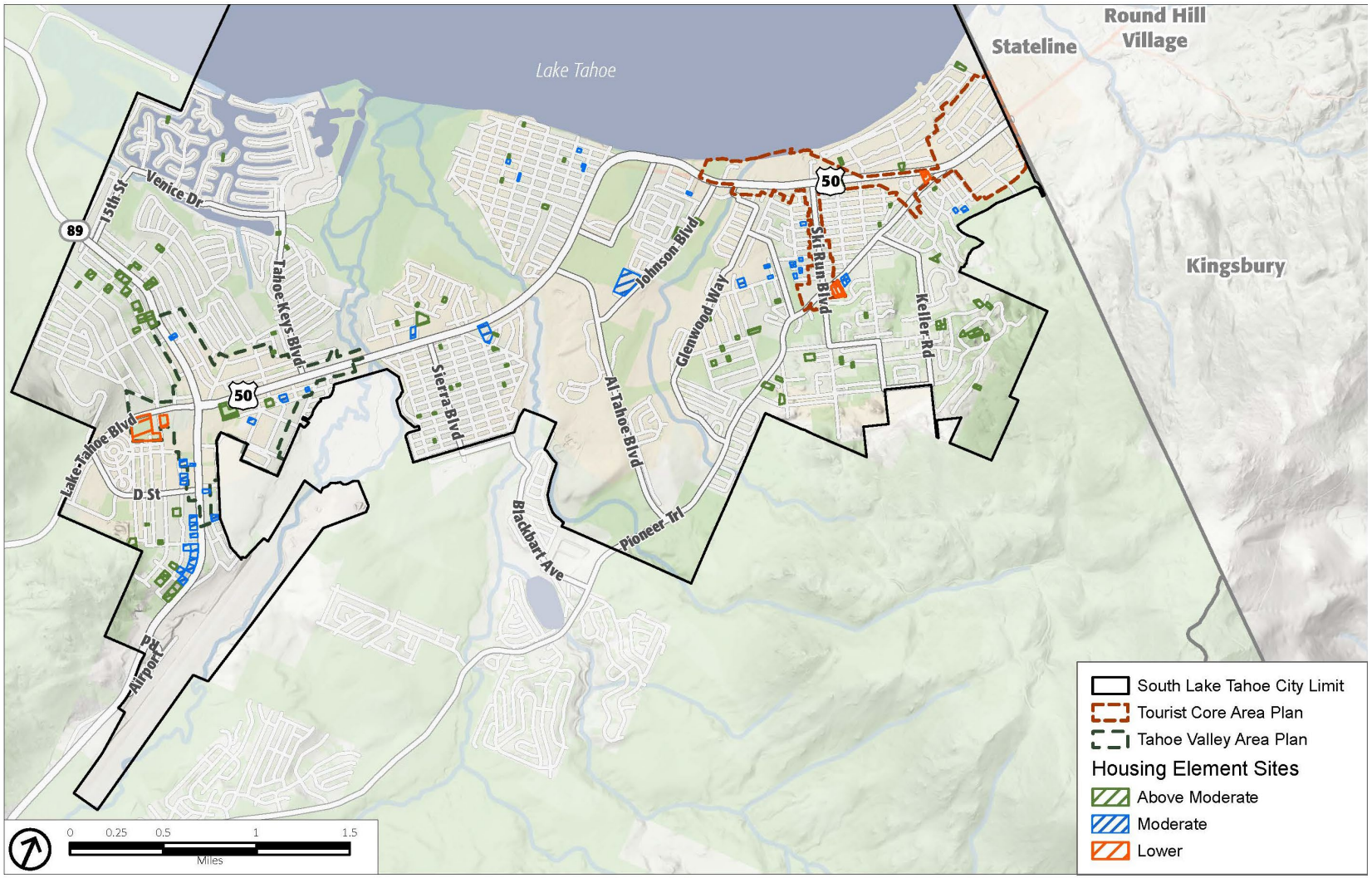
The following assumptions were made in determining which vacant lots have development potential:

- If it has an IPES score greater than 1, the vacant lot is developable.
- If it has an IPES score of zero, it is not developable.

Alternatively, the Bailey Land Capability Classification System, in place since 1971, regulates land coverage for multifamily housing development. The Bailey classification system scores land between one and seven. Low-capability scores (i.e., less suitable for development) range between one and three, and high-capability scores (i.e., more suitable for development) range from four to seven. This system also generally limits the amount of land coverage for most developable parcels to a maximum of 30-percent impervious land coverage, except in the TVAP and TCAP areas, which allow a maximum of 70-percent impervious land coverage.

The site inventory in Appendix A summarizes the potential for development of vacant lots in South Lake Tahoe based on data provided by TRPA and the City of South Lake Tahoe. All of the parcels in the land inventory can accommodate at least one unit per parcel. As shown in the table, 1,188 undeveloped lots are eligible for residential development in South Lake Tahoe, provided that they obtain a residential allocation for each unit developed. Of these 1,188 lots, there are 487 parcels (or 106.1 acres) allowing a maximum of one unit per parcel, and multifamily residential development is allowed on 112 parcels (or 66.5 acres). Of the total vacant lots identified in Appendix A, 515 parcels (or 149.6 acres) are considered highly developable, with IPES scores greater than 726 or Bailey scores of 6 or 7. These "highly developable" lots would be able to build with a base land coverage of at least 30 percent. Highly developable vacant parcels are shown in Figure 4-19.

FIGURE 4-19: VACANT HOUSING INVENTORY



Source: City of South Lake Tahoe, 2021.

Analysis of Above Moderate-Income Housing Opportunities on Vacant or Underutilized Land

Seven parcels are pending City approval for development with achievable housing (income-restricted housing up to 160 percent of Area Median Income), and they are anticipated to produce 118 achievable-income units and 6 market-rate units. About 70 of these achievable-income units are part of a mixed-use project proposed on a property owned by the California Tahoe Conservancy. As of December 2021, the project is under design review. Another 20 achievable-income units are part of a multi-family project and recently received design review approval. Two additional projects are each proposing 14 achievable-income units, and the City anticipates approving them with their proposed unit estimates. The remaining three parcels are each entitled for two above-moderate income units per parcel. While the number of units to be built under all of these projects exceeds the realistic capacity assumptions for these parcels, they all have either been entitled and provided with allocations or they have active development proposals that the City anticipates approving under the proposed design specifications. The unit estimates on all seven parcels are based on those proposals or approved entitlements. All above-moderate sites are vacant. The parcels designated for above-moderate income development in Appendix A accommodate 215 housing units.

There are an adequate number of vacant single-family and small multiple-family parcels to meet the City's "fair share" of regional housing needs for above moderate-income housing (127 units). TRPA restricts the number of housing unit permits for local jurisdictions within the Basin. In the past, jurisdictions received a fixed number of allocations each year. In 2003, TRPA changed the allocation system by tying it directly to a jurisdiction's accomplishments of environmental improvements. The number of allocations that TRPA will make available to South Lake Tahoe will likely fluctuate in the future. In 2021, the City received 33 residential allocations (22 single-family and 11 multifamily).

TRPA distributes residential allocation to local jurisdictions every two years based on residential permit review, code compliance, and Total Maximum Daily Load (TMDL) implementation, pursuant to TRPA Code (Section 50.5.2.E). The system includes criteria for evaluating conformance with the Lahontan Regional Water Quality Control Board and Nevada Department of Environmental Protection and short-term rental neighborhood compatibility guidelines. Each jurisdiction is provided with a base allocation, which may be reduced incrementally based on TRPA's evaluation of these criteria. The City's minimum allocation may be reduced to 10 allocations with deductions. Based on past performance, it is likely that the City will continue to receive the full base allocation of 33 allocations per year. The realistic development within this five-year planning period, based upon allocations, is 165 units: 110 new single-family homes and 55 new multifamily units (some of which may be subdivided into condominiums).

Different jurisdictions have different methods of distributing allocations to property owners. The City of South Lake Tahoe sets aside 33.3 percent of its allocations for multifamily housing developments (including condominiums). Because the market value of transferable allocations is about $35,000, it would be reasonable to expect that only people constructing above moderate-income homes would elect to obtain their allocations by purchasing them on the private market instead of waiting on the City's waiting list. Consequently, with the purchase of approximately 27 transferable allocations, a total of 137 new above moderate housing units, both single-family and multifamily units, are estimated to be constructed within the five-year planning period. Based on staff assumptions and the affordability analysis described earlier in this section, it is reasonable to expect that the majority of these units will be

affordable only to people with above-moderate incomes. This number of projected above moderate-income units satisfies the City's remaining above moderate-income RHNA of 127 units.

Analysis of Moderate-Income Housing Opportunities on Vacant or Underutilized Land

There are three sites in the Al Tahoe area which the City donated to the St. Joseph Community Land Trust for development with moderate-income housing. These three sites, listed in Appendix A, are proposed to accommodate one unit per parcel and contribute to the moderate-income RHNA.

There are multifamily parcels listed in Appendix A that could be used to create affordable ownership opportunities for moderate-income families who have made South Lake Tahoe their home. Of these parcels, 61 (or 38.86 acres) allow densities between 12 and 15 units per acre, appropriate for moderate-income development. Two of these parcels are pending City approval for development with achievable housing, so they are anticipated to produce 17 above-market rate units, constrained to 160 percent of the region's AMI (as discussed in the prior subsection). Another 18 parcels are entitled for single-family development, so they are anticipated to produce another 22 above-moderate income units.

For the remaining 41 multi-family sites listed in Appendix A, these parcels could produce 156 moderate-income units. All moderate-income parcels in Appendix A are vacant. One additional parcel that allows densities up to 25 units per acre is proposed to accommodate nine moderate-income units. That parcel is owned by the California Tahoe Conservancy. The City has a RHNA allocation of 42 moderate-income units. The 42 available parcels are sufficient to accommodate the moderate-income RHNA. Moderate-income units approved or constructed during the planning period will also be subject to annual allocation restrictions described previously. While this is a significant amount of the annual allocation allotted to the City, more affordable units can be developed than the annual allocation due to bonus units granted from unit affordability. As described in Section 4.4.5.4, Growth Controls, TRPA does not require allocations for the construction of deed-restricted housing units that meet the criteria of affordable housing (low- and very low-income categories, moderate-income category, or achievable-income category units).

Analysis of Extremely Low-, Very Low-, and Low-Income Housing Opportunities on Vacant or Underutilized Land

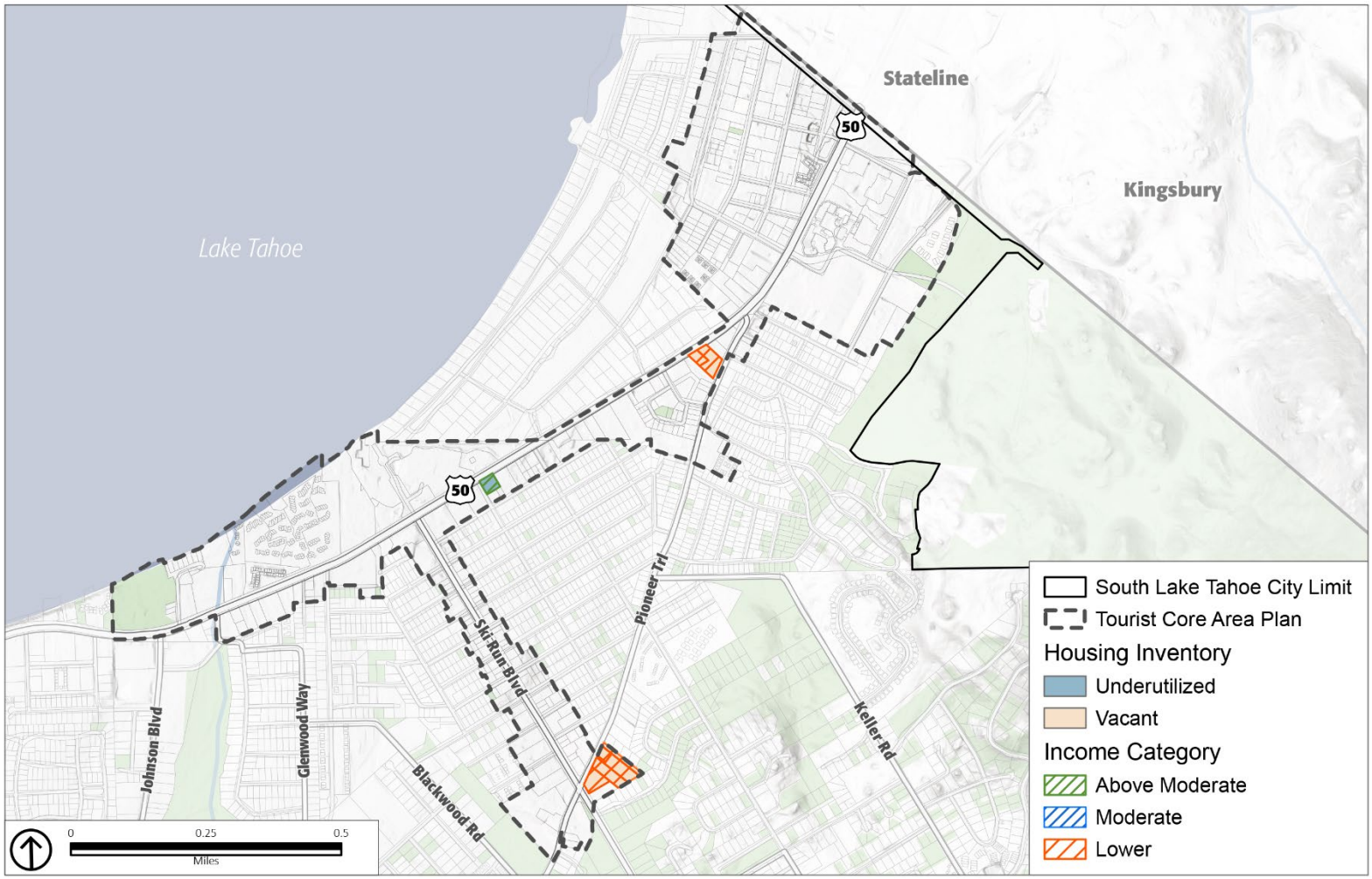
Consideration of sites suitable for development of lower-income housing is based on properties that have suitable land use designations, densities, and conditions to be considered likely to develop with affordable housing. As allowed by the state, the City is considering sites that allow at least 20 dwelling units per acre to have suitable density for lower-income housing development. There are nine parcels that allow multifamily development up to a maximum of 25 units per acre (summarized in Appendix A) in the TCAP and TVAP areas, which would be suitable for lower-income development. All nine properties comprise 16 acres, have the regulatory and physical conditions suitable for facilitating affordable housing development, and have not been included in the inventories of the past two housing elements. Below are additional specifics about the subset of the parcels that are government owned:

- Two parcels are owned by the South Tahoe Redevelopment Agency, and the City Council has expressed recent interest in developing affordable housing on the parcels.
- Two of the parcels are approximately 10 total acres in size. The State of California owns the sites and is in pre-application discussions with the City. These two parcels are proposed for lot consolidation, and one is currently paved but underutilized. The sites are located in the TVAP

area, and the property owner is interested in developing high-density residential units (248 dwelling units). These parcels would be developed to 99 percent of its maximum development capacity upon City approval with the current assumptions for the potential project. This assumption is also reasonable because this site is in an area plan that allows 70 percent land coverage.

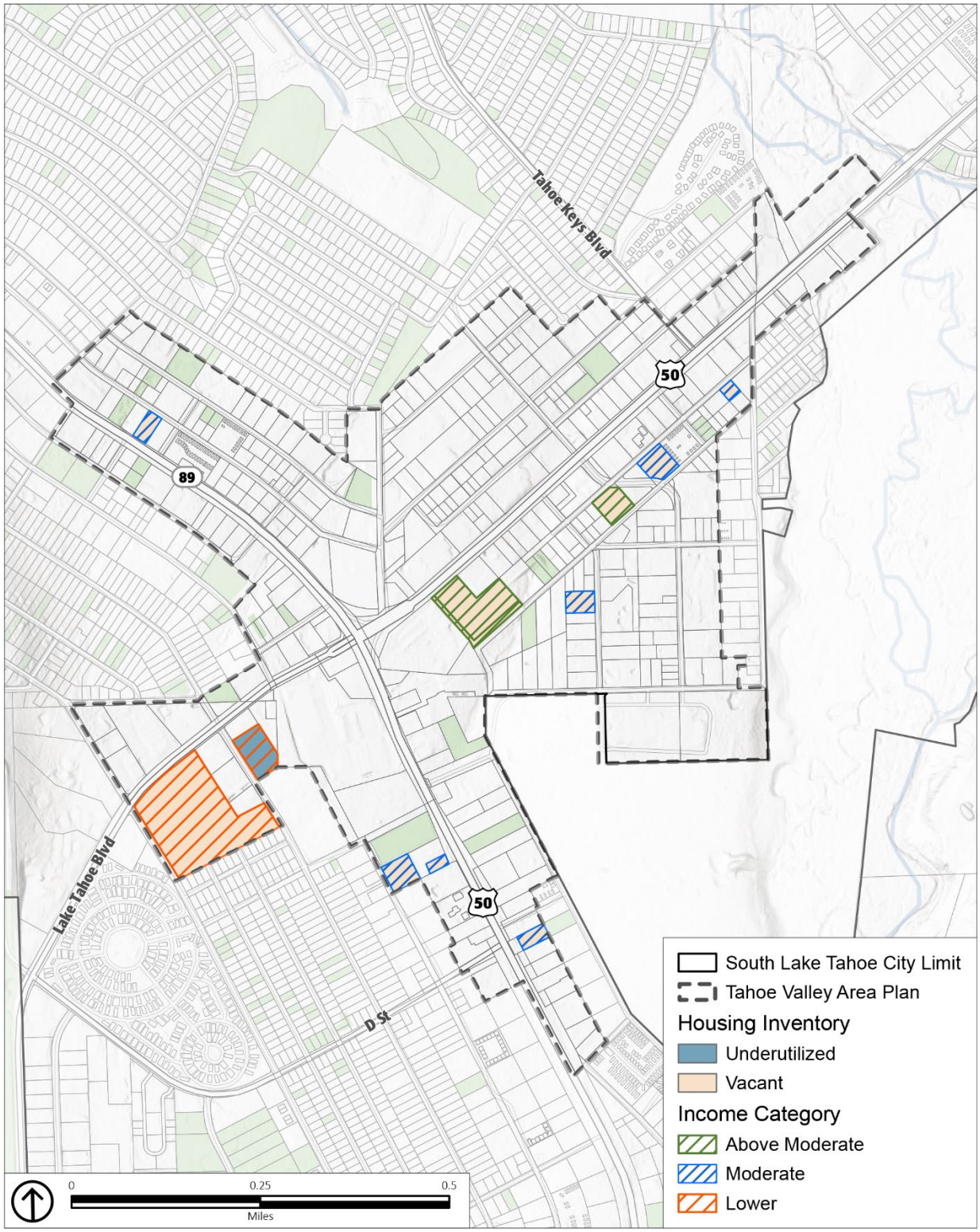
The City has a RHNA allocation of 120 lower-income units. The nine parcels are proposed to accommodate 337 lower-income units when land coverage and environmental restrictions are considered, and they are sufficient to accommodate the lower-income RHNA.

FIGURE 4-20: VACANT HOUSING INVENTORY INSIDE THE TOURIST CORE AREA



Source: City of South Lake Tahoe, 2021.

FIGURE 4-21: VACANT HOUSING INVENTORY INSIDE THE TAHOE VALLEY AREA



Source: City of South Lake Tahoe, 2021.

Densities on approved and pending projects with residential in the city range from 8 to 25 dwelling units per acre with most projects developing at 100-percent residential. Most of these projects have affordable units in them and many have a high numbers of affordable units.

All of the developable acreage on vacant sites in the TCAP area and the majority of the developable acreage in the TVAP area are less than one acre per site. Consolidation of existing development to create affordable housing for people of lower incomes can be expensive. It can be challenging to consolidate properties to make a re-use project financially feasible and to create reasonably secure investments for a developer. However, lot consolidation could increase the financial feasibility opportunities for affordable multifamily housing developments. Program 1-8 commits the City to allow and encourage lot consolidation and to work with the development community to promote awareness of lot consolidation opportunities.

Conclusions

Because of the maximum densities allowed by the TRPA Regional Plan, South Lake Tahoe has limited sites where development at densities conducive to feasible affordable housing projects can occur. These limited sites are often small and constrained. Currently, only the TCAP and TVAP areas allow densities above 15 units per acre and land coverage above 30%. However, the city currently has sufficient vacant land appropriately zoned to meet all RHNA income categories. A summary of the total development potential shown in the land inventory is provided in Table 4-50. A detailed table of all of the sites is provided in the sites inventory (Appendix A). The City will continue to strive to meet its housing production goals within the constraints of TRPA's allocation process and constraints to development related to Basin-wide restrictions.

TABLE 4-50
ADDRESSING THE 6TH CYCLE RHNA
South Lake Tahoe

Income Category	RHNA	RHNA Buffer (+15%)	6th-Round Sites Unit Capacity	Surplus
Extremely Low	35	41	337	197
Very Low	35	41		
Low	50	58		
Moderate	42	49	165	116
Above Moderate	127	147	215	68
Total	**289**	**336**	**717**	**381**

Source: HCD, 2021; PlaceWorks, 2021.

4.3.1.1.2 Adequacy of Public Facilities, Services, and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (to June 30, 2027).

Water

The South Tahoe Public Utility District (STPUD, District) provides water service to the majority of South Lake Tahoe. The water supply originates from 11 active wells and four standby wells, which, as of 2021, supply more than 14,235 homes and businesses. Since 1997, MTBE (methyl tert-butyl ether)

contamination has been responsible for the closure of 15 STPUD drinking wells. However, the District was the first in California to employ progressive advanced oxidation MTBE treatment technology approved by the California Department of Health Services. This treatment has significantly reduced the MTBE contamination in the water supply, and none was detected in any wells as of 2020. Currently, there is a known tetrachloroethylene (PCE) plume within the west-central portion of the Tahoe Valley South Sub-basin northeast of Emerald Bay Road and the South Y Area, which has impacted the beneficial use of groundwater in that area. The District has evaluated various remediation options and plans to use targeted pumping to control or remove the contaminant and prevent its migration.

The available groundwater for extraction in the Tahoe South Subbasin is 32,050 acre-feet per year. The District operates well below this value and is expected to remain within the sustainable yield until at least 2045. The District estimates that it could serve up to 7,000 additional housing units with existing infrastructure and currently issues Intent to Serve letters for current and future development projects. While the District has small waterlines within the existing distribution system, these rarely present a problem for standard residential construction. High-density projects may require upgrading existing undersized waterlines however, these types of projects are typically in more developed areas that tend to have larger waterlines. Future capital projects are planned and will be implemented to improve reliability, efficiency, and community-wide access to fire flow. The District reports that no projects are currently planned to increase its storage capacity, as capacity is not a limiting factor for anticipated buildout conditions. Therefore, there are enough connections available to address the sites inventory identified in this Housing Element.

Three smaller water providers (and several individual private wells) also serve South Lake Tahoe. These private water companies are mostly built out and serve approximately 2,600 total connections. The status of each provider is below:

- Tahoe Keys has three wells, with two taken offline recently due to uranium contamination. The Lukins Brothers Water Company (LBWC) and Tahoe Keys are currently partnering to install an inter-tie that will provide Tahoe Keys with additional water supply while Tahoe Keys prepares a long-term facility plan. Tahoe Keys anticipates it will take about two years to complete necessary facility improvements to fully treat and eradicate the uranium.

- The LBWC, a privately owned water-supply system, has 986 connections and less than 100 remaining buildable lots within its territory. LBWC and the City of South Lake Tahoe have a Franchise Agreement for system infrastructure rehabilitation through 2026. Since 2014, the LBWC has begun replacing 4-inch water mains with 12-inch water mains. Over 6,000 feet of water mains have been completed to date, and 20 fire hydrants have also been constructed. In addition, LBWC has built a water filtration plant to treat PCE contamination and another 98,000 gallons of storage capacity. LBWC issues Intent to Serve letters for any serviceable lots in their territory. With the updates planned at the LBWC, it is anticipated that they will have capacity to serve the remaining lots available within its territory.

- Lakeside Park has the ability to filter lake water and to bypass the filter if necessary to meet fire flows. The water is pumped from a pump station on Lakeside Beach to a treatment plant on Pine Boulevard. Once treated, the water is stored on-site in a 210,000-gallon storage tank ready to use. Lakeside Park also has a well and an eight-inch tie-in with STPUD in case of an emergency. As

of September 2021, Lakeside Park had 139 domestic water connections, and a water model planned for 2021-2022 will detail how many additional connections the system can accommodate at the existing design capacity. Given the availability of lake water, groundwater, and STPUD water for emergencies, Lakeside Park will have capacity to serve the remaining lots available within its territory.

Sewer

STPUD also provides wastewater collection, treatment, and export for Tahoe's South Shore within El Dorado County. The system provides effluent water at state water standards, but the Lahontan Regional Water Quality Control Board prohibits the use of recycled water within the Tahoe Basin. Therefore, after advanced secondary treatment, STPUD pumps the effluent outside of the Lake Tahoe Basin to a reservoir in Alpine County for agricultural purposes. The facilities have a permitted capacity of 7.7 million gallons per day serving 18,237 connections, and receive an average daily flow of 4.0 million gallons per day, 100 percent of which is recycled. The wastewater treatment plant could accommodate 30,729 additional sewer connections. Sewer capacities are not expected to be a problem unless a high-density project is planned in an underperforming part of the collection system. The District reports that that would not be an insurmountable obstacle, as sewer lines can typically be upsized to accommodate increased flows. Regardless, there are enough connections available to address the sites inventory identified in this Housing Element.

Infrastructure Financing

Because of the already high cost of TRPA fees associated with development in South Lake Tahoe, the City does not collect impact fees from developers to finance infrastructure improvements as other cities may do. Infrastructure needs can also be assessed and financed on a case-by-case basis during individual project review. On large projects, specific mitigation required under the California Environmental Quality Act (CEQA) may include off-site infrastructure improvement.

Dry Utilities

Dry utilities are available to serve all the sites in the inventory.

Summary

The City of South Lake Tahoe has adequate public facilities, services, and infrastructure to accommodate planned residential growth within the existing the city limit during the time frame of this Housing Element. The STPUD has water and sewer capacity to accommodate projected residential demand.

Improvements are underway to resolve the uranium contamination in the primarily built-out Tahoe Keys' district. With uranium treatment and eradication in progress and emergency water supplies secured from another nearby water provider, this is a near-term issue and not deemed to be a long-term constraint to population growth. In general, the facilities in South Lake Tahoe are adequate to meet population growth associated with the development of South Lake Tahoe's share of the regional housing sites identified in this Housing Element.

4.3.2 Inventory of Local, State, and Federal Housing and Financing Programs

4.3.2.1 Current City Programs

The City has very limited financial resources of its own to allocate for housing. Instead, funds for affordable housing and rehabilitation come primarily from the state and federal governments. The programs discussed in this section are implemented by the City of South Lake Tahoe.

4.3.2.1.1 Rental Housing New Construction Program

Of all of the City's housing programs, the Rental Housing New Construction Program has been the most effective for creating deed-restricted affordable housing for very low- and low-income households in South Lake Tahoe. The City works with developers to create quality affordable housing and allocates funds to support such projects. The City has partners with developers to create 400 deed restricted affordable housing units in eight projects throughout the city. The most recent affordable housing development project in the city was The Aspens project, which opened in 2014 and includes 48 rental units, 47 of which are assisted units occupied by low- and very low-income households. The other unit is a moderate-income manager's unit. The City had a Loan Agreement with SLT Pacific Associates for the construction of The Aspens project. The loan was for $3,000,000 of HOME Program funds (Standards Agreement 10-HOME-6347).

The City is currently working with the California Tahoe Conservancy and Related California to develop Sugar Pine Village, an affordable housing project that will yield 248 low-income housing units. The project is at 1860 Lake Tahoe Boulevard and 1029 Tata Lane. The City has contributed over $2.5 million in HOME program income, Redevelopment Agency program income and general fund dollars and is supporting the project with applications for HOME, Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, and Permanent Local Housing Allocation funds to finance Sugar Pine Village.

The City has also supported the development of moderate income housing by donating land to the St. Joseph Land Trust to develop three moderate income single-family residences in the Al Tahoe neighborhood. The three homes have approved building permits and are expected to be developed in 2022.

4.3.2.1.2 Illegal Unit Conversion Program

Since adoption of TRPA regulations, a number of illegal ADUs have been built in South Lake Tahoe. In April 1993, the City adopted an ordinance authorizing certain illegally constructed units to become legalized if they meet specific criteria. The program was created specifically to help meet the city's affordable housing needs. The criteria for legalization include:

- Cannot have been illegally constructed since the ordinance was adopted in April 1993.
- May contain one unit beyond permissible density (detached, attached, or within the legal dwelling).
- Must conform to height, setbacks, and design standards.
- Must meet health and safety standards.
- Parcel must contain 1.5 parking spaces per unit.

- Must pay STPUD all costs for the illegal sewer hook-ups.
- Must be deed restricted as lower-income housing.

Through the Illegal Unit Conversion Program, the City has authorized the conversion of 34 illegally constructed units (as of April 2015) which have been brought into compliance with health and safety standards and other applicable codes. The cost of bringing the illegal unit up to code is paid by the property owner.

4.3.2.1.3 Single-Room Occupancy Unit Conversion and Inspection Program

On June 16, 2015, the City Council of South Lake Tahoe moved to adopt an ordinance that established standards for residential single-room occupancy (SRO) units as permissible in the city. The ordinance applies to owners of motel properties who offer long-term stays of 29 days or more for lower-income or unhoused residents in an effort to encourage more healthful and sanitary living conditions. Emergency shelters or other uses intended purely for transient lodging are exempt from these requirements. In terms of living standards, the ordinance requires that SRO units offer, at the very minimum, access to kitchen facilities (one in each SRO if a common kitchen does not exist); a bathroom with a toilet, sink, and bathtub or shower; and functioning smoke and carbon monoxide detectors. It also establishes minimum habitable floor-area requirements based on household size, as follows:

- For a single occupant: 120 square feet;
- For two occupants: 170 square feet;
- For three occupants: 220 square feet; and
- For four occupants: 270 square feet.

The ordinance requires that motel owners designating a certain portion of their rooms as SRO units to obtain a permit for all necessary improvements. The ordinance also establishes a process for conducting inspections of these SRO units (see City Code Section 6.15.750). The City inspects each permitted SRO unit on an annual basis or more frequently as needed. The SRO unit or units at a specific property must comply with the standards in force when the permit was originally issued. If any SRO unit poses a health risk to the degree that a tenant must seek relocation, relocation costs are imposed on the property owner.

Unless otherwise occupied and used for transient housing, all designated SRO units remain as tourist accommodation units (TAU) as their default use. Since adoption of the SRO ordinance, the City has helped to certify at least 188 SRO units across the city.

4.3.2.1.4 Housing Issues Hotline

The City of South Lake Tahoe administers the Housing Issues Hotline to assist residents with landlord-tenant concerns. The Housing Issues Hotline is a phone number that residents can call to get information, locate resources, request assistance, or potentially file a complaint regarding the condition of their rental unit. The hotline tracks substandard housing complaints and works alongside the City's SRO Inspection Program and multi-family inspection requirements to address substandard housing issues in a timely manner. The program also offers information on the City's website about tenant rights and provides step-by-step instructions to filing a housing complaint.

4.3.2.1.5 Long Term Rental Incentive Grant Pilot Program

In October 2021, the City approved the Long-Term Rental Incentive Grant Pilot Program, which will encourage property owners to convert their vacant homes and/or rooms into long-term rentals for local employees seeking housing. The program incentivizes homeowners to participate by offering funds awarded to the City from the American Rescue Plan Act and attempts to tap into the large stock of second homes that sit vacant for a large part of the year. Homeowners can earn income on their second homes in return for helping to house local employees.

The program is administered by Landing Locals, a Truckee-based company that connects vacation homeowners with local renters to provide both seasonal or long-term, stable housing in resort towns. The program was approved for one year and will be revisited after the professional services agreement with Landing Locals expires.

4.3.2.2 Current El Dorado County Programs

El Dorado County implements the following programs.

4.3.2.2.1 The Housing Choice Voucher Program

The Housing Choice Voucher Program (formerly Section 8) helps low-income residents of El Dorado County afford safe, decent, and sanitary housing. The Department of Housing and Urban Development (HUD) provides funds to the El Dorado County Public Housing Authority to administer the program. As of June 18, 2021, the Housing Authority has granted 67 active vouchers to households in South Lake Tahoe. The waitlist for additional vouchers is currently closed.

4.3.2.2.2 Mortgage Credit Certificate Program

El Dorado County's Mortgage Credit Certificate Program is available to provide home purchase assistance to low-income residents (earning 80 percent or less of the AMI) in South Lake Tahoe and the unincorporated areas of El Dorado County. The Mortgage Credit Certificate Program reduces the amount of federal income taxes a homebuyer pays, allowing the homebuyer to qualify for a larger mortgage loan by increasing the household income. The mortgage credit certificate is a 15-percent tax credit that is in effect for the life of the loan as long as the property remains owner-occupied.

4.3.2.3 Private, State, and Federal Funding Programs

In addition to the funding programs available through the City and County, there are several state and federal funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households (see Table 4-51 for a list of these programs). In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

TABLE 4-51
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the state's allocation process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Home Investment Partnership Program (HOME)	Grants available to the City on a competitive basis for a variety of housing activities. City competes for funds through the state's application process.	- Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	- Homeless Assistance - New Construction
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	- Rental assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	- Homebuyer assistance - Rehabilitation - New construction - Rental assistance

TABLE 4-51
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
2. State Programs		
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	- Predevelopment - Development - Acquisition - Rehabilitation - Preservation - Matching Funds - Homelessness Assistance - Accessibility Modifications - Homeownership Assistance - Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: - Accelerate housing production - Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	- Housing Element updates - Updates to zoning, plans, or procedures to increase/accelerate housing production - Pre-approved architectural and site plans - Establishing State-defined pro-housing policies - See complete list in program materials online
Senate Bill 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production, including, but not limited to, general plans, community plans, specific plans, implementation of sustainable communities strategies, and local coastal programs.	- Technical assistance - Planning document updates
Affordable Housing Partnership Program (AHPP)	Provides lower-interest rate California Housing Finance Agency (CHFA) loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD that provides low- and moderate-income households up to $30,000 for a down payment.	- Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation
Single-Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below-market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance

TABLE 4-51
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance	- Rental assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	- New construction
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	- New construction - Special-needs programs
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and Continuums of Care (CoCs) to address the homelessness crisis throughout California.	- Identified homelessness needs - Capital improvements related to homelessness - Rental assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	- Homelessness service system administration - New construction - Rental assistance
Low-Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New construction
3. Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers. - Mortgages that fund the purchase and rehabilitation of a home. - Low down payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance - Rehabilitation - Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by Federal Home Loan Bank participating lenders.	-New Construction -Homebuyer Assistance -Rehabilitation -Housing Supportive Services

Source: PlaceWorks, 2021

4.3.2.3.1 Assisted-Housing Projects in South Lake Tahoe

In addition to the resources listed above, there are eight multifamily rental housing complexes in South Lake Tahoe that receive government assistance from specific programs. Table 4-52, Assisted Housing Stock, lists these projects by address, assisted/total units, funding sources, and their earliest years of converting to market-rate prices (expiration date). The predominant funding source for assisted housing units in South Lake Tahoe is Low-Income Housing Tax Credits (LIHTCs). The project that could potentially convert to market-rate housing at the earliest would be the Tahoe Senior Plaza, with a covenant expiration date of 2039. Section 4.3.3, Preserving At-Risk Units, describes these housing projects in further detail.

4.3.3 Preserving At-Risk Units

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years of the beginning of the current planning period (prior to June 30, 2032).

Thousands of privately owned affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restrict rents and/or occupancy of units to lower-income households for specified periods. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low-income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payments (HAP) vouchers, those residents are provided "enhanced" vouchers to subsidize their rent in market-rate projects.

There are eight assisted housing developments in South Lake Tahoe, providing 400 assisted units, that receive government assistance from specific programs. The projects receive assistance from the following funding sources: HUD, California Housing Financing Agency (CalHFA), and LIHTC. Units are considered "at risk" if they will be eligible, within the next 10 years, to change to market-rate housing due to termination (opt-out) of a rent subsidy contract (e.g., Section 8), mortgage prepayment, or expiring use restrictions. Although these projects are required by law to be listed as at risk of converting to market-rate housing, it is not a very good indicator of whether these units will actually convert. The inventory of assisted units required to be reported in the Housing Element includes all multifamily rental units regulated by federal, state, and/or local programs. Such units include those developed under HUD programs, tax-exempt mortgage revenue bond programs, LIHTC, redevelopment programs, inclusionary housing programs, and density-bonus programs that are eligible for conversion to market rate through June 30, 2027.

As demonstrated in Table 4-52, no subsidized housing units are considered at risk of converting to market-rate units within 10 years of the beginning of this Housing Element planning period. California Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments. Program 3-4 states that the City will maintain a list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives, and that the City will contact all property owners and notify them of the legal requirements to provide notice prior to the conversion of any units for lower-income households to market-rate units.

TABLE 4-52
ASSISTED HOUSING STOCK
South Lake Tahoe
2020

Facility Name	Address	Assisted Units	Total Units	Funding Sources	Expiration Date
Tahoe Senior Plaza	1101 3rd Street	44	44	HOME, HUD PBRA, RDA	2039
Sky Forest Acres	750 Emerald Bay Road	17	17	HOME, HUD PBRA, RDA	2048
Tahoe Pines Apts.	3431 Spruce Avenue	27	28	HOME, LIHTC	2048
Tahoe Valley Townhomes	1055 Tata Lane	68	70	HOME, LIHTC, CalHFA, CDBG	2053
Kelly Ridge	1447 Herbert Avenue	32	33	HOME, LIHTC, CalHFA, RDA	2063
The Aspens at South Lake	3521 Pioneer Trail	47	48	HOME, LIHTC, CalHFA	2067
Bijou Woods Apartments	3421 Spruce Avenue	90	92	HUD PBRA, LIHTC	2055
Sierra Garden Apartments	1801 Lake Tahoe Boulevard	75	76	HOME, HUD PBRA, LIHTC, CDBG	2070
Evergreen Apartments	1342 Melba	26	26	HOME, RDA	2059
Total		**426**	**434**	**--**	**--**

Source: HCD October 2019 (SACOG Housing Element Data Profile 2020).

Notes:
HUD PBRA = Department of Housing and Urban Development Project-Based Rental Assistance Program
LIHTC = Low-Income Housing Tax Credit
CalHFA = California Housing Finance Agency

Deed restrictions and affordability covenants are commonly used to preserve affordable units in publicly assisted housing. These methods ensure that the units are available to lower-income households long-term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. If market rents continue to increase, property owners may become inclined to discontinue public subsidies and convert the assisted units to market-rate housing to increase profits.

Conversion risk was assessed for the units in Table 4-52 based on information from HUD and the California Housing Partnership Corporation (CHPC). As stated previously, no units within South Lake Tahoe are at risk of converting into non-affordable housing projects in the near future. The following is an analysis of the preservation and replacement options of these housing projects.

4.3.3.1 Federal Programs to Preserve At-Risk Units

For below-market properties, Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Market program authorizes eligible Section 8 properties to increase rents, the difference of which is paid to the property owner by HUD, in exchange for a guaranteed five-

year affordability term. The Mark-Up-to-Budget program allows nonprofit owners to increase below-market rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties, Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties, Interest Reduction Payment (IRP) Retention/Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Section 515 enables the US Department of Agriculture to provide deeply subsidized loans directly to developers of rural rental housing. Loans have 30-year terms and are amortized over 50 years. The program gives first priority to individuals living in substandard housing.

A range of resources are available for preservation of Section 515 resources. Nonprofits can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, currently closed, which funds rehabilitation, but not acquisition.

Due to the termination of two major federal preservation programs (Low-Income Housing Preservation and Resident Homeownership Act and Emergency Low-Income Housing and Preservation Act), and the limitations of existing federal tools, such as Mark-to-Market, state and local programs must assume a greater role in preserving HUD-assisted properties.

4.3.3.2 State Programs to Preserve At-Risk Units

At the state level, the California Housing Finance Agency (CHFA) offers low-interest loans to preserve long-term affordability for multifamily rental properties through its Preservation Acquisition Finance Program.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to state-certified community housing development organizations to create and preserve affordable housing for single-family and multifamily projects benefitting lower-income renters or owners.

4.3.3.3. Local Programs to Preserve At-Risk Units

To help preserve housing for very low-, low-, and moderate-income households, the City can pursue direct negotiations with at-risk project owners to extend affordability restriction terms. In addition, the City applies for and receives HOME and CDBG funds that it can direct through grants and loans to extend affordability covenants on expiring properties.

Community Housing Development Organizations can apply directly to the state for HOME funds for preservation. The only local group in this category is the St. Joseph Community Land Trust, but it has not pursued HOME funds for preservation purposes.

Qualified entities are nonprofit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Following is a list of qualified entities for El Dorado County:

- El Dorado County Housing Authority (Placerville)
- Eskaton Properties Inc. (Carmichael)
- ROEM Development Corporation (Santa Clara)
- Rural California Housing Corporation (West Sacramento)
- Volunteers of America (Sacramento)

4.3.4 Energy Conservation Opportunities

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs, such as shelter, food, and energy. In addition, energy price increases since 2001, combined with rolling electricity blackouts, have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy-Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2019 (effective date of January 1, 2019) and included a Green Building Code. Through the building permit process, local governments enforce energy-efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made. The standards found in Title 24 create energy savings of approximately 25 percent over residential construction practices used prior to the standards. South Lake Tahoe is enforcing the provisions of Title 24. Additionally, the City adopted a Climate Action Plan on October 20, 2020, with the ultimate aim of reducing the greenhouse gas emissions produced by the city. This plan includes such goals as 50-percent municipal renewable energy by 2025, 100-percent municipal energy by 2032, and 100-percent community renewable electricity by 2032. The implementation work to reduce emissions is just now beginning and will continue.

El Dorado County oversees the Home Weatherization Program. The federally funded program is available to low-income owners and renters in El Dorado County. The program offers free services, including home repairs and installation of energy-saving measures or devices.

Liberty Utilities offers the California Energy Savings Assistance Program (formerly known as the California Low-Income Energy-Efficiency Weatherization Program). For 2019, the qualifying annual household income limits used to determine eligibility for the program were as follows:

- 1-person household: $34,840
- 2-person household: $34,840
- 3-person household: $43,920
- 4-person household: $53,000

- 5-person household: $62,080
- 6-person household: $71,160
- 7-person household: $80,240
- 8-person household: $89,320
- Each additional person in household: Add $9,080

The California Energy Savings Assistance Program provides qualified customers with no-cost, energy-saving improvements, such as caulking, door weather-stripping, low-flow showerheads, and water heater blankets.

"Attachment R," TRPA's standard conditions of approval for residential projects, includes requirements for water-conservation devices on all fixtures and sets strict emissions requirements for gas water and space heaters, as well as wood stoves and inserts, which ensure that equipment installed is some of the most energy-efficient on the market. The City of South Lake Tahoe enforces Attachment R on projects reviewed by the City on behalf of TRPA through a memorandum of understanding.

City Code Title 6, Section 80, contains additional water-efficiency landscaping regulations consistent with the state Model Water Efficient Landscape Ordinance. The regulations describe the maximum applied water allowance throughout the year that can be used for landscaping and requires development applicants to prepare and submit a landscape design plan, irrigation design plan, and a grading design plan to the City for review.

However, because the majority of housing stock in South Lake Tahoe is older, additional consideration has to be given to the rehabilitation of older dwelling units. Many of these homes were originally built for summer-only occupancy and are now being resided in year-round. The City is currently investigating opportunities to re-establish its rehabilitation loan program for homes in its jurisdiction and could include energy conservation retrofit projects as an important component in this program. Energy conservation retrofits would help to greatly reduce monthly utility costs.

There are also various programs available in South Lake Tahoe to assist low-income households with utility costs. El Dorado County administers the Home Energy Assistance Program, which is a federally funded program that assists income-eligible households in offsetting the cost of heating and/or cooling their homes. Program recipients may either have specific payment amounts credited to their utility accounts or receive assistance in obtaining firewood or heating fuel. Priority is given to the elderly and disabled applicants. The Southwest Gas Corporation offers the California Alternate Rates for Energy Program, which provides a 20-percent discount on energy bills to households with qualifying incomes.

The STPUD—the main supplier of water and sewage treatment in South Lake Tahoe—started the Helping Hands Outreach program to assist customers who need help paying utility bills, but are ineligible for, or have exhausted, all other financial assistance. Programs 6-1 through 6-4 address energy conservation needs in the city. The TVAP and TCAP includes the City of South Lake Tahoe's Green Building Program, which includes two levels for residential projects. Level 1 includes a "Priority Plan Check," which pertains to a set of feasible measures that developers of residential projects could

implement to increase their sustainability. Level 2 includes a "Priority Plan Check and Recognition," which pertains to green building certification involving a third-party.

4.4 Potential Housing Constraints

4.4.1 Tahoe Regional Planning Agency Potential and Actual Governmental Constraints

This section analyzes the potential constraints to the production of housing in South Lake Tahoe imposed by TRPA. California Government Code defines two categories of constraints: governmental and non-governmental constraints. In South Lake Tahoe, governmental constraints include ordinances, policies, and procedures of both TRPA and the City. When constraints within the City's realm of control are identified, the City is required to take action to remove or mitigate the constraints.

In South Lake Tahoe, development is subject to two levels of regulations: TRPA regulations and City of South Lake Tahoe regulations. This section addresses potential TRPA constraints on housing.

4.4.1.1 Background and Regional Authority − The Bi-State Compact

The Tahoe Regional Planning Compact (California Government Code Section 66801 or Public Law 96-551, 93 Stat. 3233, revised December 19, 1980), or "Bi-State Compact," authorized TRPA to have both planning functions (Article V) and enforcement functions (Article VI). Of these functions, the planning powers are broader than the enforcement powers. Regulations that do not further the realization of the Regional Plan can neither be adopted nor enforced by the agency. However, regulations furthering the realization of the Regional Plan can preempt state law.

Both the states of California and Nevada delegated police powers to TRPA to enforce their ordinances and regulations to effectuate the Regional Plan. In coordination with the US Forest Service, the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection, TRPA adopted an updated Regional Plan in 2012. The police power given to TRPA by the states of California and Nevada allows TRPA to regulate or prohibit the use of property where necessary for the public welfare.

The findings and declarations of the Bi-State Compact are weighted with a concern for the protection of the natural resources of the Lake Tahoe Basin. TRPA's Regional Plan is "the long-term general plan for the development of the (Lake Tahoe) region." The Bi-State Compact dictates the required elements of the Regional Plan: a land use plan, a transportation plan, a conservation plan, a recreation plan, and a public services and facilities plan. The land use plan, in particular, was intended by Congress for "the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space and other natural resources within the region, including but not limited to, an indication or allocation of maximum population densities." TRPA was given the power to enforce its land use plan. In fact, only the federal government is legally exempt from TRPA's "zoning regulations." The Bi-State Compact also required TRPA to adopt all necessary rules, regulations, ordinances, and policies to implement the Regional Plan. These include regional standards for subdivision, zoning, tree removal, grading, and the like, without limitation on the subject matter.

The Bi-State Compact directs TRPA to "take account of" and "seek to harmonize" regional needs, and the plans and planning activities of local jurisdictions within the Basin, such as the City of South Lake Tahoe. TRPA is to "seek the cooperation and consider the recommendations of…cities" and other governmental entities and other individuals and organizations (Article V[6]). TRPA is specifically granted the power to

"initiate, negotiate, and participate in contracts and agreements among the local governmental authorities of the region."

In matters where it has jurisdiction, TRPA establishes the minimum standards for the Basin; political subdivisions like the City of South Lake Tahoe can enact equal or higher standards. The Bi-State Compact gives TRPA the explicit authority to sue local jurisdictions—not the states nor federal government—to ensure compliance with the Regional Plan and ordinances (Article VI[e]).

Under the requirements of the Bi-State Compact, TRPA is to address general, regional matters; local governments retain their power over purely local matters (Article V[b]). Almost immediately after TRPA became operational, both the Nevada and California Supreme Courts had occasion to clarify the local/regional relationship when they acted on constitutional attacks regarding TRPA. This case law stresses the necessity for a regional approach. Both courts recognized that a regional plan or regulation may have had a local impact and still are within TRPA's power if it is not local in nature and purpose. [People of the State of CA, ex rel. Younger v. County of El Dorado, 5 Cal. 3d 480, 487 P. 2d 193 (1971); and NV, ex rel. List v. County of Douglas, et al., 524 P. 2d 1271 (1974).] The former case recognizes TRPA's purpose and responsibility to protect the delicate environment of the Lake Tahoe Basin and to provide for orderly development and provides this purpose as the basis for TRPA's exercise of police power.

4.4.1.2 Housing Goals and Policies of the Existing Regional Plan

TRPA updated its 20-year Regional Plan and adopted it on December 12, 2012. The Land Use Element of the Regional Plan includes a Housing Sub-element with a purpose of assessing the housing needs of the Basin and to make provisions for adequate housing. The goals and policies recognize that the Bi-State Compact does not specifically mandate this sub-element and that it is not addressed by the Environmental Threshold Carrying Capacities. However, because both California and Nevada require housing to be addressed as part of a general plan, it was included to address housing issues on a regional basis, with local plans handling the specifics of implementation.

The three housing goals of the Regional Plan are:

1. Promote housing opportunities for full-time and seasonal residents as well as workers employed within the region.

2. To the extent feasible, without compromising the growth management provisions of the regional plan, the attainment of threshold goals, and affordable housing incentive programs, moderate-income housing will be encouraged in suitable locations for the residents of the region.

3. Regularly evaluate housing needs in the region and update policies and ordinances if necessary to achieve state, local, and regional housing goals.

4.4.1.3 Zoning

Overview

As discussed previously, the "zoning" mechanism of TRPA and the City of South Lake Tahoe is through PAS, CPs, and APs. In a particular PAS, CP, or AP area, a use is considered either an "allowed use" or a "special use." A proposed project that is an allowed use may still require several approvals. If it is new construction or an addition to an existing building, it requires a City Design Review and TRPA approval. For the City Design Review, the application may be considered minor or major depending on the extent of the project and whether new coverage is proposed. If it is a smaller project (residential within a Regional Center with less than 100,000 square feet of new floor area, residential within a Town Center with less than 50,000 square feet of new floor area, residential outside a Regional Center or Town Center with less than 25,000 square feet of new floor area, commercial within a Regional Center with less than 80,000 square feet of new floor area, commercial within a Town Center with less than 40,000 square feet of new floor area, commercial outside a Regional Center or Town Center with less than 12,500 square feet of new floor area, or other project listed in the Memorandums of Understanding [MOU] with TRPA), the City can review the project on behalf of TRPA. This means that City staff applies the requirements of the TRPA Code of Ordinances in the project review as well as the City Code. If the project does not fall under the MOU, then the applicant must submit separate applications to the City and TRPA. City Planning Division staff conducts the Design Review and, if necessary, TRPA review. If a variance or Code Amendment is necessary for the project, that must be completed prior to applying for a building permit. Variances to City Code requirements must be approved by the City, and Code Amendments must be approved by the City and TRPA. Once these are complete, the project may be submitted to the City Building Division for a Building Permit application.

Design review findings for TRPA are defined in the Design Review Guidelines as "standards" which must be met. The Design Review Guidelines do not create new standards but rather compile all design standards featured in the Code in one place. These standards are described in Section 4.4.1.6, Design Standards. The City also adopted objective Residential Development and Design Standards for both single-family and multi-family residential development that comply with all TRPA design guidelines in 2021. The purpose of the design standards and guidelines is to describe permit requirements in residential areas, identify any supplemental land use regulations applicable to residential areas, and establish development standards for the same. Refer to Section 4.4.1.6 for a summary of the residential lot design standards for single-family residential and multi-family residential developments, as outlined in the adopted objective design guidelines.

If the project is just an interior remodel, it does not require Design Review and can be submitted directly to the Building Division for a building permit. The project is routed to other City departments (Planning, Engineering, Fire, etc.) for review during the plan check process. The City also conducts TRPA review of these projects.

Projects may also require transfers of coverage, commercial floor area, tourist accommodation units, residential units of use, residential development rights, etc. This process involves the City Planning and Building Divisions and TRPA. It is typically done during the building permit plan check process.

Where a use is a "special use," a Special Use Permit is required, and standard review procedures are followed. If the building already exists, the procedures relate primarily to the transportation-related impacts of a change of use. For example, is there adequate parking for the use? In addition, there is a neighbor-notification requirement for a 300-foot radius and use permit findings must be made. The City's use permit findings are found in Title 6 (Section 6.55.620) of the City Code. All of these findings must be made to approve a special use:

- The use is necessary or desirable on a specific parcel.
- The use is not injurious to the neighborhood.
- The use is consistent with the intent of Chapter 6.55 of the City Code.
- The use is consistent with the permitted uses in the plan area.

If a new building is proposed, design review requirements also apply. In either case, CEQA-related environmental analysis is required. The level of analysis varies depending on the circumstances related to the application.

The use permit and/or design review application will be reviewed and decided upon by the Development Services Director, Zoning Administrator or the City Planning Commission depending on the type, size and location of the project. In either case, the staff person preparing the review documents will offer the decision-maker his or her recommendation related to the proposal. The applicant, or others, can appeal the decision or specific conditions of approval to the City Council pursuant to Chapter 2.35 of the City Code within five business days from the date of this decision.

The PAS, CP, and AP methods of zoning tailors uses to what is appropriate for the area; various residential uses are often permissible without requiring rezoning. In some cases, large parcels eligible for multifamily development are also eligible for one single-family home or a single-family home with an ADU. There is a risk that such parcels could be underutilized through development as single-family "estate" housing. This risk is lessened, however, by the limited land availability of multifamily parcels and the high prices that these parcels currently command.

Specific residential uses allowed in the PAS, AP, and CP areas in the city are detailed in Table 4-48.

TRPA regulates the type, location, density, and scale of residential development. Land coverage limitations and height standards are described in detail later in this section (see Sections 4.4.5.5 and 4.4.5.8).

Conclusions

There is no actual constraint related to housing associated with the zoning mechanism of TRPA and the City. The flexible zoning mechanism provides for a wide range of permissible uses. Amending the Regional Plan to encourage affordable and other housing has proven achievable based on the several amendments undertaken in the past to promote such development.

Enhancements to the PAS are feasible. The TVAP has minimum-density policies for multifamily-eligible parcels of a certain size to eliminate the risk of such parcels being used for single-family housing. While not all of the areas where multifamily housing is permissible allow the use "by right," historically the use

permit process has been handled efficiently when public hearings have been required due to the special-use permit requirements.

4.4.1.4 Growth Controls

Overview

The TRPA Code defines "additional residential units" as dwelling units created after January 1, 1986, with living, cooking, sleeping, and eating facilities in one or more rooms designed to be permanently occupied by a family or household. New residential units either require an allocation (to be matched with a development right for each unit) or a specific TRPA Code exemption from the need for an allocation pursuant to Chapter 50 of the TRPA Code. Each market-rate residential unit requires an allocation; therefore, development of a 25-unit multifamily housing project would require 25 allocations and 25 additional development rights.

Allocation of residential units within the Tahoe Basin is the responsibility of TRPA (Chapter 50 of the TRPA Code of Ordinances). The number of market-rate allocations that TRPA makes available to the local jurisdictions is restricted, and the different jurisdictions have different methods for their distribution to property owners desiring to build. TRPA does not require allocations for the construction of deed-restricted housing units that meet the criteria of affordable housing (low- and very low-income categories, moderate-income category, or achievable-income category units).

The City receives up to 33 residential allocations annually. The number of allocations distributed each year fluctuates, as they are allocated pursuant to a performance-based system directly tied to accomplishments of environmental improvements. The Regional Plan update assessed the allocations used in different allocation categories (e.g., residential, tourist bonus, and commercial square feet) during the period of the first Regional Plan from 1987 through 2012. Table 50.4.1-1 of the Regional Plan provides details of units allocated from 1987–2012, remaining units, and new allocations made in 2013. The Regional Plan also calls for additional releases of allocations during the current Regional Plan planning period in four-year increments up to a maximum of 20 percent of the 2013 additional allocations. Requirements for traffic monitoring accompany the additional allocation releases. The most recent release was in 2021.

The City distributes the allocations it receives to separate waiting lists for single-family and multifamily developments. This split was created to ensure that multifamily units would be consistently added to the supply of housing. From 1990 to 2021, 30 percent of all allocations received were assigned only to the creation of multifamily housing. The City adopted new procedures in 2021 increasing the multifamily allocation to 33.3 percent of all residential allocations received from TRPA if there are 55 or more unit allocations available in the Town Center pool. If there are less than 55 allocations available in the Town Center pool, 49 percent of residential allocations are assigned to Town Centers, and the remaining residential allocations received from TRPA are assigned to any area of the city in the same 66.6 percent single-family and 33.3 percent multifamily proportions. Multifamily allocations can only "roll over" to other multifamily housing projects (not single-family). South Lake Tahoe is the only local jurisdiction in the Lake Tahoe Basin that sets aside allocations solely for multifamily housing development. It should be noted that approved new condominium projects receive their allocations from the multifamily list.

There are four other mechanisms of obtaining allocations for market-rate residential development:

- **Environmentally Sensitive Parcel Retirement.** Environmentally sensitive parcels may be permanently retired in exchange for a transferable residential allocation. This option has seen a lot of interest in the city because of the length of the allocation waiting list in South Lake Tahoe. The price of both transferable allocations is approximately $1,500 to $35,000 depending on the type of development right and the jurisdiction in which the development is located.[17] In 2020, the California Tahoe Conservancy processed 40 transactions. In 2003, retirement of lots due to this program and state and federal sensitive lot acquisition programs led to the first movement of the El Dorado County "IPES line," described in Section 4.3, Resource Inventory. Consequently, the "shortage" of allocations from pent-up demand and longer waiting lists for allocations have increased the use of this alternative program for obtaining allocations.

- **Replace Existing Housing Unit.** Each residential unit has an associated "residential unit of use" (RUU), which is essentially both a development right and an allocation. When a residential unit is torn down and removed, the original RUU can be used to rebuild on-site or can be transferred off-site. Transferring RUUs allows the buyer of the RUU to bypass the allocation process and proceed directly to the permitting process. To make this option of obtaining an allocation financially feasible for local developers, typically the least expensive housing, which is often the smallest, most substandard units are torn down. While residential units are ultimately rebuilt in South Lake Tahoe with the "banked" RUU (e.g., there is no net loss of housing unit numbers), there are no local or regional restrictions, beyond the basic land coverage, height, and design standards, as to size or type of housing that can be reconstructed. In addition, TRPA and the City do not have a quantified mitigation requirement related to the replacement of units that are torn down. In 2018, RUUs were selling for as much as $35,000.[18] The cost of an RUU is still too expensive for developers of affordable multifamily housing. RUUs can be purchased and transferred from outside the city, such as from Douglas County

- **Existing or Banked Development Rights.** The Lake Tahoe Regional Plan required that developers obtain development rights for any property constructed after 1987, so development rights may already exist on a property developed on or after that year. Unused or underutilized existing development rights, potential RUUs, or land coverage can be banked on a property to be used at a later date or sold to another property. For example, an excessively large asphalt parking area or unoccupied lodging units may be candidates for verified or banked development rights.

- **Multi-Residential Bonus Units.** As described in Chapter 52 of the TRPA's Code of Ordinances, TRPA allows "bonus units" to be substituted for the market-rate residential units of use associated with existing multifamily housing if the property meets, or is upgraded to meet, local government habitability and design requirements. This option is only available for properties that are located in PAS or CP districts that have the appropriate designations needed to obtain bonus units. For example, an existing market-rate apartment of 40 units, which is substandard and consequently collecting rents at or below affordable rates, could upgrade to meet local requirements, deed-restrict the units as affordable housing, substitute in bonus units, and

[17] California Tahoe Conservancy, 2018.

[18] Tahoe Regional Planning Agency, 2018.

ultimately have 40 market-rate units of use available for an off-site development. The off-site development would not require an allocation to build. The subsequent development project(s) are restricted to the construction of market-rate, multifamily housing of two units or more, which can never be subdivided into condominiums. In early 2019, TRPA had 2,374 residential allocations and 1,452 residential bonus units left to distribute throughout the Tahoe Basin through the year 2032. Of the total bonus units, 859 of the remaining residential bonus units from the TRPA pool must be used for affordable, moderate, or achievable housing units, and an additional 260 residential bonus units must be used for affordable, moderate, or achievable housing units in Town Centers.

- **Conversion of Tourist Accommodation Units and Commercial Floor Area.** TRPA allows the "conversion" of units of use from or to a residential use in very specific circumstances. The following types of development rights are eligible for conversion: Commercial Floor Area (CFA), Multi- or Single-Family RUUs, and Tourist Accommodation Units (TAUs). These conversions are subject to exchange rates as shown in Table 4-53. These exchange rates ensure that there is no increased environmental impact from the change of land use. For example, 300 square feet of commercial floor area could be converted into 1.5 multifamily residential units of use, or one TAU could be converted to one Single-Family RUU.

TABLE 4-53
CONVERSION EXCHANGE RATES

Existing Development Rights	Equivalent Development Rights			
	CFA	TAU	Single-Family RUU	Multifamily RUU
300 square feet CFA	300 square feet	1	1	3/2
1 TAU	300 square feet	1	1	3/2
1 Single-Family RUU	300 square feet	1	1	3/2
1 Multifamily RUU	300 square feet	2/3	2/3	1

Source: Tahoe Regional Planning Agency, 2019.

Note: Any remaining development right square feet or unit fractions that result from a conversion shall not be rounded up or down to the nearest whole number.

Conclusions

Although TRPA has made several amendments to growth management regulations that allow more opportunity to utilize bonus units and to convert development rights from commercial and tourist accommodation to residential, there remains an "actual constraint" related to housing associated with the growth-control mechanism of TRPA. Obtaining necessary development rights for residential projects can add cost and delays in securing project entitlements. The limitation on the total amount of new development in the Tahoe Basin can influence market prices for land and development rights and create uncertainty. However, these growth-control mechanisms are the foundation of the Regional Plan. In the meantime, the City's performance related to implementation of environmental improvements can allow the City to continue earning the maximum number of residential allocations. In addition, continued City participation in the TRPA Tahoe Living Working Group, will contribute to discussions and recommendations on potential Regional Plan amendments to achieve housing goals.

4.4.1.5 Land Coverage Limitations

Overview

Two systems regulate land coverage in the Lake Tahoe Basin. The Bailey Land Capability Classification System, in place since 1971, regulates land coverage for all uses except single-family housing development. Single-family housing falls under the Individual Parcel Evaluation System (IPES), which was adopted by TRPA under the 1987 Regional Plan.

Both systems generally limit the amount of land coverage for most developable parcels to a maximum of 30-percent impervious land coverage. These limits were deemed necessary to protect the clarity and water quality of Lake Tahoe and are based on site factors such as soils, slope, proximity to surface water, and other environmental factors.

The Bailey classification system scores land between one and seven. Low-capability scores (i.e., less suitable for development) range between one and three, and high-capability scores (i.e., more suitable for development) range from four to seven. The IPES, used only for vacant residential parcels, scores land between 0 and 1,200, with scores under 726 considered low-capability and above 726 considered high-capability. Landowners are permitted to cover between 1 and 30 percent of a parcel's surface with "base coverage" depending on the Bailey classification or IPES score.

Chapter 30 of the TRPA's Code of Ordinances describes the land coverage requirements for the Basin. There are two elements of that chapter related to housing that are important to clarify. First, there is recognition that a certain minimum amount of land coverage is required to build a home. As a result, if a lot has a buildable IPES score, but only has a small permissible amount of "base land coverage," property owners can transfer in additional land coverage up to a specific maximum based on the parcel size. This transferred land coverage is not free, but it can be purchased either privately or from the land bank in accordance with hydrologic transfer area restrictions. These rules enable coverage to be moved around within a sub-watershed but remain within the cap that was created to protect Lake Tahoe.

There are different types of coverage that can be transferred. "Potential" coverage refers to the unused allowable base coverage on residential land that can be transferred to other residential property. Any land that is undeveloped or developed to a lesser extent than allowed by the Bailey or IPES system has potential coverage that it can use or sell. "Existing" coverage refers to the impacted surface of a parcel that can be restored to its near-natural state and then transferred to another parcel. There are two types of existing coverage—"hard" and "soft." Hard coverage refers to existing impervious surface and can be transferred in all cases. Soft coverage refers to soil that is compacted but not covered with impervious surface. Soft coverage can be transferred in all cases, except for transfers relating to commercial or tourist accommodation use; however, exceptions can be made in some areas of the South Y Industrial Tract CP area.

For multifamily parcels within adopted CP areas, there is an additional land-coverage transfer opportunity. For multifamily housing projects of five units or more, properties can transfer in up to 70 percent of land coverage based on the parcel size, to high land capability districts only. This incentive is available for both market-rate and affordable multifamily housing of at least five units. APs may also include the ability to transfer up to 70-percent coverage on to high-capability lands. The transferred land coverage is not free, and it must be purchased either privately or from the land bank in accordance with

hydrologic transfer-area restrictions. In addition, there are limited numbers of undeveloped, large parcels in the AP and CP areas.

There is an advantage of developing on existing property where there is excess coverage. As mentioned previously in this section, some parcels, which were developed prior to TRPA land coverage regulations, have excess coverage beyond that which would currently be allowed by TRPA. This excess coverage is "grandfathered." If a developer chooses to demolish and rebuild on a previously developed parcel with grandfathered excess coverage, the developer has the option to build to the previously existing coverage, as long as the developer implements certain mitigation measures, such as payment of a mitigation fee. In many cases, the option to use grandfathered excess land coverage with certain mitigation measures can be beneficial to developers.

Land coverage limitations often pose a constraint to the achievement of maximum residential density for multifamily uses. When land coverage limitations are combined with setbacks, parking requirements, and height limitations, the ability to build to maximum density is more limited, especially for projects proposing larger units. The Sugar Pine Village development project, an affordable housing project currently under construction, will be built at a density of over 21 units per acre in an Area Plan with a maximum permissible density of 25 units per acre. If built to maximum density, the project could have provided roughly 283 units, rather than the 248 units that are actually being built. Plans for the project indicated that there the land coverage was 57 percent on the East Village portion of the site (1029 Tata Lane) and 66 percent on the West Village portion of the site (1860 Lake Tahoe Boulevard), signifying that coverage limitations limited the project to a density lower than what is otherwise allowed.

The City's 2013 TCAP and 2015 TVAP implement the allowed development standards from the TRPA Regional Plan update. The standards implemented in the TCAP and TVAP include allowing mixed-use development and allowing 70-percent land coverage on high-capability lands further than 300 feet from Lake Tahoe, allowing additional height in some districts, and allowing transfer bonuses for residential unit transfers into the TCAP and TVAP areas.

For single-family housing, land coverage limitations tend to result in multi-story structures to minimize the footprint of the building and maximize building square footage in relation to the amount of impervious land coverage. As a consequence, most homes do not implement universal design concepts.

The key advantage to the land coverage limitations is that they ensure that there is considerable open space available in the project area. This tends to make new development projects more attractive and gives children residing in family housing projects open space on-site where they can play. (Note that true play structures may create land coverage.) New deed-restricted affordable housing projects in South Lake Tahoe tend to be models for attractive development and break down the myth of affordable housing as substandard development that destroys neighborhoods and reduces property values.

Note that Chapter 12 of the TRPA Code of Ordinances specifically provides for the amendment of CP boundaries to facilitate deed-restricted affordable housing projects.

Conclusions

There is an "actual constraint" related to housing associated with TRPA's land coverage limitations. Past reports have called land coverage restrictions the "biggest single impediment" to the development of affordable housing. However, land coverage is a concept intrinsic to the Regional Plan. TRPA believes that limiting the amount of impervious surfaces is essential to improving water quality and maintaining the clarity of Lake Tahoe. A global amendment to the Regional Plan to eliminate land coverage regulations entirely is unlikely at this time. The City works with applicants to direct them to AP and CP areas where incentives are already in place to allow for the additional coverage that could help them achieve the densities necessary to make a project pencil out. The City also provides City banked development commodities, including land coverage to affordable housing projects at no cost.

4.4.1.6 Water Quality Requirements

Overview

In addition to the land coverage requirement, the implementation of best management practices (BMPs) is also a requirement intended to protect water quality in the Basin. TRPA requires property owners to install infiltration facilities designed to protect water quality by ensuring that runoff from up to the 20-year, one-hour storm is contained on-site for all development in the Lake Tahoe Basin. BMPs have long been required for new construction projects. Existing development in South Lake Tahoe, mainly located within Priority 2 watersheds, was required to be BMP compliant by October 15, 2006. The western edge of the city is within Priority 3 watersheds, where development was required to be BMP compliant by October 15, 2008.

The City is also subject to the requirements of its municipal National Pollutant Discharge Elimination System (NPDES) permit and a recently adopted Total Maximum Daily Load (TMDL) program that includes requirements to reduce stormwater pollution to meet milestone targets every five years. This includes stormwater runoff from all land within city boundaries, public and private.

The City of South Lake Tahoe adopted a Drainage Master Plan in February 2008 that identifies the public storm drain improvements necessary to serve a major portion of the city at build-out.

Conclusions

There is an "actual constraint" related to housing associated with TRPA's BMP requirements. BMPs for some existing properties are costly to implement and maintain, especially for developments such as mobile home parks. However, the treatment of runoff is essential for the implementation of the Regional Plan. The installation of area-wide BMPs would remove much of the financial burden from individual homeowners. The City continues to construct additional area-wide treatment systems, such as the Bijou Park Creek Stream Environment Zones (SEZ)/Watershed Restoration Project and the Upper Bijou Park Creek Restoration Project. The City is also currently developing a 320-acre drainage area and multi-benefit stormwater treatment system as part of the Tahoe Valley Stormwater and Greenbelt Improvement Project. These are examples of area-wide systems that treat stormwater from multiple parcels as well as public land.

4.4.1.7 Density

Overview

Table 4-54 summarizes the maximum allowable densities in the Tahoe Basin.

TABLE 4-54
TRPA DENSITY LIMITATIONS FOR RESIDENTIAL USES
Tahoe Basin
2020

Residential Use	Maximum Density
Single-family Dwelling (parcels smaller than 1 acre)	1 unit per parcel
Single-family Dwelling (parcels larger than 1 acre)	2 units per parcel (provided one unit is an authorized secondary residence)
Summer Home	1 unit per parcel or lease site
Multiple-family Dwelling	15 units per acre
Multiple-family Dwelling in Special Height Districts	25 units per acre
Multiple-family Dwelling in Area Plans	25 units per acre
Mobile Home Dwelling	8 units per acre
Multi-person Dwelling, nursing and personal care, and residential care	25 persons per acre

Source: TRPA Code of Ordinances, Chapter 31, 2012, amended September 30, 2020.

Basin-wide, the maximum permissible density for multifamily housing is 15 units per acre. However, as described in Chapters 31, 37, and 13 of the TRPA Code of Ordinances, densities may be increased in Special Height Districts and Area Plans. The TCAP was the first Area Plan adopted in the city (November 2013) and allows densities up to 25 units per acre. The TVAP, adopted in 2015, also allows densities up to 25 units per acre. In some specific PAS areas, that density is as low as eight (and sometimes 12) units per acre to maintain consistency with neighborhood character. Where mobile home parks are permissible, maximum density is eight units per acre. Multi-person density, and density for other residential uses measured by persons per acre, is 25 persons per acre, which equates to roughly 10 dwelling units per acre based on typical household size. Affordable housing is allowed a 25-percent density bonus (i.e., 18 units per acre) when the following two specific findings can be made: (1) the project, at the increased density, satisfies a demonstrated need for additional affordable housing; and (2) the additional density is consistent with the surrounding area.

However, as described in Section 4.4.5.5, Land Coverage Limitations, codified densities and density bonuses are typically not achievable because of other site conditions that limit land coverage availability. Developers new to the Tahoe Basin sometimes assert that permissible densities are too low to support new affordable housing projects. They suggest that 20 to 30 units per acre are required for financially viable projects, and even higher densities are often necessary for workforce housing, SROs, and tiny homes. The City's success with affordable multifamily developments has been rooted in deep subsidies that have made projects financially feasible. These past success stories have made project developers interested in participating in additional projects in South Lake Tahoe.

When multifamily housing is developed as part of a mixed-use project, the number of units that can be developed is allowed according to the proportion of project area devoted to the multifamily use in relation to the entire project area. The maximum density for a multifamily dwelling, multi-person dwelling, or other tourist accommodation use is the maximum density for the given residential or tourist accommodation use multiplied by the ratio of the floor area of that use to the total floor area in the project area. The maximum density for mixed-use development is the proportional share of the maximum densities for the combined uses, rounded to the next lowest whole number. This reduces multifamily development potential on mixed-use sites if the site is not fully designated for multifamily development. Additional information on densities in mixed-use projects can be found in Chapter 31 of the TRPA Code of Ordinances.

The City reports that parcels identified in the housing element are typically developed at close to maximum density taking into account land coverage allowances. There are some parcels in the existing housing element inventory that developed with a lower number of units than were included in the inventory (and some that developed with more units). While a higher number of units could have been accommodated on the parcels that developed with a lower number of units, the applicant chose to propose a lower number of units.

Conclusions

There is an "actual constraint" related to housing associated with density limitations. However, the requirement to reduce residential density for a mixed-use project has been revised to allow an increased allowable maximum density for affordable housing projects. If the affordable project satisfies a demonstrated need for housing and the additional density is consistent with the surrounding area, TRPA allows a density increase by up to 25 percent, which may negate any units lost in the calculation of maximum-density allowances. Regardless, the City would like for affordable multifamily housing to be developed at the maximum allowable density as if it were a stand-alone project when the mixed-use project is otherwise consistent with height, coverage, and other development standards. Program 1-1 addresses constraints to mixed-use development in the city. Program 2-8 proposes to work with TRPA to allow more residential development in mixed-use projects than is currently allowed.

There are other density issues that do not pose an actual constraint. In recently constructed affordable housing projects approved for South Lake Tahoe, no one has proposed a project to maximum density, let alone proposed the use of permissible density bonuses. The ability to build high-density developments tends to be constrained more by regional land coverage limitations than by density limitations. Permissible density and potential for density bonuses can actually mislead developers into thinking that they will be able to construct more units than is physically possible. The possibility of building to the maximum density is increased for projects proposed to reuse existing "over-covered" project areas or in CP areas where there are land coverage transfer incentives. Rather than being available only for very low- and low-income affordable housing projects, the density bonus program is available for mixed-use projects that provide a percentage of its units to lower- and moderate-income residents or seniors.

4.4.1.8 Height Standards

Overview

Chapter 37 of TRPA's Code of Ordinances assigns maximum building heights based upon the slope of the parcels in combination with the pitch of the roof. For example, a building with a 5:12 roof pitch on a parcel consisting of a 10-percent slope is assigned a maximum building height of 32 feet and -6 inches. Additional height findings must be made for residential buildings more than 26 feet tall.

Buildings outside of Town and Regional Center areas containing a residential use, including mixed-use developments, are limited to two stories. This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects.

The TRPA Regional Plan update allowed increased heights in the Town and Regional Center areas of the city. To implement these allowed increases, the City adopted the TCAP and TVAP in 2013 and 2015, respectively. Heights up to 56 feet are allowed in Town Centers and up to 95 feet in the Regional Center. To minimize impacts related to height, projects of three stories or greater in Town Centers and the Regional Center are required to comply with Findings 1, 3, 5, and 9 from Section 37.7 of the TRPA Code of Ordinances.

Conclusions

There is an "actual constraint" related to housing associated with regional height standards in areas of the city outside the TCAP and TVAP. Sites located within Area Plan districts which allow greater height do not have a constraint associated with height standards. Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage, increased density, and the ability to obtain residential allocations, residential units of use, and land coverage rights from the City. Mixed-use projects outside Town Centers that contain residential and commercial uses are limited to two stories. These strict height restrictions limit the feasibility of mixed-use projects outside of Town Centers, which are a potential source of affordable housing. Program 1-4 directs the City to provide more information regarding available incentives, and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.

4.4.1.9 Design Standards

Overview

Excellent project design enhances the appearance and reputation of local affordable housing development projects, as well as the neighborhoods in which they are located. Chapter 36 of TRPA's Code of Ordinances provides design standards to ensure consistency with the Land Use Element of its Regional Plan. In addition, TRPA provides Design Review Guidelines which define design and site planning methods and techniques that are applied during project review. Design Guidelines are provided for the following topics: screening, site design, building height, view protection, drainage and grading, building design, historic resources, setbacks, parking and driveways, on-site circulation (including emergency vehicle access), snow storage, landscaping, exterior lighting, signs, and water conservation. Additional area-specific standards regulate design in scenic highway corridors and the shorezone area.

Chapter 6.10, Citywide Design Standards, of the City Code substitute for TRPA's design standards in South Lake Tahoe, except for in the TCAP and TVAP, where the development and design standards of the Area Plans apply. The City adopted objective residential development and design standards (City Code Section 6.85) in 2021, which clearly and precisely establishes the basic objective site and structure regulations that apply to all single-family, duplex, or triplex projects and multi-family projects that are designed into one of three architectural styles pre-approved by the City. All residential projects, including projects in the TCAP and TVAP areas, must meet the standards listed in City Code Section 6.85 to be reviewed ministerially.

Flexible local design standards enable the use of a variety of materials, although affordable housing projects have elected high-quality details such as cedar siding and real rock accents. Most design standards, such as retention of natural vegetation outside of the project's construction area, do not add to developer costs.

Single-family, duplex, and triplex applications that conform with the standards set forth in Section 6.85 of the City Code are ministerially approved by the City and are therefore exempt from Design Review. Design requirements include standards to ensure that units are equipped to handle Tahoe's special climatic challenges. The design standards also specifically allow for single-family manufactured housing on a permanent foundation, outside of mobile home parks, when design and building standards are met. Multifamily development and design standards for development with four or more units, including mobile home parks, multi-person dwelling units, and nursing care and residential facilities, are clearly defined in Section 6.85 of the City Code. If a multifamily residential project is within plan areas where the use is allowed and complies with the architectural styles and other design standards of the City Code, the project is permitted by right and not subject to discretionary review. Approved architectural styles were refined through an extensive community engagement process and include Alpine and European Chalet, Tahoe Rustic/Historic Parkitecture, and Mountain Modern and Contemporary. These styles allow the City to preserve the community character while providing an interchangeable set of options for developers, and they guide the design process to streamline approvals.

Approval of a housing project requires compliance with the objective design standards. The one required finding is listed below:

- The proposed project must comply with the standards listed in Chapter 6.85, Residential Development and Design Standards.

Section 6.10.090 of the City Code identifies the review authority responsible for permits where the development and design standards apply and the appeal authority for each type of application. Either the Director of Development Services or Planning Commission may be the review authority of single-family or multi-family project design review applications. The approval, denial, or approval with conditions is based on the projects adherence to form, massing, roof design, and other aesthetic elements identified in the City's Objective Residential Development and Design Standards. Exceptions to these standards and guidelines may occur under four circumstances at the discretion of the Director of Development Services, Planning Commission, or City Council:

- Projects for which the cost of public improvements may be prohibitive, based on a case-by-case review, may submit schedules for compliance.

- Projects which are in assessment districts (or are contained in approved public works projects) which are committed to implement the public improvements.
- Projects for which the City has found the standard not to be applicable as a result of the City variance process (SLTCC 6.55.630). The City shall consult with the TRPA regarding exceptions and required TRPA findings, including those which may affect the scenic thresholds on Highway 50, 89 and Pioneer Trail. (Note: the TRPA cannot approve a variance to a scenic threshold if it affects the scenic threshold rating.)
- Exterior remodeled structures shall only be required to comply with those standards which are directly affected by the construction.

The objective design standards allow all single-family, duplex or triplex projects to be reviewed ministerially requiring only a building permit. The objective design standards also allow for residential projects with more than three units to be reviewed ministerially if they are designed in one of three architectural styles. The Director of Development Services is the review authority for both single-family and multi-family projects that fall into these categories. The review is ministerial and does not require a public hearing, but the applicant may appeal the decision to the Planning Commission.

For multi-family projects that do not adhere to any of the pre-approved architectural styles, the developer may obtain a design review permit. In that event, both TRPA and the City's Planning Commission are the review authorities for two separate approval processes. The applicant may appeal the Planning Commissions' decision to the City Council, if desired.

Design standards are available online on the City website and at the City's Planning Department counter. TRPA has designated Highway 50, Highway 89, and Pioneer Trail scenic highway corridors. The main purpose for this designation is to improve and maintain the scenic quality of the view from these roads. All projects located along scenic corridors must meet certain design standards above and beyond the standards imposed by the City and TRPA's design standards. These standards include placing all electrical and communication lines underground, additional massing requirements, screening requirements, and additional landscaping requirements.

Conclusions

There is no "actual constraint" related to affordable housing associated with local design standards. The design standards in South Lake Tahoe were updated in 2021 to streamline residential development proposals by minimizing discretionary review and developing objective standards. These design standards were prepared through extensive community engagement, which solicited feedback at a community workshop and via interviews with local developers and design professionals. Using the direction on appropriate design components outlined in these standards, developers have clear guidance to provide a complete application for approval on the first submittal, reducing time and resources expended as part of development costs. Furthermore, the high-quality designs of recent affordable housing projects in South Lake Tahoe have helped to decrease the stigma previously associated with affordable housing and gained community support. The 2019 South Shore Region Housing Needs and Opportunities Report found that employers and residents support affordable housing, and several local groups are engaged and interested in collaboration to provide affordable housing, including Barton Hospital, Vail Resorts, Lake Tahoe Community College, and the Tahoe Transportation District.

4.4.1.10 Building Season Limitations/Grading Requirements

Overview

The building season in South Lake Tahoe is affected by winter conditions that reduce the number of days construction can occur. The building season is further limited by the regulatory context in which land development can proceed. To protect water quality, the grading season in Lake Tahoe is May 1 to October 15. It should be noted that TRPA has the authority to grant limited exceptions to the grading season. Construction sites must be "winterized," or have BMPs in place that prevent soil and runoff from leaving the project area during storm events. Outside of the grading season, no grading that disturbs cumulatively more than three cubic yards of soil may occur without TRPA and Lahontan Regional Water Quality Control Board-issued grading ordinance exceptions. Many construction projects get their grading and framing done during the grading season and work inside all winter. However, there is an additional burden for developers to carefully plan their construction schedule, as unforeseen events or poor planning can delay a development project an entire season.

Conclusions

There is no "actual constraint" related to housing associated with the building season limitations and grading requirements. Grading limitations are inherent to the water quality protections required by the Regional Plan.

4.4.1.11 Impediments to Housing for Persons with Disabilities

Overview

Most of the housing in South Lake Tahoe is not accessible to persons with disabilities. For example, areas with the mountainous terrain make for changes in grade that require steps or stairs, and land coverage restrictions encourage builders to reduce the building footprint by constructing multiple-story homes. Universal design is generally not being used in new residential construction except when required by the Building Code for multifamily housing.

Chapter 30, Land Coverage, of TRPA's updated Code of Ordinances includes an opportunity for reasonable accommodation for persons with disabilities. Specifically, development that is required to be compliant with the Americans with Disabilities Act (ADA) is exempt from the calculation of land coverage. However, this exemption does not apply to the land coverages associated with parking and other vehicular uses nor to single-family dwellings or multifamily dwellings with three or fewer units. This accommodation allows for greater ADA accessibility in public/commercial facilities and multifamily residences.

Sky Forest Acres, a 17-unit affordable housing project, is available exclusively to persons with disabilities. The developers were required to get permits from both the City and TRPA. For this project, TRPA signed a contract review agreement with the City to enable the City's planners to conduct the review on behalf of TRPA. Consequently, TRPA has been open to innovative opportunities to expedite project review and reduce duplication of efforts.

Group homes for persons with disabilities, and all other group homes, fall under the use category of "residential-care facilities." These are defined as establishments primarily engaged in the provision of residential, social, and personal care for children, the elderly, and special categories of persons with

limited ability for self-care, but where medical care is not a major element. The latter would be classified as "nursing and personal care facilities." While the definition does not clarify the required number of occupants necessary to qualify a residence as a residential-care facility, the City and TRPA have a track record of treating group homes of six or fewer clients as a "family," not as a residential-care facility. In these cases, the residential-care facilities with six or fewer clients are authorized wherever single-family homes are authorized. There are no regional or local restrictions regulating a minimum distance required between group homes. Program 1-7 is proposed to amend the zoning code to comply with state guidance allowing both residential-care facilities for six or fewer and residential-care facilities for more than six by right in all residential districts.

Conclusions

There is an "actual constraint" related to housing for persons with disabilities, similar to constraints for other housing projects related to land coverage limitations. The TRPA Regional Plan update put land coverage exemptions in place for ADA compliance in new and existing homes giving equal housing opportunity to persons with disabilities. While the City adopted a reasonable accommodation procedure to exempt persons with disabilities from carport structure requirements, neither TRPA nor the City have other specific processes in place for requesting a reasonable accommodation nor residential-care facility permitting.

4.4.1.12 Employee Housing

Overview

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).

The TRPA Code of Ordinances defines "employee housing" as residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. While the definition does not provide explicit limitations on unit or bed count, the Code states that projects proposing employee housing with more than four units requires the review and approval by the Hearings Officer. Neither the TRPA Code nor the City's Development Code addresses instances in which employee housing would be deemed an agricultural use, but the city does not have any agriculturally zoned land.

Conclusions

There is an "actual constraint" regarding employee housing in South Lake Tahoe. While the "employee housing" definition and use do not allow the use in agricultural zones, there is no agricultural land use designation in South Lake Tahoe. Therefore, California Health and Safety Code Sections 17021.6 and 17021.8 do not apply within the city. However, employee housing (housing for six or fewer persons) is not considered a single-unit residential use nor is it permitted by right in the districts that permit single-unit residential uses. Program 4-2 is proposed to allow housing in full compliance with the Employee Housing Act.

4.4.1.13 Subdivision and Condominium Requirements

Overview

Chapter 39 of the TRPA Code of Ordinances contains TRPA's subdivision ordinances. Subdivisions that would create new development potential are prohibited in the Tahoe Region. Under TRPA code, both pre- and post-1987 multifamily structures may be converted to condominiums, under specific circumstances, if they do not exceed the density standards by more than 10 percent. While there is a general prohibition or mitigation requirement for subdivisions of existing low-income residential units, housing units in South Lake Tahoe are exempt from these requirements since the City has a housing program that addresses low-income housing needs. The City allows the conversion of multifamily rental units to condominiums with a stipulation that a portion of the units be deed-restricted for low- and moderate-income households. The remaining units must be deed-restricted for owner-occupancy and price-capped at the maximum price of the First-Time Homebuyer Program with the intent of serving middle-income residents.

Condominium density must be consistent with the multifamily housing density described in the applicable PAS, AP, or CP areas. Where multifamily housing is prohibited, new condominiums are also prohibited. New condominiums in areas designated preferred affordable housing areas are prohibited unless the local jurisdiction is meeting its portion of the regional fair share of low- and very low-income housing.

Conclusions

The City Council adopted condominium ordinances and policies stricter than TRPA's to preserve rental housing. These are described in the section related to City of South Lake Tahoe constraints. Consequently, TRPA ordinances are less restrictive than the City's and are not an "actual constraint." The City's condominium ordinance is also not a constraint for affordable housing. The City's ordinance allows more opportunities for homeownership for residents of all income levels by promoting deed-restricted affordable housing.

4.4.1.14 Fees and Other Exactions

Overview

TRPA's filing fee schedule categorizes residential projects into two groups: single-family and multifamily new construction, but affordable housing projects (including lower-, moderate-, and achievable-income sites) are exempt from application fees. TRPA processes the waiver through a staff level ministerial review. This process for a new housing development takes approximately 120 days for TRPA review and approval. Table 4-55 shows the base fees for the two groups of residential developments.

TABLE 4-55
TRPA BASE FEES FOR NEW RESIDENTIAL CONSTRUCTION
Tahoe Basin
Effective January 25, 2021

Residential Use Category	Base Fee
Single-family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	$1.38 per sq. ft. of floor area covered by roof $690 min.[1]
Multiple-family Dwelling, Multiple-person Dwelling, Nursing and Personal Care, Residential care, more than one Employee Housing unit, more than one Mobile Home Dwelling	$3,034 + $56/unit[1]

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

[1] *All application fees are waived with projects that use new affordable, moderate, or achievable housing bonus unit(s). Other fees would still be applicable.*

Depending on the required level of review (i.e., staff, hearing officer, or governing board review) and the location of the project, the total fee may be greater than the base fee. The majority of projects are reviewed at the staff level. The TRPA Hearings Officer or Governing Board generally only review residential projects identified as a "Special Use" in the applicable PAS. Fees for revisions to a permitted project are also determined by applying a multiplier to the original project fee. Table 4-56 summarizes TRPA's fee multipliers.

TABLE 4-56
TRPA FEE MULTIPLIERS
Tahoe Basin
Effective January 25, 2021

Level of Review	Multipliers
Staff Level Review	1.00
Hearing Officer Review	1.40
Governing Board Review	1.80
Plan Revisions	
Minor—A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.40
Major— A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, shall be treated as new or modified projects, as the case may be.	0.70
Special Planning Area	
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan.	1.25

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

Projects are subject to other TRPA filing fees such as the $121 Information Technology Surcharge applied to each application for maintenance of the TRPA database, and the $552 Shoreland Scenic Review Fee applied to projects located in the Shoreland area of Lake Tahoe. Table 4-57 lists these and other fees charged by TRPA in the land development process.

TABLE 4-57
OTHER TRPA FEES
Tahoe Basin
Effective January 25, 2021

Category	Fee
Shoreland Scenic Review Fee—For new construction projects, and additions and other construction modifications to existing structures located in the shoreland area of Lake Tahoe.	$552
Best Management Practices Fee – For new construction projects and additions, and other construction modifications to existing structures.	$133
Information Technology Surcharge—applied to all applications.	$121
Bonus Unit Allocation Transfer	$731 minimum fee, deposit account
Land Coverage Transfer	$731 minimum fee, deposit account
Lot Line Adjustment	$1,324 (2 lots) + $138 per add. lot

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

In addition to the project application fees, mitigation fees are required by TRPA for all projects in the Lake Tahoe Basin. No exemptions for affordable housing are provided, but the mobility mitigation fee may be waived. These fees are the same for single-family or multiple-family housing:

- **Water quality mitigation fee:** $1.86 per square foot of land coverage.
- **Off-site land coverage mitigation fee:** $8.50 per square foot of coverage created in the public right-of-way (dependent upon project location).
- **Excess land coverage mitigation fee:** $8.50 per square foot of land coverage; $200 minimum (dependent on project location).
- **Mobility mitigation fee:** $196.20 per average daily vehicle mile travelled.

Together, TRPA mitigation fees for a 2,000-square-foot, single-family home would cost an estimated $10,198, assuming that the site is not built in a public right-of-way and does not exceed the base allowable land coverage on the parcel.

Conclusions

While TRPA exempts affordable housing projects from application fees through staff level ministerial review, there is an "actual constraint" related to the development of affordable housing associated with TRPA's mitigation costs. Past reports have suggested reduction or elimination of such fees for affordable housing projects. Such suggestions have not been implemented by TRPA. The City works with project

proponents to redevelop existing developed sites, such as RV parks, for affordable housing, as existing developed sites have grandfathered land coverage and a certain number of recognized daily vehicle trip ends that reduce mitigation fees. In recognition of TRPA's high development fees, the City of South Lake Tahoe maintains fees lower than those of most jurisdictions. The lower City fee schedule reduces the amount of money available in the City's budget and limits the ability of the City to provide supporting infrastructure and services.

4.4.1.15 Project Processing and Permit Procedures

Overview

Permissible uses that are allowable in the PAS or CP district are approved at staff level. Special uses require neighbor notification, public hearings, and issuance of a use permit. Design review is conducted in either case for residential projects that propose alternative architectural styles or modifications to the City's Residential Development and Design Standards. To expedite project review and remove duplication, the City and TRPA have executed an MOU that delegates the responsibility for TRPA permitting to the City. The City reviews and approves all single-family and multifamily residential projects of four units or less throughout the City on behalf of TRPA per an MOU signed in 2014. The City also reviews residential projects with:

- Less than 50,000 square feet of new floor area in Town Centers,
- Less than 100,000 square feet of new floor area in Regional Centers, and
- Less than 25,000 square feet of new floor area in other areas within the boundary of an area plan.

Projects reviewed under the MOU are still required to comply with all TRPA regulations and procedures which may require a hearing and decision by TRPA's Hearings Officer or Governing Board. However, projects reviewed under the MOU that require a hearing are reviewed under one, joint hearing with both the City and TRPA. Review of typical CEQA-exempt projects reviewed under the MOU, such as all single-family and multifamily residential projects of four units or less, takes approximately three months. The three-month review includes TRPA required neighbor notification and issuance of the permit.

For projects not reviewed under the MOU that require a hearing, both the City and TRPA each hold separate hearings. Review of projects requiring CEQA review that are not reviewed under the MOU takes approximately six months. While both TRPA and the City must review a project not under the MOU and potentially hold two separate hearings, separate hearings themselves do not impact the project timeline because projects that don't meet the MOU requirements must be evaluated under separate applications regardless. Multi-family projects proposing four or more units that meet the City's objective design standards have the same ministerial findings and procedures for approval as single-family projects and multi-family projects proposing less than four units. Multi-family projects proposing four or more units that don't meet the City's objective design standards undergo discretionary review. City staff find that project timing for typical multi-family projects subject to discretionary reviews is approximately four months. The six-month timeframe applies to all types of residential projects that require CEQA review.

While the City does not yet have significant development trend history to assess the impact of the Residential Development and Design Standards (adopted in 2021) on project timing, the City expects that

single-family, duplex, and triplex projects and multi-family projects complying with the residential objective design standards will have shorter review times moving forward.

Typical turnaround time after receiving planning entitlements until requesting a building permit is driven by market and funding availability. Building permits are typically requested within a year after receiving planning approval.

TRPA conducts audits of City permitting under the MOU. Audit results related to delegated authority in an area plan is reported to the TRPA Governing Board annually (TRPA Code of Ordinances Section 13.8.3) and audits related to the Performance Review System (TRPA Code of Ordinances Section 50.5.2.E) affect the number of residential allocations distributed to the City as part of the Allocation of Development system (TRPA Code of Ordinances, Chapter 50).

Conclusions

There is an "actual constraint" related to the permitting process. The complicated regulatory environment in the Lake Tahoe Basin and the audited oversight process associated with the MOU require substantial staff resources to ensure compliance, resulting in longer application review times. Larger multifamily housing projects that are not within the delegated authority of the MOU require separate TRPA and City permit processes that can create redundancy resulting in procedural delays and increased development costs.

4.4.1.16 TRPA Preemption of State Housing Law

TRPA regulations that further the realization of the Regional Plan can preempt state law. In the past, TRPA has made efforts to eliminate conflicts with state law where a modification that enabled compliance would not compromise the Regional Plan. For example, TRPA staff has interpreted its code consistent with California law that licensed group homes with six or fewer residents are treated no differently than other family housing and can move into any single- or multiple-family dwelling unit. In addition, TRPA recently updated ADU regulations to become more consistent with state law.

4.4.1.16.1 Accessory Dwelling Units

Overview

California has adopted multiple laws in recent years to clarify and improve various provisions to promote the development of ADUs and junior ADUs (JADUs). These include allowing ADUs and JADUs to be built concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multifamily uses, modifying fees from utilities such as special districts and water corporations, limited exemptions or reductions in impact fees, and reduced parking requirements. The California Government Code, Section 65583(c)(7), requires that cities and counties develop a plan that incentivizes and promotes the creation of ADUs in compliance with State law. These laws intended to simplify the process for obtaining ADUs to increase California's supply of affordable housing. Cities must either establish specific development and design standards for ADUs or apply the state's enumerated standards. In either case, the standards must be applied ministerially and no public hearing can be held.

With the advent of recent ADU legislation, in July 2021, TRPA removed the one-acre limit on parcel size to allow ADUs in more areas of the city and removed requirements for noticing to adjacent neighbors.

TRPA also lifted the requirement of only one ADU per parcel because ADUs are typically located in close proximity to transit and Town Centers, so allowing two ADUs per parcel would support walkability goals. The updated rules also waive application filing fees for ADUs that are deed-restricted for affordability. In addition, mitigation fee reductions are permitted if the proposed ADU is within a half-mile of an existing transit stop, half-mile from a Town Center, or within an area zoned for multifamily housing. This gives the City the authority to regulate ADU construction similar to City regulation of other single-family home construction through area plans and the development and building codes. ADUs are still required to comply with TRPA's land coverage, height, and growth-management regulations. This amendment does remove TRPA requirement for noticing of multifamily projects or remove the requirement for the ADU to obtain a "residential unit of use" or bonus unit allocation, just like a single-family residence. In addition, TRPA does not exempt ADUs from mitigation fees. Therefore, TRPA still requires noticing for ADUs when constructed on a property with existing or proposed multifamily residential uses. TRPA is considering lifting this requirement for noticing for ADUs. As ADUs would be allowed on all single-family parcels, the construction of an ADU would not be an exception to the rule; therefore, it would not require special notice.

Conclusions

There is an "actual constraint" related to ADUs. While TRPA's changes in ADU regulation helps South Lake Tahoe comply with state law, which allows multiple ADUs and JADUs per parcel, these changes to regulations do not completely bring the City into compliance with state law. The complicated regulatory system and the environmental constraints in the Lake Tahoe Basin pose challenges to the feasibility of ADU construction that are not experienced in other parts of the state.

Program 2-9 proposes to further facilitate the development of ADUs through changes to regulations. These regulations are consistent with California Government Code Section 65852.2, which allows the designation of locations where ADUs may be permitted. There are no special ADU standards related to height, coverage, required development rights or mitigation fees; they must be consistent with other residential design review standards. In many cases, the TRPA Code restricts ADUs and "granny flats" to a greater extent than what state law allows. This poses an "actual constraint" for the City of South Lake Tahoe in its ability to meet the requirements of state law without creating confusion for the public (e.g., if the City amended its code to meet the requirements of state law, but the TRPA Code remains more restrictive).

4.4.1.16.2 Density Bonus

Overview

Multiple bills have passed since the adoption of the 2014-2021 Housing Element, which revised California's density bonus statutes by increasing the density bonus percentages and number of incentives and concessions awarded to developers and offering additional incentives for 100-percent affordable housing projects. Density bonuses are given when a project has a density increase of a minimum required under state law for the project type/affordability level (minimum of 5 percent) up to a maximum of 50 percent, in exchange for developing affordable and other types of housing. For example, the developer must construct at least 10 percent of the total units of the housing development for low-income households and 5 percent for very low-income households, including senior housing. In another example, the developer must designate 10 percent of the units for moderate-income households in a development

with moderate-income units. Concessions and incentives are offered with the state density bonus and can be requested by applicants. Regulatory concessions include reductions in development standards or modifications of zoning requirements that result in identifiable cost reductions, such as reductions in setbacks, lot size, and parking requirements, and an additional bonus density. In addition, the laws have expanded the definition of projects eligible for density bonuses to include student housing.

Recent legislation also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus, in some cases waiving any required parking, with most exceptions due to proximity to transit.

Conclusions

TRPA allows a 25-percent density bonus to affordable housing developments provided that the project satisfies specific TRPA requirements. First, the project, at the higher density, must satisfy a demonstrated need for additional affordable housing. Second, the additional density must be consistent with the surrounding area. These requirements are subjective and open to interpretation by TRPA. While TRPA does, in some cases, allow affordable housing developers to take advantage of a density bonus, TRPA's treatment of the density bonus is not consistent with state law. This poses an "actual constraint" for the City of South Lake Tahoe in its ability to meet the requirements of state law without creating confusion for the public (e.g., if the City amended its Code to meet the requirements of state law, but the TRPA Code remains more restrictive). Although current regulations pose challenges to taking advantage of what is allowed under state density bonus law in the City of South Lake Tahoe, Program 1-5 commits the City to continuing to work with TRPA and other Tahoe Basin agencies to advocate for the option to allow density bonuses in the City compliant with state government code.

4.4.1.16.3 General Plan

Overview

In 2019, SB 166 or the 'no net loss' statute, amended the law to require that all local governments maintain enough sites to accommodate their remaining unmet RHNA per income category at all times throughout the housing planning period. Local governments cannot take any action that would reduce a parcel's residential density unless it simultaneously identifies alternative and adequate sites that would account for any initial loss in the housing supply by income category. If the City approves a housing development on a Housing Element site that provides fewer units and/or at different income levels than designated in the Housing Element, the City must demonstrate that enough adequate sites remain in the jurisdiction to address all units and income categories of its remaining RHNA.

Conclusions

This is not an "actual constraint," as any amendment proposal could be required to be submitted in hand with another amendment request to re-zone another area.

4.4.2 City of South Lake Tahoe Potential and Actual Governmental Constraints

In South Lake Tahoe, governmental constraints include ordinances, policies, and procedures of both TRPA and the City. This section addresses the potential constraints related directly to the City.

The City of South Lake Tahoe's 2011 General Plan, APs, and CPs, along with the PAS, establish the amount and distribution of land allocated for the different types of residential uses. These documents also provide the City's framework for creating and fostering a viable local economy. While housing production is primarily constrained by the TRPA Regional Plan, the City's own land use controls, development processing procedures, fees, off-site improvement requirements, and building codes also affect development potential.

4.4.2.1 Land Use Controls

The discussion found in the TRPA section related to zoning, densities, and design also applies to the City of South Lake Tahoe, as the City has adopted the TRPA PAS and CPs as its zoning. This was done to ensure consistency and reduce confusion for applicants. Regional growth controls, grading standards, and land coverage standards have not been codified by the City but nevertheless apply region-wide due to TRPA's special regional government status. The City's zoning and development standards are available online as part of the City's municipal code.

Citywide, CP and AP design standards have been mutually adopted by both the City and TRPA, superseding the requirement of Chapter 36 of the TRPA Code. These design standards incorporate by reference the TRPA Code Chapter 37 height requirements. In addition, the City has adopted objective residential design standards, which streamline project review within the City. Conversely, TRPA's Code incorporates the City's parking standards, described in Section 4.4.6.15, Parking Standards. This discussion, and the discussions related to "Impediments to Persons with Disabilities" (Section 4.4.5.11), which includes reasonable accommodations and residential-care facilities, "Project Processing and Permit Procedures" (Section 4.4.5.15), density bonuses, and ADUs, also apply to the City and will not be duplicated here. Land use controls either not imposed within the city because of the regional regulations or different from the regional regulations are discussed below.

4.4.2.2 Airport Safety Areas

Overview

The South Lake Tahoe Airport has three airport safety zones that affect land uses within the city. These regulations were required by the Federal Aviation Administration (FAA) to ensure no net increase of such uses exposed to safety risks associated with the aircraft take-off and landing.

No residential areas are located in airport safety zone #1, which is incompatible with all types of residential development. Safety zone #2 indicates that residential development is generally inconsistent unless the building density is two or less dwelling units per acre. Safety zone #3 is compatible with residential development, with a limitation that custodial care facilities are restricted to no more than six persons. In both zones 2 and 3, infill of vacant parcels, changes of use, and reconstruction within areas of existing development not ordinarily permitted by the airport land use plan can be permitted if the following specific findings are made:

- The use is consistent with the PAS, CP, and related City land use provisions, and there are similar uses within the area of existing development.
- The project would not extend the perimeter of the area of existing development with incompatible uses, and there is no increase in the "concentration of people."

New construction or expansion of incompatible uses is limited to uses that relocate development rights associated with other incompatible uses from within the safety zone and where the sending parcel is restricted to open space. Incompatible uses and their rights can be relocated from zone 2 to zone 3, but not from zone 3 to zone 2. On April 14, 2020, the City adopted an ordinance to require that the City refer land use actions that involve adoption or amendment of the General Plan, a specific plan, plan area statement, area plan, community plan or zoning ordinance to the Airport Land Use Commission for review and approval, even if such actions are compliant with the adopted Airport Land Use Commission Plan.

The City of South Lake Tahoe can overrule the guidelines where there is a finding made that the hardships outweigh the public health, safety, and welfare objectives of the airport plan.

Safety zone #2 within the city includes over 100 single- and multifamily parcels with IPES scores or land capability classifications that would otherwise make them eligible for development. Note that residential parcels, particularly in the Sierra Tract portions of the zone, are typically smaller than one-half acre. Since the airport safety zones were established, City planning has permitted residential development of duplexes and single-family units as "infill" consistent with the PAS (103, 104, and 105) and adjacent development within flight zone #2. Duplexes (two dwellings per parcel) and single-family dwellings at one unit per residential parcel have been approved. These projects have not extended the area of existing development with incompatible uses. The residential construction that has occurred has been constructed using "new" residential allocations, not relocating existing units of use, and therefore has moderately increased the intensity of uses in the area.

Planning staff responded to FAA safety concerns by limiting infill to two units or less. The FAA was concerned with safety factors related to concentrating large numbers of people in one building. The two-unit infill limitation was a compromise that addressed the FAA's safety concerns while still providing some land use options for the city.

Conclusions

There is no "actual constraint" associated with the airport safety zone requirements, as interpreted as infill development. If they were interpreted as new construction, undeveloped lots in the affected portions of Sierra Tract and Highland Woods would not be eligible for development from allocations received from the allocation list because they do not relocate incompatible uses from within the zone; however, this is not the case. Lots in Sierra Tract and Highland Woods are allowed to use allocations for either a single-family dwelling or a duplex, if permitted in the PAS.

4.4.2.3 Annexation Restrictions

Overview

Possibilities for annexation are limited by the geographic and physical boundaries surrounding South Lake Tahoe to the north and east. However, there are no annexation restrictions limiting annexation of unincorporated El Dorado County land.

Conclusions

There is no "actual constraint" associated with annexation restrictions.

4.4.2.4 Mobile Homes/Mobile Home Parks

Overview

Chapter 6.55 of the City Code includes standards for new or enlarged mobile home parks. In reality, all existing parks are very dense and have no room for expansion. All existing mobile home parks in the city have some nonconforming elements, whether they are a nonconforming use, or have nonconforming land coverage, density, setbacks, etc. Only the Tahoe Verde Mobile Home Park was constructed since City incorporation in 1965. No one has inquired about construction of a new park, but if a new park were constructed, the PAS/APs/CPs permissible uses matrices would apply. In March 2021, the City reduced the minimum mobile home park lot size requirements from 10 to 5 acres. Three PAS include areas that allow construction of new mobile home parks. Where permissible, TRPA limits new mobile home park densities to eight units per acre.

While manufactured homes that comply with local design standards can be placed on a permanent foundation outside of mobile home parks to serve as permanent residences, mobile homes and travel trailers cannot, as prohibited by City Code. Mobile homes and travel trailers are limited to designated mobile home or RV parks.

The California Department of Housing and Community Development's (HCD's) Division of Codes and Standards is the enforcement agency for the mobile home parks within South Lake Tahoe. The City has the option, but has not assumed enforcement responsibilities, for parks within its jurisdiction. Most South Lake Tahoe mobile home parks are overly dense and predate City incorporation; therefore, they tend not to meet City standards in at least some aspects. All parks are required to comply with the Mobile Home Parks Act and the regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2, commencing with Section 1000. HCD is required to ensure compliance with the act.

Even so, under state law, the City becomes involved prior to the conversion of a mobile home park to another use or prior to either the closure of a mobile home park or cessation of use of the property as a mobile home park. Some California local jurisdictions have codified the local requirements created to implement the conversion of a mobile home park to another use. Since the City has not done so, the requirements of the California Government Code apply. This law applies only to mobile home parks. The city's two RV parks, considered under TRPA's use definitions to be a recreation use similar to camping and not residential units of use, have conversion standards pursuant to state RV park law, but they do not include a relocation requirement.

Specifically, Section 65863.7 of the California Government Code requires the person or entity proposing to close a mobile home park or otherwise change the use to file a report with the City, prior to initiating the change. The report must document the impact of the change on the residents of the park. The term "residents" includes both owners and tenants of park coaches. The report must specifically address the availability of adequate replacement housing and the costs of relocation to mitigate the adverse effects of the conversion/closure/cessation of use. This report must be provided to each park resident. In writing this report, the feasibility of moving the coaches should be assessed. Many older coaches are not moveable (either because of condition or due to lack of replacement mobile home parks that will accept older coaches) and as a result may need to be appraised and acquired by the person or entity proposing the change.

The City Council would review the report before any change of use is approved. Payment of relocation assistance/moving expenses to park residents may be required. The costs of relocating residents—whether owners or occupants—would be borne by the person or entity proposing the change. In addition, an administrative fee for processing the change/closure/cessation of use can be charged. However, the City has not yet established such a fee.

After the change of use is approved, park management must give homeowners six months or more written notice of the termination of tenancy. If no local government permit is required to change the use, then notice must be given 12 months or more before the change of use occurs. This notice triggers response requirements on the part of the mobile home owners pursuant to Section 798.56a of the Civil Code.

The ability to do acquisition/rehab or conversion/rebuild projects is impeded by the high cost of relocation of residents. Pursuant to the City's nonconforming use requirements (and those of TRPA), if a subsequent multifamily housing project or other use is proposed on a converted mobile home park site, nonconforming densities and setbacks will not be grandfathered as part of the new project. Legally existing excess land coverage may remain, but it must be mitigated pursuant to the requirements of Chapter 30 of the TRPA Code of Ordinances.

Many members of the community concerned about substandard mobile home park conditions in South Lake Tahoe suggest that these should be priority sites for park conversion and replacement with quality affordable housing projects. As stated previously, subsequent projects built to appropriate densities typically reduce the amount of housing, creating a replacement housing need.

Conclusions

There is no "actual constraint" associated with the mobile home park design standards and land use controls. The recent reduction by the City of the minimum mobile home park lot size to five acres was based on an evaluation of constraints to housing development and community engagement and feedback. However, as part of Program 3-10 the City will assess other mobile home issues that may be constraints to development, including the following:

- City regulations do not address the conversion of mobile home parks. The City Council could consider codifying the specifics regarding what constitutes a change of use (quantifying the definition of "cessation," such as all or part of a park, immediately or gradually, etc.), when relocation payment is required, etc. The City could also evaluate the appropriateness of TRPA's

restriction for the reuse of any units of use that originate from a mobile home park. These may be appropriate for single-family workforce housing.

- City regulations for new and enlarged parks should include design and required amenities, any fencing requirements, and an assessment of affordability. Further, it could consider identifying those mobile home parks that are most desirable or feasible to preserve as long-term, permanent housing. These mobile home parks could be targeted for park-wide improvement with the necessary infrastructure and residents could be part of a special program for rehabilitation or replacement of older coaches.

4.4.2.5 Motel Conversion Regulations

Overview

The motel conversion and bonus unit substitution program is an option to assist the City of South Lake Tahoe in meeting its affordable housing obligations and ensuring a long-term supply of affordable housing for city residents. The City Code of Ordinances Section 6.55.370 establishes the criteria for the conversion of motels to affordable multifamily rental housing and the substitution of bonus units allowed by Chapter 52 of the TRPA Code of Ordinances (see TRPA Constraints, Growth Controls). The motel rooms (TAU) that become residential units of use (RUU) are excess-rights eligible for sale or transfer. These new RUUs can be used as multifamily residential units, single-family or transitional housing. As of 2020, the fee for transferring the unit of use is $852 per unit (includes a $121 IT surcharge).

- Opportunities for motel conversions are limited by the building and locational criteria provided in the City Code. The motel buildings must meet certain building criteria, such as ceiling height, roof covering standards, electric system standards, and heating and cooling system standards. Motel properties abutting Lake Tahoe Boulevard or Emerald Bay Road located within certain PAS or CPs, all of which have either a commercial or tourist land use designation, are not eligible for conversion. Approximately one-third of the city's motels are ineligible because of their location. The excluded PAS/CP areas are as follows:

- PAS 103 (Sierra Tract commercial)

- PAS 110 (Tahoe Valley Area Plan area)

- PAS 116 (airport)

- The Bijou/Al Tahoe CP

- The Stateline/Ski Run CP (Tourist Core Area Plan)

Properties that are in the excluded PAS/CP areas but do not directly abut Lake Tahoe Boulevard or Emerald Bay Road are still eligible to apply for conversions to affordable housing. Also, motel conversions may occur in the excluded areas when the conversion project is a mixed-use project that combines affordable housing with a commercial or public service component.

Conclusions

There is no "actual constraint," but rather the motel conversion ordinance serves as an affordable housing incentive. However, the conversion of motels to affordable housing has proven to be difficult to accomplish. While TRPA regulations support this conversion, health and safety standards limit the feasibility of many motel-conversion projects due to the age of most motels in the city.

4.4.2.6 Transitional and Supportive Housing

Overview

Health and Safety Code Section 50675.2 defines transitional housing as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to a certain population, as defined in Health and Safety Code Section 53260—i.e., low-income persons with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, childcare, and independent-living skills training. To encourage the development of more supportive housing and to address increasing levels of homelessness statewide, the State Assembly passed AB 2162 in 2018, which limits the discretionary review for supportive housing projects in certain zones. AB 2162 requires jurisdictions to permit the development of supportive housing by right in areas zoned for either multifamily or mixed-use development. By requiring ministerial approval in these circumstances, the development of certain supportive housing would also fall under the CEQA exemption for ministerial approval.

The City currently defines transitional housing in the Development Code and allows conversion of motel units to transitional housing facilities pursuant to Section 6.55.370. This facilitated the work of the Tahoe Coalition of Homeless to convert three motels to transitional housing for homeless and at-risk of homeless individuals in South Lake Tahoe in 2020. The City treats these motels as SROs for the purpose of land use regulations. However, the motels function more realistically as transitional housing due to the services that TCH provides on-site. The three motels, the Red Lodge, Bear's Den, and El Nido, are active today and provide 59 beds within the transitional housing facilities. The City does not define supportive housing in the Development Code, and the TRPA Code of Ordinances neither identifies nor defines either use or where they are permitted within the Tahoe Basin.

Conclusions

There is an "actual constraint" related to housing associated with TRPA and City regulations, or lack thereof, in place for transitional and supportive housing. Without clarification that transitional and supportive housing are allowed ministerially in areas allowing residential development, the City is out of compliance with state law. While TRPA is the regulating body for land use and zoning in the Tahoe Basin, Program 2-9 proposes to include definitions of transitional and supportive housing in the City's Development Code, and it calls for the City to work with TRPA to allow each of these residential uses as required by state law.

4.4.2.7 Emergency Shelter

Overview

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." SB 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters without a conditional use permit.

The City has worked with TRPA to confirm that the "Social Service Organization" use in the TRPA Code of Ordinances includes emergency shelter uses. The TRPA definition for Social Service Organization is "Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development."

The City does not regulate Social Services Organizations beyond how they are allowed and neither TRPA nor the City has adopted any operational standards for this use. Therefore, emergency shelters are known as Social Service Organization by TRPA and interpreted as such in the Code of Ordinances. This use is allowed without a special use permit in five PAS/APs/CPs or subareas in the city. The five areas include Sierra Tract Commercial, South "Y," Subdistrict 4 of the Bijou/Al Tahoe CP, and the TSC-MUC and TSC-G subdistricts of the TCAP. The five areas have 51 vacant parcels totaling 46.9 acres. All of these areas are located close to transit and services.

State law requires that parking standards not require more parking for emergency shelters than other similar residential or commercial uses within the same zone. The City Code groups parking requirements for Social Service Organizations, considered a public/quasi-public use by TRPA, with commercial uses, so parking standards are the same as similar commercial uses within the same PAS/APs/CPs or subareas in the city. Therefore, the City is in compliance with State law for emergency shelter parking requirements.

Conclusions

There is no "actual constraint" to the development of emergency shelters in South Lake Tahoe, as they are allowed in multiple areas of the city. However, the correlation between the definitions for "Social Service Organization" and "emergency shelter" could be improved to minimize confusion, if any exists, amongst

developers and the community. Therefore, Program 2-9 proposes to include the term "emergency shelter" and definition of emergency shelters in the City's Development Code with reference to the alternative "Social Service Organization" term.

4.4.2.8 Vacation Rental Regulations

Overview

In 2003, the City Council first adopted an ordinance (City Code Chapter 3.50) to regulate vacation rentals in South Lake Tahoe. Some area homeowners have used their Tahoe residences as their vacation property, renting it to other vacationers when not used by them. As property values have risen, this use has generally provided owners with an income stream that helps them pay for and maintain their properties. Large homes in prime areas can "vacation" rent for more than the price that owners could receive from a permanent rental while preserving for the owners their ability to also use the property.

Since adoption of the last Housing Element, much work has been done in the community and by the City to address the issue of vacation rentals and the different viewpoints on that use in the city. The City updated their Vacation Home Rental Ordinance (most recently in 2017) and conducted studies about the impacts of vacation rentals to inform the ordinance updates. This remains a controversial issue in the community.

In 2018, voters passed Measure T, which prohibits vacation rentals in the city's residential zones beginning in 2021 onwards. Since all vacation rental permits are required to be renewed on an annual basis, the City is removing all vacation rentals in residential zones by denying vacation rental permit renewal applications. Presumably, all vacation rentals in residential zones, with the exception of Qualified Vacation Rentals rented less than 30 days in a year, will become illegal no later than December 31, 2021, assuming that the last permit for a vacation rental in a residential zone was renewed on December 31, 2020. Program 3-7 commits the City to monitoring impacts of vacation home rentals as the impacts of the moratorium unfold.

Conclusions

Vacation rental regulations are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe at the current level of use. The City's prohibition on vacation rentals in residential zones may incentivize some property owners to sell these housing units, which may expand the availability of housing supply available to all income levels in the city, or rent these units long term. The City has also initiated the Long Term Rental Incentive Grant Pilot Program that provides grants to motivate vacation rental and second home owners to rent their homes long term to residents earning 125% of area median income or less.

4.4.2.9 "Illegal Unit" Program

Overview

Chapter 6.25 of the City Code provides an opportunity for certain unauthorized ADUs to become legalized if they meet specific criteria. This complaint-based program, created specifically to help meet the City's affordable housing needs with decent, safe, and sanitary housing units, only applies if units are deed-restricted as affordable housing and are rented only to a lower-income person(s).

The criteria for legalization include:

- Cannot have been illegally constructed since the ordinance was adopted in April 1993.
- May contain one unit beyond permissible density (detached, attached, or within the legal dwelling).
- Must conform to height, setbacks, and design.
- Must meet health and safety standards.
- Parcel must contain 1.5 parking spaces per unit.
- Must pay STPUD all costs for the illegal sewer hook-ups.
- Must be deed-restricted as lower-income housing.
- Must meet the TRPA illegal unit criteria.

Since its adoption in April 1993, 137 potential illegal units were evaluated, 23 were "legalized" and deed-restricted as lower-income housing, 28 substandard units were removed, and the balance were determined not to contain an illegal unit after investigating the property's history. No units were legalized and deed-restricted as lower-income housing or removed since 2014. As of July 2021, the fee for illegal unit review is $963 per unit.

Conclusions

Since the program to legalize nonconforming units is codified, it doesn't currently have an impact on the development of housing in the city. The Illegal Unit Program provides an opportunity for certain unauthorized ADUs to become legalized if they meet specific criteria, creating housing and increasing favorable opportunities to increase the housing stock. Therefore, the Illegal Unit Program is not a constraint on housing in South Lake Tahoe.

4.4.2.10 Building Height, Setback, and Minimum Lot Size Requirements

Overview

Setbacks have been codified in Chapter 6.85 of the City Code, as have minimum lot sizes and building heights. Standard setback requirements, building height, and minimum lot sizes are listed in Table 4-58.

Chapter 37 of TRPA's Code assigns maximum building heights based on the slope of the parcels in combination with the pitch of the roof. Generally, buildings containing a residential use, including mixed-use developments, are limited to two stories, except in Town Centers. This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects. The TRPA Regional Plan update allowed increased heights in the Town and Regional Center areas of the city. To implement these allowed increases, the City has adopted the TCAP and the TVAP. Heights from 24 to 42 feet are allowed depending on the ratio of the slope to the building volume, with exceptions of up to 56 feet in Town Centers and 95 feet in Regional Centers. To minimize impacts related to height, projects of three stories or greater in Town Centers and the Regional Center are required to comply with Findings 1, 3, 5, and 9 from Section 37.7 of the TRPA Code of Ordinances:

Finding 1: When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table 37.4.1-1 for a 5:12 roof pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines.

Finding 3: With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

Finding 5: The portion of the building that is permitted additional building height is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed. In determining the adequacy of screening, consideration shall be given to the degree to which a combination of the following features causes the building to blend or merge with the background.

A. The horizontal distance from which the building is viewed;

B. The extent of screening; and

C. Proposed exterior colors and building materials.

Finding 9: When viewed from a TRPA scenic threshold travel route, the additional building height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss.

TABLE 4-58
CITY DEVELOPMENT STANDARDS
South Lake Tahoe

	City Guidelines	
	Single-Family, Duplex, or Triplex	Multifamily
Building Height		24-95 ft.*
Setbacks		
Front	20 ft.	20 ft.
Side (parcel < 80 ft. wide)	5 ft.	15 ft.
Side (parcel > 80 ft. wide)	10 ft.	5 ft.
Side, Street	15 ft.	15 ft.
Rear	15 ft.	15 ft.
Rear, Corner	5 ft.	5 ft.
Rear, Street	5 ft. when no vehicle access; 15 ft. when vehicle access is provided	
Minimum Lot Size		
Residential Development	6,000 sq. ft.	6,000 sq. ft.
Minimum Width	60 ft.	60 ft.
Minimum Depth	100 ft.	100 ft.
Mobile Home Park Sites	5 acres	5 acres

Source: South Lake Tahoe Municipal Code. http://www.codepublishing.com/ca/southlaketahoe/; Tahoe Regional Planning Agency, Code of Ordinances. 2020; Tahoe Valley Area Plan 2015.

Note:

** Depending on lot slope and roof pitch. See Table 37.4.1-1 of TRPA Code of Ordinances*

The minimum residential lot size in South Lake Tahoe is 6,000 (60 x 100) square feet. However, the City recognizes all legal residential lots. In older subdivisions such as Sierra Tract, the typical lot size is 5,000 square feet. Consequently, the primary purpose of the minimum lot size relates to lot line adjustments. An adjustment that reduces an existing lot to below the minimum lot size would not be permissible.

Table 4-59 shows several exceptions to the setback requirements listed previously in Table 4-59. For example, if a lot was established prior to April 30, 1962, and is 5,000 square feet or less in size, then the rear yard setback is reduced from 15 to 10 feet. Another example is for the use of residential pools and spas. When these are developed, the rear-yard setback is reduced from 15 to 5 feet.

TABLE 4-59 SETBACK EXCEPTIONS South Lake Tahoe	
Condition	**Exception**
Lot established prior to April 30, 1962, and 5,000 sq.ft. or less	Reduce rear yard setback 10 ft.
Garage or carport site with slope greater than 1:4	Setback can be either 20 ft. or 0 ft.
Swimming pool and spas	Reduce rear setback to 10 ft.
Cornices, eaves, fireplaces or similar architectural features	May extend into any required yard by not more than 50 percent of the required width or depth.
First floor decks (not including freestanding decks), patios, and canopies	Reduce rear setback to 5 ft.
First floor stairs, landings, or decks	May encroach into front yard setback provided they do not exceed a height of 30 in. and encroach no more than 5 ft.
Second story cantilever	May encroach into the front or rear setback by a maximum of five feet as long as a minimum five-foot setback exists
Accessory buildings	Maximum building size of 120 square feet and maximum eight-foot sidewall height may exist three feet from the side or rear property lines.
Play equipment allowed in yard	Must be temporary, less than 7 ft. tall, less than 115 sq.ft., and 3 ft. from property line
Garage, Carport, or Parking Pad Replacement	Shall be setback a minimum of 20 feet from the front
Residential Carport for Residents with Disabilities	May be granted an exception to accommodate persons with disabilities, provided that the structure meet building code requirements for safety, snow load, wind load, City design standards, and fire code.

Source: South Lake Tahoe Municipal Code. http://www.codepublishing.com/ca/southlaketahoe, 2021

Conclusions

City setbacks, building heights, and minimum lot size are not an "actual constraint." They are comparable to other jurisdictions and, since they have been in place since City incorporation, they preserve community character.

4.4.2.11 Condominium Regulations

Overview

Existing Development: Chapter 6.55 of the City Code describes lot and setback requirements for condominiums. In addition, the City created regulations for condominium conversions that are more restrictive than TRPA's regional regulations. While the TRPA's Code of Ordinances allows conversion of existing multifamily residential development to condominiums, the City Code in Chapter 6.55 establishes stricter criteria for such conversions. Previously, the City Code prohibited the conversion to condominiums of multifamily rental properties; however, in 2004, the City amended the code to allow the conversion of multifamily rental units to condominiums with a stipulation that a portion of the units be deed-restricted for low- and moderate-income households. The remaining units must be deed-restricted for owner-occupancy and price-capped at the maximum price of the City's First-Time Homebuyer

Program with the intent of serving middle-income residents. This change was made with the intent of increasing local homeownership for local area residents, specifically the local workforce, who are being priced out of the local market. However, to protect the city's supply of rental housing, eligible properties were limited to multifamily rental properties with 10 or fewer units.

In 2008, the City further amended the code after discovering financing issues that arose in the tightened housing market. Previously, the code restricted the converted units to owner-occupied condominiums. This restriction made obtaining financing difficult since lenders who may have to foreclose on a unit want the ability to rent the condominium pending a resale after foreclosure. The City amended the code to confirm that a foreclosing lender has the ability to rent a condominium pending their resale to income-qualified buyers.

In spring 2007, Fernwood Village was successfully converted from an eight-unit multifamily rental property to eight single-family condominiums. Of the eight condominium units, six units are limited to middle-income households, and two units are limited to moderate-income households.

New Development: In 1998, the City Council modified the way allocations were distributed to condominium projects. Previously, people had to obtain such allocations from the single-family list. Since no one can receive more than one single-family allocation each year, it would have taken two or more years to obtain enough allocations from the list to construct a project. Consequently, the City Council amended the allocation policy to enable such allocations to come from the multifamily list. The developer must identify his or her intent to construct condominiums at the outset.

Conclusion

Existing Development: City restrictions on condominiumization of existing development to preserve rental housing do not pose an "actual constraint" to providing housing in South Lake Tahoe. The City Code allows more opportunities for homeownership for residents of all income levels by promoting deed-restricted affordable housing; however, regardless of the incentives, many developers in South Lake Tahoe are still reluctant to build affordable housing so preserving existing affordable housing is critical.

New Development: Since 2014, the City has encouraged the proliferation of condominiums in the City's Town Centers and has not established a cap on the number of residential allocations that can be used in a Town Center. Timeshare Conversion Regulations

Overview

Chapter 6.60 of the City Code prohibits conversion of existing residential dwellings to timeshares. There is also a moratorium on converting existing visitor lodging uses to timeshares. This section of the code has been interpreted as prohibiting the tear-down and reconstruction of either existing residential (through conversion) or motels as timeshares.

Conclusion

City prohibitions on conversion of residential units to timeshares are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe. The legislative intent of the timeshare ordinance was to protect the city's housing stock. There is a clear nexus between the loss of residential units and preservation of housing stock, but that is not true for the loss of motel units. While there may be

other compelling reasons to prohibit conversion of motels to timeshares, they are unrelated to housing needs.

4.4.2.12 Building Codes and Their Enforcement

Overview

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act as a constraint on the amount of housing and its affordability.

State law prohibits modifications to building codes except where local variations are necessary for reasons of climate, geology, or topography (Health and Safety Code Section 17958.5). The City has adopted the 2019 California Building Code, which determines the minimum residential construction requirements throughout California. The City also has adopted a Green Building Code that encourages sustainable materials and practices in new buildings. Because of Tahoe's high elevation, susceptibility to fire, and snowy climate, local amendments have been made to adopt special requirements for snow loads, wind shear, fire protection (sprinklers and smoke detectors), and frost line/freeze protection listed in the 2019 California Fire Code.

The state's Uniform Housing Code regulates the condition of habitable structures (health and safety standards) and provides for the conservation and rehabilitation of housing. The City responds to code enforcement problems on a complaint basis. Based on community dialogue from previous Housing Element updates, the City learned that there is a community perception that code enforcement has, in the past, been lax. The City initiated the Housing Issues Hotline as a forum for code enforcement complaints. Because much of the least expensive, market-rate housing stock is older, often not well maintained, substandard, or owned by absentee landlords who are not responsive to tenants' complaints, the hotline has proven valuable to tenants. Staff receives complaints related to mold, no heat, pests infestation, no smoke or carbon monoxide detectors, water intrusion, and electrical issues. The usual process is for a building inspector to conduct a field investigation after a complaint has been submitted. If the complaint is determined to be valid, the immediacy and severity of the problem is evaluated. There is no indication that code enforcement practices have unduly penalized older structures.

Conclusion

City building code modifications and code enforcement are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe. There is no indication that code enforcement practices have unduly penalized older structures. Should the City take over mobile home park enforcement, there needs to be enough code enforcement staff to adequately address the concerns. If a building must be vacated for violation of housing and building codes, tenants may be left without housing. The Housing Issues Hotline will continue to be administered during the 2022–2027 planning period (see Program 5-1).

4.4.2.13 On-/Off-Site Improvements

Site improvements cover the range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. South Lake Tahoe requires the installation of certain on- and off-site improvements to ensure the safety and livability of its neighborhoods. Requirements include parking, streets, curb, gutter, and sidewalk improvements.

Street improvements are described in Chapter 6.10 of the City Code and require all new road construction projects or the repair of existing improvements within the publicly owned right-of-way to comply with the City of South Lake Tahoe Public Improvement Engineering Standards, which were established in 2009 and are posted on the City's website. The City does not have subdivision standards, so Chapter 6.10 of the City Code and the Public Improvement Engineering Standards regulate improvements in the right-of-way. These requirements for improvements can go beyond the property boundary under the conditions described below.

If a residential project involves new construction on vacant land, demolition and reconstruction, a Special Use permit, or a public project, then street improvements may be deemed necessary by the City Engineering Division. These improvements may include curb, gutter, sidewalk, and other off-site street improvements.

If a residential project is subject to a discretionary review, the City may condition the construction of other reasonable on- and off-site improvements to serve a residential project. Public and private projects are required to construct off-site improvements (including curb, gutter, sidewalk, and other improvements) consistent with the standards in the City Code when:

- The project is processed as a Special Use permit and is determined by the City Public Works Department that the off-site improvements are necessary for the orderly development of the area;
- A public project, not subject to the Special Use permit process, is determined by the City Public Works Department that the off-site improvements are necessary for the orderly development of the area.

The required street right-of-way improvements for projects requiring off-site improvements may include:

- Curb and gutter shall be constructed of concrete in a design and specification approved by the City.
- Sidewalks shall be constructed of asphalt and be a minimum of five feet wide, in a design and specification approved by the City. The placement of the sidewalk must be a minimum of three feet from the curb and have a meandering layout. If not enough public land is available, a pedestrian easement over the private land is desirable. As a last resort, the sidewalk shall be placed adjoining the curb.
- Road fixtures shall be limited to the minimum length, height, and bulk necessary to adequately provide for the safety of the user, as determined by the City with input from appropriate State and Federal agencies as necessary.

- Color of road fixtures shall be of an earth-tone color of dark shades and have a flat finish. New and replacement guardrails shall not have a shiny and reflective finish.
- Signal poles and their ancillary equipment and sign structures shall be painted "midnight green" or an approved equivalent and installed per City specification.
- Retaining walls and other erosion control devices shall conform to the BMP Handbook.

Requiring developers to make site improvements increases the cost of housing and impacts the affordability of the homes; however, they are standard for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by city residents and ensure that public services and facilities are in place at the time of need.

4.4.2.14 Parking Standards

Overview

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Many municipalities have adopted parking standards that exceed the actual parking needs of the population. Table 4-60 summarizes the City's parking requirements associated with residential uses.

TABLE 4-60
PARKING STANDARDS FOR RESIDENTIAL USES
South Lake Tahoe
2013

Residential Use	Parking Requirements
Single-family	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more
Multifamily	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more; and 1 guest space per 4 units
Mobile Home Park	2 spaces per unit; or 1 space per unit and 3 guest spaces per 4 units
Employee housing	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more; and 1 guest space per 4 units
Multi-person dwelling	1 space per 2 beds and 1 guest parking space for every 10 beds
Nursing and personal care facility	1 space per 3 beds; 1 space per employee
Residential care	1 space per 4 beds; 1 space per live-in employee; and 1 space per 5 beds (guest parking)
ADU	1 off-street parking space is required per ADU[1]

Source: City of South Lake Tahoe Municipal Code 2021.

[1] Exceptions for ADU parking are as follows: When a garage, carport, or covered parking structure providing required parking for the primary residence or residences is demolished to allow for the construction of an ADU or is converted to an ADU, those parking spaces are not required to be replaced. Additional parking for the ADU is not required if the ADU is within one-half mile walking distance of public transit (including transit stations and bus stations), if the ADU is within a historic district, if the ADU is part of the proposed or existing primary residence or an accessory structure, when on-street parking permits are required but not offered to the occupant of the ADU, or when there is a designated car-share vehicle parking space within one block of the ADU.

The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

For multi-family properties, the City Code allows a reduction of parking requirements up to 20% with the submittal of a justification for the case-by-case reduction of parking requirements and a parking management plan. A deed restriction is placed on properties the approved parking reductions to insure property owner responsibility for parking management. All parking reductions granted must consider snow removal conditions, during which vehicles parked on the street are towed, as they interfere with snow-removal activities. Therefore, creating too little parking adversely affects residents, which is why case-by-case analysis of the use is important as to whether reductions should be granted. Design standards do not include requirements to provide a garage.

Conclusions

There is no "actual constraint" related to housing associated with South Lake Tahoe's parking standards. The City's parking standards are similar to those in other jurisdictions, and therefore do not represent a development constraint above and beyond that of other local jurisdictions. However, parking standards in most jurisdictions have been arbitrarily established and do not necessarily represent the needs of the people living in the developments. This is especially true for senior and affordable housing developments where occupants are less likely to require more than one parking space.

The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing. The City's efforts to match parking requirements with parking demand should help decrease the cost of housing construction for all income categories, thereby increasing the viability of affordable housing.

4.4.2.15 Streets

Overview

The City's current street standards are contained in the City of South Lake Tahoe Public Improvement and Engineering Standards. The City requires that all public streets within the city shall have a minimum width of 24 feet (12 feet per lane). The City ensures that the design, construction, and maintenance of roads are performed in accordance with the 2006 State of California Department of Transportation Standard Specifications.

Conclusions

The City's street standards are comparable to other jurisdictions and are not an "actual constraint" on the production of housing.

4.4.2.16 Other Improvements

Overview

All projects require off-site improvements if requested by the City Engineer. Required improvements may include curb, gutter, and sidewalk.

Conclusions

In conclusion, on- and off-site improvement requirements for special-use projects are not an "actual constraint" for affordable housing projects, although they can increase project costs. The amenities that required improvements provide for residents typically justify the expense.

4.4.2.17 City Fees and Other Exactions

Overview

Table 4-61 summarizes the City of South Lake Tahoe planning-related fees. The City fee schedule is available on the City website. Fees are the same for single-family or multifamily projects. Building permit fees are based on the valuation of the project. The valuation is determined by the type of construction and square footage based on the building standards publication. The cost is 2 percent of the computed valuation (minimum $60). The City collects a technology fee of $10 per permit and a general plan maintenance fee of $1 per $1,000 valuation. In addition to City fees, other public agencies collect fees in South Lake Tahoe, including:

- For permits with valuation over $3,850, a California "Strong Motion Instrumentation Program" fee of $13 per $100,000 of valuation is also collected.
- The State Building Standards Fee is $1 per $25,000 of valuation.
- The Lake Tahoe Unified School District has a developer fee collected on all new residential development of $3.30 per square foot of habitable space.
- The STPUD charges$2,745.00 per sewer unit with a minimum of three sewer units per residence ($8,235.00) and a sewer permit fee of $150.
- The STPUD charges $5,000 per water connection, a $6,833 water capacity charge, and a $150 administration fee.
- TRPA administers $1.38 per square foot for single-family units and ADU and $3,034 plus $56 per unit for multi-family development. In addition, TRPA applies a Shoreline Scenic Review Fee and a BMP Fee, based on the project location, and an IT surcharge. As discussed in Section 4.4.1.14, TRPA application fees are waived for nonprofits and public agencies proposing affordable housing projects.

The City Code provides nonprofit developers constructing affordable housing with the opportunity to request a waiver of the planning fees for their project. Fees that apply to housing projects are just one type of City fee that could be waived for a nonprofit. This waiver is granted for nonprofits and public agencies requesting a waiver of permit fees, and it is granted through City Council approval at a hearing. The City finds that the time from application to approval for a fee waiver takes 45 days at most, but this does not

impact the project timeline because other permits are typically under City review concurrently. Such a waiver was granted to Accessible Space Inc. for the Sky Forest Acres project when it filed for a PAS amendment to add multifamily housing as a permissible use.

TABLE 4-61 PLANNING APPLICATION FEE SCHEDULE South Lake Tahoe 2021	
Allocations	
Deposit	$1,000
Residential Permit Processing	$682/Unit
General Permits	
Major General Planning Application (variance, special use permit, major design review, wireless communications facilities, small wireless communications facilities)	$2,802
Minor General Planning Application (minor variance, minor design review, eligible facilities request)	$887
Permit Revision and/or Permit Extension	$522
Categorical Exemption	$71
Negative Declaration Review	$3,843
Negative Declaration Preparation	$6,957
EIR/EIS	Cost of consultant + 25%
Other Permits	
Fence Permits	$253
Home Occupation Permit	$128
Minor Sign Review and Approval	$140
Major Sign Review and Approval	$348
Sign Application Revision	$140
Locally Unique Sign Application	$2,802
Major Temporary Activity Permit	$400
Temporary Use Permit	$600
Temporary Arts & Crafts Show	$616
Certificate of Compliance (Subdivision Map Act)	$773
Tentative Subdivision Map	$5,093
Condominiumization of Existing Residential Development	$5,238
Vacation Home Rentals	
Vacation Home Rental Application	$477
Vacation Home Rental Permit – Annual Fee (Varies based on number of occupants)	$250 - $1,325
Vacation Home Rental Permit Master Report	$60
Hosted Rental Fees	
Hosted Rental Permit	$250
Hostel Rental Annual Renewal Fee	$250
Planning Documents	
General Plan Amendment / City Code	$8,495
Community Plan / Area Plan / PAS Amendment	$8,495

TABLE 4-61 PLANNING APPLICATION FEE SCHEDULE South Lake Tahoe 2021	
Annexation	
Annexation	Fully burdened hourly staff cost
Other Services	
Zoning Letter	$221
Planning Review of Building Permits	$111
Admin Fee for Cost of Collection on Liens, Nuisance, etc.	25%
Special Event Review/Permit	$2,374
Full Size Plan Copies for Customers (plus printing costs)	$83
Historic Determination	$207
Public Notice Label Preparation	$204

Source: City of South Lake Tahoe Planning Division Service Fee 2021

Based on these fee schedules and estimated construction costs for South Lake Tahoe, Table 4-62 presents typical fees and costs for single- and multifamily housing development in the city. When compared to the cost of construction and land, the combined fees levied by the City, TRPA, and other agencies for a single-family unit is 17.7 percent of the estimated development cost and for a multifamily unit is 22.7 percent of the estimated development cost. However, the fees administered by other agencies comprise the majority of these fees. The City fees for a single-family unit is 2.5 percent of the estimated development cost and for a multifamily unit is 2.7 percent of the estimated development costs. The City-administered costs do not pose a constraint to residential development in the city.

TABLE 4-62
TOTAL PROCESSING AND IMPACT FEES FOR SINGLE- AND MULTIFAMILY UNITS
South Lake Tahoe

Housing Type	City Fees[3]	Other Agency Fees[4]	Total Fees	Estimated Development Cost per Unit[5]	Estimated Proportion of Fees to Development Costs per Unit
Single-family unit[1]	$7,376	$44,246	$51,622	$292,000	17.7%
Multifamily unit[2]	$5,672	$41,731	$41,404	$208,500	22.7%

Source: City of South Lake Tahoe, 2021.

Notes:

[1] *A single-family unit is assumed to be 2,000 square feet with a 400-square-foot garage and a 200-square-foot deck.*

[2] *A multifamily unit is assumed to be 1,500 square feet with a 400-square-foot garage.*

[3] *Includes a building permit fee, residential permit processing fee, encroachment fee, fire sprinklers fee, and City technology fee.*

[4] *Includes the Lake Tahoe School District impact fee, State Building Standards fee, General Plan Maintenance Fee, TRPA fees (air quality mitigation, water quality mitigation, excess coverage mitigation, refundable security deposit, and application fee), and the South Tahoe Public Utility District.*

[5] *The construction costs for the single-family unit are $146 per square foot and $139 per square foot for the multifamily unit.*

Conclusions

City fees are not an "actual constraint" as they are reasonable and customary. In fact, since developers must pay TRPA fees in addition to City fees, the City's planning-related fees are much lower than the fees of other comparable cities in California. Nonprofits and public agencies developing affordable housing projects can request a planning fee waiver for approval by the City Council, as stated in Section 6.55.090 of the Zoning Code.

4.4.2.18 Density Bonus

Overview

A density bonus is the allocation of development rights that allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. Since 2014, multiple bills have revised state density bonus laws to increase bonuses under specific scenarios, including proximity to transit and the type of affordable housing proposed, to increase density bonus percentages and the number of incentives and concessions permitted. In addition, a significantly higher density bonus is now permitted for 100-percent affordable housing projects (see Section 4.4.5.16, TRPA Preemption of State Law, Density Bonus).

Currently, the TRPA offers a 25-percent density bonus to developers of affordable housing. The City processes applications requesting review under SB 35 in compliance with SB 35 and completed updating its Residential Development and Design Standards for compliance with SB 35 in 2021. The City completed the ministerial application review of the Sugar Pine Village project, a 248 unit affordable housing project in compliance with SB 35 in 2021.

The City has also not adopted specific SB 330 regulations, which prevents local jurisdictions from effectively capping new housing or delaying housing development via administrative or regulatory barriers. The City follows State requirements for both SB 35 and SB 330 and documents that via ministerial review of projects that meet SB 35 eligibility requirements. As previously stated in the TRPA Constraints Section, codified densities and density bonuses are typically not achievable due to other site conditions that limit land coverage availability. Increasing the density bonus would not likely change the actual density to which developers could build.

Conclusions

The City's density bonus poses no "actual constraint" to the development of affordable housing. State law requires jurisdictions to provide a maximum 50-percent density bonus, or no maximum density bonus for 100-percent affordable projects within a half-mile of a major transit stop, and a maximum of four incentives to affordable housing developers. The City processes applications requesting review under SB 35 in compliance with State law, as exemplified by the Sugar Pine Village project. However, TRPA restricts the allowable density bonus to 25 percent in the Tahoe Basin, and without changes to the TRPA's Code of Ordinances, the City cannot codify increases to the density bonus that it offers developers. Program 1-4 commits the City to continuing to work for basin-wide change, which would allow the City to comply with state density bonus law without conflicting with TRPA regulations.

4.4.2.19 Development, Maintenance, and Improvement of Housing for Persons with Disabilities

Overview

In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities. South Lake Tahoe has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for persons with disabilities. The City has not adopted any additional universal design elements in its building code beyond Title 24 requirements. In addition, neither the City nor TRPA have adopted standards that regulate the spacing or concentration of housing for persons with disabilities.

As discussed earlier in this document, Chapter 30 of TRPA's code includes an opportunity for reasonable accommodation for persons with disabilities. Specifically, development that is required to be compliant with the ADA is exempt from the calculation of land coverage. However, this exemption does not apply to the land coverages associated with parking and other vehicular uses. This accommodation allows for greater ADA accessibility in existing public/commercial facilities and private residences.

In addition, the City's Residential Development and Design Standards grant an exception for carport structure requirements for persons with disabilities. The City and TPRA do not impose any special requirements or prohibitions on the development of housing for disabled persons beyond the requirements of ADA. However, neither TRPA nor the City have a reasonable accommodations process in compliance with state law. Program 4-1 proposes to amend the City Code to add a reasonable accommodation procedure in compliance with state law, and Program 4-1 calls for the City to work with TRPA to bring the TRPA Code of Ordinances into compliance with state law.

The City defines "family" in the Municipal Code as "an individual, or two or more persons related by blood, marriage or adoption, or a group of not more than five persons who are not related by blood, marriage or adoption or a combined group of related and unrelated persons where the number of unrelated persons does not exceed five in number." The definition limits the size of a household unit, perpetuating exclusion for households greater than five persons. In addition, the definition should not distinguish between related and unrelated persons and therefore may serve as a constraint to persons with disabilities. Therefore, Program 4-5 will require the City to update the definition of family to remove potential barriers to subpopulations with special needs.

Conclusions

While the addition of the ADA exemption to the TRPA Code provides some opportunity for reasonable accommodation, the City additionally proposes Program 4-1 to amend the City Zoning Code to specifically allow reasonable accommodation for persons with disabilities in compliance with state law. Such an ordinance will create a codified process for persons with disabilities to request a modification to or exception from zoning and building laws, and permit processing procedures through a standard application and administrative review process. In addition, as part of Program 4-1 the City will work with TRPA to bring the TRPA Code of Ordinances into compliance with state law by including appropriate reasonable accommodation procedures.

4.4.2.20 Buy-Out Programs

Overview

The US Forest Service Lake Tahoe Basin Management Unit and the California Tahoe Conservancy (CTC) have legislatively mandated buy-out programs primarily for sensitive lands within the Lake Tahoe Basin, including South Lake Tahoe. Some people believe that these acquisition programs have removed important development potential from the city's land supply. However, both programs stem from a mandate to retire sensitive parcels ineligible for development in the Tahoe Basin and have provided financial relief to people who might otherwise find limited economic value associated with their undevelopable lots.

These buy-out programs have occasionally resulted in the acquisition of lands that would otherwise be capable of development, such as when they were part of a "package" acquisition that included sensitive lands. These are the minority of the total number held by the agencies. In some cases, the CTC has indicated a willingness to use non-sensitive properties to meet CP and AP objectives. There may be some parcels owned by the CTC that would be appropriate for affordable or workforce housing.

Conclusions

There is an "actual constraint" associated with the buy-out programs. In some cases, they decrease the supply of developable, non-sensitive parcels, which limits the City's ability to provide affordable housing, and could affect the price of remaining vacant land. However, the CTC makes land available for housing development through their Tahoe Livable Communities (TLC) Program. The TLC Program refocuses the CTC's land acquisition initiatives to acquire and restore environmentally sensitive lands while transferring the development rights to Town Centers and selling, leasing, or exchanging the CTC's asset lands to Town Centers. This increases the supply of land, thereby balancing the price of remaining vacant land in the city.

4.4.2.21 Article 34

Overview

Article 34 of the California Constitution requires voter approval for specified low-rent housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time-consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low-income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

Thus far, the City of South Lake Tahoe has not built housing itself, so it has not needed Article 34 authorization. Historically, most affordable housing projects have been built by private developers, who sought financial assistance from the City's Housing Division.

Conclusions

The lack of Article 34 authorization has not served as a constraint to the development of affordable housing.

4.4.3 Potential Non-Governmental Constraints

Non-governmental constraints include factors outside of governmental control, such as land and construction costs, availability of financing, and local public opinions regarding development. Non-governmental constraints are primarily market-driven and generally outside of direct governmental control. By understanding these market forces, however, local governments can try to influence and offset the negative impacts upon the maintenance, improvement, or development of housing for all income levels through responsive and effective programs and policies.

4.4.3.1 Land Costs

Land prices in South Lake Tahoe that were relatively stable in the 1980s and early 1990s have significantly increased since about 1998. In Spring 2021, city lots started at $99,000 and cost as much as $1,600,000. The average per-acre cost of lots is $1,203,078.[19] All lots except one were less than half an acre in size. High land costs within the urban areas are exacerbated because the supply of developable land is more limited, especially for large parcels. Property values of large parcels that allow multifamily dwellings have prices reflective of the range of potential uses.

Rehabilitation and consolidation of existing units to create affordable housing is another alternative to building on vacant land, but it can also be expensive. It is not easy to consolidate residential properties to make a rehabilitation project financially feasible and to create reasonably secure investments for a developer. Rehabilitation of older units can require the relocation of existing residents, loan/grant application processes, and unforeseen construction complications due to the condition of older buildings. These factors, and the limited building season (which leads to labor shortages and increased labor costs), create higher costs for repairing substandard housing than in other California communities.

4.4.3.2 Availability of Financing and Insurance

The average interest rate for a 30-year fixed-rate mortgage was 2.71 percent in July 2021.[20] Overall, financing for single-family and multifamily housing (four units or less) is available in the community. The exceptions have been in cases in which the homes require major repairs, such as lacking permanent foundations, or are located on private, unpaved roads. Since financing for multifamily housing of more than four units is considered commercial, obtaining financing can be more challenging.

Insuring South Lake Tahoe properties, however, is more difficult than obtaining financing. Residents of South Lake Tahoe are likely to pay higher insurance rates since the mountain community is surrounded by national forest. This desirable setting has risks due to the high fire danger. The threat of a large conflagration taking out entire neighborhoods makes insurance companies want to reduce their risk of having to pay a large number of claims at one time. This problem is exacerbated by the number of older dwellings with shake roofs. Some property owners have been noticing that their policies will not be

[19] Based on search of properties listed for sale on Zillow.com, April 20, 2021.

[20] Calculated with the assumption of a $620,000 home sales price using http://www.zillow.com/mortgage-rates/30-year-fixed/.

renewed unless their roofs are replaced. The City's fire-safe building codes related to existing development includes installation of sprinklers for residential units (including manufactured units) and requirements for smoke detector installation. The City has initiated a robust defensible space program, which encourages homeowners to develop a buffer on their property between the building and landscaping or any wildland area that surround the structure. This space slows or stops wildfire spread, helps protect structures from catching fire, and it gives firefighters a space to work in while battling fires. The City hired two defensible space inspectors in 2021 to ensure that homes throughout the community are equipped to avoid wildfire damage. The inspectors review properties systematically throughout the city, and they respond to calls, similar to code enforcement complaints. The City will work with property owners to bring their properties into compliance with defensible space protocols. Finally, as in other areas, concern about health effects related to mold is leading to policy cancellations. People believe that their claims related to water damage, while paid, have led to non-renewal of their policy.

For credit-worthy projects, residential construction loan rates are relatively low. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period. With the COVID-19 pandemic spurring the Federal Reserve Board to drop interest rates, it is very likely that future interest rate increases will occur. If interest rates rise, not only will it make new construction more costly (since construction period loans are short-term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers can afford to pay. In the affordability examples presented earlier in this document, a 7-percent interest rate was used.

4.4.3.3 Development Costs

Development is a costly venture in the Lake Tahoe Basin. CEQA and TRPA environmental analyses, expensive vacant land, and permitting costs are all constraining factors to development in California. In many communities, large, unconstrained sites are available and have relatively low environmental concerns. South Lake Tahoe differs in that few large parcels exist to accommodate significant numbers of housing units. Developers tend to prefer larger, undeveloped parcels because it is more cost-effective to distribute the costs of development over more housing units. Further, the city's geography and location increase the expense of bringing materials into the basin, which contributes to the cost of building or rehabilitating housing. Over the long term, utility, building maintenance, and repair costs are higher than in areas with mild climates.

Construction costs alone are currently (2021) $146 per square foot for single-family development and $139 per square foot for multifamily development in the Tahoe Basin. This cost does not include land cost, fees, and entitlement costs, and it does not take into account the sudden spike in prices induced in 2021 by a shortage of labor and materials. The shortage caused in part by the COVID-19 pandemic has resulted in an increase in labor and material costs. Anecdotally, a local developer with experience building affordable housing in the Tahoe Basin estimated that building materials cost three times more than they did in 2019. However, this shortage is based on market fluctuations associated with COVID-19, and labor and materials prices are expected to stabilize upon recovery from the pandemic.

4.4.3.4 Environmental Constraints

South Lake Tahoe's ability to grow outward is constrained by the political and environmental boundaries surrounding the city. Because of the city's physical limitations, future housing development will occur almost entirely through infill and redevelopment.

As discussed in Section 4.5, Resources Inventory, the sites identified in Appendix A and Figure 4-19 all have development potential based on TRPA's development standards and regulations. None of these sites are further limited by environmental constraints than identified and analyzed in the tables and accompanying narrative.

4.4.3.5 Prevailing Wage

When private development projects receive government subsidies they are classified as public works projects. Any public works project must pay workers the prevailing wage, or the minimum wage rates payable to construction workers who are employed on public works projects in California. The hourly work rates are published quarterly by the California Department of Industrial Relations (DIR). In general, prevailing wage requirements have caused labor costs to increase anywhere between 5 and 30 percent in urban areas and up to 40 percent in rural areas.

Under state law, prevailing wages must be paid to all workers employed on a public works project when the public works project is more than $1,000. When an awarding body has a labor compliance program, the prevailing wages are not required to be paid for any public works project of $25,000 or less when the project is for construction work, or for any public works project of $15,000 or less when the project is for alteration, demolition, repair, or maintenance work.

4.4.3.6 Developer Trends

With higher profitability in the upper-end ownership market, for-profit builders tend to focus more on luxury housing development rather than on the first-time homebuyer market and the rental market. Many of the newer houses in the city are the product of speculative development geared to out-of-area, upper-income buyers. The housing market has not been responsive to the needs of the city's year-round residents but is driven more by the demand for vacation rentals and second homes. The South Shore Region Housing Needs and Opportunities Report (2019) found that at the time of the report, all under-construction or planned development in the region was market-rate or luxury development, and no local resident homes under $500,000 were proposed. Affordable housing development in South Lake Tahoe has required cooperation with nonprofits and deep subsidies to be effective.

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4.5 Evaluation

4.5.1 2014 to 2021 Accomplishments

The last five years have continued to be a difficult time to develop housing with the increase in second homes in the Tahoe Basin and the lack of consistent State funding for affordable housing development throughout that time period. In addition, City resources have remained limited, making it difficult for the City to administer housing programs and provide funding for housing projects. The City has continued to be proactive when possible in dealing with housing issues. Opportunities to fund City-administered programs have increased significantly in the last two to three years resulting in the establishment or re-establishment of quite a few housing programs.

4.5.2 Review of Existing Housing Element

Table 4-63 summarizes the City's RHNA for the period from June 2014 through June 2022 (numbers are updated as of the end of 2020) and the number of housing units built or approved during that time period. During that time frame the City constructed or approved 239 units. Of these units 48 were for lower income households.

TABLE 4-63
PROGRESS DURING PREVIOUS PLANNING PERIOD
South Lake Tahoe
June 15, 2014 through June 15, 2022

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2014-2022 RHNA	27	27	38	63	181	336
Units Constructed 2014-2022	0	10	38	19	172	239

Source: City of South Lake Tahoe 2021.

The City worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- In order to streamline residential development permitting and increase development affordability and certainty, the City adopted residential development and design standards that accommodate a variety of housing types to meet various housing needs and provide opportunities for ministerial review.
- The City created incentives for mixed-use development in the Tourist Core and Tahoe Valley Area Plans to encourage production of multiple housing types to meet a variety of household needs and sizes.
- The City worked with TRPA to permit the conversion of commercial use or tourist use development rights to residential use development rights in order to promote construction of new units and increase housing options in the city.

- The City adopted policies to prioritize affordable housing development on City-owned land and utilizing City-owned commodities. The City donated land and sewer units to St. Joseph Community Land Trust which will result in the construction of three deed-restricted moderate-income homes.
- The City partnered with Related California to develop the Sugar Pine Village affordable housing project, which will provide 248 low-income units to residents once constructed.
- Through the Multi-Family Inspection Program, the City partnered with Vail Resorts and Lake Tahoe Community College to ensure safe and sanitary housing conditions for students and the local workforce. From 2019 through 2020, the City certified 825 multi-family units. The City also expanded the program to inspect single room occupancy units (SROs) in hotels and motels that were being used for long-term rentals.
- The City participated in the TRPA Housing and Community Revitalization Group, which supported code amendments for ADUs in 2021 in order to increase the affordable housing stock in the city and the Tahoe Basin.
- The City has partnered with the California Tahoe Conservancy to develop 70 "achievable" housing units (125% of Median Income) as part of a mixed-use development on CTC Asset Lands.
- The City provided technical services and worked with non-profits to maintain and preserve Sierra Gardens, an existing subsidized apartment complex.
- The City maintained the Housing Issues Hotline to assist residents with tenant-landlord concerns and substandard housing units.
- The City enforced Measure T, passed in 2018, which prohibits vacation rentals in residential zones with the goal of preserving the existing housing stock for local residents and increase housing options long-term.
- The City partnered with Tahoe Coalition for the Homeless to obtain Community Development Block Program CV-2 and CV-3 funds for rehabilitation of properties purchased with HomeKey program funds.
- The City adopted a process for converting motels to SRO properties to increase the affordable housing stock. Since adoption, the City has certified at least 188 SRO units.
- The City incentivized housing development within the Tourist Core and Tahoe Valley Area Plans where transit and commercial amenities are walkable for residents.

The following section reviews and evaluates the City's progress in implementing the 2014–2022 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous Housing Element planning period. Table 4-64 provides an evaluation of the 2014–2022 South Lake Tahoe Housing Element's implementation programs.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-1 MIXED USE DEVELOPMENT. The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in non-traditional (i.e., commercial) areas where residential use is appropriate to the setting and where mixed-use projects could either address job and housing needs or the desires of second homeowners. The incentives have been included in the Tourist Core Area Plan and will be included in the Tahoe Valley Area Plan. The City shall provide information regarding the incentives at City Planning Division offices and on the City website, and an information packet will be distributed to local developers. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Tourist Core Area Plan was adopted in 2013; expected adoption of Tahoe Valley Area Plan in late 2014.	The City encourages mixed-use development within the Tourist Core and Tahoe Valley Area Plans and allows maximum density for mixed-use projects within Town Centers. For example, in most parts of the city, the City regulates development capacity with allocation limits. The City doesn't limit the number of residential allocations permitted in a Town Center, while developers are capped at eight allocations per project in other parts of the city. Furthermore, the City adopted a policy in 2019 that distributes development rights at no cost for mixed-use projects within Town Centers if the residential component is affordable and rents to local employees. The Area Plans and Ordinances are posted on the City website.	The City will update/modify the program to more clearly display the Area Plans and Ordinances on the City website as incentives for developers and continue the program.	Modify and continue.
Program 1-2 CONDOMINIUMIZATION OF NEW DEVELOPMENT. The City shall codify City policies related to construction of new market-rate condominiums (currently defined as clusters of at least two attached units). The City shall modify the allocation process so that the criteria for using multi-family allocations from the City's list for condominium development are based on a minimum density rather than whether the condominium is attached or detached. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** By the end of 2014	The City has modified the residential allocation process to reserve residential allocations for use within the City's Town Centers and encourages conversion to condominiums of these units. In addition, there is no cap on the number of residential allocations that can be used in a Town Center. The City did not codify policies related to the construction of new market-rate condominiums.	With the City's new policy to set aside residential allocations for housing projects in Town Centers to incentivize any type of housing in these areas, there is no longer a need to modify processes or City Code.	Delete

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-3 REDUCE ALLOCATION BACKLOG. The City shall meet with the TRPA Governing Board annually to find solutions that reduce the current backlog for residential allocations as needed. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Annually	The City participated in the revision of Tahoe Regional Planning Agency (TRPA) policy on the allocation of new residential development in the Tahoe Basin in 2014. The City has reduced the backlog for residential allocations.	This program is no longer needed since there is no longer an allocation backlog.	Delete.
Program 1-4 VACANT LAND INVENTORY. The City shall maintain an updated inventory of vacant, buildable land. The City shall make this information available to the public by providing the inventory at the Planning Department counter and on the City's website. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 and ongoing	The City continued to maintain a geographic information system (GIS) database of all parcels, including vacant parcels on the City's website.	The City will continue to maintain the information on vacant parcels as part of their online GIS database. This program is no longer needed as a Housing Element program.	Delete.
Program 1-5 DEVELOPMENT OF SUBSTANDARD/ UNDERUTILIZED SITES. The City shall maintain an inventory of the underutilized sites with development potential identified in the Housing Element Background Report. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 and ongoing	The City included information on underutilized sites in the Tourist Core Area Plan (2013) and the Tahoe Valley Area Plan (2015). The City has not updated this list since inclusion in the Tourist Core Area Plan and the Tahoe Valley Area Plan.	The City will continue and modify this program to explore the feasibility of maintaining information on substandard/underutilized parcels as part of their online GIS database.	Modify and continue.
Program 1-6 PARKING BEST PRACTICES. The City shall continue to research best practices for parking standards, and continue to allow more flexible parking standards for mixed-use and other housing projects on a case-by-case basis. The City's flexible parking standards could include one or more of the following practices:	The Residential Development and Design Standards, approved in March 2021, reduce parking ratios and shared parking requirements for residential development to better align parking requirements with the actual needs of residents. Multifamily parking ratios and single-family parking	Reduced parking requirements for residential projects were included in the Residential Development and Design Standards adopted in March 2021. The parking management plan could include public transportation incentives, rental of parking spaces, restrictions in leases, etc. The City has incorporated these standards into the Tahoe	Modify and continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
• Continuing to allow parking reductions for affordable and mixed-use projects. • Promoting shared parking for mixed-use projects located in commercial areas. • Allowing and encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing affordable housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing, as projects are processed through the Planning Division.	ratios are differentiated to meet the distinct parking demands for each type of housing. The new standards allow for one space for studio and one-bedroom units and allows further reduction with a deed restriction that requires the property owner to implement a parking management plan and holds them accountable. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary. In addition, the standards require that employee parking be designated through a transit management plan, development of staggered work schedules, and other flexible parking methods.	Valley Area Plan and will incorporate them into the Tourist Core Area Plan during the next planning period.	
Program 1-7 UTILIZING DENSITY INCENTIVES. The City shall work with affordable, workforce, and other multi-family housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." The City has incorporated incentives into the recently adopted Tourist Core Area Plan and will also incorporate incentives into the Tahoe Valley Area Plan, currently in progress. The City shall produce an informational packet which describes all of the incentives for multi-family and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses. The information will be available at the City Planning Division offices and on the City website, and the information packet will be distributed to local developers. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies toward amending Basin-wide regulations	The City continued to encourage development within the Tourist Core and Tahoe Valley Area Plans where higher density is permitted. TRPA issues allocations for residential units to local jurisdictions biannually. The City has adopted a policy to set aside an established percentage of the allocation for development in a Town Center. In addition, the City adopted a policy that governs the development of City-owned commodities and land. For example, developers that request to purchase development rights from the City must meet City-established criteria that prioritize development of affordable housing. In addition, TRPA has adopted a program permitting conversion of development	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding the density bonus within the framework of the Regional Plan.	Modify and continue.

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Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
to allow the City to offer density bonuses consistent with the State Density Bonus Law (GC Section 65915, et seq.). **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** June 2015	rights from commercial uses or tourist accommodations to residential uses, permitting residential development on lots previously slated for commercial uses. The City has not yet updated Title 6 to permit density bonuses consistent with state law, but the City enforces density bonus regulations pursuant to State law, as possible. TRPA has separate, different density bonus regulations, which are not consistent with State law. TRPA's density bonus includes increases in maximum density by up to 25 percent for qualified affordable housing developments, by a factor of 2.5 for a timeshare use, and by a factor of three in special height districts. TRPA has also created an income category for households with an income of up to 160% area median income (AMI). This new category is termed "achievable" housing, and TRPA awards bonus units (i.e., bonus unit allocations) to housing developments that provide deed-restricted achievable units. Given TRPA's jurisdiction in the City of South Lake Tahoe, the City is regulated by TRPA density bonus regulations, despite the differences in the regulations, and cannot incorporate state density bonus regulations that don't align with TRPA regulations into area plans. Therefore, City resources have not been expended to update Title 6 to include density bonus regulations. The City intends to work with TRPA to update the regional density bonus regulations to become compliant with State		

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	density bonus law. The Area Plans and density bonus zoning regulations are posted on the City's website.		
Program 1-8 CLARIFYING THE DEVELOPMENT PROCESS. The City shall continue to provide information on the City website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing, updated as needed.	The City continued to meet with developers and builders to discuss the development process, including the new TRPA conversion program.	This program is ongoing and will be continued.	Continue.
Program 1-9 CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED PER STATE LAW. The City will amend the zoning code to specify that residential care facilities (group homes) for six persons or fewer are allowed by right in all residential districts. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Amend code by the end of 2015.	As it is currently written, the TRPA Code of Ordinances defines residential care facilities (or "residential care") but does not specify the number of beds, and TRPA requires a Special Use Permit (noted with an "S" in the Code). The City has continued to work on the update of Title 6, Development Services, in the City Code, which will bring residential care facilities into conformance with State law once adopted. The City has attempted to enforce State regulation while preserving Title 6 to be consistent with TRPA regulations. The City recognizes that recent updates to State law continue to depart from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The City will adopt changes to State law into Title 6, but the process for approval by TRPA will	Zoning is jointly adopted by the City and TRPA. Residential Plan Area Statements have not been amended. The City will work with TRPA to adopt this zoning change when TRPA next amends the Residential Plan Area Statements.	Modify and continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	remain the same.		
Program 1-10 SMALL LOT CONSOLIDATION. To ensure that there is a sufficient supply of multi-family zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: • Lessen set-backs. Note that any reduction in setbacks would require a public hearing and noticing. • Reduce parking requirements. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Establish program in FY 14/15 and as applicants come forward.	The City processes lot consolidation applications ministerially. In addition, parking requirements were reduced in the Residential Development and Design Standards adopted in March 2021. Setback exceptions are also included in the Residential Standards. The City also modified permit requirements for duplexes and triplexes to be ministerially reviewed, and therefore exempt from Design Review. No specific incentives for lot consolidation were included that allowed Accessory Dwelling Units (ADUs).	The City has modified the procedure to encourage small lot consolidation and intends to encourage the practice through current procedures and additional modifications in the future.	Modify and continue.
Program 1-11 TAHOE VALLEY AREA PLAN. The City is currently preparing the Tahoe Valley Area Plan. In addition to the City's vision for the plan area, this plan will implement new regulations from the updated TRPA Regional Plan. As part of the planning process the City will evaluate appropriate sites for housing in the plan area and will consider allowing densities up to 25 units per acre or minimum density standards for some of	The City has adopted the Tahoe Valley Area Plan, which now allows densities of up to 25 units per acre for multifamily residential development and 40 units per acre for tourist accommodation units.	This plan has been adopted. This program is no longer needed.	Delete.

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Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
the sites in the plan area. **Responsible Party:** Planning Division **Funding:** Staff time **Timeframe:** Adoption expected in late 2014.			
Program 2-1 PURSUE STATE AND FEDERAL FUNDS. To support the creation of quality, affordable housing options for extremely low-, very low-, and low-income households, the City shall seek and when appropriate and feasible pursue grant opportunities for state and federal funds. **Responsible Party:** Planning Division **Funding:** Section 811 funds, Section 202 funds, state and federal tax credits, CDBG funds, CalHome funds, HOME funds **Timeframe:** FY 14/15 and every two years thereafter	The City monitored grant opportunities and worked on strategies to use Community Development Block Grant (CDBG) and HOME program income. The City pursued Senate Bill 2 and LEAP/REAP grant funding through the state to support planning work supporting housing objectives. Senate Bill 2 funds were used to prepare the Residential Development and Design standards. The City was also granted LEAP funds for the Housing Element update. The City has also entered into a Memorandum of Understanding with the Sacramento Area Council of Governments (SACOG) to obtain REAP funds that the State mistakenly allocated to SACOG rather than the City of South Lake Tahoe. The City has also applied for and been awarded Affordable Housing and Sustainable Communities Program and Permanent Local Housing Allocation funds in partnership with Related California for the Sugar Pine Village affordable housing project. The project will provide 248 units to low-income households. The City also provided pre-development funding for this project using Redevelopment Agency and HOME Program Income Funds. The City	This program is ongoing and will be continued.	Continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	also provided a $1.25 million dollar loan from General Fund to Related California for the purchase of land coverage for the project. In addition, the City is partnering with the Tahoe Coalition for the Homeless on use of CDBG Program CV-2 and CV-3 funds for rehabilitation of properties purchased with HomeKey program funds. The City anticipates applying for HOME funds this year for Sugar Pine Village.		
Program 2-2 LINKAGE PROGRAM. The City shall analyze appropriate fees, thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees collected from the program shall be placed in a housing trust fund to provide housing for the South Lake Tahoe workforce. The City shall consider offering developers of applicable projects one or more of the following options: • Developers shall build affordable workforce housing units. • Developers shall contribute land for the production of affordable and/or workforce housing. • Developers shall pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing. • The City shall consider offering incentives to developers participating in the program. **Responsible Party:** Planning Division **Funding:** Staff time, general fund	This program has not yet been considered by the City. However, the City has requested to fund consultant analysis of potential on-going funding (fees, taxes, etc.) sources for housing projects/programs as part of the 2021-2022 budget consideration. The City will have more information on the status of this effort with budget adoption in September 2021, but will continue to pursue options to study the feasibility of a linkage program regardless of 2021-2022 budget approval.	This program will be augmented to include a new Local Funding Feasibility Study and continued.	Modify and continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Timeframe: FY 15/16			
Program 2-3 PARTNERSHIPS FOR WORKFORCE HOUSING. The City shall continue to work with larger employers in the City (e.g., Barton Hospital, the Lake Tahoe Community College, and resorts) to develop new affordable seasonal employee housing and workforce housing opportunities for employees through public-private partnerships between the employers, developers, and local government. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with many stakeholders to develop new housing, including Lake Tahoe Community College, the Tahoe Prosperity Center, and St. Joseph Community Land Trust. The City's partnership with SJCLT via land donation will result in three moderate-income homes expected to begin construction in 2021. The City's partnership with the Tahoe Prosperity Center on the 2019 South Shore Housing Needs Assessment and Action Plan generated specific regional actions resulting in City and TRPA Code amendments to streamline the development of housing. The City has also worked with Vail Resorts and Lake Tahoe Community College through the Multi-Family Inspection Program to ensure compliant housing conditions on properties used to house employees and students.	This program has been successful and will be continued.	Continue.
Program 2-4 INTER-JURISDICTIONAL COOPERATION FOR WORKFORCE HOUSING. The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with TRPA and to remove regulatory barriers to the development of housing in South Lake Tahoe. In 2019, the City and TRPA partnered to produce the Tahoe Prosperity Center *South Shore Region Housing Needs and Opportunities and Action Plan* reports, which analyzes the current conditions of the housing market and defines an implementable partnership framework to improve housing options for South Shore residents. The City has been a member of	This program continues to be important regionally and will be continued.	Continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	the TRPA Housing and Community Revitalization Group, established in 2020. This new TRPA initiative is developing housing action priorities to bring to the TRPA Governing Board, including code amendments related to secondary residences (ADUs).		
Program 2-5 ANALYSIS OF FEDERAL AND STATE LANDS. The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC) and the United States Forest Service (USFS). The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. **Responsible Party:** Planning Division **Funding:** General fund **Timeframe:** Ongoing	The City has worked with the California Tahoe Conservancy (CTC) to develop its asset lands. The City and CTC are currently processing applications for 248 units of deed-restricted affordable housing, processed under SB 35. In addition, the City is working with CTC on development of an identified asset parcel with mixed-use development that will include 70 units of deed-restricted "achievable" housing (125% of AMI).	This program has been successful and will be continued.	Continue.
Program 2-6 STUDENT HOUSING. The City shall provide assistance to the Lake Tahoe Community College to examine the need for, and feasibility of, developing student housing. The City shall help identify opportunities for reuse of existing off-campus properties as permanent student housing. The City and college shall explore alternative management solutions to minimize the role of the College in maintaining student housing. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16	The City continued to support Lake Tahoe Community College (LTCC) in their planning for future student and employee housing. The Tahoe Prosperity Center Reports state that LTCC executed a 5-year lease for 30 beds of student housing plus a Residential Assistant unit on a property about 1 mile from campus. In addition, LTCC completed a study in 2019 to evaluate the feasibility of developing student housing at the college to help LTCC move forward addressing student housing needs. The City	This program has been successful and will be continued.	Continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	worked with LTCC through the Multi-Family Inspection Program to ensure compliant housing conditions on properties used to house students.		
Program 2-7 ASSIST NONPROFIT HOUSING DEVELOPERS. The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications. **Responsible Party:** Planning Division **Funding:** Staff time, surplus property **Timeframe:** Ongoing, as projects are processed through the Planning Division. Contact developers annually to inform them of City assistance options.	The City has continued to support housing developers for developing and maintaining affordable housing, such as the 76-unit Sierra Gardens. The City also provided three City-owned parcels to St. Joseph Community Land Trust for the development of three single-family homes for moderate-income households.	This program has been successful and will be continued.	Continue.
Program 2-8 FIRST-TIME HOMEBUYER PROGRAM ADMINISTRATION PARTNERING. To support the creation of quality, affordable ownership housing, the City has historically administered the First-Time Homebuyer program. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of a first-time homebuyer program for residents of the city. **Responsible Party:** Planning Division **Funding:** N/A **Timeframe:** FY 14/15	The City discussed the potential for El Dorado County to administer the First-Time Homebuyer Program within City limits, but the County did not show interest. The City is currently working to identify additional agencies or organizations interested in administering Homebuyer Assistance Programs.	This program has not resulted in interest in administration of a first-time homebuyer program amongst other agencies or organizations, but the program remains a priority for the City. The City will amend this program to seek funding opportunities for City administration of the First-Time Homebuyer Program.	Modify and continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 2-9 MITIGATION OF TRPA REGULATIONS. If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the City shall continue to recommend that TRPA make the following changes to reduce restrictions on affordable, workforce, and mixed-use housing developments: • Allow mixed-use development in all Community Plans (CP), Area Plans and Plan Area Statements (PAS) that allow commercial uses. • Enable mixed-use projects with an affordable multi-family housing component to be developed at maximum allowable density as if a stand-alone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing. • Offer fee reductions or fee deferrals for nonprofit affordable housing projects. • Allow bonus unit substitution to include deed-restricted workforce housing. • Facilitate development of second units by allowing them on parcels smaller than one acre, encouraging the use of bonus units for creation of deed-restricted affordable second units, and reducing fees. • Allow the subdivision of property for the development of affordable low- and moderate-income rental and owner-occupied housing. • Provide bonus units for all multi-family mixed use development projects in Town or Regional Centers. • Based on future changes to current TRPA regulations, the City shall explore potential incentives for affordable housing developers. • To clarify that transitional and supportive housing are allowed without a conditional use permit or other	The City worked with TRPA on the Regional Plan update, the Area Plans, a Memorandum of Understanding (MOU) delegating permitting authority, and other planning efforts to reduce restrictions and provide incentives for affordable housing. The City now allows mixed-use development in all Community Plan and Plan Area Statement areas that allow commercial uses. The City continued to work with TRPA to remove barriers to affordable housing development. The new TRPA conversion program expands the ability to acquire bonus units from TRPA for affordable housing. TRPA now permits bonus unit substitution to include deed-restricted employee housing and ADUs and provides bonus units for all multifamily mixed-use development projects in Town or Regional Centers. TRPA waived fees for construction of new affordable housing projects or addition and modification of existing affordable housing projects. TRPA has updated the Code of Ordinances to allow ADUs on parcels smaller than one acre if the parcel is restricted to lower-, moderate-, or achievable-income housing. TRPA also adopted ADU regulations in 2021 that allow second units on parcels smaller than one acre with no income category conditions. In addition, while fees still apply to non-deed restricted ADUs at this time, TRPA has committed to reexamining application fees for affordable housing projects.	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding density bonus, streamlined review for housing, ADUs, and other standards within the framework of the Regional Plan.	Modify and continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses such uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(f), (g) and (h). • To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definitions of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. • Create a simple process for the conversion of TAUs to RUUs in motels providing long term (30 days or longer) occupancies where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code development standards. • Create a simple process for the conversion of motels to single room occupancy (SRO) properties providing long term (30 days or longer) rent where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code of Ordinances development standards. A definition of SRO will be added to the TRPA Code of Ordinances and single room occupancy units shall be allowed with a conditional use permit. The areas of the City where SROs will be allowed shall be determined based on the conclusions from the TRPA process and a public process to determine the appropriate criteria for allowing motel conversion to	Through TRPA's Housing and Community Revitalization Group, the City continued to reform noticing and coverage requirements in TRPA Code for secondary residences (ADUs). TRPA also allows property subdivision for affordable housing development. TRPA also created a process to convert tourist accommodation units (TAUs) to residential units of use (RUUs) in motels. TRPA has also adopted a simple process for the conversion of motels to single-room occupancy (SRO) properties providing long-term (30 days or longer) rent. TRPA has not yet clarified that transitional and supportive housing are allowed ministerially in areas allowing residential development, and the definitions for each have not been added to the TRPA Code of Ordinances. The City recognizes that recent updates to State law continue to depart from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The Plan Area Statements, Area Plans, and Community Plans have not been explicitly updated to clarify that emergency shelters are allowed ministerially in areas that allow Social Service Organization uses nor has the definition been added to the TRPA Code of Ordinances. However, the City and TRPA have made a formal agreement to interpret the Code to permit emergency shelters pursuant to State law.		

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Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
SROs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** June 2014 for TRPA Regional Housing Needs Study, June 2015 for follow up on actions not addressed by the study or actions to be taken by the City as a result of the study, and ongoing			
Program 2-10 PUBLIC EDUCATION. The City shall continue to provide information that describes the myths and realities of multi-family and affordable housing development. Information is available on the City website, and, when needed, the City makes this presentation/slide show available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs (e.g., brochure available at the planning counter). **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Continue.
Program 2-11 PUBLICIZE AVAILABLE PROGRAMS. The City shall continue to publicize programs such as energy efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents by making brochures available at the Planning Division offices, posting information on the City's website, and distributing information to an e-mail contact database. **Responsible Party:** Planning Division **Funding:** Staff time, general fund	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Timeframe: Ongoing			
Program 3-1 REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING. The City shall continue to regularly complete an application for rehabilitation funds to serve City residents. The City has historically administered the Rehabilitation Loan Program to both single- and multi-family dwellings occupied by lower-income households. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city. **Responsible Party:** Planning Division **Funding:** N/A **Timeframe:** Ongoing	The City discussed the potential for El Dorado County to administer the Rehabilitation Loan Program within city limits, but the County did not show interest. The City has not identified agencies or organizations interested in administering a Rehabilitation Loan Program.	The City is interested is pursuing establishment of a rehabilitation loan program independent from the County. This program will be amended and continued.	Modify and continue.
Program 3-2 MULTIPLE FAMILY DWELLING INSPECTION AND MAINTENANCE PROGRAM. Continue the Multiple Family Dwelling Inspection and Maintenance Program on multi-family projects of six units or more (or smaller projects if approved by City Council) to identify blighted and deteriorated housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multi-family dwelling units. **Responsible Party:** Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to carry out a robust multifamily inspection program that applies to all properties with six or more units. From 2019 through 2020, the City certified 825 multifamily units. The City also expanded the program to inspect single-room occupancy units in hotels and motels that were being used for long-term rentals with Ordinance 1088 in 2015.	This program has been successful and has been expanded.	Continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-3 MOBILE HOME PARKS ORDINANCES. The City shall modify the mobile home parks ordinances to: • Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). • Reduce the 10-acre new park requirement to a size appropriate for development of a quality park with amenities for its residents (possibly five acres). • Consider taking over the Title 25 mobile home park inspection program/enforcement, while ensuring that the City can afford to do so within state-prescribed fees. • Address design and amenities required in new and enlarged parks, such as fencing requirements. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15	The City continued to work on the update of Title 6, Development Services, in the City Code, and plans to reexamine mobile home park requirements, including design and amenities, once adopted. The new Residential Development and Design Standards adopted in March 2021 reduced the minimum parcel size for mobile home parks from 10 to 5 acres. The City is not considering taking over the Title 25 mobile home park inspections.	This program was partially completed and will be amended to remove the completed portions and consideration of mobile home inspection responsibilities and continued.	Modify and continue.

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EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-4 ACQUISITION OF AT-RISK PROPERTIES. The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the at-risk (185 units) or substandard properties to maintain, or create, long-term, affordable rental housing. **Responsible Party:** Planning Division **Funding:** Staff time **Timeframe:** 2-14 and ongoing	The City continued to provide technical services and work with non-profits to maintain and preserve existing subsidized rental housing in the City, such as Sierra Gardens. In 2016, the City authorized the change in ownership structure for the Sierra Garden Apartments with a California Debt Limit Allocation Committee application to refinance and rehabilitate the units. In 2019, the City approved an exception to the City's subordination policy to allow loan refinancing for the subsidized Evergreen Apartments. Cash-out refinancing was used for property improvements. The City also purchased a property and donated it to the St. Joseph Community Land Trust to develop with three moderate-income deed restricted homes. These units are currently in the permitting process.	This program has been successful and will be continued. Recent updates to State law will result in modifications to this program.	Modify and continue.
Program 3-5 ANALYSIS OF BARRIERS TO MOTEL CONVERSIONS. The City shall analyze the barriers to converting motel properties to deed-restricted, affordable housing that meets health and safety standards for long term residences. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16	The City conducted an analysis for motel conversion to single-room occupancy units and adopted a Single-Room Occupancy (SRO) ordinance to allow the use of hotel units as long-term rentals if they meet specified criteria. Since adoption, the City has certified at least 188 SRO units. Furthermore, the City also established a process for inspections of SRO units as part of Ordinance 1088 in 2015.	This program has been completed.	Delete.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-6 HOUSING CONDITION SURVEY. Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing and by 2022 for Housing Condition Survey.	The City continued to enforce the City Codes, including Housing, Health and Safety, and City Codes, primarily through the multifamily dwelling inspection program and housing hotline. A new Housing Condition Survey was carried out in 2019 and was used to inform the preparation of the 2022 Housing Element update.	This program has been successfully implemented and will be continued.	Continue.
Program 4-1 REASONABLE ACCOMMODATION AND LAND COVERAGE. The City shall review and amend its Code of Ordinances or prepare a written procedure to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. This procedure will include but will not be limited to the existing City procedure to grant exception for carport structures for persons with disabilities. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for ADA improvements in Chapter 30 of the TRPA Code of Ordinances. **Responsible Party:** Building Division, Planning Division **Funding:** Staff time, general fund **Timeframe:** The City shall adopt a reasonable accommodation ordinance or procedure and create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website in FY 14/15.	The City continued to work on the update of Title 6, Development Services, which will include a new section on reasonable accommodation, once adopted by the TRPA Code of Ordinances to be compliant with both regional regulations and State law.	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding the reasonable accommodation procedures within the framework of the Regional Plan.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 4-2 UNIVERSAL DESIGN. The City shall adopt specific universal design standards for new construction and rehabilitation to encourage accessibility to the greatest extent possible. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15	The City continued to work on the update of Title 6, Development Services, which will include universal design standards and/or visitability standards once adopted.	This program has not been fully implemented due to regulatory barriers to implementation.	Delete.
Program 4-3 FAMILY HOUSING. The City shall provide regulatory incentives (e.g., parking reductions) to developers of single-family and multi-family housing projects that include three- and four-bedroom units. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to seek additional incentives for development of three- and four-bedroom units. The City adopted the Residential Development and Design standards in March 2021, which allows for parking reduction on multifamily properties where a deed restriction requiring implementation of a parking management plan is in place.	This program has been successful and will be continued.	Continue.
Program 4-4 EMPLOYEE HOUSING ACT COMPLIANCE. To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. **Responsible Party:** Planning Division **Funding:** Staff time, general fund	The City continued to work on the update of Title 6, Development Services, which will include the definition of agricultural uses as it relates to employee housing regulations, once adopted into the TRPA Code of Ordinances, and which should be compliant with both regional regulations and State law.	The City will amend this program to continue working with TRPA to incorporate State law regarding the definition of agricultural uses to be considered an allowable use within the framework of the Regional Plan to be compliant with State law regarding employee housing.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Timeframe: FY 2015			
Program 4-5 SPECIAL NEEDS HOUSING. Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program 1-7 contains incentives the City plans to implement. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with physical and developmental disabilities, and persons at risk for homelessness. The City shall also hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents, and identify potential sites and funding sources for an emergency shelter. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 for discussions with surrounding jurisdictions and ongoing	The City issued an MOU and Operating Agreement with Tahoe Coalition for the Homeless for the operation of three properties purchased by Tahoe Coalition for the Homeless with HomeKey funds to provide housing for homeless persons. The City also partnered with Tahoe Coalition for the Homeless to prepare CDBG CV-2 and CV-3 grant applications for rehabilitation of Bear's Den Inn, which provides beds for the homeless. The City also partnered with Related California for the Sugar Pine Village affordable housing project, which will provide 248 units affordable to low-income households.	This program has been successful and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 5-1 HOUSING ISSUES HOTLINE. The City shall continue to use the bilingual Housing Issues Hotline and/or other effective means to ensure the dissemination of fair housing information and available services. The City shall continue to disseminate fair housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings. The City shall provide appropriate follow-through in response to housing concerns and complaints through either Building Division inspections or appropriate housing referrals to: • Existing affordable housing projects within the city. • The El Dorado County Community Services/Housing Choice Voucher Program (when available). • The State of California's Landlord/Tenant Dispute line or Mobile Home Park Ombudsman. • The Legal Services Center (low-cost legal assistance in resolving housing issues). • The Women's Center for transitional housing opportunities for women escaping violent situations. • The El Dorado County Health Department. • The California Department of Fair Housing and Employment. **Responsible Party:** Planning Division **Funding:** General Fund **Timeframe:** Ongoing	The City continued to provide the bilingual Housing Issues Hotline. The City did not share fair-housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings.	This program is ongoing and will be continued.	Amend to address current State fair housing law and continue.
Program 6-1 GREEN BUILDING INCENTIVE PROGRAM. The City shall continue to implement its green building incentive program that rewards developers for building green projects. **Responsible Party:** Planning Division, Building Division	The City incorporated the Green Building Incentive Program into the Tourist Core Area Plan and the Tahoe Valley Area Plan. The City continued to provide priority access to residential allocations for earning green building certifications throughout the	This program is ongoing and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Funding: Staff time, general fund **Timeframe:** Ongoing	planning period.		
Program 6-2 ENERGY CONSERVATION. The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. Additionally, the City will consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume. The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations. The City will also refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall. **Responsible Party:** Planning and Building Divisions **Funding:** Permit Fees **Timeframe:** Ongoing	The City continued to enforce the Building Code and Green Code energy conservation regulations throughout the planning period. The City also provided information regarding energy conservation programs at the Permit Center. The City adopted a Climate Action Plan (CAP) in 2020, which includes new policy urging the City to adopt a REACH Code. The City will prepare an economic impact analysis of the implications for housing costs with a stricter Building Code. The City expects to prepare for this change upon adoption of the next Building Code Update. The City is currently considering incorporating the action items from adopted CAP as appropriate: • Partner with TRPA, neighboring jurisdictions, Lake Tahoe Unified School District, and energy providers (e.g., Liberty Utilities, NV Energy, Southwest Gas) to educate residents, second homeowners, students, lodging facilities, and visitors about energy efficiency and conservation practices. • Perform outreach and provide an educational program that highlights existing resources that low-income residents can use to improve energy efficiency and save money. • Launch a comprehensive social	This program has been successful and will be modified to adopt appropriate CAP action items as they relate to housing.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	marketing campaign that leverages available tools from the social sciences to influence behaviors that reduce energy demand and promote conservation. • Work with Liberty Utilities and Southwest Gas to continue developing and promoting free energy audit and retrofit programs, which currently support low-income households. • Explore the feasibility and benefits of developing a regional energy network with other jurisdictions in the Tahoe Basin to administer the program. • Identify key regional partners and establish a robust self-sustaining local or regional energy efficiency program. • Ensure that adequate outreach is conducted to low-income communities for these programs. With the utilities, expand these services to all residents and businesses, making sure to include second homeowners. • Begin the program by providing incentives, such as rebates for home and building controls, and then explore a transition to retrofit requirements, such as replacing old natural gas boilers with new high-efficiency models and installing solar water heating. • Promote the installation of energy-efficient air-source heat pumps and		

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	explore the viability of ground source heat pumps for the region. • Explore and evaluate natural gas–fired heat pumps as an alternative heat source. Work with Liberty Utilities and Southwest Gas to provide rebates and incentives. • Obtain third-party HVAC commissioning and verification of energy savings in HVAC systems. • Partner with HOAs to develop residential retrofit programs to bring homes up to code. Create a program that incentivizes existing homes to get up to energy code. • Develop a policy roadmap to achieve decarbonization of the applicable existing building stock by 2030, without additional cost burden or displacement risk to vulnerable community members. In the meantime, renewable natural gas will be incorporated into the pipeline to aid in the overall transition.		
Program 7-1 MAINTAINING NEIGHBORHOOD CHARACTER. The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplex and triplex projects—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. **Responsible Party:** Planning Division	The adopted Tahoe Valley Area Plan specifically addresses the requirement to develop consistent with existing community character through policy and design standards. The City also adopted a new chapter of Title 6 - Chapter 6.85 Residential Development and Design Standards in March 2021 to create objective design standards for the City in	This program has been successful, and the City will amend this program to continue working with TRPA to implement these standards within the framework of the Regional Plan.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Funding: Staff time, general fund **Timeframe:** Ongoing	compliance with State law. These standards were developed with public engagement to ensure the standards are widely accepted by the community. Single-family homes, duplexes, and triplexes, as defined by Title 6, are approved ministerially if compliant with the objective design standards. In addition, the City adopted an ADU Ordinance in March 2021, providing standards for the development of ADUs on single- and multifamily properties throughout the city. Furthermore, voters passed Measure P in 2020, which prohibits vacation rentals in residential zones as of 2021. Permits for vacation rentals are required to be renewed annually, and the City will continue to deny these permits on a rolling basis until all vacation rentals in residential zones have been revoked. The intent of this change to City policy is to help maintain neighborhoods for residential purposes.		
Program 7-2 AMENITIES FOR NEW RESIDENTIAL DEVELOPMENT. The City shall modify design guidelines to address and/or include requirements for residential projects of eight units or more to include appropriate amenities. The City shall ensure that the modified guidelines do not unduly impact the cost of development and approval certainty, or otherwise unfairly burden the developer. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15	The City adopted the Residential Development and Design standards in March 2021, which requires amenities be provided for residential development with eight or more units.	This program has been completed.	Delete.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 8-1 IMPLEMENTATION TRACKING MATRIX. The City shall use the Implementation Tracking Matrix (see Table HE-2) to continually track the progress of Housing Element programs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City tracked progress of the 2014 Housing Element.	The City will continue to track implementation via the annual progress report to HCD and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.
Program 8-2 STAFF MEETINGS. The City staff members involved in the implementation of Housing Element programs shall review progress in addressing housing issues, especially issues relating to workforce housing during weekly Planning and Building Division staff meetings. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Weekly	Throughout the planning period, the City discussed projects implementing the Housing Element during Development Review Team Meetings and weekly staff meetings.	City staff will continue to address housing issues as needed during meetings. This does not need to be included as a Housing Element implementation program moving forward.	Delete.
Program 8-3 REPORTING HOUSING ELEMENT IMPLEMENTATION. The City shall annually review and report on the implementation of Housing Element programs and the City's effectiveness in meeting the programs' objectives. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Annually	The City annually submitted the Annual Progress Report to review and report on Housing Element implementation and the City's progress toward programs' objectives.	The City will continue to track implementation via the annual progress report to HCD and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.

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APPENDIX A:

SITES INVENTORY

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
Above Moderate Units																							
661 James Ave	96150	023-141-21	Tahoe Island	Residential	n/a	8	Yes	Yes	0.50	21832.10	0.15	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
644 Emerald Bay Rd	96150	023-142-03	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43752.51	13125.75	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
707 Emerald Bay Rd	96150	023-151-21	Tahoe Island	Residential	n/a	8	Yes	Yes	0.79	34501.85	0.24	6.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
711 James Ave	96150	023-151-35	Tahoe Island	Residential	n/a	8	Yes	Yes	0.48	20826.83	0.14	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
715 Glorene Ave	96150	023-152-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.99	42913.18	12873.95	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
660 Emerald Bay Rd	96150	023-152-06	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43689.61	13106.88	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
766 Emerald Bay Rd	96150	023-162-02	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43772.85	13131.85	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
782 Emerald Bay Rd	96150	023-162-03	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.01	44090.44	13227.13	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
730 Roger Ave	96150	023-162-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.99	42998.58	12899.58	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
780 Roger Ave	96150	023-162-06	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.97	42436.84	12731.05	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
628 Glorene Ave	96150	023-321-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43682.77	13104.83	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
680 Glorene Ave	96150	023-331-22	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.71	31097.77	9329.33	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
794 Glorene Ave	96150	023-341-12	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.48	21111.89	6333.57	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2101 12Th St	96150	023-554-10	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.57	25026.27	7507.88	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1359 Herbert Ave	96150	025-021-79	Glenwood	Residential	n/a	1 unit per parcel	No	No	1.00	43550.40	13065.12	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	025-201-20	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.40	17217.50	5165.25	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1308 Gilmore Lake Rd	96150	025-291-08	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.43	18925.13	5677.54	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	025-580-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	1.13	49124.20	14737.26	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1442 Price Rd	96150	025-670-04	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.38	16480.40	4944.12	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3490 Pony Express Way	96150	025-670-21	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.99	43071.01	12921.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3024 Oakland Ave	96150	026-115-02	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.36	15704.48	4711.34	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1101 Johnson Blvd	96150	027-241-30	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.56	24403.77	7321.13	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1140 Johnson Blvd	96150	027-251-01	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.93	40717.63	12215.29	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1152 Johnson Blvd	96150	027-251-18	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.82	35572.58	10671.77	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3902 Crest Rd	96150	028-111-04	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.62	26800.56	8040.17	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3916 Crest Rd	96150	028-111-06	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.44	19328.84	5798.65	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4043 Saddle Rd	96150	028-152-40	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.38	16706.88	5012.06	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4022 Crest Rd	96150	028-153-05	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.42	18350.45	5505.14	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4011 Crest Rd	96150	028-154-02	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.78	34043.67	10213.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1468 Ledge Ct	96150	028-161-10	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.86	37568.35	11270.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1476 Ledge Ct	96150	028-161-11	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.82	35621.61	10686.48	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4273 Saddle Rd	96150	028-161-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.39	17028.83	5108.65	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	029-105-28	Tahoe Meadows	Residential	n/a	1 unit per parcel	No	No	0.59	25892.90	7767.87	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3781 Azure Ave	96150	029-106-05	Tahoe Meadows	Residential	n/a	1 unit per parcel	No	No	0.37	16007.85	4802.35	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3587 Rocky Point Rd	96150	029-300-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.48	20997.48	6299.24	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3675 Regina Rd	96150	030-352-30	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.35	15375.90	4612.77	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1648 Sherman Way	96150	030-403-02	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.45	19504.22	5851.27	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1226 Bonanza Ave	96150	032-152-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43669.77	13100.93	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1356 Bonanza Ave	96150	032-162-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.63	27334.72	8200.42	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1424 Emerald Bay Rd	96150	032-171-01	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43672.65	13101.79	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1440 Emerald Bay Rd	96150	032-171-02	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43681.44	13104.43	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1983 H St	96150	032-171-03	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.90	39066.79	11720.04	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1404 Bonanza Ave	96150	032-173-02	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43656.69	13097.01	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1384 Bonanza Ave	96150	032-173-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.50	21828.16	6548.45	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1392 Bonanza Ave	96150	032-173-07	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.50	21821.01	6546.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3708 Lake Tahoe Blvd	96150	027-072-32	Tourist Core Area Plan	TSC-MU	n/a	25	Yes	Yes	0.52	22651.20	0.36	13.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			14	14	The realistic capacity of this site is based on the active development permit under review by the City.
2160 Barton Ave	96150	023-241-42	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.98	42762.57	0.69	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			14	14	The realistic capacity of this site is based on the active development permit under review by the City.
941 Silver Dollar Ave	96150	031-290-12 [3]	Highland Woods	Residential	n/a	12	No	No	2.08	90517.91	0.62	24.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			20	20	The realistic capacity of this site is based on the active development permit under review by the City.
2070 Lake Tahoe Blvd	96150	023-231-003 and 023-381-001	Tahoe Valley Area Plan	TC-C	n/a	25	Yes	Yes	3.67	159865.20	2.6	91.8	Vacant	Yes - Current	YES – Other Publicly Owned	n/a	n/a	Available			70	70	The realistic capacity of this site is based on the active development permit under review by the City.

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
2494 Conestoga St	96150	031-284-004	Highland Woods	Residential	n/a	12	No	No	0.18	7695.00	0.05	2.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled			2	2	The realistic capacity of this site is based on the development permit on this site with allocations accepted by the City.
1232 Heather Lake Rd	96150	025-252-004	Bijou	Residential	n/a	15	Yes	Yes	0.27	11624.00	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2688 William Ave	96150	031-132-003	Sierra Tract Commercial	Residential	n/a	15	No	No	0.24	10307.00	0.07	3.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled			2	2	The realistic capacity of this site is based on the development permit on this site with allocations accepted by the City.
1044 Williams Ave	96150	031-092-004	Sierra Tract Commercial	Residential	n/a	15	No	No	0.17	7387.00	0.05	2.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled			2	2	The realistic capacity of this site is based on the development permit on this site with allocations accepted by the City.
3054 Fresno Ave	96150	026-104-005	Al Tahoe	Residential	n/a	15	Yes	No	0.14	6000.00	0.1	2.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	
738 Roger Ave.	96150	023-162-012	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.24	10384.00	3115.20	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1280 Julie	96150	032-311-001	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.16	50547.00	15164.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3700 Regina Road	96150	030-353-005	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.24	10445.00	3133.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3820 Forest Ave.	96150	027-141-010	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.12	5296.00	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2588 Knox Ave	96150	031-153-001	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	5006.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1329 Keller	96150	028-070-028	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.23	10019.00	3005.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3376 Woodland	96150	025-226-003	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.27	11547.00	3464.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1165 Lodi Avenue	96150	031-181-008	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4999.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1316 Heather Lake Rd	96150	025-261-009	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.27	11580.00	3474.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2689 Osborne Ave	96150	031-166-015	Sierra Tract Commercial	Residential	n/a	15	No	No	0.12	5016.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
821 Stateline Ave	96150	029-010-015	Lakeside Park	Residential	n/a	1 unit per parcel	No	No	0.87	37736.00	0.26	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1169 Stockton Ave	96150	031-182-010	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4999.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
910 San Jose	96150	026-081-004	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.11	5006.00	1501.80	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2279 Texas Ave	96150	023-753-004	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.13	5622.00	1686.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1911 F Street	96150	032-252-030	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.15	6513.00	1953.90	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
438 Christi	96150	022-171-042	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.17	7352.00	2205.6	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1110 Charles Ave	96150	031-162-019	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	5006.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2258 Coloardo Ave	96150	023-744-028	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.17	7348.00	2204.4	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4273 Saddle Rd	96150	028-161-014	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.39	17048.00	5114.40	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3421 Woodland	96150	025-682-001	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.20	8747.00	2624.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3525 Saddle Rd	96150	025-510-097	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.82	35869.00	10760.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2572 Palmira	96150	031-076-009	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4992.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
946 Linda Ave	96150	023-683-001	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.15	6519.00	1955.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1101 Johnson Blvd	96150	027-241-030	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.56	24405.00	7321.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1152 Johnson Blvd	96150	027-251-018	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.82	35610.00	10683.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1927 Kokanee Wy	96150	022-251-029	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.24	10349.00	3104.7	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
00 Ski Run Blvd	96150	025-580-014	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	1.13	49177.00	14753.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2768 Springwood Dr	96150	031-341-012	Highland Woods	Residential	n/a	12	No	No	0.15	6745.00	0.05	1.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
648 James Ave	96150	023-141-029	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.13	5457.00	1637.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3112 Fresno Ave	96150	026-074-003	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.12	5011.00	1503.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3387 Aloha Rd	96150	025-201-008	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.26	11535.00	3460.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
936 Tanglewood Dr	96150	031-313-017	Highland Woods	Residential	n/a	12	No	No	0.29	12739.00	0.09	3.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
644 Tata Ln	96150	023-442-011	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.23	9972.00	2991.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3792 Aspen Ave	96150	027-144-016	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.11	5000.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1251 Margaret Ave	96150	032-282-017	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.12	5015.00	1504.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
662 Tahoe Keys Blvd	96150	022-023-003	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.18	7762.00	2328.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
805 Lakeview Ave	96150	026-031-012	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.11	5000.00	1500.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3760 Terraace Dr	96150	028-052-004	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.23	10016.00	3004.80	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1917 F St	96150	032-252-029	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.15	6518.00	1955.40	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
905 Linda Ave	96150	023-682-026	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.15	6724.00	2017.20	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2499 Pinter Ave	96150	031-211-014	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4988.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2568 Knox Ave	96150	031-153-006	Sierra Tract Commercial	Residential	n/a	15	No	No	0.12	5020.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3683 Primrose Ln	96150	029-371-020	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.11	4994.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
Total Above Moderate Units									**51.9**												**215**	**215**	
Moderate Units																							

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
2200 Barton Ave	96150	023-241-44	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.95	41320.39	0.66	14.2	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		9		9	
2252 Barton Ave	96150	023-251-25	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.25	10954.42	0.18	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1072 4Th St	96150	023-391-08	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.70	30583.99	0.49	10.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		7		7	
3461 Spruce Ave	96150	025-241-08	Bijou	Residential	n/a	15	Yes	Yes	1.05	45623.20	0.31	15.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1232 Heather Lake Rd	96150	025-252-04	Bijou	Residential	n/a	15	Yes	Yes	0.27	11611.43	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1260 Heather Lake Rd	96150	025-252-08	Bijou	Residential	n/a	15	Yes	Yes	0.27	11618.17	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
941 Merced Ave	96150	026-045-20	Al Tahoe	Residential	n/a	15	Yes	No	0.26	11121.32	0.08	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3100 Fresno Ave	96150	026-077-01	Al Tahoe	Residential	n/a	15	Yes	No	0.28	12014.40	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3068 Nevada Ave	96150	026-102-26	Al Tahoe	Residential	n/a	15	Yes	No	0.28	12010.03	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3616 Alder Ave	96150	027-124-04	Bijou	Residential	n/a	15	Yes	Yes	0.34	14987.64	0.10	5.2	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3604 Tamarack Ave	96150	027-313-17	Bijou	Residential	n/a	15	Yes	Yes	0.29	12632.40	0.09	4.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3591 Spruce Ave	96150	027-321-02	Bijou	Residential	n/a	15	Yes	Yes	0.51	22217.21	0.15	7.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
3604 Spruce Ave	96150	027-322-03	Bijou	Residential	n/a	15	Yes	Yes	0.28	12028.05	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3593 Terry Ln	96150	027-322-18	Bijou	Residential	n/a	15	Yes	Yes	0.30	12860.01	0.09	4.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1049 Takela Dr	96150	027-364-17	Bijou Pines	Residential	n/a	15	No	No	0.25	11010.21	0.08	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3622 Pioneer Trl	96150	028-121-24	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.55	24104.98	0.17	8.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
3618 Pioneer Trl	96150	028-121-25	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.61	26566.34	0.18	9.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1094 Echo Rd	96150	029-362-08	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.43	18924.57	0.13	6.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3718 Montreal Rd	96150	029-364-03	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.32	13996.18	0.10	4.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1069 O Malley Dr	96150	031-241-14	Sierra Tract Commercial	Residential	n/a	15	No	No	3.11	135483.25	0.93	46.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		13		13	
972 Silver Dollar Ave	96150	031-290-29 [3]	Sierra Tract Commercial	Residential	n/a	15	No	No	0.94	40894.45	0.28	14.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1122 Emerald Bay Rd	96150	032-141-04	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.26	11189.55	0.18	3.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1161 Bonanza Ave	96150	032-141-10	Bonanza	Residential	n/a	15	No	Yes	0.50	21853.00	0.15	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1149 Bonanza Ave	96150	032-141-11	Bonanza	Residential	n/a	15	No	Yes	1.00	43666.91	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1117 Bonanza Ave	96150	032-141-18	Tahoe Valley Area Plan	Residential	n/a	15	No	Yes	0.95	41502.81	0.67	14.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		10		10	
1242 Emerald Bay Rd	96150	032-151-04	Bonanza	Residential	n/a	15	No	Yes	1.00	43702.50	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1258 Emerald Bay Rd	96150	032-151-05	Bonanza	Residential	n/a	15	No	Yes	1.00	43702.47	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1286 Emerald Bay Rd	96150	032-151-07	Bonanza	Residential	n/a	15	No	Yes	0.50	21803.91	0.15	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1306 Emerald Bay Rd	96150	032-161-01	Bonanza	Residential	n/a	15	No	Yes	0.93	40462.25	0.28	13.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1320 Emerald Bay Rd	96150	032-161-02	Bonanza	Residential	n/a	15	No	Yes	0.98	42664.04	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1332 Emerald Bay Rd	96150	032-161-03	Bonanza	Residential	n/a	15	No	Yes	0.98	42576.36	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1344 Emerald Bay Rd	96150	032-161-04	Bonanza	Residential	n/a	15	No	Yes	0.98	42589.96	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1368 Emerald Bay Rd	96150	032-161-06	Bonanza	Residential	n/a	15	No	Yes	0.89	38953.07	0.27	13.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1357 Bonanza Ave	96150	032-161-08	Bonanza	Residential	n/a	15	No	Yes	0.82	35891.59	0.25	12.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1307 Bonanza Ave	96150	032-161-12	Bonanza	Residential	n/a	15	No	Yes	0.85	37243.70	0.26	12.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1189 Emerald Bay Rd	96150	032-192-06	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.50	21803.91	0.35	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		5		5	
1248 Melba Dr	96150	032-201-08	Bonanza	Residential	n/a	15	No	Yes	0.75	32881.37	0.23	11.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1300 Johnson Blvd [4]	96150	025-010-041	Bijou/Al Tahoe	Residential	n/a	15	No	Yes	7.60	330948.00	2.28	114.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		34		34	
962 San Jose	96150	026-082-014	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
958 San Jose	96150	026-082-013	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
3141 Riverside Ave	96150	026-082-015	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
833 Emerald Bay Rd	96150	023-171-009	Tahoe Valley Area Plan	TC-G	n/a	25	Yes	Yes	0.50	21780.00	0.35	12.5	Vacant	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA & CALIFORNIA TAHOE CONSERVANCY	n/a	Available		9		9	
Total Moderate Units									**33.6**											**165**		**165**	
Lower Units																							
1860 Lake Tahoe Blvd	96150	032-291-028 [2]	Tahoe Valley Area Plan	TC-MUC	n/a	25	Yes	Yes	10.03	436906.80	7.02	250.8	Vacant	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA	No	Entitled	248			248	Pending application for 248 lower income units on this site. Parcels are under common ownership and would be consolidated. The current use on the underutilized parcel is a parking lot on a portion of the site.
1029 Tata Ln	96150	032-291-031 [2]	Tahoe Valley Area Plan	TC-MUC	n/a	25	Yes	Yes	1.60	69696.00	1.12	40.0	Under-utilized Commercial	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA	No	Entitled					
3584 Pioneer Trl	96150	028-081-007 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.83	36154.80	0.58	20.8	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	Yes [6]	Available	70			70	These five parcels are under common ownership and have an active development permit under review with the City.
3574 Pioneer Trl	96150	028-081-006 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.75	32864.00	0.53	18.9	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
n/a	96150	028-081-015 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.43	18730.80	0.30	10.8	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
3594 Pioneer Trl	96150	028-081-004 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.26	11325.60	0.18	6.5	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
n/a	96150	028-081-002 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.93	40364.53	0.65	23.2	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
3908 Lake Tahoe Blvd	96150	029-170-002 [2]	Tourist Core Area Plan	TSC-NMX	n/a	25	Yes	Yes	0.82	35719.00	0.57	20.5	Vacant	Yes - Current	YES – Other Publicly Owned	SOUTH TAHOE REDEVELOPMENT AGENCY	No	Available	14			14	These two parcels are under common ownership
3900 Lake Tahoe Blvd	96150	029-170-001 [2]	Tourist Core Area Plan	TSC-NMX	n/a	25	Yes	Yes	0.34	14898.00	0.24	8.6	Vacant	Yes - Current	YES – Other Publicly Owned	SOUTH TAHOE REDEVELOPMENT AGENCY	No	Available	5			5	
Total Lower Units									**16.0**										**337**			**337**	
Total Units									**101.5**										**337**	**165**	**215**	**717**	

[1] Available means the site has not been entitled for development

[2] This site is adjacent to other sites on this list with the same owner and is a candidate for lot consolidation.

[3] This site is within an airport overlay zone with a safety ranking of 2, 3, or 4 and will require City of South Lake Tahoe Airport Land Use Commission review for development approval.

[4] Requires design review.

[5] This is either based on the 30-percent or 70-percent lot coverage allowance that applies to each parcel. Parcels in TCAP and TVAP permit 70-percent lot coverage. All other parcels have a 30-percent lot coverage allowance. These percentages are equal to or more conservative than historic development trends in terms of percent of a parcel that has been developed historically.

[6] The City allows ministerial review on this property with their objective Residential Development and Design Standards. If the project proposes single-family, duplex, or triplex residential units then it is subject to ministerial review. If the project proposes a multi-family residential development, it must be proposed in one of three architectural styles (which are common to South L

APPENDIX B:

HOUSING ELEMENT PUBLIC COMMENTS AND RESPONSES – MARCH 2022

Comment	Commenter	Response
AB686, AFFH Concerns: In reviewing the Sites Inventory it is clear that the majority of the Lower Income sites are clustered in a few large sites near US Highway 50 and California Highway 89, while Moderate Income sites are on smaller sites directly along California Highway 89 and throughout the community. Sites within existing residential neighborhoods are reserved for Moderate and Above Moderate sites. HCD guidelines for housing elements state: "sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing." Currently the housing element for South Lake Tahoe appears to be out of compliance with this guideline. The Lower Income sites are along major thoroughfares and highways, not distributed within existing neighborhoods. I **recommend other sites throughout the community and within existing residential neighborhoods be allocated Lower Income.**	Maxwell Davis	The areas where lower income sites are located are closer to amenities and transit. Furthermore, these are the most walkable areas of the community, deemed Town Centers, and the City has multiple programs in place to incentivize development in these areas. These are also the areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible. Affordability by density will be met on these sites, however lower-income housing will also be promoted throughout the City through promotion of ADUs (Program 2-9), incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households (Program 3-9), and encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders (Program 5-1). Through the sites identified for new lower-income development and these programs, the City has adequate sites to accommodate lower income development across the city in a manner that will promote access to services and resources as well as increase mobility opportunities.
AB1397, Reuse of sites: AB1397 requires reused and non-vacant sites in a previous housing element to be rezoned for by-right development of 20% low-income projects. If the proposed site is vacant and reused from the previous two cycles, it must also be rezoned for by-right approval. Sixty of the sites in the 6th Housing Element are reused. These sites were present in the 5th Cycle Housing Element and were in zones in the 4th Cycle as areas for development(though the 4th cycle did not explicitly state all APNs). The city must include a program to rezone these sites.	Maxwell Davis	Per conversation with City zoning should already be in place for this parcel due to the objective design standards. The City's objective Residential Development and Design Standards, adopted in 2021, allow housing on this parcel with ministerial review, so the parcel's zoning is compliant with State law and does not require additional zoning changes at the City level.

Comment	Commenter	Response
Height restrictions: The city restricts building heights to two stories in most of the city and acknowledges that “This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects” It is unlikely that most affordable housing projects would be feasible when limited to two story buildings.The city cannot list sites for low income housing that are impossible for low income housing. Therefore, the city must remove the height maximums and setback restrictions that make low income housing financially infeasible.	Maxwell Davis	Sites identified in the Site Inventory as suitable for low and very low income housing are located within Area Plan districts which allow height greater than two stories. One of the sites is located within the Tourist Core Area Plan Tourist Center Neighborhood Mixed-Use district which allows development up to 36' (3 stories), one is located in the Tourist Core Area Plan Tourist Center Mixed-Use district which allows development up to 56' (4 stories), and two are located in the Tahoe Valley Area Plan Town Center Mixed-Use Corridor district which allos development up to 42' (3 stories). Height is not a constraint to development in these areas.
Parking: The city acknowledges that "The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing" and that parking minimums are "arbitrarily established". Therefore, having concluded that parking minimums are both arbitrary and financially burdensome, the city must include a program to remove or reduce them.	Maxwell Davis	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

Comment	Commenter	Response
City government has a duty and obligation to identify constraints to the development of housing for all income groups, and City officials have a duty to overcome these constraints and not simply say that TRPA or some other Federal or State agency will not let us do it.	David M. Jinkens, Good Government Advocate	The Tahoe Regional Planning Agency was established through a Bi-State Compact between the governments of California and Nevada which was ratified by the US Congress in 1969. The Bi-State Compact as revised in 1980 gives TRPA authority to adopt environmental quality standards and to enforce ordinances designed to achieve these standards. As an incorporated city within the jurisdiction of the TRPA, the City of South Lake Tahoe must work within the regulatory environment of the TRPA as well as the State of California and Federal goverment. Constraints to housing development due to TRPA regulations are identified in the Housing Element and acknowldgement of the City's obligation to work towards agreeable changes to TRPA regulations to reduce these constraints is included in Program 2-8.
In Lieu Payments- Should a State or Federal governmental agency wish to acquire developable residential, commercial, or industrial lands land within the City limits for any purpose, City officials will insist that the State or Federal government pay the City an in-lieu tax for its removal from the property tax roll and the funds from these in lieu payments shall be deposited in an affordable housing fund to support implementation of the Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 *et seq.* , counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. *See Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).
Safety of Acquired Lands – In order to protect the safety and welfare of existing affordable and workforce housing (and all existing housing) from the threat of catastrophic fire, the City shall require that all publicly owned vacant lands within the city are annually inspected by a fire professional and action taken to remove dangerous fuels from these vacant parcels in a timely manner and in a manner acceptable to the Fire Department.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Comment	Commenter	Response
Compliance with the General Plan and Housing Element – All acquisition of residential and other lands within the City limits by another Federal. State, or local agency will require the party to have the proposed acquisition reviewed by the Planning Commission and City Council that will determine and make appropriate written findings that the acquisition is consistent with the City's General Plan and Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.
Adequate Fire Protection Required – All providers of domestic water service will be required to submit a plan and timeline for ensuring that there is adequate water pressure (as established by the NFPA) to charge existing fire hydrants so that in the event of a fire emergency impacting residential and affordable housing units, first fire responders will have adequate water to fight the fire. This adequate fire flow protection for our community is a safety imperative. In this regard, the City of South Lake Tahoe will assist water agencies to seek Federal and State funds to make the much-needed improvements.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. Policy HS-2.4, Fire Flow Adequacy, addresses this comment.

Comment	Commenter	Response
Undergrounding of All Utilities in Residential Areas- In order to provide the highest degree of protection for existing and proposed housing in the City limits, the City will actively pursue Federal and State grants and loans to ensure that all electrical, telephone, and cable facilities are placed underground. No cell towers or cell facilities will be installed in or near residential areas unless a comprehensive environmental impact assessment is done on the overall facilities plan and the safety of these facilities is determined, and appropriate mitigation measures are taken to ensure the safety of persons living here. The goal here is to see that these radiation producing facilities are placed underground. Undergrounding is a viable alternative to above ground cell towers and facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts. Under the federal Telecommunications Act, local agencies like the City are limited in their ability to deny applications for wireless communication facilities where they are needed to close a significant gap in service, and are prohibited from regulating these facilities based on environmental impacts from radiofrequency (RF) emissions. 47 U.S.C. §§ 332(c)(7)(B)(i), (iv); *MetroPCS, Inc. v. San Francisco* , 400 F.3d 715, 732-34 (9th Cir. 2005).
In the table of actions and programs item 2-8 deals with the 1st time homebuyer program administration and it states that no entities expressed an interest in administering this program. We have had a few conversations where we discussed that this would be an appropriate role for SJCLT and we have been awaiting the RFP to respond. I have been meaning to ask about the status since we were hoping that the program would be up and running in time for the Riverside Project sales. What is the status? Why does this indicate that no entity had expressed interest when we have been discussing this?	Jean Diaz, St. Joseph Community Land Trust	When this program was adopted in 2014, the idea was to approach the County for assistance since they administer first time homebuyer programs as well. That was done and they were not interested. I certainly acknowledge that we have had more recent discussions with SJCLT about the potential for SJCLT administering a moderate-income homebuyer program and some funding has been secured so this text could be revised to better reflect that. On page HE-9, the City proposes to continue this effort through the next Housing Element cycle (2022-2027). Program 2-7 (Moderate Income Homebuyer Program) is proposed in this Housing Element Update to address this comment.
Make the following edits shown to Policy 1-3: The City shall work with the California Department of Housing and Community Development, ~~and through~~ the California Legislature<u>, and through other appropriate legal means</u> to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.	David M. Jinkens, Good Government Advocate	In response to this comment the suggested revision to Policy 1-3 has been made.

Comment	Commenter	Response
Make the following edits shown to Policy 1-7: The City shall direct high-density residential development (to the extent that they are available) to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated. However, the additional text is not necessary since all development is limited by the availability of sites. Sites identified in the Sites Inventory have been selected based on their access to amenities such as public transit and other services. Policies and Programs included in the Housing Element are intended to increase the availability and feasibility of sites to be developed to meet the City's housing needs.
Protect Existing Affordable Housing Opportunities – The City shall make every reasonable effort to protect existing affordable housing opportunities within the City limits from their conversion to other uses by either a private party or other governmental agency.	David M. Jinkens, Good Government Advocate	The City has included the following Policies and Programs in the Housing Element to support this comment: Policies 3-4, 3-7, Programs 3-2: Multi-family Dwelling and Single-Room Occupancy Inspection and Maintenance Program, Program 3-3: Mobile Home Parks Ordinances, Program 3-4: Preservation and Acquisition of At-Risk Properties, Program 3-6: Replacement of Lost Units From Residential Demolitions and Program 3-10, Mobile Home Park Preservation. To further respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Edit to Policy 2-4: The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing. The City shall also ensure that multi-family housing development have responsible onsite management.	David M. Jinkens, Good Government Advocate	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements.

Comment	Commenter	Response
Make the following edits shown to Policy 1-9: The City shall take all reasonable and legal means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites. All Federal and State land acquisitions within the City limits must be reviewed to determine their compliance with the City's adopted General Plan and Housing Element and this review must include written findings by the Planning Commission and City Council~~. .support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers~~.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated and in response the City has included the following new policy in the Housing Element: Policy 3-9: The City shall take all reasonable means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites without adequate mitigation. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.
Make the following edits shown to Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and funding to ensure that all public lands adjacent to existing housing is made fire safe~~and community development~~.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.
Add a new policy: The City shall pursue funding and collaborative efforts to ensure that all overhead utilities are placed underground including cell facilities to better protect residents from fire and exposure to radiation from cell facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts.

Comment	Commenter	Response
Add a new policy: The City shall require that all public land acquisitions within the City limits by Federal and/or State agencies pay an in-lieu of property tax for removing these parcels off of the tax rolls with the funds from these in lieu payments being deposited with the City in a Housing Element Implementation Fund.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 et seq., counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. See *Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).
Edit Program 1-3 to add one additional bullet as shown below: The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. Additional updates to parking standards could include one or more of the following practices: •Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. •Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements. •<u>In no case, however, shall the City waive the requirements for off-street parking if in doing so there are insufficient parking spaces onsite to accommodate the development and create overflow parking problems on City streets.</u>	David M. Jinkens, Good Government Advocate	See revised text on page 4-162 providing clarification on adopted City parking standards. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumes responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

Comment	Commenter	Response
Question on Policy 2-8: This policy needs further explanation and discussion) Who is the college supposed to serve and for whom is housing on campus being built?	David M. Jinkens, Good Government Advocate	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Developmetn of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
Edit to Program 2-9: The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city where appropriate and ere it does not disrupt or overload existing neighborhoods). The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes....	David M. Jinkens, Good Government Advocate	In March 2021 the City adopted an ordinance to allow ADUs on parcels zoned to allow single-family or multifamily dwelling residential uses and that includes a proposed or existing dwelling (City Code Section 6.85.050. The policy as originally written is consistent with the recently adopted ordinance.
Edit to Policy 3-2: The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants and ensure that Federal and State lands adjacent to existing housing is made fire safe and regularly maintained.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.

Comment	Commenter	Response
Edit and question on Program 3-4: The City shall continue to provide technical and financial assistance ~~to the St. Joseph Community Land Trust and other~~ nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. (preferred agents should not be mentioned in this plan) Housing so rehabilitated should be made available on a priority basis to existing City residents in need,	David M. Jinkens, Good Government Advocate	In response to this comment, the City revised Program 3-4 as follows: The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.
Deed restrictions/oversight - as the City moves forward with deed restrictions we must keep in mind that creating a deed restriction and enforcing a deed restriction, are two different things. We are in the process of cataloging deed restrictions in the Incline Village portion of Tahoe where deed restrictions are willingly ignored because there's no fear of enforcement. Given this regional history of not enforcing deed restrictions, we recommend working with the TRPA to ensure the required staffing (including the creative opportunity for a consulting contract) is in place to manage any current and future deed restrictions.	Tahoe Prosperity Center	In response to this comment the City has included the following new Housing Element policy: Policy 2-10: The City shall ensure that deed restrictions placed on affordable housing are monitored and enforced.

Comment	Commenter	Response
The Housing Element states that “height standards are an ‘actual constraint’ related to housing, especially with Mixed-use projects that contain residential and commercial uses since they are limited to two stories.” Since the impact is on the financial feasibility of a mixed use project, perhaps the City could use funds to help these types of projects pencil. It’s our understanding that redevelopment at the Crossings didn't pencil for this very reason. Given the dire need for local housing, the City could consider using funds to offer an incentive to developers - fund the financing gap, a zero interest loan, or some other creative means. If the City offered the right incentives, these types of projects could be a particularly valuable type of development in select parts of the City - for example the two parcels at 3900 and 3908 Lake Tahoe Blvd appear to be a prime potential location for mixed use.	Tahoe Prosperity Center	Sites located within Area Plan districts which allow greater height do not have a constraint associated with height standards. Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage, increased density and the ability to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
It’s noted in the report that City building code enforcement is not an “actual constraint” to providing housing, and this surprises us. We’ve had numerous conversations with realtors and developers who feel that because of minimal code enforcement, we have an environment where there’s no incentive for owners of old, poorly maintained housing to either fix or sell their properties. We’d like to see increased enforcement of building codes on the owners of dilapidated properties, whether they be apartments, SRO’s, or even single family homes. Increased enforcement combined with City program 3.1, the rehabilitation loan program, could be a great stick AND carrot approach to incentivizing improvements and providing a path for property owners to do it.	Tahoe Prosperity Center	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock. In addition, the City addresses maintenance of the quality of the existing housing stock in Program 3-1. In response to this comment, the City clarified text in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability."

Comment	Commenter	Response
The report shows that since the last housing element, only 19 of the targeted 63 RHNA units were built in the "moderate income" category. This is the second biggest miss, next to the "extremely low income" category. This moderate income category is what the term "missing middle" refers to, and we'd like to encourage a particular focus on this income category so we don't continue to lose our non-service industry workforce. As Barton Hospital and others have pointed out, even good paying medical and legal jobs aren't being filled because there's virtually no housing available at even the moderate price point. We recommend the City to again consider ways to incentivise the very important but frequently overlooked segment of the market with things like no permit fees, by-right development, ministerial review of design standards, bonus units (beyond TRPA) if a project stays fully in moderate AMI, streamlined permitting (similar to by-right, but a true accelerated plan review within 30 days), and anything else that might ensure we reach those RHNA goals in the next couple of years.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-1 as follows: Program 2-1: Pursue State and Federal Funds To support the creation of quality, affordable housing optionf for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. Implementation of this policy along with Program 2-11 is intended to provide funding for the City to create additional incentives to develop housing for all income categories. In March 2021 the City adopted objective residential development and design standards that reduce permitting requirements for housing projects up to four units, requiring ministerial review only. These standards also provide the opportunity to larger housing projects to be reviewed ministerially if they are designed consistent with the objective development and design standards specified (City Code Chapter 6.85).
In light of the extraordinary changes to our housing market in the last two years, this might be a good time to readdress the concept of a Vacancy tax for 2nd homeowners. This could spur 2nd homeowners to action, serving two potential purposes: a) create a sustainable pool of funds that could be earmarked specifically for housing initiatives in the City, and b) incentivize owners of older 2nd homes that are rarely if ever used, to put their home to better use whether that be listing their house on the market to increase supply, or renting to a local.	Tahoe Prosperity Center	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.

Comment	Commenter	Response
Two related tools that were listed in the South Shore Action Plan and have had proven impact in other communities, but are not listed in this report, are inclusionary zoning and residential/commercial linkage policies. We recommend considering both of these types of policies, including in-lieu fees, for future development, to help ensure the RHNA numbers are met across the income spectrum.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds...
Under Student Housing - for whom is student housing intended?	Housing Element Workshop, February 7, 2022	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Development of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
I know the RHNA numbers are set, but are there more higher-income housing than lower-income units projected in the RHNA? Did you say higher income units were set because some of the higher income housing could be used as commercial? Or why is the higher income housing so much higher than the lower income housing?	Housing Element Workshop, February 7, 2022	The City recognizes that the numbers that the state provided in the above moderate category are higher than what we expected compared to the other categories. Through our data analysis and public outreach, we've heard to address a higher need for lower income housing than what the State addresses. Therefore, our sites inventory has a larger amount of units identified for lower income housing. Policies and programs included in the Housing Element are focused on creating more housing opportunities and housing units for very low, low and moderate-income residents.
Consider a vacancy tax to incentivize homeowners to rent long term	Housing Element Workshop, February 7, 2022	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.
Why does the draft Housing Element state that code enforcement is not a constraint to housing? Code enforcement should be a higher priority. Address dilapidated properties to avoid overall effects on the community.	Housing Element Workshop, February 7, 2022	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.

Comment	Commenter	Response
Rehabilitation Programs need more focus on how they could be implemented.	Housing Element Workshop, February 7, 2022	The City has added more specifics per HCD comment to timing of this program. The City will explore the best ways to support housing rehabilitation as part of Program 3-1. In addition, the City has clarified the language in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability."
Fair housing issues - landlord/tenanta mediation needed for issues with landlords charging illegal fees - e.g. related to credit check, issues with evictions. More efforts are needed to make sure renters are aware of their rights.	Housing Element Workshop, February 7, 2022	The City of South Lake Tahoe has created a Housing Issues Hotline to assist residents with landlord-tenant concerns. The Housing Issues Hotline is a phone number residents can call and get information, locate resources, request assistance, or potentially file a complaint regarding the condition of your rental unit. The City also provides inspection and compliance services to address substandard housing issues and provides resource references for tenants to address other concerns, including legal assistance. The City offers information on fair housing issues in Spanish at the planning counter as well. In response to this comment, the City has revised Program 5-1 to add one additional bullet as follows: "[The City will] continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns."
Would like the City to institute a rental housing inspection program for ALL rental housing. Another attendee agreed and said this program should be highest priority.	Housing Element Workshop, February 7, 2022	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements. In addition, Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.
Address demographic trends in the community as future planning take place. School enrollment and number of registered voters in the City has been declining	Housing Element Workshop, February 7, 2022	School district enrollment data was added to the Housing Element as new Section 4.2.2.9. Information about voter registration in South Lake Tahoe was not readily available for inclusion in the Housing Element.

Comment	Commenter	Response
Partnerships with large employers to address how they can participate in solutions to housing being a barrier to attracting and retaining employees. Program ideas include: o Partnerships with property management companies to provide employers notification and first right of refusal as units become available. o Making first time homebuyer programs available to employees.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Assistance to employees that initially need to rent when they move to town but ideally want to purchase a home for the long term.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Renter displacement is a concern	Housing Element Workshop, February 7, 2022	The City agrees that the recent trend of increased renter displacement and homes are sold is a concern. The City has initiated the Lease to Locals program, which provides incentives to second homeowners to rent their home long term, in order to increase the availability of rental properties in the City.
Consider changing how VHRs are defined to longer than 30 days, possibly 6 months.	Housing Element Workshop, February 7, 2022	The current definition of a VHRs as the rental of a dwelling for a period of less than 30 consecutive calendar days stems from California Revenue and Taxation Code 7280 which allows the collection of transient occupancy tax on lodging rented for thirty days or less. If the definition of VHR includes rentals for longer than thirty days, transient occupancy tax would not be able to be collected on these lodging services. Transient Occupancy Tax revenues would not be available to administer an expanded VHR program. The City's focus is on providing incentives, through the Lease to Locals Program, to property owners that rent their properties for long term. These incentives are only available to owners that rent their home or a room in their home for at least one year.

Comment	Commenter	Response
Issue of mistmatch between median income and the cost of market-rate housing. What Housing Element programs work to create more affordable units?	Housing Element Workshop, February 7, 2022	Many programs in the draft Housing Element work together towards creation of affordable housing. Programs 1-1 and 1-4 direct the City to develop incentives for the development of new housing units. Programs 2-1 through 2-13 direct the City to support and reduce barriers to the development to housing specifically for low-income, moderate-income and workforce residents. Programs 3-1 through 3-10 focus on the preservation and rehabilitation of existing housing units and increasing the availability and affordability of these units.

Comment	Commenter	Response
People are afraid to report landlords who don't keep things up to code because they won't have a place to live	Housing Element Workshop, February 7, 2022	The City is sensitive to this concern that residents have when responding to housing condition complaints. In response to this comment the City has included the following text in the discussion of Fair Housing and Displacement Risk. As discussed in Section 4.2.6.2.3, complaints about poor home condition due to deferred maintenance or absentee landlords is one of the primary issues reports to El Dorado County Fair Housing. However, with the scarcity of affordable housing, some tenants may be hesitant to submit maintenance requests to their landlord or property manager for fear of retaliation, such as unjust eviction or rent increases. Lower-income renters are particularly at risk of displacement as a result of poor housing conditions if retaliation occurs, as there are limited alternative housing options. The City is aware of this concern residents may have and aims to proactively address substandard housing conditions through the Multi-Family Inspection Program, which will result in the City requiring maintenance by the homeowner rather than a request from the tenant. Additionally, the City has included Program 3-1 to provide rehabilitation assistance which will reduce barriers to maintenance and is intended to enable landlords and property managers to proactively address safety issues and reduce the burden on tenants to submit a request. Many Programs contained in the Housing Element are designed to address the shortage of affordable housing units in the City, which as the commentor noted, increases concerns of being displaced.
Enhanced fire safety policies, would that belong in the Housing Element?	Housing Element Workshop, February 7, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Comment	Commenter	Response
Does the City have any control over setting the RHNA?	Housing Element Workshop, February 7, 2022	In response to this comment, the City has added a discussion of the RHNA process and how it is determined in Section 4.3.1.1.1, Survey of Available Land, of the Housing Element (page 4-109). The Housing Element now describes that the RHNA is set by the State and the City does not have input when the RHNA is set.
Program 2-6, Assist Nonprofit Housing Developers – *priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-6 has been included in the Housing Element with an ongoing timeframe that is continuous.
Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM – *LOVE, extra priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-11 has been included in the Housing Element with a timeframe that calls for completion of the funding feasibility analysis by September 2022 and adoption of an ordinance by September 2023.
Rehabilitation/conservation – *like, prioritize this whole category* •» Program 3-4, Preservation and Acquisition of At-Risk Properties – *like, extra priority* •Program 3-5 PRESERVATION OF HOUSING CONDITIONS – *like* •Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS – *like, extra priority* •*Like all of these*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Energy Conservation Opportunities – yes, prioritize all to help implement CAP and meet renewable energy resolution.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Program 6-1 GREEN BUILDING INCENTIVE PROGRAM – *include coverage free or discounted from City pool if available?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment Program 6-1 has been revised as follows:: Program 6-1: Green Buidling Incentive Program The City shall continue to implement its Green Building Incentive Program that rewards developers for building green projects. <u>The City shall also evaluate opportunities to provide additional incentives for green building projects.</u>

Comment	Commenter	Response
POLICY 6-1 The City shall ensure that new construction meets Title 24 energy conservation requirements and shall retrofit older summer seasonal housing to be made suitable for year-round occupancy. – *include reference to Reach code for when it is finalized?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment, Policy 6-1 has been revised as follows: Policy 6-1: The City shall ensure that new construction meets or exceeds Title 24 energy conservation requiremetns and shall require retrofits of older summer seasonal housing to be made suitable for year-round occupancy.
Missing Middle: Policy 2-5 states "The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city." *Not sure how the City can do this, but with all of the market-rate being approved, and seemingly that is the trend, need to directly assist renters. Like Program 2-7, but for renters. The community also seemed to ask for this based on the input and poll results Zach presented. If not a whole new program, maybe it could be added to 2-7, or somehow integrated with 2-11.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added a new Program 2-15 to address this comment as follows: "The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan."

Comment	Commenter	Response
Program 1-3, Parking Best Practices – *I would like to prioritize this, like the intent to allow more shared parking and flexible parking standards. I like the direction you went with the new residential design standards.* • Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements •*Like both of these, but what about getting rid of parking minimums for some projects like affordable housing or commercial in Town Centers? Also, straightforward parking exemption form/tool. Make TVAP parking policies City-wide, reduced or no parking minimums for bonus units or in bonus unit boundary areas.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.
Program 2-2, Partnerships for Workforce Housing – I would like to prioritize this, but not as proposed. Its a good idea, but how is it implementing proposed Policy 2-7 (which states "The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers, especially the quantified objective to Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment"). The program only seems to be proposing a loan for first/deposit. Policy 2-7 is the same policy from 2014-2022 and the review for this update says the program has been successful but only points to 3 homes built in the whole 8 years and no direct link to workforce besides a mention of LTCC being a partner. Student housing provides a better example of what I'd like to see with Program 2-5 implementing Policy 2-8.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added more specific strategies or tools as options in Program 2-2 to address this comment: "Additional partnerships with large employers will be considered, such as: •Partnering with property management companies to provide employers notification and first right of refusal as units become available. •Making the homebuyer programs available to employees. •Providing financial assistance or other support to employees that initially need to rent upon relocation to the city." In addition, the City added a new Program 2-15 to seek funding to provide financial assistance to low-income renters in the city.

Comment	Commenter	Response
One other missing program - Inclusionary Zoning and/or requirements. As we approve all of these market-rate units, it would be great to get a few affordable units too. I just saw that Truckee is considering an exchange of STR permits for deed-restricted units. Their language is "Town Council also directed staff to develop a program that would incentivize the private sector to contribute to workforce housing by setting aside a limited pool of short-term rental registration certificates. Potentially, a developer could approach the town to propose deed restricting one or more housing units for workforce housing in exchange for the ability to access an agreed-to number of short-term rental certificates." While our STR situation is different here, I thought it was a creative approach to getting some affordable housing out the high-demand residential that is largely what is being proposed.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds... Due to restrictions on VHRs in residential areas and multi-family units a program to allow them in exchange for deed restricting units would require voter approval to modify regulations of Measure T.
Potential for workshop around GP Annual Report to discuss implementation of Housing Element each year.	Gavin Feiger, Planning Commission Meeting, February 10, 20232	In response to this comment the following program has been added to the Housing Element: Program 1-8: The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.
Mobile home parks have high levels of poverty and poor conditions	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record. To respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Housing Element plans haven’t come to fruition	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

Comment	Commenter	Response
Multi-family projects being subdivided as condominiums and becoming VHRs	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	VHRs are prohibited in non-commercially zoned areas, but are allowed in commercially zoned areas which have been identified as appropriate for lodging and short term rentals through voter approval of Measure T.
TRPA policy needs to follow state law	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	The Housing Element analysis acknowledges that some TRPA regulations are a barrier to the development of affordable housing. The City has included Program 2-8 in the Housing Element directing continued efforts to advocate for changes to TRPA regulations that would reduce these barriers.
Enforcement of formerly permitted VHRs, especially in multi-family properties, is needed	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City <u>shall continue enforcement of Measure T regulations and</u> will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.
Acquiescence to realtors a big part of problem	Ed Mosur (public comment), Planning Commission	Comment included in the record.

Comment	Commenter	Response
Sites Inventory – Are low-income sites all high density multi-family?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	The areas where lower income sites are identified are areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible.
Incentives for developers on high density parcels. Increased density or available coverage.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
Tiny Homes and ADUs considered affordable housing stock?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Pursuant to Government Code section 65400, an ADU or a tiny home may be used to meet either the lower-income or moderate-income RHNA if it meets the following criteria: 1.The unit meets the State's definition of a housing unit. A housing unit is "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall." 2.The unit is reported to the California Department of Finance upon development. 3.The unit is assigned a price that fits within the HCD income limits for El Dorado County for either lower-income housing or moderate-income housing.

Comment	Commenter	Response
Since Tax map doesn't show inequality that really exists does that affect the City's ability to obtain funding?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, the following Program has been added to the Housing Element: Program 2-14: The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.
Public transit is not discussed in Housing Element – Housing and Transit are tied together.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Public transit, and associated mobility opportunities, are discussed in Section 4.2.6.2.2 of the Assessment of Fair Housing. Additionally, the City has included an action in Program 5-1 to meet biannually with the Tahoe Transportation District to assess if any new and unmet transit needs have developed and, if so, will provide assistance in applying for state and federal funding for expanded services. In response to this comment, the City has expanded Program 5-1 to include the following text regarding transit accessibility: The City shall ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.
Potential for program to address illegal VHR code enforcement	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

Comment	Commenter	Response
Fire safety should be addressed or referenced to the Safety Element in the Housing Element	Keith Roberts, Planning Commission Meeting, February 10, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.
City involvement in TRPA Working Group	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment the following revision to Program 2-8 has been made: If not already addressed ~~in the 2012 TRPA Regional Plan update and~~ through the Tourist Core Area Plan, the City shall continue to advocate~~recommend~~ for ~~that TRPA make the following~~ changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations: ...
Incentives to builders to address housing needs are appreciated due to the cost of building in Tahoe	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
CATT is resource to provide technical advice on remodeling and upgrading existing housing	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

Comment	Commenter	Response
There are many different types housing units being constructed. Sugar Pine Village as large scale with property management and ADUs as small scale examples. Each unit counts.	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

PART II

CITY OF SOUTH LAKE TAHOE

HOUSING ELEMENT POLICY DOCUMENT

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Introduction

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and briefly describe the proposed action, the City departments with primary responsibility for carrying out the program, the funding source, the time frame for accomplishing the program, and for some programs, the quantified housing objectives associated with that program.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out a policy. Specifies primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

The following list shows the definition of housing income limits as they are applied to housing units in South Lake Tahoe.

- **Extremely Low-Income Housing:** Affordable to households whose combined income is equal to or less than 30 percent of the median income for El Dorado County.
- **Very Low-Income Housing**: Affordable to households whose combined income is between 31 percent and 50 percent of the county median income.
- **Low-Income Housing**: Affordable to a household whose combined income is between 51 percent and 80 percent of the county median income.

- **Moderate-Income Housing**: Affordable to a household whose combined income is between 81 percent and 120 percent of the county median income.
- **Above Moderate-Income Housing:** Affordable to a household whose combined income is above 120 percent of the county median income.
- **Workforce Housing:** For South Lake Tahoe, workforce housing is intended to meet the needs of working family households earning between 60 and 180 percent of the median-household income.

New Construction

New construction in South Lake Tahoe is limited by the Tahoe Regional Planning Agency's (TRPA's) residential allocation system, which regulates the number of new housing units that can be within the Tahoe Basin. In the 2021-2022 distribution cycle, the City received 66 residential allocations (33 allocations per year) for distribution within the city limits. Consistent with adopted policy, 1/3 of the allocations are reserved for multi-family development while 2/3 are reserved for single-family development. 55 allocations remain in the Town Center pool to incentivize residential development in Town Centers and close to transit. While TRPA's growth-control mechanisms act as a constraint on the production of new housing, they are the foundation of the Regional Plan. TRPA and the local governments in the region have worked together in recent years to address housing-related constraints. The City strives to find environmentally appropriate solutions to its housing problems.

Goal HE-1	To increase housing opportunities for South Lake Tahoe residents of all economic levels.

POLICIES

Policy 1-1 The City shall adopt programs, ordinances, incentives, land use plans, and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 1-2 The City shall work with TRPA to expeditiously process residential development proposals that conform to the City's Housing Element policies.

Policy 1-3 The City shall work with the California Department of Housing and Community Development, the California Legislature, and through other appropriate legal means to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.

Policy 1-4 The City shall encourage the consolidation of parcels to facilitate more effective multifamily residential development.

Policy 1-5 The City shall encourage development that reuses infrastructure associated with existing underutilized sites to help developers benefit from "grandfathered" excess land coverage, existing sewer units, air quality mitigation fee reductions, and other benefits associated with the redevelopment of existing lots.

Policy 1-6 The City shall encourage the production of housing as part of mixed-use projects in commercial nodes, in Town Centers, in Regional Centers, and in any other high-density.

Policy 1-7 The City shall direct high-density residential development to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.

Policy 1-8 The City shall support the establishment of Pedestrian and Transit-Oriented Development districts in which developers of mixed-use and high-density residential developments shall receive incentives (i.e., increased density, height, commercial floor area, residential allocations, and the ability to subdivide into condominiums).

Policy 1-9 The City shall support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers.

Policy 1-10 The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and community development and implementation of General Plan policies and programs to support housing affordability, community development and safety.

PROGRAMS

Program 1-1 MIXED-USE DEVELOPMENT

The City shall continue to create and implement incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core Area Plan and Tahoe Valley Area Plan as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Make initial website updates by 2023 and review opportunities to create and implement additional incentives annually after that starting in 2024.
Quantified Objective:	Encourage the construction of 50 units in Town Centers to facilitate housing mobility opportunities.

Program 1-2 DEVELOPMENT OF SUBSTANDARD/UNDERUTILIZED SITES

The City will provide information on substandard or underutilized parcels as part of the City's online GIS database. The City will update the database annually.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	By September 2023 and annually after that
Quantified Objective:	Support rehabilitation efforts for at least 4 substandard or underutilized parcels to encourage place-based revitalization, particularly in low resource areas.

Program 1-3 PARKING BEST PRACTICES

The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. The City's objective Residential Development and Design Standards allow parking requirement reductions for studio and one bedroom units and multi-family projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking. Additional updates to parking standards could include one or more of the following practices:

- Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units.
- Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	Ongoing, as projects are processed through the Planning Division.

Program 1-4 USING LOCAL INCENTIVES

The City shall work with affordable, workforce, and other multifamily housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." Increased densities would allow for a larger stock of affordable housing to prevent displacement risk for residents. The City will also seek opportunities to incentivize the construction of new housing to serve large renter households.

The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives

and options offered by TRPA. The handout will briefly summarize the local incentives, highlight incentives for the construction of large units to serve larger rental households, and provide links to the City's website. The information will be available on the City's website and also at the City Planning Division offices. The City will reach out to developers annually to market these incentives.

In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Create informational handout and website updates by 2023. Conduct outreach to local developers at least annually. Add this program to the City's efforts to work with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.
Quantified Objective:	Incentivize the development of 20 lower-income units (including 5 units with 5 or more bedrooms) to reduce displacement risk; targeting development in the area east of Ski Run Blvd.

Program 1-5 CLARIFYING THE DEVELOPMENT PROCESS

The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.

Responsible Party:	Planning Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing, updated as needed.

Program 1-6 CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED UNDER STATE LAW

The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and City next amend the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.

Responsible Party:	Planning Division

Funding: Staff time, general fund

Time Frame: Add this program to the City's efforts to work with TRPA by September 2022. Within the TRPA regulatory framework, the City will make amendments to City regulations by December 2023. The City will work with TRPA with a goal of amendments to TRPA regulations by 2025. If this action is not completed in the assigned timeline, the City will continue to pursue this action in each subsequent year. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 1-7 SMALL LOT CONSOLIDATION

To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs:

- Continue to discuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place.
- Implement a process to guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes deed-restricted affordable units.
- Continue to assist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.

Responsible Party: Planning Division, Housing Division and Public Works Department

Funding: Staff time, general fund

Time Frame: Establish program to guide property owners through the lot consolidation process and waive the fee for designated affordable units by September 2023, and then implement the program as applicants come forward. Reach out to local developers annually as part of Program 1-4.

Quantified Objective: Encourage lot consolidation to support the development of 50 affordable housing units to facilitate housing mobility, prioritizing lots in near Town Centers.

Program 1-8 HOUSING ELEMENT IMPLEMENTATION PROGRESS

The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.

Responsible Party: Planning Division and Housing Division

Funding: Staff time, general fund

Time Frame: Meet annually as part of the development of the Housing Element Annual Report to HCD.

Affordable Housing

There is a general disparity between wages and the cost of housing in South Lake Tahoe. Many of the city's year-round residents who live and work in the city find it difficult to afford housing. While the city's year-round population is growing slowly, the city continues to be a popular resort destination and tourist-based employment continues to expand. Low-wage service industry jobs create a need for affordable[1] low-income housing. Middle-income residents also experience difficulty affording safe and decent housing.

The shortage of affordable housing is an issue facing many communities in California and throughout the nation, especially resort communities with high-end real estate and low-paying jobs. There is no single best strategy for providing affordable housing in resort locations. Cities can address the problem with a mix of incentives and restrictions. Unlike other communities, South Lake Tahoe's ability to provide incentives for affordable housing, such as additional height and land coverage, and reduction of TRPA mitigation fees, is limited by TRPA regulations. The City and TRPA have addressed some of these issues through changes to TRPA regulations for certain housing types like accessory dwelling units (ADUs) and increases in ways development commodities can be received, in particular for affordable projects. The City can continue to address the affordable housing shortage through the creative use of funds, development of new partnerships with both the public and private sectors, and by working with TRPA on recommendations for changes to TRPA housing regulations and policies.

Goal HE-2	To encourage construction and maintenance of affordable and workforce housing in South Lake Tahoe.

POLICIES

Policy 2-1 The City shall ensure a stable community by helping tenants to become homeowners and preserving the ability for residents to afford housing in the community where they grew up.

Policy 2-2 The City shall enable opportunities for deed-restricted affordable housing ownership to ensure long-term affordability.

Policy 2-3 The City shall encourage a range of housing options so that people who work in South Lake Tahoe can choose to live in the city.

Policy 2-4 The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing.

[1] Under state and federal statutes, "affordable housing" is defined as housing that costs no more than 30 percent of gross household income. The California Department of Housing and Community Development's (HCD) definition of affordable housing applies to housing for moderate-income households and below. TRPA's definition of "affordable housing" includes the state and federal definition but refers exclusively to deed-restricted housing for lower-income households (income not in excess of 80 percent of the county's median income) and very low-income households (income not in excess of 50 percent of the county's median income). In general, this section uses HCD's definition of "affordable housing;" however, when discussing TRPA-related programs, "affordable housing" is based on TRPA's definition.

Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city.

Policy 2-6 The City shall ensure that deed-restricted affordable housing is created using attractive, long-lasting, low-maintenance materials.

Policy 2-7 The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers.

Policy 2-8 The City shall support the efforts of the Lake Tahoe Community College in planning for and developing affordable student, faculty, and employee housing on campus.

Policy 2-9 The City shall strive to provide housing opportunities that are affordable for workers earning between 60 and 180 percent of the area median income. The City recognizes that police and fire personnel, schoolteachers, nurses, and other public service employees are an essential component of the local workforce.

Policy 2-10 The City shall ensure that deed restrictions placed on affordable housing are monitored and enforced.

PROGRAMS

Program 2-1 PURSUE STATE AND FEDERAL FUNDS

To support the creation of quality, affordable housing options for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing in Town Centers near services and amenities and integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).

Responsible Party:	Housing Division
Funding:	Section 202 funds, state and federal tax credits, Community Development Block Grant (CDBG) funds, CalHome funds, HOME funds, Permanent Local Housing Allocation (PLHA), Affordable Housing Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG)
Time Frame:	By September 2023 and every year thereafter
Quantified Objective:	Support the development of 60 lower-and moderate-income units through pursuit of state and federal funds.

Program 2-2 PARTNERSHIPS FOR WORKFORCE HOUSING

The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, Lake Tahoe Unified School District, and

resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower- and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established.

Additional partnerships with large employers will be considered, such as:

- Partnering with property management companies to provide employers notification and first right of refusal as units become available.
- Making the homebuyer programs available to employees.
- Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.

Responsible Party:	Housing Division
Funding:	Staff time, general fund, housing funding sources identified through Program 2-12
Time Frame:	Ongoing and establish model policy to implement pilot program by 2024.
Quantified Objective:	Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment.

Program 2-3 INTER-JURISDICTIONAL COOPERATION FOR HOUSING

The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Attend meetings quarterly and report back to the City Council on potential actions the City can take to follow up on the meetings. The City will then take action on these items within the planning period because they will inform the next housing element. In addition, the City

will apply for at least one grant per year, consistent with Program 2-1.

Program 2-4 ANALYSIS OF STATE LANDS

The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC), through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.

Responsible Party:	Planning Division and Housing Division
Funding	Staff time, General fund
Time Frame:	Assess opportunities for coordination with other state and federal agencies at least annually and meet with CTC quarterly to encourage property ownership exchanges.
Quantified Objective:	300 workforce housing (including TRPA-defined achievable) units to reduce displacement risk for lower- and moderate-income households

Program 2-5 STUDENT AND FACULTY HOUSING

In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student and faculty housing. The City shall help identify opportunities to overcome the barriers to permanent student and faculty housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Work together on an ongoing basis, hold meetings at least annually

Program 2-6 ASSIST NONPROFIT HOUSING DEVELOPERS

The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities and prioritizing projects that integrate affordable housing into affluent

neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.

Responsible Party:	Housing Division
Funding:	Staff time, surplus property, housing funding sources identified through Program 2-12
Time Frame:	Ongoing, as projects are processed through the Planning Division. Contact developers annually to inform them of City assistance options.
Quantified Objective:	Support the development of 50 lower-and moderate-income units to prevent displacement.

Program 2-7 HOMEBUYER ASSISTANCE PROGRAM ADMINISTRATION PARTNERING

The City has initiated discussions with other agencies and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program. As part of this program, the City will conduct outreach to lower-income communities to promote the program and lower-income household homeownership opportunities in high resource areas.

Responsible Party:	Housing Division
Funding:	PLHA funds, staff time, general fund, housing funding sources identified through Program 2-12
Time Frame:	Establish program by September 2023 and ongoing; Once program is established, conduct outreach to lower-income communities annually
Quantified Objective:	Assist 10 eligible households locate potential homeownership opportunities to reduce displacement risk and facilitate mobility throughout the community.

Program 2-8 MITIGATION OF TRPA REGULATIONS

The City shall continue to advocate for changes to TRPA regulations to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance TRPA Code Amendments and Area Plans that will reduce the following barriers to housing development. There are three categories for actions that will take place as part of this program, divided by the approval requirements and associated timing: 1) Amendments to the TRPA Code of Ordinances, 2) New Area Plan for areas currently regulated by Plan Area Statements, and 3) New Area Plan for areas currently regulated by Plan Area

Statements and amendments to existing area plans. Timing is included in each category below.

1) Amendments to the TRPA Code of Ordinances

Amendments to the TRPA Code of Ordinances are adopted by ordinance upon the TRPA Governing Board finding that the amendments will not have a significant effect on the environment, will not adversely affect implementation of the Regional Plan, and will not cause the environmental threshold carrying capacities to be exceeded. Code Amendments are considered for recommendation by the TRPA Advisory Planning Commission and Regional Plan Implementation Committee at public hearings and final adoption by the Governing Board at a public hearing. The City will initiate a proposal for the following Code of Ordinance amendments pursuant to TRPA Rules of Procedure Section 4.8 by December 2024. Adoption of all amendments by TRPA is expected within two years of the City initiating the proposal by December 2026. The bullets below show the actions that will happen within two years of initiating the proposal.

- Allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-4.

- Provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in accordance with State law. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-1.

- Enable mixed-use projects with an affordable multifamily housing component to be developed at maximum allowable density as if a standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted.

- Accessory Dwelling Units and Junior Accessory Dwelling Units

  - Facilitate development of ADUs by reducing fees for ADUs.

  - Allow bonus units to be used for ADU development without restriction on affordability.

  - Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and exempt this type of unit from requiring an allocation, Potential Residential Units of Use, or bonus units.

  - Continue to work with HCD on their review of the City's ADU ordinance. If revisions are found to be necessary, the City will make revisions to bring their ADU ordinance into compliance with State law. The City will revise their ADU

ordinance within one year of receipt of the HCD response letter to their ADU ordinance.

- The timing for this action is dependent on receiving HCD review of the City's ADU ordinance so may not align exactly with the timing described in the introductory paragraph for Sub-list 1) of actions.

2) <u>New Area Plan for areas currently regulated by Plan Area Statements</u>

Area Plans are a component of the TRPA Regional Plan. Area plans are created by local governments and may be approved by TRPA if they contain policies and development ordinances that are consistent with and further the goals and policies of the Regional Plan. The TRPA Code of Ordinances specifies required Area Plan content sufficient to demonstrate that the Area Plan, together with TRPA ordinances that remain in effect, are consistent with and conform to TRPA's Goals and Policies and all other elements of the Regional Plan. Area Plans allow for the adoption of standards that supersede standards of the Regional Plan in comprehensive coverage management, parking strategies, area-wide water quality treatment, development right transfer ratios, site design, building design, landscaping, lighting, and signage. Area Plans may also include residential density and building heights in Town Centers up to maximums specified in TRPA Code. Area Plans must be developed consistent with procedures established by TRPA and are considered for recommendation by the TRPA Advisory Planning Commission and Regional Plan Implementation Committee at public hearings with final adoption by the Governing Board at a public hearing. Area Plans must be approved by the City prior to TRPA consideration. Adoption by both the City and TRPA is required for the Area Plan to be effective.

The City will initiate the development of a new Area Plan that encompasses all of the residential areas currently regulated by Plan Area Statements by December 2022 with a target for City adoption by December 2023. Adoption by TRPA is anticipated within six months of City adoption. The new Residential Area Plan will include:

- Increase allowed maximum residential density in zones that currently allow eight dwelling units per acre to allow 15 dwelling units per acre.

3) **<u>New Area Plan for areas currently regulated by Plan Area Statements and amendments to existing area plans</u>**

The following regulatory changes will also be incorporated into the New Residential Area Plan and will be addressed through amendments to the existing Tourist Core and Tahoe Valley Area Plans. Amendments to existing Area Plans are subject to the same procedures and adoption criteria as new Area Plans.

The City will initiate the development of a new Area Plan that encompasses all of the residential areas currently regulated by Plan Area Statements and amendments to existing Area Plans by December 2022 with a target for City adoption by December 2023. Adoption by TRPA is anticipated within six months of City adoption. The new Residential Area Plan and existing Area Plan amendments will include:

- Specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-6.

- Amend definitions to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-2.

- To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA.

- To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances, and update the TRPA Code of Ordinances and the City Code as needed to be compliant with AB 139. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Meet with TRPA staff at least annually to work on the items in this program with the goal of achieving them in accordance with the timeframes defined in the program's actions above. If these timeframes are not met, the City will continue to pursue each action every year during the planning period. In addition, meet with the Housing & Community Revitalization Working Group quarterly and the TRPA Governing Board and the TRPA Advisory Planning Commission monthly to advance the components of this program.

Program 2-9 PUBLIC EDUCATION

The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 2-10 MOVEABLE TINY HOMES

The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.

Responsible Party:	Planning Division, Building Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	2022

Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM

The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected for the ordinance shall be placed in a housing fund to provide housing and associated childcare for the South Lake Tahoe workforce, particularly in high opportunity areas such as Town Centers and east of Ski Run Boulevard.

Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below:

- Developers build affordable workforce housing units.
- Developers contribute land for the production of affordable and/or workforce housing.
- Developers pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing.
- The City will consider offering incentives to developers participating in the program.

Responsible Party:	Planning Division and Housing Division
Funding:	The Feasibility Study is funded through the Regional Early Action Planning (REAP) grant. The linkage program will be funded through staff time the general fund, and State and federal grants. Complete implementation of this program is dependent on successfully obtaining funds from the State.
Time Frame:	Complete feasibility study in September 2022; Adopt linkage ordinance by September 2023
Quantified Objective:	Encourage housing mobility and reduce displacement risk by facilitating the development of 25 units, as needed, linked with new demand.

Program 2-12 INTER-AGENCY HOUSING PROGRAM COORDINATION

The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include:

- Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work.
- Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City.
- Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units.
- Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund, grants. Complete implementation of this program is dependent on successfully obtaining funds from the State.

Time Frame:	Identify primary management organization or person by 2024. Attend meetings quarterly. Conduct outreach to housing developers annually once sites are identified.

Program 2-13 STREAMLINE AFFORDABLE HOUSING

The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 2-14 TAX CREDIT ALLOCATION MAP PROCESS

The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Contact the State annually to discuss revisions to TCAC methodology and mapping to align with local characteristics.

Program 2-15 RENTAL ASSISTANCE PROGRAM

The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund, grants. Complete implementation of this program is dependent on successfully obtaining funds from the State.
Time Frame:	Pursue program funding by September 2023. If funds are secured and allocated by the City Council, establish this program by September 2024 and then administration will be ongoing

Rehabilitation/Conservation

While it is important to encourage the development of new affordable housing, reinvestment in the existing supply of housing is equally important. A large percentage of the city's existing housing stock needs some

form of rehabilitation. Based on findings from the 2019 Housing Conditions Survey, almost five percent, or 200 units, of the properties that were surveyed (a total of 4,009) needed rehabilitation. Three-quarters of all properties identified for rehabilitation needed minor repairs. The most common problem found during the survey was cracked driveways or driveways needing major repairs, primarily due to the harsh winter conditions which can accelerate driveway erosion.

Goal HE-3	To preserve and enhance the existing supply of housing.

POLICIES

Policy 3-1 The City shall encourage private reinvestment in residential neighborhoods and private rehabilitation of housing.

Policy 3-2 The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants.

Policy 3-3 The City shall support good property management practices, long-term maintenance, and improvement of existing housing through follow-up to complaints left on the Housing Issues Hotline and code enforcement activities.

Policy 3-4 The City shall take all reasonable steps to ensure that proposed redevelopment, mobile home park closures, or subdivisions do not result in the displacement of persons of low and moderate incomes. In the case of displacement, project applicants shall be required to relocate low- and moderate-income tenants and/or replace the lost low- and moderate-income housing units.

Policy 3-5 The City shall consider the feasibility of converting substandard mobile home parks and motels to higher-density affordable housing and/or mixed-use developments when such conversions could create additional affordable housing opportunities.

Policy 3-6 The City shall continue inspection programs for multifamily projects with more than six units and motels providing long-term (30 days or longer) occupancies. The purpose of these programs is to identify substandard units, fulfilling housing needs and to provide for the rehabilitation of units that do not meet minimum building, housing, property maintenance code standards, and city-wide design standards, or are not safe to occupy.

Policy 3-7 The City shall incentivize the reuse of existing housing stock for long-term rentals to increase rental options in the city for residents and the local workforce. A grant program will be pursued to fund a long-term rental incentives program.

Policy 3-8 City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Policy 3-9 The City shall take all reasonable means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites without adequate mitigation. See also Program 3-6.

PROGRAMS

Program 3-1 REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING

The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.

Responsible Party:	Housing Division
Funding:	CDBG, HOME, USDA, FEMA, general fund, housing funding sources identified through Program 2-12. Complete implementation of this program is dependent on successfully obtaining funds from the State.
Time Frame:	Pursue program funding by September 2023. If funds are secured and allocated by the City Council, establish this program by September 2024 and then administration will be ongoing. If these timeframes are not met, the City will continue to pursue program implementation every year during the planning period.
Quantified Objective:	Facilitate place-based revitalization and increased community resiliency opportunities by assisting at least 20 eligible households annually through rehabilitation loans.

Program 3-2 MULTIPLE-FAMILY DWELLING AND SINGLE-ROOM OCCUPANCY INSPECTION AND MAINTENANCE PROGRAM

Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units. The City continues to successfully conduct inspections each year on all

housing units that are subject to these program requirements. Units inspected under this program are distributed geographically in all areas of the city.

Responsible Party:	Housing Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Promote place-based revitalization and reduce displacement due to substandard conditions by inspecting 1,000 multi-family and 200 single room occupancy properties annually to facilitate quality housing options.

Program 3-3 MOBILE HOME PARKS ORDINANCES

The City shall modify the mobile home parks ordinances to:

- Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.).
- Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	September 2025

Program 3-4 PRESERVATION AND ACQUISITION OF AT-RISK PROPERTIES

The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.

The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties,

consider providing technical and financial assistance, when possible, to ensure long-term affordability.

- If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources.

- Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the El Dorado County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:

  - Tenant rights
  - Conversion procedures
  - Information regarding Section 8 rent subsidies
  - Any other affordable housing opportunities in the city

In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Responsible Party: Housing Division

Funding:	California Housing Finance Agency (CalHFA) Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD)
Time Frame:	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership. Track through the Annual Report to HCD.

Program 3-5 PRESERVATION OF HOUSING CONDITIONS

Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades, and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes particularly in lower resource areas of the city.

Responsible Party:	Planning Division and Building Division
Funding:	Staff time, general fund. Complete implementation of this program is dependent on successfully obtaining funds from the State.
Time Frame:	Ongoing. Outreach to eligible households in lower resource parts of the City found in violation of City codes will be conducted by the end of 2022.
Quantified Objective:	Reduce displacement risk and facilitate place-based revitalization by targeting marketing of rehabilitation programs to properties experiencing deterioration, in particular in lower resource areas, or that are in need of fire resiliency protection or energy efficiency upgrades and connecting at least 35 eligible households with assistance.

Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites

- Vacant sites with previous residential uses that have been vacated or demolished.

Responsible Party: Planning Division
Funding: General Fund
Time Frame: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY

South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

Responsible Party: Planning Division
Funding: General Fund
Time Frame: Monitor impacts resulting from vacation home rental moratorium and summarize in report to City Council by end of 2023.

Program 3-8 MULTI-FAMILY ACQUISITION AND REHABILITATION PROGRAM

The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low income residents and ensure long term affordability. The City will encourage acquisition of multi-family housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods. The City will also target acquisitions to increase housing options for lower-income households and reduce overcrowding in existing housing units.

Responsible Party: Planning Division
Funding: General Fund, staff time, housing funding sources identified through Program 2-12. Complete implementation of this program is dependent on successfully obtaining funds from the State.
Time Frame: Establish program by September 2024; Ongoing communication with organizations, employers, and service providers that could administer program, with contact at least once per year. If the program is not established by September 2024, the City will continue to

	pursue program establishment every year during the planning period.
Quantified Objective:	Reduce displacement risk for lower- and moderate-income households by facilitating rehabilitation of 20 multi-family units.

Program 3-9 LANDLORD/TENANT MATCHING PROGRAM

Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low and moderate income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation. The City will conduct specific outreach and marketing to owners of existing large housing units to participate in the rental incentive program in order to expand housing opportunities for larger renter households. The City will seek acquisition of housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.

Responsible Party:	Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing. Marketing will be conducted by the end of 2022.
Quantified Objective:	Restrict 10 low- and moderate-income units each year.

Program 3-10 MOBILE HOME PARK PRESERVATION

The City shall promote the longevity and quality of life at existing and new mobile home parks by:

- Codifying regulations for mobile home park conversions.
- Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for workforce housing.
- Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment.
- Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation.
- Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations.

- Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.

Responsible Party: Housing Division
Funding: Staff time, general fund
Time Frame: Ongoing; conduct inventory by 2024
Quantified Objective: n/a

Special-Needs Housing

Within the general population, there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. In South Lake Tahoe, special-needs groups include single female-headed households, seasonal workers, students, seniors, disabled persons (including those with developmental disabilities), homeless persons, and large families.

Disabled persons often require special housing features to accommodate physical limitations. The City has processes in place for persons with disabilities to request reasonable accommodation for exceptions for placement of carports and when needed at City facilities. While the City has shown a commitment to the creation of housing that is accessible to persons with disabilities, the City continues to evaluate other types of accommodation needed by those with disabilities.

Although there are a number of services available to homeless residents of South Lake Tahoe, there is a lack of emergency shelters. However, the Tahoe Coalition for the Homeless (TCH) operates three motels as permanent supportive housing, and motel vouchers provide some relief for homeless residents seeking shelter from harsh winter weather.

Goal HE-4	To provide a range of housing services for households with special needs within South Lake Tahoe.

POLICIES

Policy 4-1 The City shall ensure equal access to housing by requiring reasonable accommodation for individuals with disabilities. The City shall also provide a more comprehensive process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the City's various land use, zoning, or building laws, rules, policies, practices, and/or procedures.

Policy 4-2 The City shall work with surrounding jurisdictions to address the causes of homelessness and the needs of transient homeless persons on a regional basis. The City shall support TCH and El Dorado County Community Services and in its countywide programs that address the needs of homeless persons.

Policy 4-3 The City shall encourage the development of rental units for large families in roughly the same proportion as the percentage of large family renter households within the total renter population.

Policy 4-4 The City shall provide priority permit processing of projects that are targeted toward special-needs groups, such as seniors, the disabled (including the developmentally disabled), and the homeless, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.

Policy 4-5 The City shall consider special-needs housing in City-partnered affordable housing projects based on existing demand. The City shall incorporate universal design concepts whenever possible to meet the needs and special requirements of our community.

Policy 4-6 The City shall strive to address the unique housing needs of seniors, large families, single female-headed households, the homeless, persons with disabilities (including developmental disabilities), extremely low-income persons, seasonal employees, and students.

PROGRAMS

Program 4-1 REASONABLE ACCOMMODATION AND LAND COVERAGE

The City shall complete the process of reviewing and amending its Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA. This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities and other uncodified City process for reasonable accommodation. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.

Responsible Party:	Building Division, Planning Division
Funding:	Staff time, general fund
Time Frame:	The City shall adopt a reasonable accommodation ordinance and create a public information brochure on reasonable accommodation and provide that information on the City's website by September 2023. Add this program to the TRPA workplan by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 4-2 EMPLOYEE HOUSING ACT COMPLIANCE

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions

in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	If possible, within the TRPA regulatory framework, the City will make amendments to City regulations by 2023. Add this program to the City's workplan to coordinate with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 4-3 SPECIAL-NEEDS HOUSING

Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community.

The City shall continue to hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Annually for discussions with surrounding jurisdictions and outreach with affordable housing developers and service providers and ongoing

Quantified Objective: Incentivize the development of 10 units for special-needs groups to reduce displacement risk.

Program 4-4 CHILDCARE AND INTERGENERATIONAL FACILITIES

Consider establishing a program to address the following housing needs in the city:

- Affordable housing developments that include on-site childcare.
- Promoting intergenerational facilities.

After studying these options, determine whether a program will be established and establish and publicize program if initiated.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: Study program by early 2026; determine whether program will be established and initiate by the end of 2026.

Program 4-5 DEFINITION OF FAMILY

Update the definition of "family" in the City's zoning regulations to be compliant with State law.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: Complete by September 2023.

Equal Opportunity Housing and Discrimination Prevention

According to California law, all households in South Lake Tahoe have the right to rent or purchase housing without discrimination. The City has continued to ensure equal housing opportunity through the enforcement of fair housing practices and the dissemination of fair housing information throughout the community. The Housing Issues Hotline has proven to be an effective means for addressing housing issues and ensuring fair housing in the city. In compliance with AB 686, the City will increase its efforts to address fair housing issues.

Goal HE-5	To provide decent housing and quality living environments for all South Lake Tahoe residents, regardless of age, race, religion, gender, sexual orientation, marital status, ancestry, national origin, disability, or economic level.

POLICIES

Policy 5-1 The City shall promote housing opportunities for all persons regardless of source of income, age, race, religion, gender, sexual orientation, marital/familial status, national origin, disability, economic level, or other barriers that prevent choice in housing.

Policy 5-2 The City shall cooperate with community-based organizations that provide services or information to victims of housing discrimination.

Policy 5-3 The City shall provide a Spanish language translator at community housing events and provide informational materials to the community in Spanish.

PROGRAMS

Program 5-1 FAIR HOUSING

To comply with AB 686, the City will implement the following actions:

- Implement the following previously identified programs to affirmatively further fair housing:
  - Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-5
  - Strategies to facilitate housing mobility: Programs 11-1, 1-7, 2-2, 2-7, and 2-11
  - Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11
  - Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-4
- Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. The City will also distribute printed materials at least annually at community meetings, prioritizing distribution in higher need areas, and make available in City buildings.
- As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate. Meet annually with fair housing providers to discuss local fair housing issues and concerns, identifying strategies to increase fair housing enforcement in key areas, particularly in higher need areas of the city, as needed.
- Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns. Assist at least 30 residents annually through the hotline service. If fewer than 30 residents use the hotline service, provide assistance to all that do.
- Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. In addition, ensure that the transportation infrastructure projects in the Capital Improvement Plan prioritize areas where sites with lower-income units are identified and incorporate place-based strategies to establish equity amongst

infrastructure improvements. Identify at least 3 infrastructure projects that support these strategies, as needed, in each update to the Capital Improvement Plan.

- Meet with Lake Tahoe Unified School District by May 2023 to determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before- and after-school resources and events, and more. If such a need for such a program or specific issues are identified, the City will pursue solutions, which may include:

  - Meeting with developers to identify sites suitable for housing affordable on a teacher salary;

  - Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation (including safe routes to schools and potentially covering transportation costs), as needed, for students to/from school, childcare, athletic events, or other school programs;

- By December 2022, send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders. Resend information annually and coordinate with the Public Housing Authority of El Dorado County to track whether the number of available units has increased. The intent of this outreach is to encourage landlords and property managers to increase the supply of units available to Section 8 participants by at least 30 and reduce complaints about source of income discrimination by at least 50 percent over the course of the planning period.

- Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores. Encourage at least three representatives from underserved groups to apply for each open committee.

- Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022.

- The City will take the following actions to reduce displacement risk due to environmental disasters, and to aid in measures to reduce flood and fire insurance costs that present displacement risk:

  - Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk. These programs may include the National Fire Protection Association's

Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the City's website by October 2022 and update annually, or as programs change or new programs become available.

Responsible Party:	Planning Division, Housing Division, and Public Works Department
Funding:	Staff time, General Fund
Time Frame:	Refer to each strategy in the Affirmatively Furthering Fair Housing (AFFH) program for specific timeframes.
Quantified Objective:	See individual strategies bulleted in Program 5-1 above with specific targets. As needed, target at least two funding sources annually to support strategies to affirmatively further fair housing.

Program 5-2 TRANSIT ACCESSIBILITY

Meet with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions and will assist in identifying at least two funding sources annually that could be used fund expansions.

Responsible Party:	Planning Division, Housing Division, and Public Works Department
Funding:	Staff time, General Fund
Time Frame:	Meet with the transportation district by December 2022 and biannually thereafter. Identify funding sources annually.
Quantified Objective:	See individual strategies bulleted in Program 5-1 above with specific targets. As needed, target at least two funding sources annually to support strategies to affirmatively further fair housing.

Energy Conservation Opportunities

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy.

Many of South Lake Tahoe’s homes were originally built for summer-only occupancy and are now being resided in year-round. Consequently, energy conservation retrofits are an important component of City rehabilitation loan programs. Such retrofits can benefit residents through reduced monthly utility costs.

Goal HE-6	To ensure energy efficiency and appropriate weatherization for all new and existing housing.

POLICIES

Policy 6-1 The City shall ensure that new construction meets or exceeds Title 24 energy conservation requirements and shall require retrofits of older summer seasonal housing to be made suitable for year-round occupancy.

Policy 6-2 The City shall encourage the use of energy conservation devices and passive design concepts that make use of natural climate to increase energy efficiency and reduce housing costs.

Policy 6-3 The City shall encourage and promote green building practices during the development review process and implement the City's Green Building Incentive Program.

PROGRAMS

Program 6-1 GREEN BUILDING INCENTIVE PROGRAM

The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.

Responsible Party:	Planning Division, Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 6-2 ENERGY REGULATIONS

The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to implement appropriate Climate Action Plan strategies as they relate to housing.

Responsible Party:	Planning and Building Divisions
Funding:	Permit Fees, staff time, general fund
Time Frame:	Adopt Reach code by September 2023; other activities are ongoing

Program 6-3 ENERGY CONSERVATION ASSISTANCE FOR LOW-INCOME HOUSEHOLDS

The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 6-4 ENERGY CONSERVATION

The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Neighborhood Preservation

The Lake Tahoe Basin is renowned for its unique natural beauty. The character of South Lake Tahoe's built environment should complement the Basin's distinctive natural environment. This character is essential to the city's sense of place and economic vitality as a tourist attraction. New development needs to be sensitive to the city's distinctive character.

There is sometimes public anxiety based on the misperception that affordable housing will devalue the neighborhoods in which they are established. Careful design and enforcement of design standards can ensure compatibility with surrounding neighborhoods and reduce opposition. Recent affordable housing projects in South Lake Tahoe have helped to dispel misperceptions of affordable and multifamily housing by maintaining high-quality, Tahoe-sensitive design standards.

Goal HE-7	To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

POLICIES

Policy 7-1 The City shall continue to promote quality design and appearance of all new multifamily and affordable housing projects so that they blend in with the existing community fabric, add value to the community's built environment, and strengthen acceptance by the local community.

Policy 7-2 The City shall encourage compatibility of physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

Policy 7-3 The City shall strive to raise and enforce current design standards for all rental properties in the community.

Policy 7-4 The City shall ensure that adequate provisions are made in new housing developments for amenities, such as tot lots, play yards, childcare, computer centers, etc., appropriate to the targeted resident population.

Policy 7-5 To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design (e.g., accessory dwelling units, co-housing, halfplexes, zipper lots, zero-lot lines, alley-loaded parking, six-pack subdivisions, live-work units).

Policy 7-6 The City shall improve infrastructure to foster private investment and rehabilitation of older neighborhoods.

Policy 7-7 The City shall consider using HOME funds to support the development of mixed-income housing.

PROGRAMS

Program 7-1 MAINTAINING NEIGHBORHOOD CHARACTER

The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: Meet with TRPA at least twice per year and ongoing

Quantified Objectives

One of the requirements of state law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing need identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The City has established a target for the maximum number of housing units for each income category that can be constructed, rehabilitated, and conserved over a five-year time period based on available resources (see Table HE-1).

TABLE HE-1
SUMMARY OF QUANTIFIED OBJECTIVES

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
QUANTIFIED OBJECTIVES						
New Construction[1]	35	35	50	42	127	289
Rehabilitation[2]	2	3	15	-	-	20
Conservation/Preservation[3]	40	123	263	-	-	426
TOTAL	**77**	**161**	**328**	**42**	**127**	**735**

[1]. Corresponds to the RHNA
[2]. Corresponds to quantified objectives in Program 3-1
[3]. The 426 units to be conserved/preserved correspond to the assisted units in the City (see Table 4-50 in the Background Report).

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TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
NEW CONSTRUCTION																		
1-1	**MIXED-USE DEVELOPMENT** The City shall continue to create and implement incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core Area Plan and Tahoe Valley Area Plans as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.	M			✓		✓			✓	$				Policy 1-6			1
1-2	**DEVELOPMENT OF SUBSTANDARD/UNDERUTILIZED SITES** The City will provide information on substandard or underutilized parcels as part of the City's online GIS database. The City will update the database annually.	M				✓				✓	$				Policy 1-5			1
1-3	**PARKING BEST PRACTICES** The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. The City's objective Residential Development and Design Standards allow parking requirement reductions for studio and one bedroom units and multi-family projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking. Additional updates to parking standards could include one or more of the following practices: • Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.	M					✓		✓		$				Policies 1-3, 1-7			3
1-4	**USING LOCAL INCENTIVES** The City shall work with affordable, workforce, and other multifamily housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." Increased densities would allow for a larger stock of affordable housing to prevent displacement risk for residents. The City will also seek opportunities to incentivize the construction of new housing to serve large renter households. The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives, highlight incentives for the construction of large units to serve larger rental households, and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website. The information will be available on the City's website and also at the City Planning Division offices. The City will reach out to developers annually to market these incentives. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.	M				✓				✓	$				Policies 1-1, 1-6, 1-7, 1-8			2

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
1-5	**CLARIFYING THE DEVELOPMENT PROCESS** The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.	S	M						✓		$				Policy 1-1			1
1-6	**CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED PER STATE LAW** The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and the City next amends the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.	M					✓				$				Policy 1-3			3
1-7	**SMALL LOT CONSOLIDATION** To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs: • Continue to discuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place. • Implement a process to guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes deed-restricted affordable units. • Continue to assist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.	M				✓			✓		$				Policy 1-4			1
1-8	**HOUSING ELEMENT IMPLEMENTATION PROGRESS** The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.	M							✓		$				Policy 1-1			5
AFFORDABLE HOUSING																		
2-1	**PURSUE STATE AND FEDERAL FUNDS** To support the creation of quality, affordable housing options for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing in Town Centers near services and amenities and integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).	M				✓			✓			$	$	$	Policy 2-2			1

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
2-2	**PARTNERSHIPS FOR WORKFORCE HOUSING** The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, Lake Tahoe Unified School District, and resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower- and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established. Additional partnerships with large employers will be considered, such as: • Partnering with property management companies to provide employers notification and first right of refusal as units become available. • Making the homebuyer programs available to employees. • Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.	**M**				✓			✓		**$**				Policies 2-7, 2-8			2
2-3	**INTER-JURISDICTIONAL COOPERATION FOR HOUSING** The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.	**M**							✓	✓	**$**				Policies 2-3, 2-4			2
2-4	**ANALYSIS OF STATE LANDS** The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC), through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.	**M**							✓	✓	**$**				Policy 2-2			3
2-5	**STUDENT AND FACULTY HOUSING** In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student and faculty housing. The City shall help identify opportunities to overcome the barriers to permanent student and faculty housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.	**M**							✓	✓	**$**				Policy 2-8			5

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
2-6	**ASSIST NONPROFIT HOUSING DEVELOPERS** The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities and prioritizing projects that integrate affordable housing into affluent neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.	**M**							✓	✓	$			Surplus Property	Policies 2-2, 2-5			5
2-7	**HOMEBUYER ASSISTANCE PROGRAM ADMINISTRATION PARTNERING** The City has initiated discussions with other agencies and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program. As part of this program, the City will conduct outreach to lower-income communities to promote the program and lower-income household homeownership opportunities in high resource areas.	**M**				✓			✓	✓	-	-	-	-	Policy 2-1			2
2-8	**MITIGATION OF TRPA REGULATIONS** The City shall continue to advocate for changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance TRPA Code Amendments and Area Plans that will reduce the following barriers to housing development. : There are three categories for actions that will take place as part of this program, divided by the various approval requirements and associated timing: 1) Amendments to the TRPA Code of Ordinances, 2) New Area Plan for areas currently regulated by Plan Area Statements, and 3) New Area Plan for areas currently regulated by Plan Area Statements and amendments to existing area plans. Timing is included in each category below. 1) **Amendments to the TRPA Code of Ordinances** Amendments to the TRPA Code of Ordinances are adopted by ordinance upon the TRPA Governing Board finding that the amendments will not have a significant effect on the environment, will not adversely affect implementation of the Regional Plan, and will not cause the environmental threshold carrying capacities to be exceeded. Code Amendments are considered for recommendation by the TRPA Advisory Planning Commission and Regional Plan Implementation Committee at public hearings and final adoption by the Governing Board at a public hearing. The City will initiate a proposal for the following Code of Ordinance amendments pursuant to TRPA Rules of Procedure Section 4.8 by December 2024. Adoption of all amendments by TRPA is expected within two years of the City initiating the proposal by December 2026. The bullets below show the actions that will happen within two years of initiating the proposal. • Allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-4.	**M**				✓		✓	✓	✓	$				Policy 2-2			1

TABLE HE-2
Implementation Tracking Matrix

Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
	Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
• Provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in accordance with State law. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-1. • Enable mixed-use projects with an affordable multifamily housing component to be developed at maximum allowable density as if a standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted. • Accessory Dwelling Units and Junior Accessory Dwelling Units o Facilitate development of ADUs by reducing fees for ADUs. o Allow bonus units to be used for ADU development without restriction on affordability. o Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and exempt this type of unit from requiring an allocation, Potential Residential Units of Use, PRUU or bonus units o Continue to work with HCD on their review of the City's ADU ordinance. If revisions are found to be necessary, the City will make revisions to bring their ADU ordinance into compliance with State law. The City will revise their ADU ordinance within one year of receipt of the HCD response letter to their ADU ordinance. o The timing for this action is dependent on receiving HCD review of the City's ADU ordinance so may not align exactly with the timing described in the introductory paragraph for Sub-list 1) of actions. **2) <u>New Area Plan for areas currently regulated by Plan Area Statements</u>** Area Plans are a component of the TRPA Regional Plan. Area plans are created by local governments and may be approved by TRPA if they contain policies and development ordinances that are consistent with and further the goals and policies of the Regional Plan. The TRPA Code of Ordinances specifies required Area Plan content sufficient to demonstrate that the Area Plan, together with TRPA ordinances that remain in effect, are consistent with and conform to TRPA's Goals and Policies and all other elements of the Regional Plan. Area Plans allow for the adoption of standards that supersede standards of the Regional Plan in comprehensive coverage management, parking strategies, area-wide water quality treatment, development right transfer ratios, site design, building design, landscaping, lighting, and signage. Area Plans may also include residential density and building heights in Town Centers up to maximums specified in TRPA Code. Area Plans must be developed consistent with procedures established by TRPA and are considered for recommendation by the TRPA Advisory Planning Commission and Regional Plan Implementation Committee at public hearings with final adoption by the Governing Board at a public hearing. Area Plans must be approved by the City prior to TRPA consideration. Adoption by both the City and TRPA is required for the Area Plan to be effective. The City will initiate the development of a new Area Plan that encompasses all of the residential areas currently regulated by Plan Area Statements by December 2022 with a target for City adoption by December 2023. Adoption by TRPA is anticipated within six months of City adoption. The new Residential Area Plan will include: • Increase allowed maximum residential density in zones that currently allow eight dwelling units per acre to allow 15 dwelling units per acre. **3) <u>New Area Plan for areas currently regulated by Plan Area Statements and amendments to existing area plans</u>**																	

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
	The following regulatory changes will also be incorporated into the New Residential Area Plan and will be addressed through amendments to the existing Tourist Core and Tahoe Valley Area Plans. Amendments to existing Area Plans are subject to the same procedures and adoption criteria as new Area Plans. The City will initiate the development of a new Area Plan that encompasses all of the residential areas currently regulated by Plan Area Statements and amendments to existing Area Plans by December 2022 with a target for City adoption by December 2023. Adoption by TRPA is anticipated within six months of City adoption. The new Residential Area Plan and existing Area Plan amendments will include: • Specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-6. • Amend definitions to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-2. • To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. • To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances, and update the TRPA Code of Ordinances and the City Code as needed to be compliant with AB 139. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. .																	
2-9	**PUBLIC EDUCATION** The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.	**M**							✓		**$**				Policy 2-4			4
2-10	**MOVEABLE TINY HOMES** The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.	**M**			✓						**$**				Policy 2-3			1

TABLE HE-2
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2-11	**LOCAL FUNDING SOURCE FEASIBILITY STUDY** The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected for the ordinance shall be placed in a housing fund to provide housing and associated childcare for the South Lake Tahoe workforce, particularly in high opportunity areas such as Town Centers and east of Ski Run Boulevard.. Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below:: • Developers build affordable workforce housing units. • Developers contribute land for the production of affordable and/or workforce housing. • Developers pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing. • The City consider offering incentives to developers participating in the program.	**M**			✓						**$**			**$**	Policies 2-2, 2-6			1
2-12	**INTER-AGENCY HOUSING PROGRAM COORDINATION** The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include: • Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work. • Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City. • Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units. • Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.	**M**					✓		✓	✓	**$**			Grants	Policies 2-3, 2-4			3
2-13	**STREAMLINE AFFORDABLE HOUSING** The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.	**M**							✓		**$**				Policies 2-2, 2-4, 2-6			1
2-14	**TAX CREDIT ALLOCATION MAP PROCESS** The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.	**M**								✓	**$**				Policies 2-2, 2-3, 2-9			4
2-15	**RENTAL ASSISTANCE PROGRAM** The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.	**M**				✓			✓		**$**			**$**	Policies 2-1, 2-3, 2-4			2

TABLE HE-2
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Program		Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
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REHABILITATION/CONSERVATION																		
3-1	**REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING** The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.	**M**				✓			✓		**$**				Policy 3-3			1
3-2	**MULTIPLE-FAMILY DWELLING AND SINGLE-ROOM OCCUPANCY INSPECTION AND MAINTENANCE PROGRAM** Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units. The City continues to successfully conduct inspections each year on all housing units that are subject to these program requirements each year. Units inspected under this program are distributed geographically in all areas of the city.		**M**					✓	✓	**$**				Policy 3-6			2
3-3	**MOBILE HOME PARKS ORDINANCES** The City shall modify the mobile home parks ordinances to: • Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). • Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.	**M**	**S**				✓				**$**				Policy 3-4			3
3-4	**PRESERVATION AND ACQUISITION OF AT-RISK PROPERTIES** The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services. The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions:	**M**						✓					**$**	**$**	Policy 3-4			5

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
	• Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability. • If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources. • Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the El Dorado County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding: – Tenant rights – Conversion procedures – Information regarding Section 8 rent subsidies – Any other affordable housing opportunities in the city In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives. If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing. When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.																	
3-5	**PRESERVATION OF HOUSING CONDITIONS** Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes particularly in lower resource areas of the city.	**M**	**S**		✓		✓		✓		**$**				Policies 3-2 and 3-3			3
3-6	**REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS** In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use,	**M**							✓		**$**				Policy 3-4			4

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility (M (Main) & S (Support))			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
	or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished.																	
3-7	**MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY** South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.	**M**				✓					**$**				Policy 3-3			2
3-8	**MULTI-FAMILY ACQUISITION AND REHABILITATION PROGRAM** The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low-income residents and ensure long term affordability. The City will encourage acquisition of multi-family housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods. The City will also target acquisitions to increase housing options for lower-income households and reduce overcrowding in existing housing units.	**M**					✓		✓	✓	**$**			**$**	Policy 3-7			2
3-9	**LANDLORD/TENANT MATCHING PROGRAM** Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low- and moderate-income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation. The City will conduct specific outreach and marketing to owners of existing large housing units to participate in the rental incentive program in order to expand housing opportunities for larger renter households. The City will seek acquisition of housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.	**M**			✓				✓		**$**				Policy 4-6			4

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility: Planning Division	Responsibility: Building Division	Responsibility: Finance Department	Target Time Frame: FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Funding: Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds	Related Policies	Tracking Implementation: Date Completed	Ongoing	Priority: 1 to 5 (High to Low)
3-10	**MOBILE HOME PARK PRESERVATION** The City shall promote the longevity and quality of life at existing and new mobile home parks by: • Codifying regulations for mobile home park conversions. • Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for workforce housing. • Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment. • Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation. • Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations. • Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.	**M**					✓		✓		**$**				Policy 3-4			4
SPECIAL NEEDS HOUSING																		
4-1	**REASONABLE ACCOMMODATION AND LAND COVERAGE** The City shall complete the process of reviewing and amending its Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA. This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.	**S**	**M**			✓				**$**				Policy 4-1			2
4-2	**EMPLOYEE HOUSING ACT COMPLIANCE** To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.	**M**				✓				**$**				Policy 4-6			2
4-3	**SPECIAL NEEDS HOUSING** Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income	**M**						✓	✓	**$**				Policies 4-2, 4-4, 4-6			2

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility: M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
	households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community. The City shall continue hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.																	
4-4	**CHILDCARE & INTERGENERATIONAL FACILITIES** Consider establishing a program to address the following housing needs in the city: • Affordable housing developments that include on-site childcare. • Promoting intergenerational facilities. After studying these options, determine whether a program will be established and establish and publicize program if initiated.	**M**						✓			**$**				Policy 4-6			5
4-5	**DEFINITION OF FAMILY** Update the definition of "family" in the City's zoning regulations to be compliant with State law.	**M**				✓					**$**				Policy 4-1			1
EQUAL OPPORTUNITY HOUSING & DISCRIMINATION PREVENTION																		
5-1	**FAIR HOUSING** To comply with AB 686, the City will implement the following actions: • Implement the following previously identified programs to affirmatively further fair housing: • Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-51 • Strategies to facilitate housing mobility: Programs 1-1, 1-7, 2-2, 2-7, and 2-11-1, 1-10, 2-2, and 3-1 • Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11 • Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-41 • Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. The City will also distribute printed materials at least annually at community meetings, prioritizing distribution in higher need areas, and make available in City buildings. • As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate. Meet annually with fair housing providers to discuss local fair housing issues and concerns, identifying strategies to increase fair housing enforcement in key areas, particularly in higher need areas of the city, as needed. • Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns. Assist at least 30 residents annually through the hotline service. If fewer than 30 residents use the hotline service, provide assistance to all that do. • Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. In addition, ensure that the transportation infrastructure projects in the Capital Improvement Plan prioritize areas where sites with lower-income units are identified and incorporate place-based strategies to establish	**M**			✓				✓	✓	**$**				Policies 5-1, 5-2, 5-3			1

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
	equity amongst infrastructure improvements. Identify at least 3 infrastructure projects that support these strategies, as needed, in each update to the Capital Improvement Plan. • Meet with Lake Tahoe Unified School District by May 2023 to determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before- and after-school resources and events, and more. If such a need for such a program or specific issues are identified, the City will pursue solutions, which may include: – Meeting with developers to identify sites suitable for housing affordable on a teacher salary; – Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation (including safe routes to schools and potentially covering transportation costs), as needed, for students to/from school, childcare, athletic events, or other school programs; • By December 2022, send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders. Resend information annually and coordinate with the Public Housing Authority of El Dorado County to track whether the number of available units has increased. The intent of this outreach is to encourage landlords and property managers to increase the supply of units available to Section 8 participants by at least 30 and reduce complaints about source of income discrimination by at least 50 percent over the course of the planning period. • Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores. Encourage at least three representatives from underserved groups to apply for each open committee. • Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022. • The City will take the following actions to reduce displacement risk due to environmental disasters, and to aid in measures to reduce flood and fire insurance costs that present displacement risk: – Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the City's website by October 2022 and update annually, or as programs change or new programs become available.																	
5-2	**TRANSIT ACCESSIBILITY** Meet with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions and will assist in identifying at least two funding sources annually that could be used fund expansions.	**M**			✓				✓	✓	**$**				Policies 5-1, 5-2			1
ENERGY CONSERVATION OPPORTUNITIES																		
6-1	**GREEN BUILDING INCENTIVE PROGRAM** The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.	**M**	**S**						✓		**$**				Policy 6-3			4

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
6-2	**ENERGY REGULATIONS** The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to implement appropriate Climate Action Plan strategies as they relate to housing.	**M**	**S**			✓			✓		**$**			Permit Fees	Policies 6-1, 6-2			4
6-3	**ENERGY CONSERVATION ASSISTANCE FOR LOW-INCOME HOUSEHOLDS** The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.	**M**	**S**						✓		**$**				Policies 6-1, 6-2			4
6-4	**ENERGY CONSERVATION** The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.	**M**	**S**						✓		**$**				Policies 6-1, 6-2			4
NEIGHBORHOOD PRESERVATION																		
7-1	**MAINTAINING NEIGHBORHOOD CHARACTER** The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.	**M**							✓		**$**				Policy 7-5			4

CITY OF
SOUTH LAKE TAHOE

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ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2009092049

FOR THE

2022–2027 HOUSING ELEMENT UPDATE

City of South Lake Tahoe

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TABLE 1-1 SUMMARY OF PROGRAM CHANGES BETWEEN EXISTING HOUSING ELEMENT AND 2022–2027 HOUSING ELEMENT 3

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2022–2027 Housing Element (proposed project) will replace the existing 2014–2022 Housing Element and serve as the City of South Lake Tahoe's (City's) guiding policy document that meets future housing needs for all the city's economic levels. The Housing Element is one of eight elements of the City's General Plan.

The General Plan is the foundational development policy document for the City of South Lake Tahoe. It defines the framework by which the physical, economic, and human resources of the city are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the city and the responsibilities of all sectors in meeting these. In addition to the City's General Plan, Tahoe Regional Planning Agency (TRPA) regulations also govern development in the City of South Lake Tahoe. While the General Plan Environmental Impact Report (EIR) did not specifically address the Housing Element, the policies in the General Plan address the physical impacts resulting from development in South Lake Tahoe.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within South Lake Tahoe must comply with the General Plan, zoning ordinance, state and federal permits, TRPA regional regulations, and local development standards. In addition, future discretionary actions (e.g., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City's proposed 2022–2027 Housing Element update. This addendum to the City of South Lake Tahoe's General Plan EIR, certified in 2011 (State Clearinghouse Number 2009092049), demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project, and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

1.2 GENERAL PLAN EIR

The General Plan EIR addresses potentially significant impacts related to land use, population, housing and socioeconomics, hazards, transportation and circulation, air quality and climate change, noise, hydrology and water quality, geology, soils, and land capability and coverage, biological resources, cultural resources, public services, utilities and service systems, scenic resources, and recreation.

The General Plan policies identified in the General Plan EIR reduce significant impacts to a less than significant level for the following environmental topic areas: land use, population, housing and socioeconomics, hazards, noise, hydrology and water quality, geology, soils, and land capability and coverage, biological resources, cultural resources, public services, utilities and service systems, scenic resources, and recreation.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics.

- Transportation and Circulation
    - Impact 4.4.2: Changes in land uses associated with the proposed General Plan Update in addition to anticipated changes in land use under the proposed TRPA Regional Plan Update are anticipated to result in an increase in vehicle miles of travel for the Tahoe region over a peak summer day.
- Air Quality and Climate Change
    - Impact 4.5.6: Implementation of the proposed General Plan Update would contribute to greenhouse gas emissions that could result in significant environmental effects, including water quality impacts to Lake Tahoe.

1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, many of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2022–2027 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2014–2022 Housing Element and the proposed 2022–2027 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.

Table 1-1 Summary of Program Changes Between Existing Housing Element and 2022–2027 Housing Element

Programs	Implementation Status	Evaluation	Continue/Modify/Delete
Program 1-1 Mixed Use Development. The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in non-traditional (i.e., commercial) areas where residential use is appropriate to the setting and where mixed-use projects could either address job and housing needs or the desires of second homeowners. The incentives have been included in the Tourist Core Area Plan and will be included in the Tahoe Valley Area Plan. The City shall provide information regarding the incentives at City Planning Division offices and on the City website, and an information packet will be distributed to local developers.	The City encourages mixed-use development within the Tourist Core and Tahoe Valley Area Plans and allows maximum density for mixed-use projects within Town Centers. For example, in most parts of the city, the City regulates development capacity with allocation limits. The City doesn't limit the number of residential allocations permitted in a Town Center, while developers are capped at eight allocations per project in other parts of the city. Furthermore, the City adopted a policy in 2019 that distributes development rights at no cost for mixed-use projects within Town Centers if the residential component is affordable and rents to local employees. The Area Plans and Ordinances are posted on the City's website.	The City will update/modify the program to more clearly display the Area Plans and Ordinances on the City website as incentives for developers and continue the program.	Modify and continue as Program 1-1 Mixed-Use Development.
Program 1-2 Condominium of New Development. The City shall codify City policies related to construction of new market-rate condominiums (currently defined as clusters of at least two attached units). The City shall modify the allocation process so that the criteria for using multi-family allocations from the City's list for condominium development are based on a minimum density rather than whether the condominium is attached or detached.	The City has modified the residential allocation process to reserve residential allocations for use within the City's Town Centers and encourages conversion to condominiums of these units. In addition, there is no cap on the number of residential allocations that can be used in a Town Center. The City did not codify policies related to the construction of new market-rate condominiums.	With the City's new policy to set aside residential allocations for housing projects in Town Centers to incentivize any type of housing in these areas, there is no longer a need to modify processes or City Code.	Delete.
Program 1-3 Reduce Allocation Backlog. The City shall meet with the TRPA Governing Board annually to find solutions that reduce the current backlog for residential allocations as needed.	The City participated in the revision of TRPA policy on the allocation of new residential development in the Tahoe Basin in 2014. The City has reduced the backlog for residential allocations.	This program is no longer needed since there is no longer an allocation backlog.	Delete.
Program 1-4 Vacant Land Inventory. The City shall maintain an updated inventory of vacant, buildable land. The City shall make this information available to the public by providing the inventory at the Planning Department counter and on the City's website.	The City continued to maintain a geographic information system (GIS) database of all parcels, including vacant parcels on the City's website.	The City will continue to maintain the information on vacant parcels as part of their online GIS database. This program is no longer needed as a Housing Element program.	Delete.
Program 1-5 Development of Substandard/Underutilized Sites. The City shall maintain an inventory of the underutilized sites with development potential identified in the Housing Element Background Report.	The City included information on underutilized sites in the Tourist Core Area Plan (2013) and the Tahoe Valley Area Plan (2015). The City has not updated this list since inclusion in the Tourist Core Area Plan and the Tahoe Valley Area Plan.	The City will continue and modify this program to explore the feasibility of maintaining information on substandard/underutilized parcels as part of their online GIS database.	Modify and continue as Program 1-2 Development of Substandard/Underutilized Sites.

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Evaluation	Continue/Modify/Delete
Program 1-6 Parking Best Practices. The City shall continue to research best practices for parking standards, and continue to allow more flexible parking standards for mixed-use and other housing projects on a case-by-case basis. The City's flexible parking standards could include one or more of the following practices: • Continuing to allow parking reductions for affordable and mixed-use projects. • Promoting shared parking for mixed-use projects located in commercial areas. • Allowing and encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing affordable housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.	The Residential Development and Design Standards, approved in March 2021, reduce parking ratios and shared parking requirements for residential development to better align parking requirements with the actual needs of residents. Multifamily parking ratios and single-family parking ratios are differentiated to meet the distinct parking demands for each type of housing. The new standards allow for one space for studio and one-bedroom units and allows further reduction with a deed restriction that requires the property owner to implement a parking management plan and holds them accountable. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary. In addition, the standards require that employee parking be designated through a transit management plan, development of staggered work schedules, and other flexible parking methods.	Reduced parking requirements for residential projects were included in the Residential Development and Design Standards adopted in March 2021. The parking management plan could include public transportation incentives, rental of parking spaces, restrictions in leases, etc. The City has incorporated these standards into the Tahoe Valley Area Plan and will incorporate them into the Tourist Core Area Plan during the next planning period.	Modify and continue as Program 1-3 Parking Best Practices.
Program 1-7 Utilizing Density Incentives. The City shall work with affordable, workforce, and other multi-family housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." The City has incorporated incentives into the recently adopted Tourist Core Area Plan and will also incorporate incentives into the Tahoe Valley Area Plan, currently in progress. The City shall produce an informational packet which describes all of the incentives for multi-family and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses. The information will be available at the City Planning Division offices and on the City website, and the information packet will be distributed to local developers. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies toward amending Basin-wide regulations to allow the City to offer density bonuses consistent with the State Density Bonus Law (GC Section 65915, et seq.).	The City continued to encourage development within the Tourist Core and Tahoe Valley Area Plans where higher density is permitted. TRPA issues allocations for residential units to local jurisdictions biannually. The City has adopted a policy to set aside an established percentage of the allocation for development in a Town Center. In addition, the City adopted a policy that governs the development of City-owned commodities and land. For example, developers that request to purchase development rights from the City must meet City-established criteria that prioritize development of affordable housing. In addition, TRPA has adopted a program permitting conversion of development rights from commercial uses or tourist accommodations to residential uses, permitting residential development on lots previously slated for commercial uses. The City has not yet updated Title 6 to permit density bonuses consistent with state law, but the City enforces density bonus regulations pursuant to State law, as possible. TRPA has separate, different density bonus regulations, which are not consistent with State law. TRPA's density bonus includes increases in maximum density by up to 25 percent for qualified affordable housing developments, by a factor of 2.5 for a timeshare use, and by a factor of 3 in special height districts. TRPA has also created an income category for households with	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding the density bonus within the framework of the Regional Plan.	Modify and continue as Program 1-4 Using Local Incentives.

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	an income of up to 160% area median income (AMI). This new category is termed "achievable" housing, and TRPA awards bonus units (i.e., bonus unit allocations) to housing developments that provide deed-restricted achievable units. Given TRPA's jurisdiction in the City of South Lake Tahoe, the City is regulated by TRPA density bonus regulations, despite the differences in the regulations, and cannot incorporate state density bonus regulations that don't align with TRPA regulations into area plans. Therefore, City resources have not been expended to update Title 6 to include density bonus regulations. The City intends to work with TRPA to update the regional density bonus regulations to become compliant with State density bonus law. The Area Plans and density bonus zoning regulations are posted on the City's website.		
Program 1-8 Clarifying the Development Process. The City shall continue to provide information on the City website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.	The City continued to meet with developers and builders to discuss the development process, including the new TRPA conversion program.	This program is ongoing and will be continued.	Continue as Program 1-5 Clarifying the Development Process.
Program 1-9 Clarifying How Residential-Care Facilities Are Allowed Per State Law. The City will amend the zoning code to specify that residential care facilities (group homes) for six persons or fewer are allowed by right in all residential districts.	As it is currently written, the TRPA Code of Ordinances defines residential care facilities (or "residential care") but does not specify the number of beds, and TRPA requires a Special Use Permit (noted with an "S" in the Code). The City has continued to work on the update of Title 6, Development Services, in the City Code, which will bring residential care facilities into conformance with State law once adopted. The City has attempted to enforce State regulation while preserving Title 6 to be consistent with TRPA regulations. The City recognizes that recent updates to State law continue to depart from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The City will adopt changes to State law into Title 6, but the process for approval by TRPA will remain the same.	Zoning is jointly adopted by the City and TRPA. Residential Plan Area Statements have not been amended. The City will work with TRPA to adopt this zoning change when TRPA next amends the Residential Plan Area Statements.	Modify and continue as Program 1-6 Clarifying How Residential-Care Facilities Are Allowed Under State Law.

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Program 1-10 Small Lot Consolidation. To ensure that there is a sufficient supply of multi-family zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: • Lessen set-backs. Note that any reduction in setbacks would require a public hearing and noticing. • Reduce parking requirements.	The City processes lot consolidation applications ministerially. In addition, parking requirements were reduced in the Residential Development and Design Standards adopted in March 2021. Setback exceptions are also included in the Residential Standards. The City also modified permit requirements for duplexes and triplexes to be ministerially reviewed, and therefore exempt from Design Review. No specific incentives for lot consolidation were included that allowed Accessory Dwelling Units (ADUs).	The City has modified the procedure to encourage small-lot consolidation and intends to encourage the practice through current procedures and additional modifications in the future.	Modify and continue as Program 1-7 Small Lot Consolidation.
Program 1-11 Tahoe Valley Area Plan. The City is currently preparing the Tahoe Valley Area Plan. In addition to the City's vision for the plan area, this plan will implement new regulations from the updated TRPA Regional Plan. As part of the planning process the City will evaluate appropriate sites for housing in the plan area and will consider allowing densities up to 25 units per acre or minimum density standards for some of the sites in the plan area.	The City has adopted the Tahoe Valley Area Plan, which now allows densities of up to 25 units per acre for multifamily residential development and 40 units per acre for tourist accommodation units.	This plan has been adopted. This program is no longer needed.	Delete.
Program 2-1 Pursue State and Federal Funds. To support the creation of quality, affordable housing options for extremely low-, very low-, and low-income households, the City shall seek and when appropriate and feasible pursue grant opportunities for state and federal funds.	The City monitored grant opportunities and worked on strategies to use Community Development Block Grant (CDBG) and HOME program income. The City pursued Senate Bill 2 and LEAP/REAP grant funding through the state to support planning work supporting housing objectives. Senate Bill 2 funds were used to prepare the Residential Development and Design standards. The City was also granted LEAP funds for the Housing Element update. The City has also entered into a Memorandum of Understanding with the Sacramento Area Council of Governments (SACOG) to obtain REAP funds that the State mistakenly allocated to SACOG rather than the City of South Lake Tahoe. The City has also applied for and been awarded Affordable Housing and Sustainable Communities Program and Permanent Local Housing Allocation funds in partnership with Related California for the Sugar Pine Village affordable housing	This program is ongoing and will be continued.	Modify and continue as Program 2-1 Pursue State and Federal Funds.

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	project. The project will provide 248 units to low-income households. The City also provided pre-development funding for this project using Redevelopment Agency and HOME Program Income Funds. The City also provided a $1.25 million dollar loan from General Fund to Related California for the purchase of land coverage for the project. In addition, the City is partnering with the Tahoe Coalition for the Homeless on use of CDBG Program CV-2 and CV-3 funds for rehabilitation of properties purchased with HomeKey program funds. The City anticipates applying for HOME funds this year for Sugar Pine Village.		
Program 2-2 Linkage Program. The City shall analyze appropriate fees, thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees collected from the program shall be placed in a housing trust fund to provide housing for the South Lake Tahoe workforce. The City shall consider offering developers of applicable projects one or more of the following options: • Developers shall build affordable workforce housing units. • Developers shall contribute land for the production of affordable and/or workforce housing. • Developers shall pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing. • The City shall consider offering incentives to developers participating in the program.	This program has not yet been considered by the City. However, the City has requested to fund consultant analysis of potential ongoing funding (fees, taxes, etc.) sources for housing projects/programs as part of the 2021-2022 budget consideration. The City will have more information on the status of this effort with budget adoption in September 2021, but will continue to pursue options to study the feasibility of a linkage program regardless of 2021-2022 budget approval.	This program will be augmented to include a new Local Funding Feasibility Study and continued.	Modify and continue as Program 2-11 Local Funding Source Feasibility Study and Linkage Program.
Program 2-3 Partnerships for Workforce Housing. The City shall continue to work with larger employers in the City (e.g., Barton Hospital, the Lake Tahoe Community College, and resorts) to develop new affordable seasonal employee housing and workforce housing opportunities for employees through public-private partnerships between the employers, developers, and local government.	The City continued to work with many stakeholders to develop new housing, including Lake Tahoe Community College, the Tahoe Prosperity Center, and St. Joseph Community Land Trust. The City's partnership with SJCLT via land donation will result in three moderate-income homes expected to begin construction in 2021. The City's partnership with the Tahoe Prosperity Center on the 2019 South Shore Housing Needs Assessment and Action Plan generated specific regional actions resulting in City and TRPA Code amendments to streamline the development of housing. The City has also worked with Vail Resorts and Lake Tahoe Community College	This program has been successful and will be continued.	Modify and continue as Program 2-2 Partnerships for Workforce Housing.

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	through the Multifamily Inspection Program to ensure compliant housing conditions on properties used to house employees and students.		
Program 2-4 Inter-Jurisdictional Cooperation for Workforce Housing. The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.	The City continued to work with TRPA and to remove regulatory barriers to the development of housing in South Lake Tahoe. In 2019, the City and TRPA partnered to produce the Tahoe Prosperity Center South Shore Region Housing Needs and Opportunities and Action Plan reports, which analyzes the current conditions of the housing market and defines an implementable partnership framework to improve housing options for South Shore residents. The City has been a member of the TRPA Housing and Community Revitalization Group, established in 2020. This new TRPA initiative is developing housing action priorities to bring to the TRPA Governing Board, including code amendments related to secondary residences (Accessory Dwelling Units).	This program continues to be important regionally and will be continued.	Modify and continue as Program 2-3 Inter-Jurisdictional Cooperation for Housing.
Program 2-5 Analysis of Federal and State Lands. The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC) and the United States Forest Service (USFS). The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals.	The City has worked with the California Tahoe Conservancy (CTC) to develop its asset lands. The City and CTC are currently processing applications for 248 units of deed-restricted affordable housing, processed under SB 35. In addition, the City is working with CTC on development of an identified asset parcel with mixed-use development that will include 70 units of deed-restricted "achievable" housing (125% of AMI).	This program has been successful and will be continued.	Modify and continue as Program 2-4 Analysis of State Lands.
Program 2-6 Student Housing. The City shall provide assistance to the Lake Tahoe Community College to examine the need for, and feasibility of, developing student housing. The City shall help identify opportunities for reuse of existing off-campus properties as permanent student housing. The City and college shall explore alternative management solutions to minimize the role of the College in maintaining student housing.	The City continued to support Lake Tahoe Community College (LTCC) in their planning for future student and employee housing. The Tahoe Prosperity Center Reports state that LTCC executed a 5-year lease for 30 beds of student housing plus a Residential Assistant unit on a property about 1 mile from campus. In addition, LTCC completed a study in 2019 to evaluate the feasibility of developing student housing at the college to help LTCC move forward addressing student housing needs. The City worked with LTCC through the Multifamily Inspection Program to ensure compliant housing conditions on properties used to house students.	This program has been successful and will be continued.	Continue as Program 2-5 Student and Faculty Housing.

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Program 2-7 Assist Nonprofit Housing Developers. The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.	The City has continued to support housing developers for developing and maintaining affordable housing, such as the 76-unit Sierra Gardens. The City also provided three City-owned parcels to St. Joseph Community Land Trust for the development of three single-family homes for moderate-income households.	This program has been successful and will be continued.	Modify and continue as Program 2-6 Assist Nonprofit Housing Developers.
Program 2-8 First-Time Home Buyer Program Administration Partnering. To support the creation of quality, affordable ownership housing, the City has historically administered the First-Time Homebuyer program. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of a first-time homebuyer program for residents of the city.	The City discussed the potential for El Dorado County to administer the First-Time Homebuyer Program within city limits, but the County did not show interest. The City is currently working to identify additional agencies or organizations interested in administering Home Buyer Assistance Programs.	This program has not resulted in interest in administration of a first-time homebuyer program amongst other agencies or organizations, but the program remains a priority for the City. The City will amend this program to seek funding opportunities for City administration of the First-Time Home Buyer Program.	Modify and continue as Program 2-7 Home Buyer Program Administration Partnering.
Program 2-9 Mitigation of TRPA Regulations. If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the City shall continue to recommend that TRPA make the following changes to reduce restrictions on affordable, workforce, and mixed-use housing developments: • Allow mixed-use development in all Community Plans (CP), Area Plans and Plan Area Statements (PAS) that allow commercial uses. • Enable mixed-use projects with an affordable multi-family housing component to be developed at maximum allowable density as if a stand-alone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing. • Offer fee reductions or fee deferrals for nonprofit affordable housing projects. • Allow bonus unit substitution to include deed-restricted workforce housing. • Facilitate development of second units by allowing them on parcels smaller than one acre, encouraging the use of	The City worked with TRPA on the Regional Plan update, the Area Plans, a Memorandum of Understanding (MOU) delegating permitting authority, and other planning efforts to reduce restrictions and provide incentives for affordable housing. The City now allows mixed-use development in all Community Plan and Plan Area Statement areas that allow commercial uses. The City continued to work with TRPA to remove barriers to affordable housing development. The new TRPA conversion program expands the ability to acquire bonus units from TRPA for affordable housing. TRPA now permits bonus unit substitution to include deed-restricted employee housing and ADUs and provides bonus units for all multifamily mixed-use development projects in Town or Regional Centers. TRPA waived fees for construction of new affordable housing projects or addition and modification of existing affordable housing projects. TRPA has updated the Code of Ordinances to allow ADUs on parcels smaller than one acre if the parcel is restricted to lower-, moderate-, or achievable-income housing. TRPA also adopted ADU regulations in 2021 that allow second units on parcels smaller than one acre with no income category conditions. In addition, while fees still apply to non-deed restricted ADUs at	This program has been successful and the City will amend this program to continue working with TRPA to incorporate State law regarding density bonus, streamlined review for housing, ADUs, and other standards within the framework of the Regional Plan.	Modify and continue as Program 2-8 Mitigation of TRPA Regulations.

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bonus units for creation of deed-restricted affordable second units, and reducing fees. • Allow the subdivision of property for the development of affordable low- and moderate-income rental and owner-occupied housing. • Provide bonus units for all multi-family mixed use development projects in Town or Regional Centers. • Based on future changes to current TRPA regulations, the City shall explore potential incentives for affordable housing developers. • To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses such uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(f), (g) and (h). • To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definitions of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. • Create a simple process for the conversion of TAUs to RUUs in motels providing long term (30 days or longer) occupancies where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code development standards. • Create a simple process for the conversion of motels to single room occupancy (SRO) properties providing long term (30 days or longer) rent where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code of Ordinances	this time, TRPA has committed to reexamining application fees for affordable housing projects. Through TRPA's Housing and Community Revitalization Group, the City continued to reform noticing and coverage requirements in TRPA Code for secondary residences (ADUs). TRPA also allows property subdivision for affordable housing development. TRPA also created a process to convert tourist accommodation units (TAUs) to residential units of use (RUUs) in motels. TRPA has also adopted a simple process for the conversion of motels to single-room occupancy (SRO) properties providing long-term (30 days or longer) rent. TRPA has not yet clarified that transitional and supportive housing are allowed ministerially in areas allowing residential development, and the definitions for each have not been added to the TRPA Code of Ordinances. The City recognizes that recent updates to State law continue to depart from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The Plan Area Statements, Area Plans, and Community Plans have not been explicitly updated to clarify that emergency shelters are allowed ministerially in areas that allow Social Service Organization uses nor has the definition been added to the TRPA Code of Ordinances. However, the City and TRPA have made a formal agreement to interpret the code to permit emergency shelters pursuant to State law.		

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development standards. A definition of SRO will be added to the TRPA Code of Ordinances and single room occupancy units shall be allowed with a conditional use permit. The areas of the City where SROs will be allowed shall be determined based on the conclusions from the TRPA process and a public process to determine the appropriate criteria for allowing motel conversion to SROs.			
Program 2-10 Public Education. The City shall continue to provide information that describes the myths and realities of multi-family and affordable housing development. Information is available on the City website, and, when needed, the City makes this presentation/slide show available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs (e.g., brochure available at the planning counter).	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Combine with Program 2-11 Publicize Available Programs and continue as Program 2-9 Public Education.
Program 2-11 Publicize Available Programs. The City shall continue to publicize programs such as energy efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents by making brochures available at the Planning Division offices, posting information on the City's website, and distributing information to an e-mail contact database.	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Combine with Program 2-10 Public Education and continue as Program 2-9 Public Education.
Program 3-1 Rehabilitation Loan Program Administration Partnering. The City shall continue to regularly complete an application for rehabilitation funds to serve City residents. The City has historically administered the Rehabilitation Loan Program to both single- and multi-family dwellings occupied by lower-income households. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city.	The City discussed the potential for El Dorado County to administer the Rehabilitation Loan Program within city limits, but the County did not show interest. The City has not identified agencies or organizations interested in administering a Rehabilitation Loan Program.	The City is interested is pursuing establishment of a rehabilitation loan program independent from the County. This program will be amended and continued.	Modify and continue as Program 3-1 Rehabilitation Loan Program Administration Partnering.
Program 3-2 Multiple Family Dwelling Inspection and Maintenance Program. Continue the Multiple Family Dwelling Inspection and Maintenance Program on multi-family projects of six units or more (or smaller projects if approved by City Council) to identify blighted and deteriorated housing stock and to provide	The City continued to carry out a robust multifamily inspection program that applies to all properties with six or more units. From 2019 through 2020, the City certified 825 multifamily units. The City also expanded the program to inspect single-room	This program has been successful and has been expanded.	Modify and continue as Program 3-2 Multiple-Family Dwelling and Single-Room

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for the rehabilitation of housing that does not meet minimum building, housing and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multi-family dwelling units.	occupancy units in hotels and motels that were being used for long-term rentals with Ordinance 1088 in 2015.		Occupancy Inspection and Maintenance Program.
Program 3-3 Mobile Home Parks Ordinances. The City shall modify the mobile home parks ordinances to: • Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). • Reduce the 10-acre new park requirement to a size appropriate for development of a quality park with amenities for its residents (possibly five acres). • Consider taking over the Title 25 mobile home park inspection program/enforcement, while ensuring that the City can afford to do so within state-prescribed fees. • Address design and amenities required in new and enlarged parks, such as fencing requirements.	The City continued to work on the update of Title 6, Development Services, in the City Code, and plans to reexamine mobile home park requirements, including design and amenities, once adopted. The new Residential Development and Design Standards adopted in March 2021 reduced the minimum parcel size for mobile home parks from 10 to 5 acres. The City is not considering taking over the Title 25 mobile home park inspections.	This program was partially completed and will be amended to remove the completed portions and consideration of mobile home inspection responsibilities and continued.	Modify and continue as Program 3-3 Mobile Home Parks Ordinances.
Program 3-4 Acquisition of At-Risk Properties. The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the at-risk (185 units) or substandard properties to maintain, or create, long-term, affordable rental housing.	The City continued to provide technical services and work with non-profits to maintain and preserve existing subsidized rental housing in the city, such as Sierra Gardens. In 2016, the City authorized the change in ownership structure for the Sierra Garden Apartments with a California Debt Limit Allocation Committee application to refinance and rehabilitate the units. In 2019, the City approved an exception to the City's subordination policy to allow loan refinancing for the subsidized Evergreen Apartments. Cash-out refinancing was used for property improvements. The City also purchased a property and donated it to the St. Joseph Community Land Trust to develop with three moderate-income deed-restricted homes. These units are currently in the permitting process.	This program has been successful and will be continued. Recent updates to state law will result in modifications to this program.	Modify and continue as Program 3-4 Preservation and Acquisition of At-Risk Properties.
Program 3-5 Analysis of Barriers to Motel Conversions. The City shall analyze the barriers to converting motel properties to deed-restricted, affordable housing that meets health and safety standards for long term residences.	The City conducted an analysis for motel conversion to single-room occupancy (SRO) units and adopted an SRO ordinance to allow the use of hotel units as long-term rentals if they meet specified criteria. Since adoption, the City has certified at least 188 SRO units. Furthermore, the City also established a	This program has been completed.	Delete.

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	process for inspections of SRO units as part of Ordinance 1088 in 2015.		
Program 3-6 Housing Condition Survey. Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.	The City continued to enforce the City Codes, including Housing, Health and Safety, and City Codes, primarily through the multifamily dwelling inspection program and housing hotline. A new Housing Condition Survey was carried out in 2019 and was used to inform the preparation of the 2022 Housing Element update.	This program has been successfully implemented and will be continued.	Modify and continue as Program 3-5 Preservation of Housing Conditions.
Program 4-1 Reasonable Accommodation and Land Coverage. The City shall review and amend its Code of Ordinances or prepare a written procedure to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. This procedure will include but will not be limited to the existing City procedure to grant exception for carport structures for persons with disabilities. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for ADA improvements in Chapter 30 of the TRPA Code of Ordinances.	The City continued to work on the update of Title 6, Development Services, which will include a new section on reasonable accommodation, once adopted by the TRPA Code of Ordinances to be compliant with both regional regulations and state law.	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate state law regarding the reasonable accommodation procedures within the framework of the Regional Plan.	Modify and continue as Program 4-1 Reasonable Accommodation and Land Coverage.
Program 4-2 Universal Design. The City shall adopt specific universal design standards for new construction and rehabilitation to encourage accessibility to the greatest extent possible.	The City continued to work on the update of Title 6, Development Services, which will include universal design standards and/or visitability standards once adopted.	This program has not been fully implemented due to regulatory barriers to implementation.	Delete.
Program 4-3 Family Housing. The City shall provide regulatory incentives (e.g., parking reductions) to developers of single-family and multi-family housing projects that include three- and four-bedroom units.	The City continued to seek additional incentives for development of three- and four-bedroom units. The City adopted the Residential Development and Design standards in March 2021, which allows for parking reduction on multifamily properties where a deed restriction requiring implementation of a parking management plan is in place.	This program is no longer appropriate due to the changes in demographic trends in South Lake Tahoe, as shown in the Needs Assessment of the Background Report.	Delete.
Program 4-4 Employee Housing Act Compliance. To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to treat employee housing that serves six or fewer persons	The City continued to work on the update of Title 6, Development Services, which will include the definition of agricultural uses as it relates to employee housing regulations, once adopted into the TRPA Code of Ordinances, and which	The City will amend this program to continue working with TRPA to incorporate state law regarding the definition of agricultural uses to be	Modify and continue as Program 4-2 Employee Housing Act Compliance.

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as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.	should be compliant with both regional regulations and state law.	considered an allowable use within the framework of the Regional Plan to be compliant with state law regarding employee housing.	
Program 4-5 Special Needs Housing. Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program 1-7 contains incentives the City plans to implement. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with physical and developmental disabilities, and persons at risk for homelessness. The City shall also hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents, and identify potential sites and funding sources for an emergency shelter.	The City issued an MOU and Operating Agreement with Tahoe Coalition for the Homeless for the operation of three properties purchased by Tahoe Coalition for the Homeless with HomeKey funds to provide housing for homeless persons. The City also partnered with Tahoe Coalition for the Homeless to prepare CDBG CV-2 and CV-3 grant applications for rehabilitation of Bear's Den Inn, which provides beds for the homeless. The City also partnered with Related California for the Sugar Pine Village affordable housing project, which will provide 248 units affordable to low-income households.	This program has been successful and will be continued.	Modify and continue as Program 4-3 Special-Needs Housing.
Program 5-1 Housing Issues Hotline. The City shall continue to use the bilingual Housing Issues Hotline and/or other effective means to ensure the dissemination of fair housing information and available services. The City shall continue to disseminate fair housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings. The City shall provide appropriate follow-through in response to housing concerns and complaints through either Building Division inspections or appropriate housing referrals to: • Existing affordable housing projects within the city. • The El Dorado County Community Services/Housing Choice Voucher Program (when available).	The City continued to provide the bilingual Housing Issues Hotline. The City did not share fair-housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings.	This program is ongoing and will be continued.	Amend to address current state fair housing law and continue as Program 5-1 Fair Housing.

Programs	Implementation Status	Evaluation	Continue/Modify/Delete
• The State of California's Landlord/Tenant Dispute line or Mobile Home Park Ombudsman. • The Legal Services Center (low-cost legal assistance in resolving housing issues). • The Women's Center for transitional housing opportunities for women escaping violent situations. • The El Dorado County Health Department. • The California Department of Fair Housing and Employment.			
Program 6-1 Green Building Incentive Program. The City shall continue to implement its green building incentive program that rewards developers for building green projects.	The City incorporated the Green Building Incentive Program into the Tourist Core Area Plan and the Tahoe Valley Area Plan. The City continued to provide priority access to residential allocations for earning green building certifications throughout the planning period.	This program is ongoing and will be continued.	Modify and continue as Program 6-1 Green Building Incentive Program.
Program 6-2 Energy Conservation. The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. Additionally, the City will consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume. The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations. The City will also refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.	The City continued to enforce the Building Code and Green Code energy conservation regulations throughout the planning period. The City also provided information regarding energy conservation programs at the Permit Center. The City adopted a Climate Action Plan (CAP) in 2020, which includes new policy urging the City to adopt a REACH Code. The City will prepare an economic impact analysis of the implications for housing costs with a stricter Building Code. The City expects to prepare for this change upon adoption of the next Building Code Update. The City is currently considering incorporating the action items from adopted CAP as appropriate: • Partner with TRPA, neighboring jurisdictions, Lake Tahoe Unified School District, and energy providers (e.g., Liberty Utilities, NV Energy, Southwest Gas) to educate residents, second homeowners, students, lodging facilities, and visitors about energy efficiency and conservation practices. • Perform outreach and provide an educational program that highlights existing resources that low-income	This program has been successful and will be modified to adopt appropriate CAP action items as they relate to housing.	Modify and continue as Program 6-4 Energy Conservation.

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	residents can use to improve energy efficiency and save money. • Launch a comprehensive social marketing campaign that leverages available tools from the social sciences to influence behaviors that reduce energy demand and promote conservation. • Work with Liberty Utilities and Southwest Gas to continue developing and promoting free energy audit and retrofit programs, which currently support low-income households. • Explore the feasibility and benefits of developing a regional energy network with other jurisdictions in the Tahoe Basin to administer the program. • Identify key regional partners and establish a robust self-sustaining local or regional energy efficiency program. • Ensure that adequate outreach is conducted to low-income communities for these programs. With the utilities, expand these services to all residents and businesses, making sure to include second homeowners. • Begin the program by providing incentives, such as rebates for home and building controls, and then explore a transition to retrofit requirements, such as replacing old natural gas boilers with new high-efficiency models and installing solar water heating. • Promote the installation of energy-efficient air-source heat pumps and explore the viability of ground source heat pumps for the region. • Explore and evaluate natural gas–fired heat pumps as an alternative heat source. Work with Liberty Utilities and Southwest Gas to provide rebates and incentives. • Obtain third-party HVAC commissioning and verification of energy savings in HVAC systems. • Partner with HOAs to develop residential retrofit programs to bring homes up to code. Create a program that incentivizes existing homes to get up to energy code. Develop a policy roadmap to achieve decarbonization of the applicable existing building stock by 2030, without additional cost burden or displacement risk to vulnerable community		

Programs	Implementation Status	Evaluation	Continue/Modify/Delete
	members. In the meantime, renewable natural gas will be incorporated into the pipeline to aid in the overall transition.		
Program 7-1 Maintaining Neighborhood Character. The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplex and triplex projects—while addressing local concerns and maintaining the character and environmental quality of the surrounding area.	The adopted Tahoe Valley Area Plan specifically addresses the requirement to develop consistent with existing community character through policy and design standards. The City also adopted a new chapter of Title 6 - Chapter 6.85 Residential Development and Design Standards in March 2021 to create objective design standards for the City in compliance with state law. These standards were developed with public engagement to ensure the standards are widely accepted by the community. Single-family homes, duplexes, and triplexes, as defined by Title 6, are approved ministerially if compliant with the objective design standards. In addition, the City adopted an ADU Ordinance in March 2021, providing standards for the development of ADUs on single- and multifamily properties throughout the city. Furthermore, voters passed Measure P in 2020, which prohibits vacation rentals in residential zones as of 2021. Permits for vacation rentals are required to be renewed annually, and the City will continue to deny these permits on a rolling basis until all vacation rentals in residential zones have been revoked. The intent of this change to City policy is to help maintain neighborhoods for residential purposes.	This program has been successful, and the City will amend this program to continue working with TRPA to implement these standards within the framework of the Regional Plan.	Modify and continue as Program 7-1 Maintaining Neighborhood Character.
Program 7-2 Amenities for New Residential. The City shall modify design guidelines to address and/or include requirements for residential projects of eight units or more to include appropriate amenities. The City shall ensure that the modified guidelines do not unduly impact the cost of development and approval certainty, or otherwise unfairly burden the developer.	The City adopted the Residential Development and Design standards in March 2021, which requires amenities be provided for residential development with eight or more units.	This program has been completed.	Delete.
Program 8-1 Implementation Tracking Matrix. The City shall use the Implementation Tracking Matrix (see Table HE-2) to continually track the progress of Housing Element programs.	The City tracked progress of the 2014 Housing Element.	The City will continue to track implementation via the annual progress report to the California Department of Housing and Community Development (HCD) and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.

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Programs	Implementation Status	Evaluation	Continue/Modify/Delete
Program 8-2 Staff Meetings. The City staff members involved in the implementation of Housing Element programs shall review progress in addressing housing issues, especially issues relating to workforce housing during weekly Planning and Building Division staff meetings.	Throughout the planning period, the City discussed projects implementing the Housing Element during Development Review Team Meetings and weekly staff meetings.	City staff will continue to address housing issues as needed during meetings. This does not need to be included as a Housing Element implementation program moving forward.	Delete.
Program 8-3 Reporting Housing Element Implementation. The City shall annually review and report on the implementation of Housing Element programs and the City's effectiveness in meeting the programs' objectives.	The City annually submitted the Annual Progress Report to review and report on Housing Element implementation and the City's progress toward program objectives.	The City will continue to track implementation via the annual progress report to HCD and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.

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As shown in Table 1-1, the proposed 2022–2027 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and eliminate redundancy. The following 28 amended programs are included in the proposed 2022–2027 Housing Element (Note: the following programs are modified using underline or ~~strikeout~~ to indicate changes to the amended programs):

- **Program 1-1 Mixed Use Development.** The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in ~~non-traditional (i.e., commercial)~~ areas where residential use is appropriate to the setting and where mixed-use projects could ~~either~~ address job and housing needs~~ or the desires of second homeowners. The incentives~~. Incentives have been included in the Tourist Core Area Plan and ~~will be included in the~~ Tahoe Valley Area Plan~~. The~~ as well as for affordable residential development throughout the City~~ shall provide~~. The City provides information regarding the incentives at City Planning Division offices and on the ~~City~~ City's website~~, and an information packet will be distributed to local developers~~.

- **Program 1-~~5~~2 Development of Substandard/Underutilized Sites.** The City ~~shall maintain an inventory of the~~ will provide information on substandard or underutilized ~~sites with development potential identified in the Housing Element Background Report~~ parcels as part of the City's online GIS database. The City will update the database annually.

- **Program 1-~~6~~3 Parking Best Practices.** The City shall continue to research best practices for parking standards~~,~~ and continue to allow more flexible parking standards for mixed-use and other housing projects ~~on a case-by-case basis~~. ~~The City's flexible parking standards could include one or more of the following practices:~~ The City's objective Residential Development and Design Standards allow parking requirement reductions for studio and one bedroom units and multifamily projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking.
  - ~~Continuing to allow parking reductions for affordable and mixed-use projects.~~
  - ~~Promoting shared parking for mixed-use projects located in commercial~~ Additional updates to parking standards could include one or more of the following practices:
    - ~~Allowing and encouraging~~ Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units.
    - Allowing ~~affordable~~ housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.

- **Program 1-~~7~~4 ~~Utilizing Density~~ Using Local Incentives.** The City shall work with affordable, workforce, and other ~~multi-family~~ multifamily housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." ~~The City has incorporated incentives into the recently adopted Tourist Core Area Plan and will also incorporate incentives into the Tahoe Valley~~

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~~Area Plan, currently in progress.~~ Increased densities would allow for a larger stock of affordable housing to prevent displacement risk for residents. The City shall produce an informational ~~packet which~~ handout and have one, central hub on the City website that describes all of the City-offered incentives for ~~multi-family~~ multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses~~.~~ in addition to incentives and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website. The information will be available on the City's website and also at the City Planning Division offices ~~and on the City website, and the information packet will be distributed to local developers.~~

In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the ~~State Density Bonus Law (GC~~ state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.

- **Program 1-~~9~~6 Clarifying How Residential-Care Facilities Are Allowed ~~Per~~ Under State Law.** The City will work with TRPA to amend the City and TRPA zoning ~~code~~ regulations to specify that residential care facilities (group homes) ~~for six persons or fewer~~ of all sizes are allowed by right in all residential districts~~.~~ when TRPA and the City next amend the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.

- **Program 1-~~10~~7 Small Lot Consolidation.** To ensure that there is a sufficient supply of ~~multi-family~~ multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA~~,~~), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs:

  - ~~Lessen set backs. Note that any reduction in setbacks would require a public hearing and noticing.~~

  - ~~Reduce parking requirements.~~

  - Continue to discuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place.

- Implement a process to guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes deed-restricted affordable units.

- Continue to assist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.

- **Program 2-1 Pursue State and Federal Funds.** To support the creation of quality, affordable housing options for extremely low-, very low-, ~~and~~ low-, and moderate-income households, the City shall seek and when appropriate and feasible pursue grant opportunities for state and federal funds. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing in Town Centers near services and amenities and integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).

- **Program 2-~~3~~2 Partnerships for Workforce Housing.** The City shall continue to work with larger employers in the City (e.g., Barton Hospital, the Lake Tahoe Community College, Lake Tahoe Unified School District, and resorts) to develop new affordable seasonal employee housing and workforce housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established.

  Additional partnerships with large employers will be considered, such as:

  - Partnering with property management companies to provide employers notification and first right of refusal as units become available.

  - Making the homebuyer programs available to employees.

  - Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.

- **Program 2-4~~3~~ Inter-Jurisdictional Cooperation for ~~Workforce~~ Housing.** The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss ~~workforce~~ housing issues and develop cooperative strategies that address identified ~~workforce~~ housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.

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- **Program 2-~~5~~4 Analysis~~ of Federal and~~ State Lands.** The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC)~~ and the United States Forest Service (USFS)~~, through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.

- **Program 2-~~7~~6 Assist Nonprofit Housing Developers.** The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities and prioritizing projects that integrate affordable housing into affluent neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.

- **Program 2-~~2~~11 Local Funding Source Feasibility Study and Linkage Program.** ~~The City shall analyze appropriate fees,~~ The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates.~~ Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees~~ The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected~~ from~~ for the~~ program~~ ordinance shall be placed in a housing~~ trust~~ fund to provide housing and associated childcare for the South Lake Tahoe workforce, particularly in high opportunity areas such
- as Town Centers and east of Ski Run Boulevard.~~ The City shall consider offering developers of applicable projects one or more of the following options~~ Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below:
  - Developers~~ shall~~ build affordable workforce housing units.
  - Developers~~ shall~~ contribute land for the production of affordable and/or workforce housing.
  - Developers~~ shall~~ pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing.

- The City ~~shall~~ will consider offering incentives to developers participating in the program.

- **Program 2-8~~7~~ First-Time Home Buyer Assistance Program Administration Partnering.** To support the creation of quality, affordable ownership housing, the City has historically administered the First-Time Homebuyer program. Currently, the City does not have resources to administer the program. The City has initiate initiated discussions with other agencies or and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program. As part of this program, the City will conduct outreach to lower-income communities to promote the program and lower-income household homeownership opportunities in high resource areas.
- **Program 2-9~~8~~ Mitigation of TRPA Regulations.** ~~If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the~~ The City shall continue to recommend that TRPA make the following advocate for changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance TRPA Code Amendments and Area Plans that will reduce the following barriers to housing development. There are three categories for actions that will take place as part of this program, divided by the approval requirements and associated timing: 1) Amendments to the TRPA Code of Ordinances, 2) New Area Plan for areas currently regulated by Plan Area Statements, and 3) New Area Plan for areas currently regulated by Plan Area Statements and amendments to existing area plans. Timing is included in each category below.
  - ~~Allow mixed-use development in all Community Plans (CP), Area Plans and Plan Area Statements (PAS) that allow commercial uses.~~

1) Amendments to the TRPA Code of Ordinances

Amendments to the TRPA Code of Ordinances are adopted by ordinance upon the TRPA Governing Board finding that the amendments will not have a significant effect on the environment, will not adversely affect implementation of the Regional Plan, and will not cause the environmental threshold carrying capacities to be exceeded. Code Amendments are considered for recommendation by the TRPA Advisory Planning Commission and Regional Plan Implementation Committee at public hearings and final adoption by the Governing Board at a public hearing. The City will initiate a proposal for the following Code of Ordinance amendments pursuant to TRPA Rules of Procedure Section 4.8 by December 2024. Adoption of all amendments by TRPA is expected within two years of the City initiating the proposal by December 2026. The bullets below show the actions that will happen within two years of initiating the proposal.

- Allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-4.

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- Provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in accordance with State law. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-1.

- Enable mixed-use projects with an affordable ~~multi-family~~ multifamily housing component to be developed at maximum allowable density as if a ~~stand-alone~~ standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted.

- ~~Offer fee reductions or fee deferrals for nonprofit affordable housing projects.~~

- ~~Allow bonus unit substitution to include deed-restricted workforce housing.~~

- Accessory Dwelling Units and Junior Accessory Dwelling Units

    - Facilitate development of ~~second units~~ ADUs by ~~allowing them on parcels smaller than one acre, encouraging the use of bonus units for creation of deed restricted affordable second units, and~~ reducing fees for ADUs.

    - Allow ~~the subdivision of property~~ bonus units to be used for ~~the~~ ADU development ~~of affordable low-~~without restriction on affordability.

    - Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and ~~moderate income rental and owner-occupied housing~~ exempt this type of unit from requiring an allocation, Potential Residential Units of Use, or bonus units.

    - Continue to work with HCD on their review of the City's ADU ordinance. If revisions are found to be necessary, the City will make revisions to bring their ADU ordinance into compliance with State law. The City will revise their ADU ordinance within one year of receipt of the HCD response letter to their ADU ordinance.

    - The timing for this action is dependent on receiving HCD review of the City's ADU ordinance so may not align exactly with the timing described in the introductory paragraph for Sub-list 1) of actions.

- ~~Provide bonus units for all multi-family mixed use development projects in Town or Regional Centers.~~

- ~~Based on future changes to current TRPA regulations, the City shall explore potential incentives for affordable housing developers.~~

2) New Area Plan for areas currently regulated by Plan Area Statements

Area Plans are a component of the TRPA Regional Plan. Area plans are created by local governments and may be approved by TRPA if they contain policies and development ordinances that are consistent with and further the goals and policies of the Regional Plan. The TRPA Code of Ordinances specifies required Area Plan content sufficient to demonstrate that the Area Plan, together with TRPA ordinances that remain in effect, are consistent with and conform to TRPA's Goals and Policies and all other elements of the Regional Plan. Area Plans allow for the adoption of standards that supersede standards of the Regional Plan in comprehensive coverage management, parking strategies, area-wide water quality treatment, development right transfer ratios, site design, building design, landscaping, lighting, and signage. Area Plans may also include residential density and building heights in Town Centers up to maximums specified in TRPA Code. Area Plans must be developed consistent with procedures established by TRPA and are considered for recommendation by the TRPA Advisory Planning Commission and Regional Plan Implementation Committee at public hearings with final adoption by the Governing Board at a public hearing. Area Plans must be approved by the City prior to TRPA consideration. Adoption by both the City and TRPA is required for the Area Plan to be effective.

The City will initiate the development of a new Area Plan that encompasses all of the residential areas currently regulated by Plan Area Statements by December 2022 with a target for City adoption by December 2023. Adoption by TRPA is anticipated within six months of City adoption. The new Residential Area Plan will include:

- Increase allowed maximum residential density in zones that currently allow 8 dwelling units per acre to allow 15 dwelling units per acre.

3) New Area Plan for areas currently regulated by Plan Area Statements and amendments to existing area plans

The following regulatory changes will also be incorporated into the New Residential Area Plan and will be addressed through amendments to the existing Tourist Core and Tahoe Valley Area Plans. Amendments to existing Area Plans are subject to the same procedures and adoption criteria as new Area Plans.

The City will initiate the development of a new Area Plan that encompasses all of the residential areas currently regulated by Plan Area Statements and amendments to existing Area Plans by December 2022 with a target for City adoption by December 2023. Adoption by TRPA is anticipated within six months of City adoption. The new Residential Area Plan and existing Area Plan amendments will include:

- Specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-6.

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- Amend definitions to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-2.

- To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These ~~uses such~~ uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582~~(f), (g) and (h).~~g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA.

- To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a ~~definitions~~ definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA.

- ~~Create a simple process for the conversion of TAUs to RUUs in motels providing long term (30 days or longer) occupancies where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code development standards.~~

- ~~Create a simple process for the conversion of motels to single room occupancy (SRO) properties providing long term (30 days or longer) rent where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code of Ordinances development standards. A definition of SRO will be added to the TRPA Code of Ordinances and single room occupancy units shall be allowed with a conditional use permit. The areas of the City where SROs will be allowed shall be determined based on the conclusions from the TRPA process and a public process to determine the appropriate criteria for allowing motel conversion to SROs.~~

- **Program 3-1 Rehabilitation Loan Program Administration Partnering.** The City shall ~~continue to regularly complete an application for~~ develop a housing rehabilitation ~~funds~~ program to serve ~~City~~ city residents~~. The City has historically administered the Rehabilitation Loan Program to both single- and multi-family dwellings occupied by lower-income households. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city.~~in order to incentivize

improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.

- **Program 3-2 Multiple-Family Dwelling and Single-Room Occupancy Inspection and Maintenance Program.** Continue the Multiple Family Dwelling Inspection and Maintenance Program on multi-family projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify ~~blighted and deteriorated~~ substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multi-family dwelling units. The City continues to successfully conduct inspections each year on all housing units that are subject to these program requirements. Units inspected under this program are distributed geographically in all areas of the city.

- **Program 3-3 Mobile Home Parks Ordinances.** The City shall modify the mobile home parks ordinances to:

  - Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.).

  - ~~Reduce the 10-acre new park requirement to a size appropriate for development~~ Require mitigation of ~~a quality park~~ housing loss associated with ~~amenities for its residents (possibly five acres).~~

  - ~~Consider taking over the Title 25~~ mobile home park ~~inspection program/enforcement, while ensuring that the City can afford to do so within state-prescribed fees.~~

  - ~~Address design~~ conversions and ~~amenities required in new and enlarged parks, such as fencing requirements~~/or demolitions.

- **Program 3-4 Preservation and Acquisition of At-Risk Properties.** The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the ~~at risk (185 units)~~ assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.

1. Addendum to the Adopted General Plan EIR

The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.

- If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources.

- Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the El Dorado County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:

    - Tenant rights

    - Conversion procedures

    - Information regarding Section 8 rent subsidies

    - Any other affordable housing opportunities in the city

In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used

to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

- **Program 3-6~~5~~ Preservation of Housing Conditions ~~Survey~~.** Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. ~~Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.~~ In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes particularly in lower resource areas of the city.

- **Program 4-1 Reasonable Accommodation and Land Coverage.** The City shall ~~review~~ complete the process of reviewing and ~~amend~~ amending its Code ~~of Ordinances or prepare a written procedure~~ to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing~~.~~ as feasible in coordination with TRPA. This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities and other uncodified City process for reasonable accommodation. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.

- **Program 4-4~~2~~ Employee Housing Act Compliance.** To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. ~~The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.~~ The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.

- **Program 4-5~~3~~ Special Needs Housing.** Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and

homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-~~7~~5 contains additional incentives the City plans to implement. ~~In addition, the~~ The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly ~~Opportunities for Persons with AIDS~~, California Child Care Facilities Finance Program, California Homebuyer's Assistance Program, and other state and federal programs designated specifically for special needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community.

The City shall also hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents~~,~~ and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.

- **Program 5-1 Fair Housing ~~Issues Hotline.~~** ~~The~~**.** To comply with AB 686, the City ~~shall continue~~ will implement the following actions:
  - Implement the following previously identified programs to affirmatively further fair housing:
    - Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-5
    - Strategies to facilitate housing mobility: Programs 11-1, 1-7, 2-2, 2-7, and 2-11
    - Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11
    - Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-4
  - Continue to use the ~~bilingual~~ City's Housing ~~Issues Hotline and/or other effective means to ensure the dissemination of~~ website to distribute information on fair housing information and available services, updating annually, or as needed. The City ~~shall continue to disseminate fair housing information through radio ads, local newspapers, distribution of~~ will also distribute printed materials~~, and/or~~ at least annually at community meetings, prioritizing distribution in higher need areas.~~ The~~ and make available in City ~~shall provide~~ buildings. Meet annually with fair housing providers to discuss local fair housing issues and concerns.
  - As fair housing complaints are received at the City, refer cases to the appropriate ~~follow-through in response to housing concerns and complaints through either Building Division~~ fair housing agency or

address through inspections ~~or~~, as appropriate ~~housing referrals to~~:. Meet annually with fair housing providers to discuss local fair housing issues and concerns, identifying strategies to increase fair housing enforcement in key areas, particularly in higher need areas of the city, as needed.

- ~~Existing affordable housing projects within the city.~~
- ~~The El Dorado County Community Services/Housing Choice Voucher Program (when available).~~
- ~~The State of California's Landlord/Tenant Dispute line or Mobile Home Park Ombudsman.~~
- ~~The Legal Services Center (low-cost legal assistance in resolving housing issues).~~
- ~~The Women's Center for transitional housing opportunities for women escaping violent situations.~~
- ~~The El Dorado County Health Department.~~
- ~~The California Department of Fair Housing and Employment.~~
- Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns. Assist at least 30 residents annually through the hotline service. If fewer than 30 residents use the hotline service, provide assistance to all that do.
- Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. In addition, ensure that the transportation infrastructure projects in the Capital Improvement Plan prioritize areas where sites with lower-income units are identified and incorporate place-based strategies to establish equity amongst infrastructure improvements. Identify at least 3 infrastructure projects that support these strategies, as needed, in each update to the Capital Improvement Plan.
- Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.
- Meet with Lake Tahoe Unified School District by May 2023 to determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before and after-school resources and events, and more. If such a need for such a program or specific issues are identified, the City will pursue solutions, which may include:
  - Meeting with developers to identify sites suitable for housing affordable on a teacher salary;
  - Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation (including safe routes to schools and potentially covering transportation costs), as needed, for students to/from school, childcare, athletic events, or other school programs;

- By December 2022, send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders. Resend information annually and coordinate with the Public Housing Authority of El Dorado County to track whether the number of available units has increased. The intent of this outreach is to encourage landlords and property managers to increase the supply of units available to Section 8 participants by at least 30 and reduce complaints about source of income discrimination by at least 50 percent over the course of the planning period.

- Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores. Encourage at least three representatives from underserved groups to apply for each open committee.

- Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022.

- The City will take the following actions to reduce displacement risk due to environmental disasters, and to aid in measures to reduce flood and fire insurance costs that present displacement risk:

    - Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the City's website by October 2022 and update annually, or as programs change or new programs become available.

- **Program 6-1 Green Building Incentive Program.** The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.

- **Program 6-~~2~~4 Energy Conservation.** ~~The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. Additionally, the City will consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.~~ The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations~~. The City~~ and will ~~also~~ refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.

- **Program 7-1 Maintaining Neighborhood Character.** The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing

neighborhoods—including smaller ~~duplex and triplex projects~~ duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.

Program 2-10 Public Education and **Program 2-11 Publicize Available Programs** were combined and amended as one program – **Program 2-9 Public Education:**

- **Program 2-9 Public Education.**
  The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.

The following 17 programs are new to the City and are included in the proposed 2022–2027 Housing Element:

- **Program 1-8 Housing Element Implementation Progress**
  The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.

- **Program 2-10 Moveable Tiny Homes.**
  The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the city.

- **Program 2-11 Local Funding Source Feasibility Study and Linkage Program.**
  The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected for the ordinance shall be placed in a housing fund to provide housing and associated childcare for the South Lake Tahoe workforce.

1. Addendum to the Adopted General Plan EIR

Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below:

- Developers build affordable workforce housing units.
- Developers contribute land for the production of affordable and/or workforce housing.
- Developers pay an in-lieu fee into the housing trust fund to help finance the production of affordable and/or workforce housing.
- The City will consider offering incentives to developers participating in the program.

Program 2-12 Inter-Agency Housing Program Coordination.
The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include:

- Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work.
- Consider contracting with additional organizations to provide housing services and information for special-needs groups within the city.
- Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units.
- Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.

- **Program 2-13 Streamline Affordable Housing.**
  The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.

- **Program 2-14 Tax Credit Allocation Map Process**
  The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.

- **Program 2-15 Rental Assistance Program**
  The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.

- **Program 3-6 Replacement of Lost Units from Residential Demolitions.**

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

- **Program 3-7 Monitoring Impacts of Vacation Home Rentals on Long-Term Rental Supply.**
  South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City shall continue enforcement of Measure T regulations and will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

- **Program 3-8 Multifamily Acquisition and Rehabilitation Program.**
  The City will partner with organizations, employers, and non-profits to establish a multifamily acquisition and rehabilitation program to increase quality of housing for low-income residents and ensure long-term affordability. The City will encourage acquisition of multifamily housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.

- **Program 3-9 Landlord/Tenant Matching Program.**
  Continue the program to incentivize long-term rental of second homes and spare rooms to promote the availability of low- and moderate-income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation.

- **Program 3-10 Mobile Home Park Preservation.**
  The City shall promote the longevity and quality of life at existing and new mobile home parks by:

  - Codifying regulations for mobile home park conversions.
  - Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park and considering their reuse for workforce housing.
  - Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment.
  - Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation.

1. Addendum to the Adopted General Plan EIR

- Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations.
- Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.

- **Program 4-4 Childcare and Intergenerational Facilities.**
  Consider establishing a program to address the following housing needs in the city:
  - Affordable housing developments that include on-site childcare.
  - Promoting intergenerational facilities.

  After studying these options, determine whether a program will be established and establish and publicize program if initiated.

- **Program 4-5 Definition of Family**
  Update the definition of "family" in the City's zoning regulations to be compliant with State law.

- **Program 5-2 Transit Accessibility**
  Meet with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions and will assist in identifying at least two funding sources annually that could be used fund expansions

- **Program 6-2 Energy Regulations.**
  The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy-efficiency measures beyond state requirements for new construction. In addition, the City will continue to implement appropriate Climate Action Plan strategies as they relate to housing.

- **Program 6-3 Energy Conservation Assistance for Low-Income Households.**
  The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) to (3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

> When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
>
> (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
>
> (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
>
> (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
>
> (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
>
> (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
>
> (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
>
> (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would not result in any of the conditions outlined in CEQA Guidelines Section 15162(a)(1) to (3), as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2011 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the proposed project.

1. Addendum to the Adopted General Plan EIR

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

> (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
>
> (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
>
> (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
>
> (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
>
> (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of South Lake Tahoe City Development Services Department, 1052 Tata Lane, South Lake Tahoe, California 96150.

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2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use and community design, economic development, housing, transportation and circulation, public/quasi-public facilities and services, recreation and open space, health and safety, and natural and cultural resources. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses potentially significant impacts related to land use, population, housing and socioeconomics, hazards, transportation and circulation, air quality and climate change, noise, hydrology and water quality, geology, soils, and land capability and coverage, biological resources, cultural resources, public services, utilities and service systems, scenic resources, and recreation. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged or be continued with minor modifications with the proposed project. The 28 amended programs are either informative or would result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

- Program 1-1 Mixed Use Development involves informational changes that includes a reference to incentives provided for affordable residential development throughout the city and removes a reference to the City distributing an information packet to local developers.

- Program 1-5 Development of Substandard/Underutilized Sites involves informational changes that includes a reference to providing information on substandard or underutilized parcels as part of the City's online GIS database and removes a reference to maintaining an inventory of underutilized sites with development potential identified in the Housing Element Background Report.

- Program 1-6 Parking Best Practices involves informational changes that includes a reference to the City continuing to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking, continuing to research best practices for parking standards, and continuing to allow more flexible parking standards and shared parking for mixed-use and other housing projects; it removes an outdated reference to continuing to allow parking reductions for affordable and mixed-use projects.

- Program 1-7 Utilizing Density Incentives involves informational changes that includes a reference to increased densities that would allow for a larger stock of affordable housing to prevent displacement risk for residents as well as a handout that will briefly summarize the local incentives and provide links to the City's website; it removes an outdated reference to incorporating incentives into the City's adopted Tourist Core Area Plan and incorporating incentives into the Tahoe Valley Area Plan.

- Program 1-9 Clarifying How Residential-Care Facilities Are Allowed Per State Law involves informational changes that includes a reference to the City working with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts and removes a reference to specify that residential care facilities (group homes) for six persons or fewer are allowed by right.

- Program 1-10 Small Lot Consolidation involves informational changes that includes a reference to the City offering local incentives for affordable housing, which include guiding property owners through the lot consolidation application process, waiving the fee for this particular entitlement when the resulting project includes designated affordable units, and assisting property owners in identifying and applying for financial resources for projects that incorporate affordable units; it removes an outdated reference to lessening set-backs and reducing parking requirements as local incentives offered by the City.

- Program 2-1 Pursue State and Federal Funds involves informational changes that includes a reference to the City prioritizing the use of state and federal funds to encourage construction of lower- and moderate-income housing in Town Centers near services and amenities and integrating lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence.

- Program 2-2 Linkage Program involves informational changes that includes a reference to the City conducting a feasibility study to explore local funding options to support affordable housing projects and programs and removes a redundant reference to the City analyzing appropriate fees for a linkage program.

- Program 2-3 Partnerships for Workforce Housing involves informational changes that includes a reference to the City working with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, to remove barriers to access for lower and moderate-income households and thus promote housing mobility, establishing guidelines for the policy that each employer would comply with to standardize how the employer, landlords, and employee/tenant would enter into an agreement, as well as recruiting employers to participate once the policy is established.

- Program 2-4 Inter-Jurisdictional Cooperation for Workforce Housing involves informational changes that includes a reference to the City meeting regularly with regional groups and other specific efforts and that the outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.

- Program 2-5 Analysis of Federal and State Lands involves informational changes that includes a reference to developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the Tahoe Livable Communities program, and other state and federal agencies with regard, meeting with the California Tahoe Conservancy on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing, as well as coordinating housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.

2. CEQA Analysis

- Program 2-7 Assist Nonprofit Housing Developers involves informational changes that includes a reference to prioritizing projects that locate affordable housing in Town Centers near services and amenities and prioritizing projects that integrate affordable housing into affluent neighborhoods.

- Program 2-8 First-Time Home Buyer Program Administration Partnering involves informational changes that includes a reference to a moderate-income homebuyer program for residents of the city and outreach to lower-income communities to promote this program, and it removes a reference to the City historically administering the First-Time Homebuyer program and the City not having resources to administer the program.

- Program 2-9 Mitigation of TRPA Regulations involves informational changes that includes a reference to the City using its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts to advance a list of changes to TRPA regulations. It also includes more clarifying information about the City's relationship with TRPA and describes the process for program implementation. .

- Program 3-1 Rehabilitation Loan Program Administration Partnering involves informational changes that includes a reference to the City developing a housing rehabilitation program to serve city residents and removes a reference to the City historically administering the First-Time Homebuyer program, the City not having resources to administer the program, and initiating discussions with other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city. It also includes a reference to the City providing printed informational flyers in City buildings and post information on the City's website for all residents to access within three months of developing the program and prioritizing marketing of this program in areas of concentrated rehabilitation need, as well as areas of concentrated poverty.

- Program 3-2 Multiple Family Dwelling Inspection and Maintenance Program involves informational changes that includes a reference to single-room occupancy units in hotels and motels as part of the Multiple Family Dwelling Inspection and Maintenance Program to identify substandard housing stock.

- Program 3-3 Mobile Home Parks Ordinances involves informational changes that includes a reference to requiring mitigation of housing loss associated with conversions and/or demolitions and removes a reference to reducing the 10-acre new park requirement to a size appropriate for development of a quality park with amenities for its residents, considering taking over the Title 25 mobile home park inspection program/enforcement, and addressing design and amenities required in new and enlarged parks.

- Program 3-4 Acquisition of At-Risk Properties involves informational changes that includes a reference to the City considering adopting a policy that prioritizes local residents for housing rehabilitation services, as well as monitoring the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives and working to reduce the potential conversion of any units to market rate through a series of actions.

- Program 4-1 Reasonable Accommodation and Land Coverage involves informational changes that includes a reference to the City completing the process of reviewing and amending its Code of Ordinances to provide reasonable accommodation in rules, policies, practices, and procedures for persons with disabilities and working with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan.

- Program 4-4 Employee Housing Act Compliance involves informational changes that includes a reference to the City continuing to work with TRPA on definitions in their regulations and that the City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8); it removed a reference to the zoning code being amended.

- Program 4-5 Special Needs Housing involves informational changes that includes a reference to the City conducting outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted, as well as meeting with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services.

- Program 5-1 Housing Issues Hotline involves informational changes that includes a reference to implementing a series of actions to comply with AB 686 and removes a reference to the City providing appropriate follow-through in response to housing concerns and complaints through either Building Division inspections or appropriate housing referrals.

- Program 6-1 Green Building Incentive Program involves informational changes that includes a reference to evaluating opportunities to provide additional incentives for green building projects.

- Program 6-2 Energy Conservation involves informational changes that removes a reference to the City requiring applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted and considering including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.

- Program 7-1 Maintaining Neighborhood Character involves informational changes that includes a reference to the City working with TRPA to implement these objectives within the framework of the Regional Plan.

Program 2-10 Public Education and Program 2-11 Publicize Available Programs were combined and amended as one program to aid in their implementation, as they were similar in intent. Therefore, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

The 17 new programs represent changes that allow the City to:

2. CEQA Analysis

- Annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.
- Consider City Code amendments to allow tiny homes and work with TRPA to provide this type of housing as an option in residential areas of the city.
- Conduct a feasibility study to explore local funding options to support affordable housing projects and programs.
- Work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs.
- Implement and advertise streamlined ministerial review for housing projects.
- Participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.
- Seek funding to establish a rental assistance program.
- Require replacement housing units on sites identified in the sites inventory when any new development occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.
- Monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period.
- Partner with organizations, employers, and non-profits to establish a multifamily acquisition and rehabilitation program and encourage acquisition of multifamily housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.
- Continue the Landlord/Tenant Matching Program to incentivize long-term rental of second homes and spare rooms to promote the availability of low- and moderate-income rental housing for existing employees in the city.
- Promote the longevity and quality of life at existing and new mobile home parks.
- Consider establishing a program to address affordable housing developments that include on-site childcare and promote intergenerational facilities.
- Update the definition of "family" in the City's zoning regulations to be compliant with State law.

- Require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted and explore potential "Reach" codes that include energy-efficiency measures beyond state requirements for new construction.

- Consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.

New development resulting from these programs would occur on land designated for housing under the General Plan. Furthermore, all future development in the city would be required to comply with local regulations, including the General Plan and zoning code. Consequently, all projects would be subject to development procedures of the City, such as the municipal code, zoning code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. Moreover, the City's zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR anticipated physical impacts associated with the permitted uses in the City's zoning code and would, therefore, not result in a new impact as part of development. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all development.

All residential care facilities of all sizes in residential districts allowed by-right—as described in Program 1-9 Clarifying How Residential-Care Facilities Are Allowed Per State Law—would be required to be evaluated in accordance with the zoning code, as outlined in Title 6 Development Services. Future by-right development would still be subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality, prior to the issuance of any building permit. The building permit review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay Lake Tahoe Unified School District, State, and TRPA development impact fees, which would address potential impacts to public services. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on designations in the Land Use Element. Because the City can meet its RHNA without changing any land use designation, the Land Use Element remains unchanged from the document evaluated in the General Plan EIR. The proposed Housing Element does not change the development pattern for the city, as shown in the Land Use Element of the General Plan and the zoning map for the city. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in the General Plan EIR. Because the proposed Housing Element does not affect the land use pattern of the town or result in any physical change to the environment, and because the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR.

All future development in South Lake Tahoe would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the City's zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development, and therefore the proposed project would result in no new impact as part of development. Because the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

Because the proposed 2022–2027 Housing Element does not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for potential significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is "exempt" from CEQA review, because the proposed 2022–2027 Housing Element update is not exempt. Rather, the determination here is that the 2011 General Plan EIR evaluated the physical impacts likely to result from future development. Because the proposed 2022–2027 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2022–2027 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites' existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed 2022–2027 Housing Element.

1. **No substantial changes are proposed in the project and no substantial changes occurred with respect to the circumstances under which the project is undertaken which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

   The program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, revising or developing programs based

on local input to address community needs, or elimination of programs where the City has already completed the identified task. The proposed project would not result in the rezoning of land or approval of any development project. All development in the city must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Code identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

2. The project will have one or more significant effects not discussed in the previous EIR.

The proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2022–2027 Housing Element includes 28 amended programs and 17 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts.

3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified potentially significant impacts for land use, population, housing and socioeconomics, hazards, transportation and circulation, air quality and climate change, noise, hydrology and water quality, geology, soils, and land capability and coverage, biological resources, cultural resources, public services, utilities and service systems, scenic resources, and recreation. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the city or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed 2022–2027 Housing Element.

4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2022–2027 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in

significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures.

5. **Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

   The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. As stated in the response to Standard 4, there would be no new significant impacts resulting from adoption of the 2022–2027 Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed Housing Element.

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Adopting the Addendum to the General Plan EIR for the 2022-2027 Housing Element Update and amending the City General Plan by adopting the City of South Lake Tahoe 2022-2027 Housing Element

BACKGROUND

A. Section 65300 of the California Government Code of the State of California authorizes cities to prepare long-range comprehensive guides known as general plans.

B. California Government Code Section 65583 requires that the City prepare and adopt an update to the Housing element of the General Plan that includes a review of the City's ability to accommodate its share of the region's housing need.

C. The City has conducted outreach to stakeholders, interested parties and the general community and conducted four public workshops to solicit input on the Housing Element update.

D. The City released a draft of the Housing Element and an invitation for public comments between January 2, 2022 and February 18, 2022 and submitted the draft Housing Element to the State Housing and Community Development Department (HCD).

E. On February 18, 2022, HCD found that the Housing Element did address many statutory requirements within the Housing Element Law (Article 10.6 of the Government Code); but would require additional modification to be found in compliance with the Law.

F. The City revised the Housing Element to address public comments and HCD findings, posted the revised Housing Element for public view on March 16, 2022 and resubmitted it to HCD for a second review on March 25, 2022.

G. On May 23, 2022 HCD provided the City with additional findings after the second review and additional revisions have been made to the Housing Element as needed in order to achieve "Certification" by HCD.

H. On June 16, 2022 the City Planning Commission held a duly noticed public hearing to consider the Housing Element Update and passed Resolution 2022-XX recommending that the City Council adopt the Addendum to the General Plan EIR for the 2022-2027 Housing Element Update and amend the City General Plan by adopting the 2022-2027 Housing Element Update.

I. On May 3, 2011 the City Council adopted the City of South Lake Tahoe General Plan EIR, (State Clearinghouse Number 2009092049).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Finds that the action taken on this matter and recommendations made after consideration of the whole administrative record are consistent with Government Code Section 65853 et seq.

2. Adopts the Addendum to the General Plan EIR for the 2022-2027 Housing Element Update (attached) finding that the 2030 General Plan EIR adequately addresses the potential environmental impacts of the proposed Housing Element and that no further environmental analysis is required to comply with the California Environmental Quality Act, Statue and Guidelines under CEQA Guidelines section 15162 because the proposed Housing Element is within the scope of the previous EIR and there are no substantial changes to the project or the circumstances that require major revisions to the previous EIR due to new significant environmental effects and no new information of substantial importance that shows the project will have significant effects not discussed in the previous EIR, significant effects previously examined would be more severe, or mitigation measures or alternatives previously found not to be feasible would substantially reduce one or more significant effects.

3. Amends the City General Plan by adopting the City of South Lake Tahoe 2022-2027 Housing Element (attached).

4. This resolution is effective immediately upon adoption.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date:_____
Devin Middlebrook, Mayor
Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.



South Lake Tahoe Housing Element Update

City Council Meeting, June 21st, 2022

Introductions

Project Team and Meeting Roles

- **PlaceWorks**
  - Amy Sinsheimer, Project Manager
  - Lindsey Klein, Assistant Project Manager
- **South Lake Tahoe, Development Services Department**
  - Hilary Roverud, Director of Development Services
  - Zach Thomas, Housing Manager

Housing Element Overview

- **One of eight mandated General Plan elements**
- **Existing and projected housing needs of all economic segments of the community**
- **Certification by California Department of Housing and Community Development (HCD) required for the City to receive funding for local housing initiatives**
- **State sets schedule for Housing Element updates**
  - 6th round Housing Element has a 5-year timeframe for TRPA jurisdictions
  - Planning period: 2022-2027
  - Housing Element due date: June 30, 2022

What's in a Housing Element?

- Review of previous housing element
- Updates existing conditions information regarding housing, residents, and regulations
- Analysis of potential constraints to housing production
- Inventory and analysis of adequate sites
- Housing policies, programs, and quantified objectives

What a Housing Element Does Not Do

- **Does not:**
  - Require the City to build the units planned for
  - Provide funding to build units
  - Construct or authorize construction of residential developments
  - Make actual changes to ordinances or zoning

Outreach To Date

Outreach	2021/2022 Dates
Stakeholder Consultations with housing service providers	April- June 2021
Virtual Workshop #1	October 2021
Planning Commission presentation #1	October 2021
Housing Subcommittee Meeting #1	November 2021
Virtual Workshop #2	February 2022
Planning Commission presentation #2	February 2022
Housing Subcommittee Meeting #2	March 2022

Background Report Findings

- The community is interested in balancing workforce and affordable housing with visitor-serving uses.
- Discrepancies between State law and TRPA laws sometimes impede the City's ability to comply with evolving State law.
- Although the percent of housing stock used for seasonal or occasional use was down in 2017 from almost 55% in 2010, it remained at almost 50% and is a contributing factor in housing affordability.

Background Report Findings

- Lower income levels in the City contribute to the difficulty for year round City residents to afford housing.
- The number of family households in the City has decreased since 2015.
- Of all City households, 44.5% were housing cost burdened
- With over 79% of the City's housing units built before 1980, the age of the City's housing stock is a contributing factor in conditions.

Background Report Findings

- There are particular areas of the City that have high levels of poverty and those areas tend to correspond with areas with more non-White populations and overcrowded households.
- Building materials are three times more expensive than pre-pandemic, increasing the cost to develop housing in the city.

Regional Housing Need

RHNA Allocation

- Regional Housing Needs Allocation (RHNA) is the number of units each jurisdiction is required to plan for in each Housing Element Update.
- RHNA numbers from the State do not consider the housing needs identified in the South Shore Housing Needs and Opportunities Report.
- HCD provides a housing allocation directly to the city, distributed among income categories.

RHNA Allocation

» For the 2022-2027 Housing Element cycle, the RHNA assigned to South Lake Tahoe is displayed below:

Income Level	Income Level (Percentage of Median Income)	RHNA	RHNA + 15% Buffer	Sites Unit Capacity	Surplus
Very Low	50% or less	70	82	337	197
Low	51% to 80%	50	58		
Moderate	81% to 120%	42	49	165	116
Above Moderate	More than 120%	127	147	215	68
Total		**289**	**336**	**717**	**381**

Housing Element Review Process To Date

- December 2021 – Public Draft Released and submitted to HCD for 60-Day review
- February 2022 – HCD review letter received
- March 2022 – Meeting with Council Housing Subcommittee
- March 2022 – Revised Draft Submitted to HCD for 2nd 60-Day review
- May 2022 – Second HCD review letter received and Adoption Draft Housing Element prepared

Key Housing Element Programs

Program 2-8: TRPA Regulatory Barriers

- Continue to work with TRPA to bring regulations about density bonuses, residential care facilities, reasonable accommodations, and employee housing into compliance with State law.

Program 2-15: Rental Assistance

- New program that directs the City to seek funding to establish a rental assistance program.
- Once established, the program will provide initial rental deposits for lower-income households that can be gradually repaid to the City.

Program 3-1: Rehabilitation Loan Program Administration Partnering

- Seek funding to re-establish housing rehabilitation program intended to maintain housing affordability while reducing displacement risk.
- Committed to prioritize marketing this program in areas of concentrated rehabilitation needs and poverty.

Program 3-7: Monitoring Impacts of Vacation Rentals on Long-Term Rental Supply

- Continue enforcement of Measure T regulations to prohibit vacation home rentals in residential areas of the city.

Program 3-10: Mobile Home Park Inspection

- The City committed to working with HCD to gather and maintain data on resident complaints, inspections and code violations.

Program 5-1: Fair Housing

- City will continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns.
- Committed the City to meet with fair housing providers annually to discuss fair housing issues, identifying strategies to increase fair housing as needed.
- Added an objective of targeting at least two funding sources annually to help the Tahoe Transportation District expand the existing transit network.

Program 1-4:Using Local Incentives

- City will conduct annual outreach to local developers to identify opportunities for more incentives.

Program 2-2: Partnerships for Workforce Housing

- **Expanded opportunities for the City to partner with agencies and other large employers to develop new affordable housing for employees.**
- **Provided options for additional partnerships including:**
  - Partnering with property managers to provide employers with notifications about housing opportunities.
  - Make homebuyer programs available to employees.
  - Provide financial assistance to employees in need of rent support upon relocation to the city.

Program 2-7: HomeBuyer Assistance Program

- Seek funding and administration partnership to re-establish a homebuyer assistance program.
- Once established, City will conduct annual outreach to lower-income communities to promote the program and lower-income household homeownership opportunities.

Program 3-9:Landlord/Tenant Matching Program

- City is underway with a multi-faceted marketing campaign to promote this program.
- Added that the City will conduct outreach and marketing to owners of existing large housing units to participate in the program to expand housing opportunities for larger renter households.

Schedule/Next Steps

Task	2021/2022 Dates
Prepare Administrative Draft Housing Element	April – October 2021
Stakeholder Outreach	April – June 2021
Public Workshop #1/Planning Commission Meeting #1	October 2021
City Review of Administrative Draft	November 2021
Housing Subcommittee Meeting #1	November 2021
Begin CEQA Process	November 2021
Prepare Public Draft Housing Element	December 2021
Submit Draft to HCD (60-Day Review)	December 2021 – February 2022
Public Workshop #2/Planning Commission Meeting #2 to review Public Draft	February 2022
Findings letter from HCD	February 2022
Housing Subcommittee Meeting #2 to review Public Draft	March 2022
Second submittal to HCD (60-Day Review)	March-May 2022
Planning Commission Recommendation for Adoption/City Council Adoption Hearing	June 16, 2022 / June 21, 2022
Submit Adopted Housing Element to HCD (60-Day Review)	After June 21, 2022

CITY OF
SOUTH LAKE TAHOE

Thank you



City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 12

Agenda Item: Appropriation of $29,750 from General Fund Undesignated Excess Reserves for Settlement of Victoria Gessford v. City of South Lake Tahoe

Executive Summary: The requested appropriation would implement a settlement agreement of a lawsuit brought by plaintiff Victoria Gessford, alleging that, on August 16, 2019, she tripped and fell over the metal stub of a broken sign post on the sidewalk at Cedar Avenue and Stateline Avenue. The parties have settled this lawsuit under the authority given to the City Attorney by the City Council at its closed session meeting of June 7, 2022.

Requested Action / Suggested Motions: Pass a Resolution appropriating $29,750 from General Fund Undesignated Excess Reserves for payment under the Settlement Agreement and Release with Victoria Gessford regarding injuries allegedly sustained from tripping on a broken sign post.
Responsible Staff Member: Daniel Bardzell, Assistant City Attorney

Responsible Staff Member: Daniel Bardzell, Assistant City Attorney (530) 542-6046

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Gessford Settlement.docx
02-Resolution - Gessford Settlement
03-Settlement Agreement.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Appropriation of $29,750 from General Fund Undesignated Excess Reserves for Settlement of *Victoria Gessford v. City of South Lake Tahoe*

Location: Citywide

Responsible Staff Members: Dan Bardzell, Assistant City Attorney (530) 542-7477

Background: On July 27, 2020, plaintiff Victoria Gessford filed litigation against City of South Lake Tahoe. Her amended complaint includes a claim for dangerous condition of public property based on her allegation that, on August 16, 2019, she tripped and fell over the metal stub of a broken sign post on the sidewalk at Cedar Avenue and Stateline Avenue.

Issue and Discussion: The parties have now settled this lawsuit under the authority given to the City Attorney by the City Council at its closed session meeting of June 7, 2022. This item reports the fact of the settlement approved in a prior closed session, and makes the terms and conditions of the settlement available to the public. The Settlement Agreement and Release between the City and Ms. Gessford is attached.

Pursuant to the Settlement Agreement and Release, the City agreed to pay plaintiff $29,750. In return, Ms. Gessford agreed to dismiss her lawsuit with prejudice and release all claims against the City in this matter.

Based on the above, staff recommends that Council adopt a resolution appropriating funds in the amount of $29,750 for payment to Ms. Gessford pursuant to the Settlement Agreement and Release.

Financial Implications: Staff is requesting an appropriation of $29,750 for payment of a settlement in the matter of *Victoria Gessford v. City of South Lake Tahoe* from the General Fund Undesignated Excess Reserves into account number 100-01210-44013.

Environmental Considerations: Appropriating funds for the settlement is not a “project” within the meaning of the California Environmental Quality Act (CEQA) because it is a fiscal activity and therefore environmental review is not required pursuant to CEQA Guidelines section 15378.

Policy Implications: Appropriating funds for the settlement will resolve potential liability against the City.

Resolution 2022-XX

Adopted by the
South Lake Tahoe City Council

June 21, 2022

Appropriating $29,750 from General Fund Undesignated Excess Reserves for Settlement of *Victoria Gessford v. City of South Lake Tahoe*

BACKGROUND

A. On July 27, 2020, plaintiff Victoria Gessford filed a lawsuit against City of South Lake Tahoe entitled *Gessford v. City of South Lake Tahoe*, El Dorado Superior Court Case No. SC20200096. As amended, her complaint includes a claim for dangerous condition of public property based on her allegation that, in 2019, she tripped and fell over a broken sign post on the sidewalk at Cedar Avenue and Stateline Avenue.

B. On June 7, 2022, the parties reached a tentative settlement under the authority given to the City Attorney by the City Council at its special closed session meeting of June 7, 2022. Pursuant to the settlement, the City agreed to pay plaintiff $29,750.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the South Lake Tahoe City Council:

1. Appropriates funds in the amount of $29,750 from General Fund Undesignated Excess Reserves into account number 100-01210-44013 for payment to plaintiff Victoria Gessford.

Adopted by the South Lake Tahoe City Council on June 21, 2022 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____
Devin Middlebrook, Mayor

Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

DocuSign Envelope ID: 7DD42FB3-95F8-4995-BC0C-18072686EBF2

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and General Release ("Agreement") is made and entered into by and between Victoria Gessford (hereinafter "Plaintiff"), and Defendant the City of South Lake Tahoe (hereinafter "City" or "Defendant.")

On July 27, 2020, Plaintiff filed the subject lawsuit against the City entitled *Gessford v. City of South Lake Tahoe*, El Dorado Superior Court Case No. SC20200096. Plaintiff amended her complaint on or around October 21, 2020. Her amended complaint includes a claim for dangerous condition of public property based on her allegation that, on August 16, 2019, she tripped and fell over the metal stub of a broken sign post on the sidewalk at Cedar Avenue and Stateline Avenue, South Lake Tahoe, CA. On February 1, 2021, the City Answered the First Amended Complaint and denied the claims alleged in the Complaint.

On May 19, 2022, Plaintiff served a Code of Civil Procedure section 998 Offer of Compromise on the City in which Plaintiff offered to dismiss this lawsuit with prejudice and release all claims against the City in return for a payment from the City to Plaintiff in the total amount of $29,750. On June 7, 2022, the City accepted Plaintiff's offer. Specifically, Plaintiff and the City agreed on a monetary settlement of $29,750 to be paid by City of South Lake Tahoe to Plaintiff for the dismissal of this lawsuit with prejudice and the release of all claims against the City.

All parties desire to settle all claims which Plaintiff has or may ever have arising out of the subject incident, and to dismiss Defendant City of South Lake Tahoe, with prejudice, in the matter of *Gessford v. City of South Lake Tahoe*, El Dorado Superior Court Case No. SC20200096, it being understood that all parties therein are to bear their own attorneys' fees and costs incurred.

NOW, THEREFORE, Plaintiff agrees as follows:

1. Plaintiff agrees to dismiss with prejudice her Complaint against the City in the above-captioned matter in exchange for a payment to be made by City of South Lake Tahoe in the total amount of Twenty-Nine Thousand Seven Hundred and Fifty Dollars and No Cents ($29,750.00.) It is specifically understood that in dismissing the Complaint, all parties agree to bear their own attorneys' fees and costs of litigation.
2. Plaintiff and the City agree that the settlement check will be made payable to "**Dreyer Babich Buccola Wood Campora, LLP in trust for Victoria Gessford**" to be disbursed between Plaintiff and her attorney as agreed upon between them. The City agrees that the settlement check will be processed and mailed to Plaintiff's counsel after (1) Plaintiff's counsel provides the fully executed version of this agreement along with Plaintiff's counsel's W-9 form to counsel for the City; and (2) South Lake Tahoe City Council appropriates the settlement funds during a regularly-scheduled public meeting.
3. In exchange for the consideration provided in this agreement, Plaintiff and Plaintiff's heirs, executors, representatives, administrators, agents, and assigns hereby irrevocably and unconditionally fully and forever waive, release, and discharge Defendant City of South Lake Tahoe and its successors, assigns, officers, agents, employees and persons, firms and incorporations having any interest in it, of and from any and all claims, demands, actions, causes of actions, judgments, rights, fees, damages, debts, obligations, liabilities, and expenses (inclusive of attorneys' fees) of any kind whatsoever, whether known or unknown, that Plaintiff may have or have ever had against the City, or the City's related released parties, arising out of or in any way related to or connected with the incident described in Plaintiff's operative Complaint on file herein, as well as any other claim, action or cause of action which Plaintiff may have presently or may have in the future by

reason of those allegations contained in her Complaint, including, but not limited to, any claims under California Government Code sections 830-840.6 et seq., the California Constitution, California Civil Code section 3291, all including any amendments and their respective implementing regulations, and any other federal, state, local, or foreign law (statutory, regulatory, or otherwise) that may be legally waived and released; however, the identification of specific statutes is for purposes of example only, and the omission of any specific statute or law shall not limit the scope of this general release in any manner; any and all claims arising under tort, contract, and quasi-contract law, including but not limited to claims of negligence, negligent or intentional infliction of emotional distress, nonphysical injury, personal injury or sickness, or any other harm; any and all claims for monetary or equitable relief, including but not limited to attorneys' fees, experts' fees, medical fees or expenses, costs and disbursements, punitive damages, liquidated damages, and penalties; and from any and all other liabilities, damages, injuries, actions or cause of action, either at law or in equity.

However, this general release and waiver of claims excludes, and Plaintiff does not waive, release, or discharge claims that cannot be waived by law.

4. It is specifically understood and agreed that this is a full and final release applying to all unknown or unanticipated claims arising out of or in any way relating to or connected with the incident described in Plaintiff's Complaint, as well as those known or disclosed, whether included or not in the prayers of said pleading, and as a further consideration and inducement for this settlement, Plaintiff hereby expressly waives all rights or benefits which she may have or may in the future have under the provisions of Section 1542 of the Civil Code of the State of California, which Section provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

5. This Release is intended to, and the undersigned warrants, that it will dispose of all claimed liability of the parties released to the undersigned and to all and each of the heirs, executors, administrators, and assigns of the undersigned and to any other person or entity that might now or in the future have a claim against the parties released as a result of the injuries claimed by the undersigned involving the Action.

6. Plaintiff agrees to immediately file a Request for Dismissal of the entire Action with prejudice against all Defendants including the City of South Lake Tahoe upon receipt of the monetary consideration identified in this Release. All parties shall bear their own costs and attorneys' fees.

7. Plaintiff accepts full and complete responsibility for any taxes, liens, or assessments of any nature, including but not limited to, any bankruptcy, debtor, medical liens, government liens, attorney fees or costs, administrative fees, or restitution fees. This includes but is not limited to any liens asserted by or on behalf of Medical or Medicare, if any, for any services rendered to Plaintiff to treat any injuries she alleges she suffered during the subject incident giving rise to the Action. Plaintiff will indemnify and save harmless the parties herein released from any loss, claim, expense, demand or cause of action of any kind including any claims or actions arising out of any lien incurred by Plaintiff as referenced above.

8. This Settlement Agreement and Release constitutes the entire agreement among the parties, and constitutes the complete, final, and exclusive embodiment of their agreement with respect to the subject matter hereof. The terms of this Release are contractual and not a mere recital. This Release is executed without reliance upon any promise, warranty, or

representation by any party or any of its representatives other than those expressly contained herein, and each party has carefully read this Release, and signs the same of their own free will.

9. This Release shall be deemed to have been entered into and should be construed and enforced in accordance with the laws of the State of California as applied to contracts made and to be performed entirely within California. The parties agree that any dispute within the Agreement shall be venued in El Dorado County Superior Court.

10. It is agreed that all parties to this Release shared equally in drafting the same and that none of the parties shall be considered the sole drafting party. It is further agreed that the rule of interpreting ambiguities against the drafting party shall not apply to the interpretation of this Release.

11. It is hereby agreed that if, after the date of execution hereof, any provision of this Release is held to be illegal, or unenforceable under present or future laws effective during the term of this Release, such provision shall be fully severable. In lieu thereof, there shall be added a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, or enforceable.

12. The undersigned negotiated and agreed to the terms of this Release in good faith, have carefully reviewed this Release, and understand the terms and conditions it contains, have been advised of the right to consult any attorney or representative of their choosing to review this Release.

13. This document may be executed in counterparts which, when so executed, shall be deemed an original, and this document and all signed counterparts shall constitute one and the same instrument.

We, the undersigned, have read the foregoing Release and acknowledge our understanding and agreement of the contents.

IN WITNESS WHEREOF, the Parties execute this Agreement on the date and at the place indicated below.

Dated: 6/9/2022, 2022

PLAINTIFF VICTORIA GESSFORD

DocuSigned by:
Victoria L. Gessford
C8D5S0C4B1C34F1...

VICTORIA GESSFORD

Dated: June 9, 2022

DEFENDANT CITY OF SOUTH LAKE TAHOE

By: Joseph D. Irvin
Print name: Joseph D. Irvin
Title: City Manager

Approved as to form:

Dated: 6/9, 2022

DREYER BABICH BUCCOLA WOOD CAMPORA, LLP

By: HANK GREENBLATT, ESQ.
Attorneys for Plaintiff
VICTORIA GESSFORD

Dated: 6/9, 2022

CITY OF SOUTH LAKE TAHOE

Daniel Bardzell

By: DANIEL J. BARDZELL, ESQ.
Assistant City Attorney
Attorneys for Defendant
CITY OF SOUTH LAKE TAHOE

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 13

Agenda Item: 2022 Cannabis Revenue Grant Awards

Executive Summary: On March 15, 2022, the City Council adopted Resolution No. 2022-030 to establish guidelines for the Cannabis Revenue Grant Program. Under the City Council policy for these grants, half of the cannabis revenue received, which is $400,000, is available for 2022 awards. The application period for the City's Cannabis Revenue Grant Program was April 15 - May 15. The assigned grant review team consisted of City Manager, City Finance Director, Mayor, and one Councilmember Finance Committee Member. The grant review team met and considered 23 applications. Fourteen (14) projects were awarded funding, for a total of $399,650.

Requested Action / Suggested Motions: Receive and file.
Responsible Staff Member: Sara Letton, Sustainability Coordinator

Responsible Staff Member: Sara Letton, Sustainability Coordinator, 530-542-6175

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney

Attachments:

01 - Staff Report Cannabis Revenue Grant Awards.docx
02-Reso. 2022-030 Cannabis Revenue Grant Program.pdf
03-Reso. 2021-039 Cannabis Revenue Allocation Policy.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Cannabis Revenue Grant Awards

Location: Citywide

Responsible Staff Member: Sara Letton, Sustainability Coordinator, (530) 542-6175

Background: On May 18, 2021, City Council adopted Resolution No. 2021-039, establishing the Cannabis Community Benefit Fee Revenue Allocation Policy. Under this policy, City Council committed to allocated up to 50 percent of the previous year's cannabis revenue to a community benefit grant program. On March 15, 2021, the City Council adopted Resolution No. 2022-030 to establish the Cannabis Revenue Grant Program Process and Guidelines. Under these Guidelines, grants are to be awarded annually to South Lake Tahoe organizations whose projects contribute to mitigating the potential impacts of the cannabis industry in the city, and which help promote and address the priorities of the City Strategic Plan, including Built Environment, Recreation and Equitable Access, Community for All, Economic Development and Continuous Improvement. Pursuant to these policies, City Council allocated $400,000 of cannabis revenue towards this grant program for 2022.

Issue and Discussion: Twenty-three (23) applications were reviewed by the grant committee, consisting of the Mayor, one City Council Finance Committee member, the City Manager and the City's Finance Director. The committee awarded grants to Fourteen (14) projects that were most consistent with the criteria. Ten (10) are offered at the original request amount. The following is a list of organizations and the awards offered, in no particular order:

Soroptimist (Safety upgrades to the softball field)	10,000
TAMBA (Reducing maintenance closures)	10,000
Tahoe Alliance for Safe Kids (TASK) (substance use harm-prevention)	50,000
The Drug Store Project (teaching about substance use and abuse)	20,900
Sober Grad Night (substance-free graduation celebration)	30,000
Lake Tahoe Historical Society (supporting family events)	10,000
Family Resource Center (bilingual - bicultural therapist, Spanish)	50,000
Tahoe Coalition for the Homeless (mental health & community safety)	50,000
Tahoe Art League (murals and art classes)	7,500

Gateway Mountain Center (expand youth program)	48,750
LTUSD (social emotional learning program, field trips)	50,000
Tahoe Youth and Family Services (substance use disorder specialist)	50,000
LT Bike Coalition (bike locks and parts to support community donations)	2,500
Encompass Youth (counseling & workforce readiness for youth in transition)	10,000
TOTAL	**399,650**

Financial Implications: $400,000 was designated for this program in this year's budget. The listed awards total $399,650.

Environmental Considerations: This is not a "project" subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(2) (continuing administrative activities).

Policy Implications: The awarded projects fall within the guidelines drafted by city staff and all will help achieve progress on the city's Strategic Plan. To be eligible, each applicant had to name at least one Strategic Priority addressed by their project.

Resolution 2022-030

Adopted by the City of South Lake Tahoe City Council

March 15, 2022

Approving the Cannabis Revenue Grant Program Process and Guidelines

BACKGROUND

A. On May 18, 2021 the City Council adopted the cannabis community benefit fee revenue allocation policy to create a community-wide benefit grant program. This program will provide funding opportunities to local schools, government agencies and non-profit organizations with programs or projects designed to mitigate potential impacts of the cannabis industry in South Lake Tahoe and which promote the priorities of the City Strategic Plan.

B. Cannabis businesses operate pursuant to individual Development Agreements that require to submit to the City on a monthly basis within 45 days following the month end the Community Benefit Fees payment equivalent six (6) percent of Gross Receipts for that month.

C. The proposed community-wide cannabis revenue grant program application process and guidelines (Exhibit A) to this Resolution have been developed to assist the City in an annual review of proposals for funding opportunities to local schools, government agencies and non-profit organizations with programs or projects designed to mitigate potential impacts of the cannabis industry in South Lake Tahoe and which promote the priorities of the City Strategic Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Approves the Cannabis Revenue Grant Program Process and Guidelines attached hereto as Exhibit "A."

Adopted by the City of South Lake Tahoe City Council on March 15, 2022 by the following vote:

Yes: Creegan, Friedrich, Middlebrook and Wallace
Absent: Bass

Devin Middlebrook (Mar 16, 2022 14:59 PDT)

Devin Middlebrook, Mayor

Date: Mar 16, 2022

Attest:

Sue Blankenship (Mar 16, 2022 13:31 PDT)

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

CITY OF
SOUTH LAKE TAHOE

CANNABIS REVENUE GRANT PROGRAM
Process & Guidelines

To assist the City Council in the evaluation of the community-wide cannabis revenue grant program the following process and guidelines have been developed to assist the City in an annual review of proposals for funding opportunities to local schools, government agencies and non-profit organizations with programs or projects designed to mitigate potential impacts of the cannabis industry in South Lake Tahoe and which promote the priorities of the City Strategic Plan. The City's Strategic Priorities are Built Environment, Recreation and Equitable Access, Community for All, Economic Development and Continuous Improvement; and the Strategic Plan can be found here: https://www.cityofslt.us/DocumentCenter/View/15828/City-of-SLT-Strategic-Plan-web-version

GRANT AMOUNTS

- Grants amounts will range from $1,000 to $50,000.

WHEN CAN I APPLY?

The City grant program will open annually on April 15th, and the submittal period will remain open annually until May 15th.

ELIGIBILITY

- Your entity and proposal must be focused on efforts to mitigate potential impacts of the cannabis industry in South Lake Tahoe and which promote the priorities of the City Strategic Plan.
- Your entity must be located within the city of South Lake Tahoe, CA.
- If you are a past year recipient you must be in compliance with the annual reporting requirement, which includes the submittal of a written report detailing how your previous award was expensed to the City no later than March 31st following a previous year's grant award.

APPLICATION REVIEW

- Please be sure your application is complete when you send it in.
- Applications will be reviewed by the grant committee consisting of the Mayor, one City Council Finance Committee member, the City Manager and the City's Finance Director.
- The grant committee will make recommendations to the City Council no later than June 30th annually for consideration and approval.
- To provide transparency, the City of South Lake Tahoe will post a list on the City's website showing all grant recipients and the amount received. By signing and submitting

a grant program application with the City of South Lake Tahoe, you agree to have your company's name along with the grant amount listed on the website.

SUBMITTING YOUR APPLICATION

You will be required to submit the following required documentation along with your signed application form.

1. A current IRS Form W-9 (showing your Taxpayer ID).

Please submit the application form and the supporting documentation in an envelope (please write "Cannabis Revenue Grant Application" on the envelope) at the City of South Lake Tahoe City Hall, 1901 Lisa Maloff Way, Suite #210, South Lake Tahoe, CA. 96150 in the finance drop-box or mail to the above address.

To be considered for the grant applications, your materials must be in by 5:00 P.M. on, May 15th.

Contact the City of South Lake Tahoe at sjuarez@cityofslt.us with any questions and we will return your e-mail promptly.

Res 2022-030 Cannabis Revenue Policy

Final Audit Report 2022-03-16

Created:	2022-03-16
By:	jo Mcdonough (jmcdonough@cityofslt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAnCygv_4UFqhg3PBFJtO3UPad060RW7hr

"Res 2022-030 Cannabis Revenue Policy" History

Document created by jo Mcdonough (jmcdonough@cityofslt.us)
2022-03-16 - 8:25:08 PM GMT- IP address: 128.92.136.146

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Agreement completed.
2022-03-16 - 9:59:38 PM GMT

Adobe Sign

DocuSign Envelope ID: 1D1A616F-DE8C-4C96-B6F6-044543C6D6CF

Resolution 2021-039

Adopted by the City of South Lake Tahoe City Council

May 18, 2021

Approving One-Time Allocation of $200,000 of Cannabis Community Benefit Fee Revenue to the Boys and Girls Club of Lake Tahoe Building Campaign and Establishing a Policy for Future Allocations

BACKGROUND

A. On February 19, 2019, the City Council adopted Ordinance No. 2019-1126 which regulates cannabis businesses in order to ensure the health, safety, and welfare of the residents of the city of South Lake Tahoe and visitors.

B. Cannabis businesses operate pursuant to individual Development Agreements that require to submit to the City on a monthly basis within 45 days following the month end the Community Benefit Fees payment equivalent six (6) percent of Gross Receipts for that month.

C. The current accumulated balance in the Cannabis special revenue fund at April 30, 2021 is $660,475. Sufficient fund balance is available to cover the remaining budgeted expense through the end of the fiscal year of 9/30/2021.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Approves the allocation of the Cannabis Community Benefit Fee revenue to the following organizations and purposes:
    a. Boys and Girls Club – building completion $200,000

2. Approves the amendment to the budget in account 223-02120 as follows:
    Expense 44023 Contributions/Sponsorship $200,000

3. Approves the Policy for Allocation of Cannabis Community Benefit Fee Revenue attached hereto as Exhibit “A.”

Adopted by the City of South Lake Tahoe City Council on May 18, 2021 by the following vote:
Yes: Creegan, Middlebrook and Wallace
Absent (recused): Bass and Friedrich

Date: 5/19/2021

Tamara Wallace, Mayor

Attest:

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

DocuSign Envelope ID: 1D1A616F-DE8C-4C96-B6F6-044543C6D6CF

CANNABIS COMMUNITY BENEFIT FEE REVENUE ALLOCATION POLICY

The City of South Lake Tahoe hereby establishes a policy for the allocation of cannabis Community Benefit Fee revenue, as follows:

1. The City Manager is delegated authority to create a Community-wide Benefit Grant Program funded by Cannabis Community Benefit Fee revenue. This program will provide funding to local schools, government agencies and non-profit organizations with programs or projects designed to mitigate potential impact of the cannabis industry in South Lake Tahoe. The program will operate through an application process to be established prior to the next year's mid-year budget process.

2. City Council will allocate up to 50 percent of the previous year's revenue to the new Community-wide Benefit Grant Program during a mid-year budget process.

3. City Council will allocate a portion of the remaining revenue back to the General Fund for projects that meet and/or enhance community needs and benefit a large cross section of residents having a direct correlation to resident services and enhancement in the areas of recreation, economic development, support services and the environment.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 14

Agenda Item: Ballot Measure to Convert Existing Community Benefit Fee to Comparable Cannabis Business and Professions Tax

Executive Summary: City Council is asked to consider placing the proposed measure on the ballot for the election on November 8, 2022. The proposed measure would enact a new local business and professions tax on commercial cannabis activity, that would replace the community benefit fee currently being collected under development agreements with the cannabis businesses. The proposed measure would maintain the current rates in the development agreements of 6 percent of gross receipts for cannabis businesses and $20 per square foot of canopy for commercial cultivation. The proposed measure would reduce the administrative burden of implementing the development agreements on staff and cannabis businesses, and would create certainty for the businesses by setting the tax at a rate that could be lowered, but not be raised, by the City without voter approval.

Requested Action / Suggested Motions: 1) Pass a Resolution ordering the submission to the qualified electors of the City of South Lake Tahoe a measure to approve a local business and professions tax on commercial cannabis activity in the City of South Lake Tahoe at the general municipal election to be held on November 8, 2022; and 2) Pass a Motion to Hold a First Reading (By Title Only) of an Ordinance amending Chapter 3.35 of Title 3 of the South Lake Tahoe City Code to Add Article III to Impose a Cannabis Business and Professions Tax upon approval by voters, and refer second reading to the August 9, 2022 meeting.
Responsible Staff Member: Heather Stroud, City Attorney

Responsible Staff Member: Heather Stroud, City Attorney (530) 542-6046

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director

Attachments:

01-Staff_Report_Cannabis_Tax.docx
02-Resolution.docx
03-Ordinance (Exh. A to Resolution).docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Ballot Measure to Convert Existing Community Benefit Fee to Comparable Cannabis Business and Professions Tax

Location: Citywide

Responsible Staff Member: Heather L. Stroud, City Attorney (530) 542-6046

Background:
In 2019, the City Council adopted its Cannabis Ordinance, which provided regulation on businesses and established parameters of operation. As part of the Cannabis Ordinance, the City entered into development agreements with businesses to collect community benefit fees, inclusive of funding set aside for community grants. These development agreements have a limited term and are required under state law to undergo an annual review.

The City's cannabis regulations have been working. Since the first new business opened in 2020, several retail stores with delivery and one microbusiness with a large indoor cultivation operation have been operating legally in South Lake Tahoe, in addition to the existing medical dispensary that had been operating previously. These businesses have not attracted crime and there have been very few problems for residents.

Additionally, cannabis businesses have generated funding for the local economy and grants for local non-profit organizations. Over the past year, the City has formalized a community grant funding process which are funded by, but administratively separate from, the development agreements themselves.

While the regulations have been working, the annual review of the development agreements has been identified as time-intensive for both businesses and City staff, and alternate solutions which would allow for the same cost to businesses, without this annual administrative need, have been explored. There is also a desire on the part of the City to provide stability to local cannabis businesses, setting a tax that cannot be increased without voter approval, but which could be adjusted downward if City needs and economic conditions warrant. An administrative conversion from a community benefit fee under a development agreement to a comparable business and professions tax for cannabis business has been identified as a potential solution that could meet these goals.

On May 18, 2021, the Cannabis Subcommittee presented its recommendations for amendments to the Cannabis Ordinance and for establishing a cannabis tax, which would take the place of the community benefit fee, to City Council. Since then, staff has been outreaching stakeholder organizations for their input, and preparing documents for City Council to consider placing on the

ballot on November 8, 2022. The cannabis business and professions tax would be an excise tax on cannabis products and would eventually take the place of the community benefit fees provided under development agreements with the cannabis businesses, when the current terms in the development agreements expire. Establishing a tax is an administrative change be more streamlined and efficient than keeping the development agreements in place indefinitely and would reduce the staff resources necessary to oversee and manage the development agreements including collection of the community benefit fee.

Issue and Discussion:
If City Council votes to place a cannabis business and professions tax on the ballot, it would require a majority vote to pass. The revenue collected from the tax would be available for general City expenditures, including the service priorities that residents have identified as important, including maintaining fire protection and fast emergency response, reducing the threat of wildfires, repairing streets and potholes, and maintaining snow removal, as well as nonprofit community benefit grants and other services that are critical to our neighborhoods and residents' health and safety. Under the development agreements currently in place, if the voters pass a cannabis tax, the community benefit fees due would be offset by the amount of the tax, and the development agreements would expire at the end of their initial term.

Based on community outreach done earlier in 2022, staff recommends keeping the tax rate the same as the community benefit fees currently being paid under the development agreements, which is six percent of gross receipts on retail, distribution, and manufacturing, and $20 per square foot of canopy for cultivation. If placed on the ballot and adopted by the voters of the City of South Lake Tahoe, this tax rate would be a maximum rate that could be adjusted lower, but not higher, by a resolution of City Council.

Financial Implications:
If a cannabis tax is adopted by voters at the current community benefit fee rate set forth in the development agreements, staff anticipates it would generate approximately $950,000 per year. If adopted, the cannabis tax will replace the business and professions tax collected under Article II of Chapter 3.35 of Title 3 of the South Lake Tahoe City Code for businesses engaged in commercial cannabis activity – an estimated revenue reduction of $26,000 per year.

Environmental Considerations:
This Ordinance is exempt from the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*, because it can be seen with certainty that there is no possibility that its enactment would have a significant effect on the environment (Pub. Resources Code 21065, CEQA Guidelines 15378(b)(4), 15061(b)(3) and because the Ordinance involves the approval of government revenues to fund existing services (Pub. Resources Code 21080, subd. (b)(8); CEQA Guidelines 15273(a)(4). It does not make any commercial activity lawful nor commit the City to fund any particular activity.

Policy Implications:
This action is consistent with City Council Strategic Plan 2021-2026 Priority 5 (Continuous Improvement), Goal 5.5 (Fiscal Sustainability and Resiliency).

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Ordering the Submission to the Qualified Electors of the City of South Lake Tahoe a Measure to Approve a Local Business and Professions Tax on Commercial Cannabis Activity in the City of South Lake Tahoe at the General Municipal Election to be Held on November 8, 2022

BACKGROUND

A. The Ordinance attached hereto as Exhibit "A" and incorporated herein by reference would impose a business license tax on persons engaged in commercial activity in the City involving cannabis products (the "Measure").

B. The City of South Lake Tahoe imposes business and professions taxes upon businesses in the City, which are imposed to raise revenue and not for regulation.

C. Currently, the City enters into development agreements with permitted local cannabis businesses, under which businesses pay a community benefit fee. These development agreements are required to undergo an annual review under state law and create an administrative burden on local businesses and City staff.

D. The proposed Measure would enact a local business and professions tax on cannabis businesses comparable to the community benefit fee currently in place. All other regulations, which have been working, would be unaffected.

E. Since the first new business opened in 2020, several retail stores with delivery and a microbusiness with a large indoor cultivation operation have been operating legally in South Lake Tahoe, in addition to the existing medical dispensary that had been operating previously. These businesses have not attracted crime, there have been very few problems for residents, and the businesses have generated funding for the local economy and grants for local non-profit organizations.

F. The Measure would allow the City to continue to address the service priorities that residents have identified as important, including maintaining fire protection and fast emergency response, reducing the threat of wildfires, repairing streets and potholes, and maintaining snow removal, as well as nonprofit community benefit grants and other services that are critical to our neighborhoods and residents' health and safety.

G. South Lake Tahoe residents benefit from the hundreds of thousands of dollars paid by visitors to our community who shop at local cannabis businesses. This Measure ensures that we continue to make sure visitors are contributing to the local services they use and impacts they have on residents.

H. The Measure includes fiscal accountability provisions including an annual independent financial audit to enhance accountability and transparency. No Measure funds could be taken by the county, state, or federal government and funds must be used exclusively in South Lake Tahoe to address local needs.

I. The City Council may submit the Ordinance directly to the voters pursuant to Section 9222 of the California Elections Code.

J. The tax must be approved by a majority of the electorate to be effective.

K. At a properly noticed meeting on June 21, 2022, the City Council adopted a resolution to call a general election for November 8, 2022.

L. On the general election on November 8, 2022, the City will submit to the qualified voters of the City the Ordinance to impose a general tax on commercial cannabis activity in the City.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Submits the attached Ordinance to the qualified voters of the City on the general election on November 8, 2022, to impose a general tax on commercial cannabis activity in the City.

2. Declares that the type, rate, and method of collection of the tax are set forth in the Ordinance, the full text of which shall be printed and made available to voters pursuant to Sections 9119 and 9223 of the California Elections Code.

3. Directs that the ballot label for the proposed Measure shall be submitted for a “Yes” or “No” vote as follows:

   SOUTH LAKE TAHOE CANNABIS FUNDING/ TAXATION MEASURE: Shall the measure to maintain essential services such as wildfire prevention, safety, snow removal, road repair, youth programs, other general services by converting existing cannabis business fees to a gross receipts tax up to 6% on retail/distribution/manufacturing, $20/square foot of canopy on cultivation, providing approximately $950,000 annually until ended by voters, continuing regulations/limits on cannabis businesses, requiring public spending disclosure, all funds for South Lake Tahoe, be adopted?

4. Authorizes and directs the City Clerk to file a certified copy of this Resolution with the Board of Supervisors and Chief Election Official of El Dorado County.

5. Authorizes and directs the City Attorney to prepare an impartial analysis of the Measure as required by Section 9280 of the California Elections Code.

6. Directs that arguments for and against the Measure may be filed in accordance with applicable law, and that neither City Council as a body or any individual member of Council is directed to file a written argument or any rebuttal argument for or against the Measure.

7. Directs the City Clerk to consider arguments for and against the Measure and rebuttal arguments filed by bona fide associations or individual residents who are eligible to vote in accordance with California Elections Code sections 9282 and 9285, and directs the City Clerk to send copies of the arguments selected for and against the measure that will be printed and distributed to the voters to the opposing authors of the primary arguments, pursuant to California Elections Code section 9285. The authors, or a majority of the authors of the primary arguments, may prepare and submit rebuttal arguments not exceeding 250 words, or may authorize, in writing, others to submit a rebuttal argument. The rebuttal arguments shall be filed with the City Clerk, accompanied the printed name(s) and signature(s) of the person(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers, not more than ten (10) days after the final date for filing direct arguments. Each rebuttal argument shall immediately follow the primary argument that it seeks to rebut. All previous resolutions providing for filing of rebuttal arguments for City measures are repealed. The provisions of this Section 7 shall apply only to the election of November 8, 2022 concerning the Measure set forth in this resolution and shall then be repealed.

8. Hereby gives notice of the election and authorizes and directs the City Clerk to give such further notice of the election as required by law.

9. Authorizes and directs the City Clerk to appropriate the funds necessary to fund the election and to reimburse El Dorado County for the costs it incurs to conduct the election for the City.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date:_____

Devin Middlebrook, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

Ordinance 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

August 9, 2022

An Ordinance Amending Chapter 3.35 of Title 3 of the South Lake Tahoe City Code to Add Article III to Impose a Cannabis Business and Professions Tax

FINDINGS

A. The City of South Lake Tahoe imposes business and profession taxes upon businesses in the City, which are imposed to raise revenue and not for regulation.

B. Currently, the City enters into development agreements with permitted local cannabis businesses, under which businesses pay a community benefit fee. These development agreements are required to undergo an annual review under state law and create an administrative burden on local businesses and City staff.

C. This Ordinance would impose a business and professions tax on persons engaged in commercial activity in the City involving cannabis products (the "Measure"). This business and professions tax would apply to persons engaged in commercial cannabis activity instead of the business and professions tax rates set forth in Article II of Chapter 3.35 of Title 3 of the South Lake Tahoe City Code. All other regulations, which have been working, would be unaffected.

D. Since the first new business opened in 2020, several retail stores with delivery and a microbusiness with a large indoor cultivation operation have been operating legally in South Lake Tahoe, in addition to the existing medical dispensary that had been operating previously. These businesses have not attracted crime, there have been very few problems for residents, and the businesses have generated funding for the local economy and grants for local non-profit organizations.

E. The Measure would allow the City to continue to address the service priorities that residents have identified as important, including maintaining fire protection and fast emergency response, reducing the threat of wildfires, repairing streets and potholes, and maintaining snow removal, as well as nonprofit community benefit grants and other services that are critical to our neighborhoods and residents' health and safety.

F. South Lake Tahoe residents benefit from the hundreds of thousands of dollars paid by visitors to our community who shop at local cannabis businesses. This Measure ensures that we continue to make sure visitors are contributing to the local services they use and impacts they have on residents.

G. The Measure includes fiscal accountability provisions including an annual independent financial audit to enhance accountability and transparency. No Measure funds could be taken

by the county, state, or federal government and funds must be used exclusively in South Lake Tahoe to address local needs.

H. The City Council may submit the Ordinance directly to the voters pursuant to Section 9222 of the California Elections Code.

I. The tax must be approved by a majority of the electorate to be effective.

J. At a properly noticed meeting on June 21, 2022, the City Council adopted a resolution to call a general election for November 8, 2022.

K. On the general election on November 8, 2022, the City will submit to the qualified voters of the City the Ordinance to impose a general tax on commercial cannabis activity in the City.

Now, Therefore, the City Council of City of South Lake Tahoe does ordain as follows:

SECTION 1. Article III of Chapter 3.35 of Title 3 of the South Lake Tahoe City Code is hereby adopted to read as follows:

Article III. Cannabis Business and Professions Tax

3.35.350 - Title.

This article shall be referenced as the “South Lake Tahoe Cannabis Business and Professions Tax.”

3.35.360 - Purpose.

This article is adopted for the following purposes and shall be interpreted to accomplish them:

A. To impose a tax on the privilege of conducting cannabis business in the city, under the state Medicinal and Adult-Use Cannabis Regulation and Safety Act, California Business and Professions Code section 26000, Proposition 64, approved by the voters in November 2016 and as amended to date (“MAUCRSA”), which legalized and regulates adult use of cannabis in California, and other applicable law as it now exists or may hereafter be adopted;

B. To impose a general tax to generate revenues which may be used in the discretion of the city council for any lawful purpose of the city;

C. To specify the type of tax and rate of tax to be levied and the method of collection; and

D. To comply with all requirements for imposition of a general tax.

This article is enacted solely to raise revenue, not for regulation. It shall apply to all persons engaged in cannabis business in the City. The tax imposed by this article is a general tax under Article XIII C of the California Constitution.

3.35.370 - Definitions.

For the purposes of this article, the following words shall have the meanings ascribed to them by this section unless the context makes apparent another meaning was intended.

“Cannabis” has the meaning stated in section 6.55.710 of this code.

“Cannabis business“ means the activity of any natural or legal person, business, or collective in the City relating to cannabis, including but not limited to cultivation (including nurseries), transportation, distribution, manufacture, compounding, conversion, processing, preparation, testing, storage, packaging, delivery and sales (including both wholesale and retail sales) of cannabis, cannabis products, or cannabis accessories, whether or not carried on for gain or profit, whether for medical or adult use, and whether or not such business is licensed by the State. A cannabis business does not include any business the only relationship of which to cannabis or cannabis products is the production or sale of cannabis accessories.

“Cannabis product” has the meaning stated in section 6.55.710 of this code.

“Canopy” has the meaning stated in section 6.55.710 of this code. The city manager may, but is not required, to determine canopy from the area described in a cultivation license issued by the city whether or not the licensee actually cultivates that entire area.

“City manager” means the city manager or designee.

“Collector” means the city manager or a person charged by the city manager to administer this article.

“Commercial cannabis cultivation” means cultivation conducted by, for, or as part of a cannabis business. Commercial cannabis cultivation does not include personal medical cannabis cultivation, or cultivation for personal adult use as authorized by the MAUCRSA, including Health & Safety Code section 11362.1 et seq., for which the individual receives no compensation whatsoever.

“Cultivation” has the meaning stated in section 6.55.710 of this code.

“Delivery” has the meaning stated in section 6.55.710 of this code.

“Retailer” has the meaning stated in section 6.55.710 of this code.

“Distributor’’ has the meaning stated in section 6.55.710 of this code.

“Gross receipts,” except as otherwise specifically provided in this article or by regulation authorized by this article, has the meaning stated in section 3.00.010 of this code.

“Manufacturer” has the meaning stated in section 6.55.710 of this code.

“Person” means any individual, firm, partnership, corporation, company, association, joint stock association; city, county, state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

3.35.380 - Cannabis Business and Professions Tax.

A. There is hereby imposed on every person who engages in cannabis business in the city an annual cannabis business and professions tax in the amounts stated in this section or such lesser amounts as the City Council may from time to time establish by resolution.

B. Section 3.35.280 notwithstanding, the initial rate of the cannabis business and professions tax shall be as follows:

1. For every cannabis business engaged in commercial cannabis cultivation in the city:
    a. Twenty dollars ($20.00) annually per square foot of canopy.
2. For every cannabis business that engages in any other cannabis business in the City whether or not that cannabis business is lawful under this code or other law:
    a. Six percent (6%) of gross receipts annually.

Should a city cannabis use permit be issued to a business which cultivates only for certain months of the year, the collector shall prorate the tax as to sufficiently reflect the time in which cultivation occurs. In no case shall any portion of the canopy authorized by a city cannabis use permit but not used for cultivation be deducted from the tax base unless the taxpayer informs the collector in writing before the canopy or portion thereof is disused and the collector provides written evidence of relief from tax.

C. The city council may, by resolution, implement a tax rate lower than the maximum rate established in subsection (B) of this section for all persons engaged in cannabis business, or establish differing tax rates for different categories of cannabis business. The city council may, by resolution, decrease or increase such tax rates without further voter approval provided the tax rate is not above the maximum tax rate established in subsection (B) of this section.

3.35.390 - Payment obligations.

Each person subject to a tax under this article shall pay that tax regardless of any rebate, exemption, incentive, or other reduction elsewhere in this code, except as required by state or federal law. Failure to pay such a tax shall be subject to penalties, fines and interest charges established under section 3.35.200 of this code, and the city may resort to any or all other remedies available at law or in equity to enforce this article. No provision of this article shall be interpreted to reduce a tax rate established under this article or otherwise reduce the taxes paid hereunder unless the provision specifically requires that reduction.

3.35.400 - Tax payment does not authorize activity.

The payment of a tax imposed under this article does not authorize the conduct or continuance of any illegal business or of a legal business in an illegal manner. Nothing in this article authorizes or implies the lawfulness of any activity connected with the distribution or possession of cannabis unless otherwise authorized and allowed in strict and full conformance with this code. Nothing in this article is intended to authorize commercial cannabis activity.

3.35.410 - Cannabis tax is not a sales tax.

The tax imposed by this article is upon the privilege of doing business in the city. It is not a sales or use tax.

3.35.420 - Returns and remittances.

The tax imposed by this article shall be due and payable as follows:

A. Each person owing tax under this article shall provide a tax return to the city manager on or before the last business day of each month stating the tax owed for the preceding month and the basis of its calculation. The taxpayer shall remit the tax owed to the city manager when the return is due.

B. The city manager may establish a form for tax returns submitted under this section and, if so, use of that form shall be mandatory.

C. Tax returns and payments for all outstanding taxes, penalties and interest owed the city are immediately due upon cessation of business for any reason.

D. Postmarks are not accepted and payments, statements, reports, requests, or other communications must be physically in the office of the collector when due. If the due date falls on a day when city offices are not open for business, the due date shall be the next following business day.

E. Unless otherwise provided by this article, the tax imposed by this article is delinquent if not paid by the due date specified in subsection (A) of this section.

F. The city manager need not send a bill or delinquency or other notice to any person subject to a tax imposed by this article and failure to send such bill or notice shall not affect the validity of any tax, interest or penalty due under this article.

3.35.430 - Audits.

The city manager shall arrange for an annual independent audit of the receipts and expenditures of the taxes imposed by this article. He or she shall share that audit report with the city council and make it available for public inspection.

3.35.440 - Refunds.

A. No refund shall be made of any tax collected pursuant to this article, except as provided in this section.

B. No refund of any tax collected pursuant to this article shall be made because of the discontinuation, dissolution, or other termination of a cannabis business.

C. If a tax, penalty, or interest imposed under this article has been overpaid, paid more than once, or has been erroneously or illegally collected or received by the city, such amount shall be refunded to the person who paid it upon a written claim for refund filed with the collector within one year of the payment sought to be refunded, and all such claims for refund of the amount of overpayment must be filed with the collector on forms furnished by the collector.

D. Any person entitled to a refund of sums paid under this article may ask the city to apply it as a credit against future obligations under this article.

E. The collector may examine and audit all the books and business records of a refund claimant to determine entitlement to the claimed refund. No claim for refund shall be allowed if the claimant refuses to allow such examination of the claimant's books and business records.

3.35.450 - Tax administration.

A. It shall be the duty of the city manager to collect the taxes, penalties, and interests, and perform the duties this article requires.

B. The city manager may from time to time promulgate such administrative rules and procedures consistent with the purpose, intent, and terms of this article as the city manager deems necessary to implement or clarify it or to aid in its enforcement. The city manager shall give notice of those regulations as required for ordinances of the city council and such regulations shall take effect upon such notice unless a particular regulation provides otherwise.

C. The city manager may take such administrative actions as needed to administer the tax, including but not limited to:

1. Provide information about this article to any taxpayer;

2. Receive and record all taxes remitted to the city under this article;

3. Maintain records of taxpayer reports and taxes collected under this article;

4. Assess penalties, fines and interest charges to taxpayers under this article;

5. Determine amounts owed and enforce collection under this article; and

6. Take such other reasonable steps as he or she deems appropriate to enforce this article.

D. The penalties, fines, and interest for delinquent payments in section 3.35.200 of this code shall apply to this article. The city council may establish by ordinance or resolution additional penalties, fines and interest charges related to this article.

3.35.460 - Appeals.

Any person aggrieved by any decision of the city manager or collector under this article may appeal to the city council pursuant to the procedures described in Section 2.35 of this code.

3.35.470 - Consistency with business license tax.

The city council intends this article to be enforced consistently with the balance of chapter 3.35 of this code and any rule or regulation promulgated under chapter 3.35 except as this article expressly requires to the contrary.

3.35.480 - Constitutionality and legality.

A. The tax imposed under this article is intended to be applied consistently with the United States and California Constitutions and applicable law. The tax shall not be applied to cause an undue burden upon interstate or inter-city commerce, a violation of the equal protection or due process clauses of those Constitutions, to constitute a special tax, or to violate any other provision of applicable law.

B. Notwithstanding section 3.35.410 of this article, a cannabis business may separately identify the tax on invoices, receipts and other evidences of transactions.

SECTION 2. To the extent Article XIII C of the California Constitution allows, the City Council may amend this Ordinance without a vote of the people, except that voter approval shall be required for any amendment that would increase, within the meaning of Government Code section 53750, subdivision (h), the tax rate beyond the maximum rates this Ordinance authorizes.

SECTION 3. This Ordinance is exempt from the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*, because it can be seen with certainty that there is no possibility that its enactment would have a significant effect on the environment (Pub. Resources Code 21065, CEQA Guidelines 15378(b)(4), 15061(b)(3) and because the Ordinance involves the approval of government revenues to fund existing services (Pub. Resources Code 21080, subd. (b)(8); CEQA Guidelines 15273(a)(4). It does not make any commercial activity lawful nor commit the City to fund any particular activity.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The People of the City of South Lake Tahoe declare that they would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion of it, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions might be declared invalid or unconstitutional.

SECTION 5. This ordinance shall take effect, under Elections Code sections 9217 and 9122, 10 days after certification of its approval by a majority of those voting on the measure at the November 8, 2022 general municipal election.

SECTION 6. Upon approval by the voters, the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause it to be published according to law.

Adopted by the City of South Lake Tahoe City Council on August 9, 2022 by the following vote:

Yes:
No:
Abstain:
Absent:

_____ Date:_____
Devin Middlebrook, Mayor

Attest:

_____
Susan Blankenship, City Clerk

First Reading:
Published:
Second Reading:
Effective:

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 15

Agenda Item: New Target for Greenhouse Gas Emissions Reduction by 2030 to Support Sierra Business Council Grant Application for Climate Action Funding to ICLEI Local Governments for Sustainability USA, Inc.

Executive Summary: Staff recommends partnering with the Sierra Business Council on a grant request, which would require the City to pass a resolution establishing a science-based target for greenhouse gas emissions. A science-based target for greenhouse gas reductions by 2030 would mean that South Lake Tahoe would need to slightly increase our emissions reduction target, as established in the 2017-26 Resolution which established our greenhouse gas reductions goals. As such our target would be a 59.2% reduction from the 2018 level. Establishing this target is in alignment with the best available science and it also opens up eligibility for some funding sources which can help us in achieving this reduction goal.

Requested Action / Suggested Motions: (1) Pass a Resolution establishing a science-based target for greenhouse gas emissions reduction by 2030; and (2) Pass a Motion authorizing the City Manager to work with the Sierra Business Council as a project partner/beneficiary in its grant application to ICLEI USA.
Responsible Staff Member: Sara Letton, Sustainability Coordinator

Responsible Staff Member: Sara Letton, Sustainability Coordinator, 530-542-6175

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney

Attachments:

01 - Staff Report on Science Based Target for Greenhouse Gas Emissions.docx
02 - Resolution Adopting Science Based Target for Greenhouse Gas Emissions.docx
03 - ICLEI USA Climate Funding Opportunity.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Science-Based Target for Greenhouse Gas Emissions Reduction by 2030

Location: Citywide

Responsible Staff Member: Sara Letton, Sustainability Coordinator, (530) 542-6175

Background: In April 2017, City Council passed Resolution 2017-26 committing to 100% Renewable Electricity community-wide by 2032 and a community greenhouse gas emissions reduction goal of "80% by 2040, including a reduction of at least 50% by 2030." The baseline year for reduction targets was 2015. When the 2017 resolution was drafted, the greenhouse gas targets were based on similar targets being set at the time by other communities in the U.S.

In December 2021, the City Council passed a Resolution 2021-104 aspiring to achieve 100% renewable electricity, 24/7, from carbon free sources, connected to the local grid by 2030. This goal sets a higher bar than simply '100% renewable energy' because it means that the City would actually be consuming electrons generated by renewable energy 24 hours a day, rather than by purchasing renewable energy credits while actually consuming fossil-based energy. In summary, '24/7 carbon free energy' undoubtedly reduces more greenhouse gases than '100% renewable'. The methodology for accounting for greenhouse gas reductions based on '24/7 carbon free energy' is in development now.

The City of South Lake Tahoe has been a member of International Council for Local Environmental Initiatives (ICLEI) for several years. This is a global network of more than 2500 local and regional governments committed to sustainable urban development and active in 125 countries (iclei.org). The City of South Lake Tahoe has been using their U.S. Community Protocol to inventory greenhouse gases since a 2015 baseline was established. This is updated every three years.

ICLEI encourages science-based targets. "These are climate goals in line with the latest climate science. They represent your community's fair share of the ambition necessary to meet the 2015 Paris Agreement commitment to keep warming below 1.5 degrees Celsius … Science-Based Targets build internal and external support needed to achieve ambitious greenhouse gas reductions and boost public confidence in local climate action. They show local governments what they need to do by 2030 and 2050, spurring innovation and collaboration" (*Inventory Guidance for Science-Based Targets*, ICLEI USA, 2021).

ICLEI's Science-Based Target methodology is based on the World Wide Fund for Nature's (WWF) One Planet City Challenge and adapted for local governments. It accounts for a jurisdiction's fair share of emissions, meaning that more is expected of those who have contributed more historical

emissions. It offers both a 2030 per capita and absolute emissions target. It is meant to be the "guiding goal and interim step for your community as it pursues carbon neutrality by 2050." Note that the state of California has set a more ambitious carbon neutrality goal by 2045 via SB 100 (CARB 2022).

The Science-Based Targets for 2030 calculated by ICLEI for the City of South Lake Tahoe are:
Per Capita: 63.3% reduction in Greenhouse Gas Emissions
Absolute: 59.2% reduction in Greenhouse Gas Emissions

An absolute emissions target considers population growth and offers a more definitive reduction regardless of population impacts and or external impacts (e.g. tourism). This target is South Lake Tahoe's recommended minimum greenhouse gas reduction by 2030 to be in alignment with the Intergovernmental Panel on Climate Change's (IPCC) recommended reduction in order to keep global warming to below 1.5 degrees Celsius above pre-industrial levels (2.7 degrees Fahrenheit). 1.5 degrees Celsius is an important target described in the 2021 IPCC Report. Beyond 1.5 degrees, irreversible climate, ecological, social and economic impacts accrue quickly. For example, "marine sheet ice instability in Antarctica and/or irreversible loss of the Greenland ice sheet could result in multi-metre rise in sea level… These instabilities could be triggered at around 1.5 to 2 degrees of global warming" (IPCC 2021). Locally, climate change is already projected to increase average temperatures by 4.4 degrees Celsius (8 degrees Fahrenheit) and decrease snowpack by half by late century. This will lead to increased risk of wildfire and forest insect attack. Algae growth will become an increasing problem in the lake. Weather will be far more variable year to year, and extreme weather events will increase (State of the Lake, TERC, 2021).

Being in alignment with the latest science is ethical, logical and responsible. In addition, adopting a Science-Based Target makes the City and nonprofit partners eligible for grant funding for which it would otherwise not be eligible. Sierra Business Council approached city staff, interested in applying to ICLEI's Action Fund for $1 million. With City Manager consent, staff worked with the Sierra Business Council to submit a simple, high level 'expression of interest' presenting greenhouse gas reduction project ideas to ICLEI. Sierra Business Council has recently been invited to submit an application, with the City as a partner, by July 15. The application will be eligible if an Science-Based Target is in place by the submission date.

Issue and Discussion: When the 2017 greenhouse gas reduction goals were set, they were based on what other communities were similarly committing to at the time. Since then, however, science-based targets have been developed.

- In 2017, Council set a greenhouse gas reduction goal of 50% reduction (which is 121,598 metric tons of carbon dioxide equivalent, MT CO2e) from the 2015 baseline (a target of 121,598 MTCO2e community-wide by 2030).
- This proposed Science-Based Target sets a goal of a 59.2% reduction (which is 155,795 MTCO2e) from the 2018 total (a target of 107,372 MTCO2e by 2030).

The new Science-Based Target proposes reducing our 2030 emissions by an additional 14,000 MTCO2e, approximately (the difference between the targets).

In December 2021, Council passed an aspirational goal of achieving 100% of our electricity from carbon free sources 24 hours a day, seven days a week by 2030. That is a lofty goal that will not be affected by this Science-Based Target, which is an umbrella goal that towards which the 24/7 Carbon Free Energy Resolution would contribute. The Science-Based Target includes not just municipal and community-wide renewable electricity, but also transportation and building sector emissions and all other emissions.

Establishing a Science-Based Target opens funding opportunities, specifically, eligibility for the grant from ICLEI USA for which the Sierra Business Council has been invited to apply. City staff recommends working with Sierra Business Council on this grant application to focus on the City's electric vehicle and greenhouse gas reduction targets set in the 2020 Climate Action Plan (CAP EV-1 and EV-2). The City would seek to bolster the South Shore Transit Management Authority's forthcoming on-demand micro-transit pilot by acquiring (and accepting ownership of) three electric shuttle vans and accompanying electric charging infrastructure. The City would offer a low-cost rental to SSTMA's micro-transit provider in an attempt to demonstrate success of electric vehicles as part of a growing micro-transit program. In addition, Sierra Business Council would work with a reputable technology company with expertise in 24/7 Carbon Free Energy to implement technology optimization systems that will allow the City to balance loads of the City's distributed energy resources, such as electric vehicles and charging, as well as solar projects. We hope to charge the vehicles at night with solar energy captured in a battery. Chargers would be purchased via other programs, and potentially one DC charger for fleet vehicles would be purchased with new grant funding.

Two internal combustion vans would be offset with electric vehicles and one additional electric vehicle van would be added in 2023.

Financial Implications: The adoption of an Science-Based Target does not obligate the city to expend resources. If Sierra Business Council applies for and is awarded a grant, the City could indirectly financially benefit. The City could be the recipient of electric transit vehicles that it could rent out for at least the cost of maintenance (or more); it could be the recipient of electric vehicles charging stations (including the required planning, infrastructure, and installation costs). These charging stations could be used to charge other city fleet electric vehicles.

Participation in the grant project partnership does not pose a net cost, but will require some staff time to guide the project. If project funds are awarded, funds would need to be spent by January 2024 by Sierra Business Council.

Environmental Considerations: This resolution is not a project requiring environmental review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378 because it sets a policy goal to set a science-based target for greenhouse gas emissions by 2030 but does not in and of itself have a potential for resulting in a negative physical change to the environment. Specific projects to advance this policy goal that are unknown at this time may require CEQA review and will undergo review prior to approval.

Policy Implications:
Adopting a Science-Based Target is in alignment with Resolution 2017-26, Establishing Renewable Energy and Carbon Emissions Reduction Goals for South Lake Tahoe, while setting a slightly higher reduction goal. The 2020 Climate Action Plan remains the roadmap for achieving greenhouse gas reductions. The Science-Based Target addresses the City's established values of innovation; equity and inclusion; vitality; and sustainability, and supports Strategic Priority 1.5 for Carbon Neutrality.

The proposed grant-funded project achieves progress on Strategic Priority 1.4 Action 7 to "*Partner with the new South Shore Events Center and South Shore Transportation Management Association to expand and electrify micro-transit service.*"
The proposed project would achieve progress on Climate Action Plan Strategies:

- EV-1: “*Promote and incentivize EVs and EV chargers”*, and
- EV-2: “*Convert public agency fleets to EVs or alternative fuels.”*
- RE-1: “*Transition City to 100% renewable electricity*”

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Science-Based Target for Greenhouse Gas Emissions Reduction by 2030

BACKGROUND

A. The goals set forth in 2017-26 are to achieve 100% Renewable Electricity community-wide by 2032 and a community greenhouse gas emissions reduction goal of "80% by 2040, including a reduction of at least 50% by 2030."

B. Those goals in 2017-26 were based on similar commitments of other U.S. communities at the time and approximated the best science.

C. The goal set forth in Resolution 2021-104 aspiring to 100% renewable electricity, 24 hours a day, 7 days a week, from carbon-free sources, connected to the local distribution grid by 2020, community-wide. It authorized enrollment in the United Nations 24/7 Carbon-free Energy Compact. And, it established an aspiration to achieve goals set forth in the South Tahoe Zero Emissions District plan to create a clean, resilient, affordable, efficient and equitable electricity system, which includes maximum electrification of transportation, heating, and other sectors; models state-of-the-art energy efficiency, electrification, energy management systems, time of use strategies, distributed renewable energy, energy storage systems, and clean energy microgrid solutions; and saves money for local residents, ratepayers and public institutions through customer-owned projects.

D. Resolution 2021-104 remains helpful and relevant to achieving a science-based target.

E. International Council for Local Environmental Initiatives (ICLEI), of which the City is a member, has established a specific science-based greenhouse gas reduction target based on 2018 greenhouse gas inventory numbers that are in alignment with the 2015 Paris Agreement and the best available science, including the 2021 Intergovernmental Panel on Climate Change 1.5 degree Celsius report.

F. Our 2020 Climate Action Plan remains a relevant roadmap for greenhouse gas reduction actions.

G. According to the Intergovernmental Panel on Climate Change, humans have already caused approximately 1 degree Celsius of global warming and it is likely to reach 1.5 degrees between 2030 and 2052 if current trends continue.

H. Establishing a science-based greenhouse gas reduction target opens funding possibilities for implementing projects which help to achieve greenhouse gas reductions.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Adopts a science-based target for absolute greenhouse gas emission reduction of 59.2% from our 2018 total greenhouse gas emissions inventory level. This means achieving a reduction of 155,795 MTCO2e by 2030, and community-wide zero net carbon by 2045 or before.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date:_____

Devin Middlebrook, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

(https://icleiusa.org)

Climate Action Funding Opportunity: Action Fund

ICLEI USA(https://icleiusa.org/author/icleiusa/)

March 4, 2022(https://icleiusa.org/2022/03/04/)



We are delighted to announce an incredible opportunity to develop and deploy highly visible and replicable projects that demonstrate community-led, data-driven, and lasting innovation in local climate action through the Action Fund!

Made possible through funding from Google.org, ICLEI Local Governments for Sustainability USA, Inc. (ICLEI USA) is accepting **expressions of interest (EOI)** from nonprofit and civil society organizations or consortiums of organizations (located in the US or US territories) that have a plan to accelerate the implementation of a city climate action plan while addressing inequality.

Each of the two awardees or consortiums will receive **$1,000,000** to fund activities identified by the awardee and ICLEI USA and supported by local government leadership.

ICLEI USA is now accepting EOI until **April 11th, 2022** (Submit here (https://forms.gle/TdQeZWo5BUNfksCR7)). A round of finalists will be advised by May 11, 2022, of the opportunity to provide a full proposal.

Read more about the Action Fund EOI requirements, timeline, information session, General FAQ, and Answered Questions from Information Session.

Expressions of Interest Requirements

Applicants will propose activities that support, leverage, or align with:

- A city-wide greenhouse gas (GHG) inventory and related science-based target (https://icleiusa.org/science-based-targets-for-u-s-communities/)
- Political will to advance climate action, climate equity, and just energy transitions
- A climate action plan that includes goals related to at least one of the following: sustainable mobility, buildings, solar energy development, air quality management, or urban tree canopy
- The city's ability to qualify for or implement public or private funding to multiply the impact of the Google.org award (e.g., federal or foundation grants)
- A city that has not received a donation or grant funding or been the beneficiary of funding of $1,000,000 or more in the past 2 years (via

American Cities Climate Challenge or other climate or energy-related program)

ICLEI USA will review expressions of interest and invite full proposals from applicants meeting the above criteria. In addition, ICLEI USA will provide technical assistance during the proposal development and project deployment phases and support communication efforts to share results and lessons learned from selected projects.

Learn more about the Action Fund and the expressions of interest requirements here (https://secureservercdn.net/50.62.89.79/v56.521.myftpupload.com/wp-content/uploads/2022/02/FINAL-action-fund-EoI_ICLEI-USA.docx.pdf)**.**

Timeline

- **April 11th, 2022** Expressions of interest due (Submit EOI here (https://docs.google.com/forms/d/e/1FAIpQLSeMML1i4yyTw2qnejlRSLcKxjGMtD1HgjCDCyIclGS7phx6OQ/viewform))
- **May 11th, 2022** Invitations to apply announced at the ICLEI World Congress
- **July 15th, 2022** Full proposals due
- **September 16th, 2022** Awards announced
- **December 16th, 2022** Complete due diligence and execute contracts
- **January 15th, 2024** Activities completed and funds spent

Action Fund Information Session

We are hosting an information session about the Action Fund on March 16th from 1 PM – 1:30 PM EST. Join us to learn more about the Action Fund, outline how to apply, and answer participants' questions. Register today (https://icleiusa.org/event/action-fund-information-session/)!



(https://secureservercdn.net/50.62.89.79/v56.521.myftpupload.com/wp-content/uploads/2022/03/Webinar.png)

General FAQs

Q: Does the city need to be an ICLEI member to apply?

A: No, but the city must meet the prerequisite requirements: GHG inventory, Science-based target, and high-impact action summary, all of which are available to ICLEI members. Contact us if you have questions.

Q: Can the funds be granted to the city for regranting to non-profits?

A: No, funds must flow directly from ICLEi USA to a nonprofit or civil society organization

Q: We would like to support a contiguous group of cities (e.g. the Denver region). Is this acceptable?

A: Yes, but you will need the expressed support of the highest-level elected official from each city if you are invited to submit a full proposal.

Q: I represent a regional council of governments. Can I apply and propose actions to support my region?

A: Assuming your regional council of governments is a nonprofit entity, yes you may apply. The activities you propose can benefit the entire regional boundary. You will need to demonstrate support of the regional organization by providing a declaration or other notice of agreement from the governing body of the Regional Council. We assume that these board members will be representatives of local governments within the region.

Q: We are a national nonprofit organization serving cities and counties across the United States. Can we apply and serve many of our constituents?

A: As a nonprofit organization you can apply. You can suggest a set of activities that supports one and only one city or county within your network. You can suggest activities that support more than one city or county, but only if those two local governments are contiguous to one another and share a geographic boundary.

Q: Can the funding be used to support cities and counties outside of the United States?

A: No.

Q: I represent a nonprofit organization working with a number of cities across the US who would like to have a new software tool developed. Can the funds be used to develop this tool?

A: The action fund is designed to support the implementation of a local climate action plan. It is not intended for assessments or planning processes. Applications will need to demonstrate that the activity or activities proposed will result in tangible and quantifiable greenhouse gas reductions and they support a climate action plan of a single city, county or contiguous group of local governments.

Q: Is there a page limit to the expressions of interest?

A: Please be concise in your response. We are looking for 1 to 2 paragraph responses to each of the three questions. A group of applicants will move to a second round where a full proposal will allow applicants to provide much more detail about the proposed activities.

Q: Our non-profit was very interested in applying for this funding. Though our city has conducted a Green House Gas Inventory and City Council has passed a Carbon Neutral Resolution, the Climate Action Plan is still being developed. So, we cannot qualify for this year's grants. Will there be another funding opportunity like this next year?

A: We certainly hope so, however, we have no commitment for future funding at this time. Thank you for your interest and congratulations on getting to this point in the journey. Let us know how ICLEI can continue to support the CAP development.

Answered Questions from Information Session

If you submitted questions during the March 16th, 2022 Action Fund Info Session, please refer to the following sections to read answers: Eligibility Questions, Role of Cities and Counties with Action Fund, Requirements for Climate Action Plan, Expressions of Interest Application (General), Demonstration of Community Need, and Information about Google.org Grant Funds.

Is your question not answered? Submit your question(s) about the Action Fund here (https://forms.gle/ps7XPqEZ8z5Hxs546) (open until March 28th)!

Eligibility Questions

Q: Who can apply to the Action Fund?

- Are local county governments eligible to apply for these funds?
- Is this funding only available to cities?

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 16

Agenda Item: Presentation - Multi-Generational Recreation and Aquatics Center Final Design

Executive Summary: Over the last several years, the public, stakeholder groups, City staff, consulting teams, El Dorado County, the California Tahoe Conservancy, and the Tahoe Regional Planning Agency have coordinated efforts to bring this landmark community project to the construction phase. As you can see by the history above, the City, stakeholders, agencies, and project team have made consistent and timely progress in delivering a project of this magnitude to bid.

Staff is pleased to present the final project and update City Council.

Requested Action / Suggested Motions: Receive Presentation.
Responsible Staff Member: Jim Marino, Capital Improvement Projects Manager

Responsible Staff Member: Jim Marino, Capital Improvement Projects Manager (530) 542-6027

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report.docx
02-Presentation

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Presentation – Multi-Generational Recreation and Aquatics Center

Location: 1176 Rufus Allen Boulevard, South Lake Tahoe, CA

Responsible Staff Member: Jim Marino, Capital Improvements Manager (530) 542-6027.

Background:
The following is a chronological history of the project development:

- **July 2020** - City Council approves agreement for Architectural and Engineering Services with Jordan Knighton of Tahoe City California for the design development of the City's new Multi-generational Recreation and Aquatics Center.
- **August 2020** – City and Architect began the preliminary scoping of facility size, location, and program elements
- **September 2020** - City and Architect prepare rough order of magnitude costs for the project based on preliminary programming.
- **October 2020** - City Council commits to preliminary project budget to move forward into formal design.
- **January 2021** - Final programming is achieved, and Programming Report is generated and distributed to the project team.
- **March 2021** – City Council approves agreement for Construction Engineering Services (CE) with SierraCon/CORE of South Lake Tahoe California to support city with pre-construction engineering, quality control, and cost estimating.
- **August 2021** – Schematic Design phase of the facility and site completed.
- **December 2021** – Design Development phase of the facility and site is completed.
- **January 2022** - Agreement and Ground Lease with El Dorado County for Development, Operation, and Maintenance of the 56-Acre Property is approved; and the 56 Acres Master Plan is adopted by City Council and El Dorado County
- **March 2022** – Construction Documents are completed for Phase 1 (site and utility work)
- **April 2022** – TRPA Permit is approved for full project scope (Phase 1 &2)
- **May 2022** – Project Phase 1 is released to the public for bidding and bids received and Construction Documents for Phase 2 are in review.

Issue and Discussion:
Over the last several years, the public, stakeholder groups, city staff, consulting teams, El Dorado County, the California Tahoe Conservancy, and the Tahoe Regional Planning Agency have coordinated efforts to bring this landmark community project to the construction phase. As you can see by the history above, the city, stakeholders, agencies, and project team have made consistent and timely progress in delivering a project of this magnitude to bid.

Staff is pleased to present the final project and update City Council.

Attachment 02 provides an overview of the design philosophy, site plan, floor plans and renderings of the proposed facility as of the endo of construction document phase.

At the time of this report, the project has achieved the following milestones:

- Coordination with, and completion of the 56 Acres Master Plan
- Completion of Environmental Documents
- Completion of long-term Lease Agreement with El Dorado County
- Land Exchange with El Dorado County
- Permitting from the Tahoe Regional Planning Agency
- Construction Documents for Phase 1 & 2
- Phase 1 Bidding

Upcoming Milestones include:

- Award Phase 1 – Site and Utility Work - scheduled for June 21, 2022 award
- Final Engineer's Estimate (Phase 2 Complete)
- Financing and bonding (Phase 2)
- Finalization of construction documents and permitting for Phase 2
- Bid Phase 2
- Award Phase 2 – Scheduled September 2022
- Begin Construction Phase 2 – Spring 2023

Phase 1 consists of site and utility work, and Phase 2 consists of facility construction, completion of utilities, final site work, landscape, and hardscape.

Financial Implications:

This presentation is to show the final design product. There are no financial implications associated with this presentation. Financial Implications pertaining to the financing, award, construction, and completion elements of the project (phase 1 & 2) will be brought forth with respective staff reports for the specific item.

Environmental Considerations:

California Environmental Quality Act (CEQA) negative declaration documents for the 56 Acre Master Plan and the Recreation and Aquatics Center were approved by the State Clearing House (file #2021120206) and the Notice of Determination filed with the El Dorado County Clerk on 1/19/2022.

Policy Implications:

The Project is consistent with the following Strategic Plan, General Plan, Community Plan and Recreation Plan documents:

Strategic Plan 1.2 – Mid-town Revitalization - Action Items

1. Complete the 56-acre Master Plan that includes implementation and funding strategies and enter into a lease agreement with El Dorado County.
2. Complete the new Recreation and Swim Complex.

General Plan Policy LU-3.2: Neighborhood and Recreation Connectivity. The City shall improve connections and access to a wide range of recreational opportunities, which will improve the quality of life of residents and visitors.

General Plan Policy LU-8.1: Mountain Architectural Theme. The City shall promote the use of a "mountain" architectural theme in all new and remodeled developments. Mountain architecture features the use of pitched roofs, natural colors, and natural material such as rock and wood.

General Plan Policy LU-8.2: Native Plant Use. The City shall require the most environmentally efficient and attractive landscaping at all City-owned public buildings and encourage their use and maintenance on private property

General Plan Policy LU-9.1: Sustainable Construction Methods. The City shall promote the use of "green" and sustainable construction in new housing units, commercial developments, and mixed-use centers.

General Plan Policy LU-11.3: Equitable Distribution of New Public Facilities and Services. The City shall plan for the equitable distribution and use of new and upgraded public facilities and services that increase and enhance the entire community's quality of life.

General Plan Policy LU-11.4: Quality of Life for all Age Groups. The City shall develop a strategy to provide amenities and facilities that support a high quality of life for all age groups.

General Plan Policy ED-1.10: Expanding Events and Entertainment Opportunities. The City shall encourage the sponsors of sporting events, festivals, parades, international competitions, and entertainment shows to hold events at public (e.g., Parks and Recreation facilities, roads, or public lands) and private facilities in South Lake Tahoe, particularly during off-season (Spring and Fall). The City shall also participate in community organizations specifically formed for this purpose (e.g., Sports Commission).

General Plan Policy PQP-8.4: Coordination with Utility Providers. The City shall coordinate with gas and electricity service providers to site and design gas and electric systems to minimize environmental, aesthetic, and safety impacts to existing and future residents.

General Plan Policy PQP-10.1: Social Activity Centers. The City shall design new community centers and other types of public facilities as social activity centers.

General Plan Policy PQP-10.2: Energy Efficiency in City Buildings and Facilities. The City shall incorporate energy efficiency standards into all City-owned and operated buildings and facilities.

General Plan Policy PQP-10.4: Joint-Use Facilities. The City shall coordinate with other agencies to establish and maintain joint-use facilities in South Lake Tahoe.

General Plan Policy ROS-1.1: Recreational Services. The City shall design and develop recreational services to promote full use of recreational facilities within their design capacity.

General Plan Policy ROS-1.5: Community Pool. The City shall develop high-quality community pool facilities that can be used year- round, which includes such amenities as a permanent/retractable roof, splash pool, therapy pool, pool sprays, pool climbing wall, adventure apparatus and slides.

General Plan Policy NCR-6.7: LEED Certified Public Buildings. The City shall develop all new City buildings to meet LEED standards.

Bijou/Al Tahoe Community Plan Chapter V(1) Objective 1: Increase the family oriented active and passive recreational opportunities to serve local residents as well as visitors.

Policy C: Provide a greater variety of sporting facilities in the "Government Center" District (CSLT Recreation Complex, Campground by the Lake, Lake Tahoe Community College, etc.), while maintaining those that are existing. Review the possibility of expanding the CSLT Parks and Recreation facilities located on Rufus Allen Boulevard. Additional outdoor uses (volleyball courts, horseshoe pits, picnic tables/eating areas, ice skate rink, etc.) would be an asset, when provided in conjunction with the existing uses at the complex.

SOUTH LAKE TAHOE RECREATION CENTER

CITY COUNCIL MEETING | JUNE 21, 2022

CITY OF SOUTH LAKE TAHOE

JK ARCHITECTURE ENGINEERING

BARKER RINKER SEACAT ARCHITECTURE

INSPIRATION | South Lake Tahoe Recreation & Aquatics Center

JK ARCHITECTURE ENGINEERING

BARKER RINKER SEACAT ARCHITECTURE

celebration of culture.

Community...celebration of Multi-Generational community



"The beauty of the world lies in the diversity of its people."

- Unknown

celebration of place.

Materials...inspired by Sierra Nevada



Maximized Views...inspired by Tahoe Basin



Textures & Pattern...inspired by Site



"There is no greater beauty or charm than what we can find in nature." - Todd Romano

celebration of spirit.

Tanuh Leweh

All the People's Place

For thousands of years Lake Tahoe has been home to people who have enjoyed a very special connection to this unique place in the mountains of the Sierra Nevada. The Washoe tribe's gifted name is Tahnu Leweh, or "all the people's place." Lake Tahoe has been and continues to be a very special place, and in fact the design of this Community Recreation and Aquatics Center has as its primary design goal to be a Celebration of Place where people can come together to recreate, gather, and delight in a community setting that celebrates activity, culture, multiple generations, and community. From the initial design concept to the final material and color selections, this facility celebrates the spirit of Fire, Earth, Water, Wood, and Metal that are brought together in a purposeful way to compliment this wonderful place and to make it accessible to community and guests for the generations to come.

integration of art.

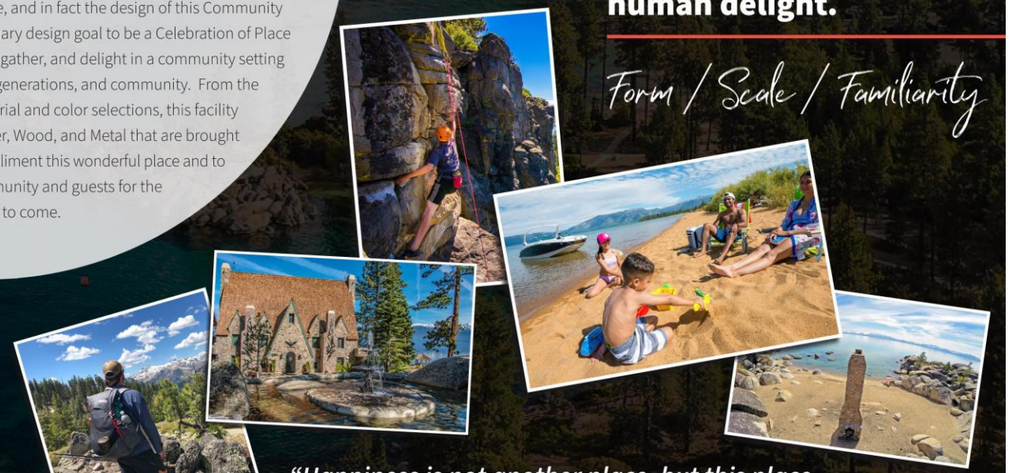


"Art has the power to transform, to illuminate, to educate, to inspire and motivate."

- Harvey Fierstein

human delight.

Form / Scale / Familiarity



"Happiness is not another place, but this place, not for another hour, but for this hour."

- Walt Whitman

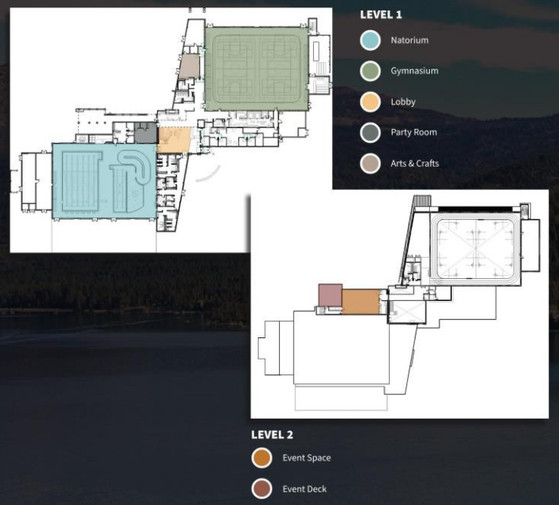
IMPLEMENTATION

South Lake Tahoe
Recreation & Aquatics Center

JK ARCHITECTURE ENGINEERING

BARKER RINKER SEACAT ARCHITECTURE

celebration of culture.



integration of art.



Mission Statement

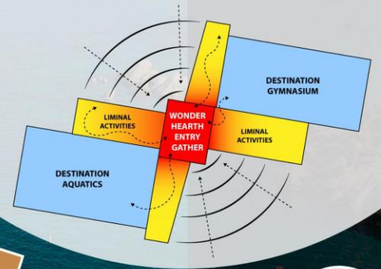
The South Lake Tahoe Recreation & Aquatics Center will be both a **recreation hub** for residents and a **destination** for visitors with **flexible spaces** which complement existing recreational opportunities in the area.

This **citizen-driven** state-of-the-art facility will be **efficient** and **sustainable** for the City to operate and **accessible** to all incomes, ages and ability levels.

Vision Statement

The City of South Lake Tahoe aspires to provide a **community amenity** which elevates the **health and wellness** of its citizens and visitors.

A place where **timeless design** integrates with the **natural environment** and celebrates the Jewel of the Sierra.



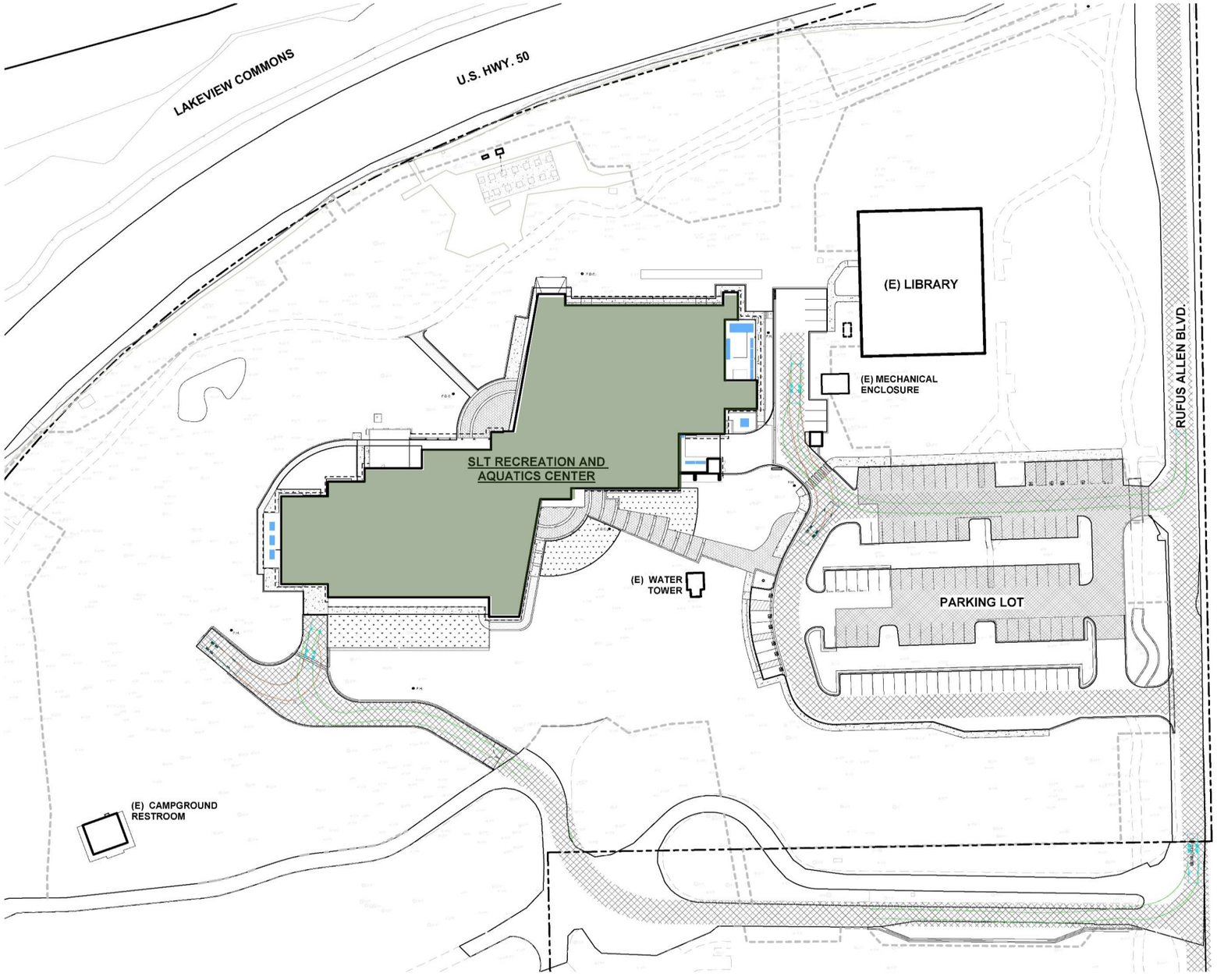
celebration of place.



human delight.



SITE PLAN


LAKEVIEW COMMONS
U.S. HWY. 50
RUFUS ALLEN BLVD.
(E) LIBRARY
(E) MECHANICAL ENCLOSURE
SLT RECREATION AND AQUATICS CENTER
(E) WATER TOWER
PARKING LOT
(E) CAMPGROUND RESTROOM

EXTERIOR ELEVATIONS

East Perspective



West Perspective



EXTERIOR ELEVATIONS

North Perspective



South Perspective



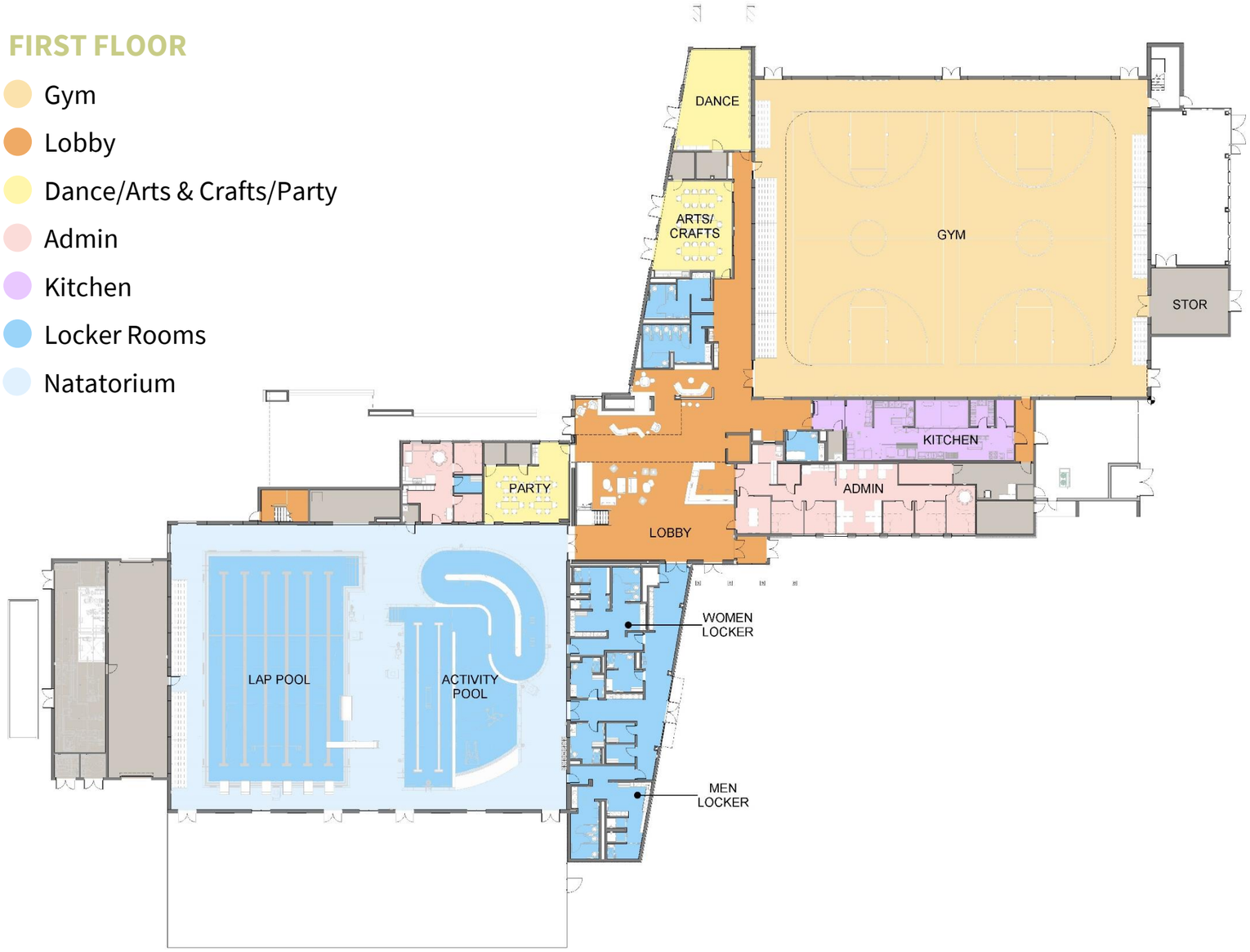
RENDERING | Exterior View at Entry



FLOOR PLANS

FIRST FLOOR

- Gym
- Lobby
- Dance/Arts & Crafts/Party
- Admin
- Kitchen
- Locker Rooms
- Natatorium



AQUATIC PROGRAMS

Competitive Swim
Water Volleyball
Board Yoga
Inner Tube Water Polo
Deep Water Aerobics
Kayak Classes
Special Needs
Learn to Swim

High Altitude Training
Inflatable Obstacles
Pre-school / parent play
Water Exercise
Diving / Aerial Training
Special Events
Pool Parties
Physical Therapy

FITNESS PROGRAMS

Pickleball
Jazzercise
Basketball
Zumba
Senior Exercise
Volleyball
Kiddie Kickers
Yoga
Badminton

Futsal
Martial Arts
Virtual Fitness
Personal Training
Boys & Girls Club
Trade Shows
Sports Clubs
Outdoor Fitness
(56-Acre Master Plan)

COMMUNITY PROGRAMS

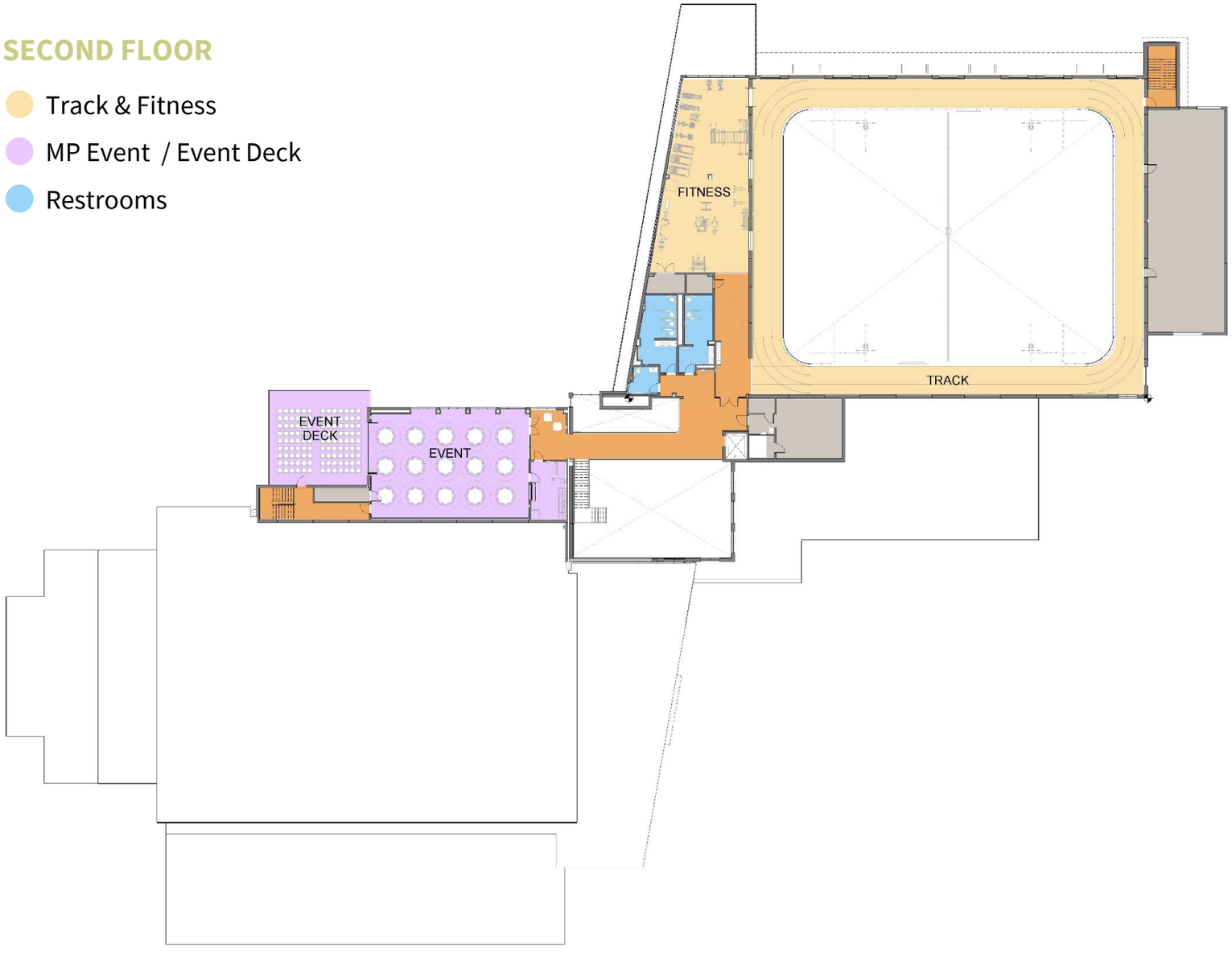
Senior Nutrition
Special Events
Arts Classes
Senior Activities
Specialty Classes

Community Meetings
Boys & Girls Club
Educational Classes
Seminars
Community Rentals

FLOOR PLANS

SECOND FLOOR

- Track & Fitness
- MP Event / Event Deck
- Restrooms



AQUATIC PROGRAMS

Competitive Swim
Water Volleyball
Board Yoga
Inner Tube Water Polo
Deep Water Aerobics
Kayak Classes
Special Needs
Learn to Swim
High Altitude Training
Inflatable Obstacles
Pre-school / parent play
Water Exercise
Diving / Aerial Training
Special Events
Pool Parties
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FITNESS PROGRAMS

Pickleball
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Senior Exercise
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Yoga
Badminton
Futsal
Martial Arts
Virtual Fitness
Personal Training
Boys & Girls Club
Trade Shows
Sports Clubs
Outdoor Fitness
(56-Acre Master Plan)

COMMUNITY PROGRAMS

Senior Nutrition
Special Events
Arts Classes
Senior Activities
Specialty Classes
Community Meetings
Boys & Girls Club
Educational Classes
Seminars
Community Rentals

RENDERING | Gymnasium

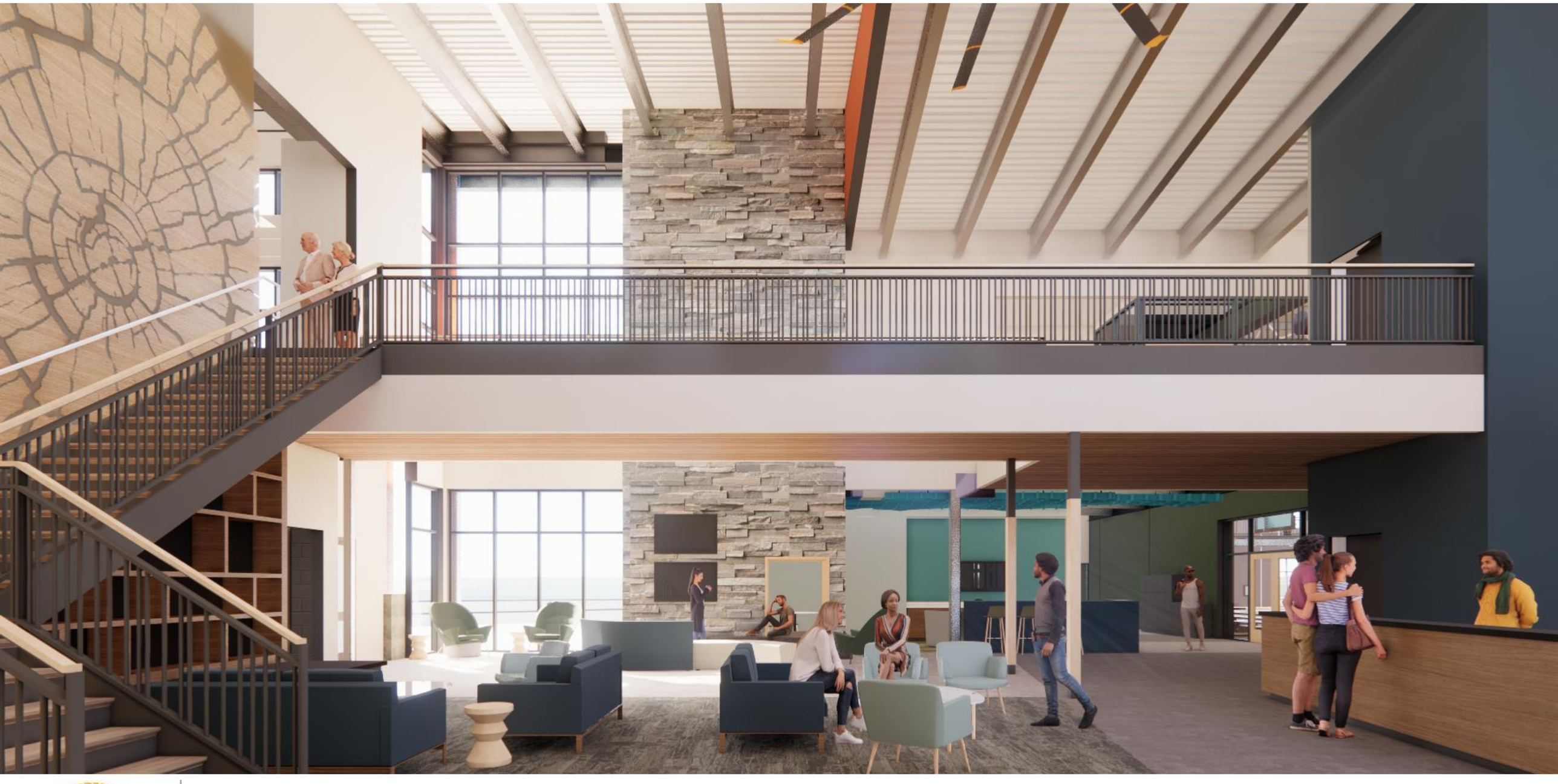


RENDERING | Running Track / Gymnasium

RENDERING | Main Lobby



RENDERING | Main Lobby



RENDERING | Main Lobby



RENDERING | Main Lobby



RENDERING | Main Lobby



RENDERING | Main Lobby



RENDERING | Main Lobby



RENDERING | Natatorium



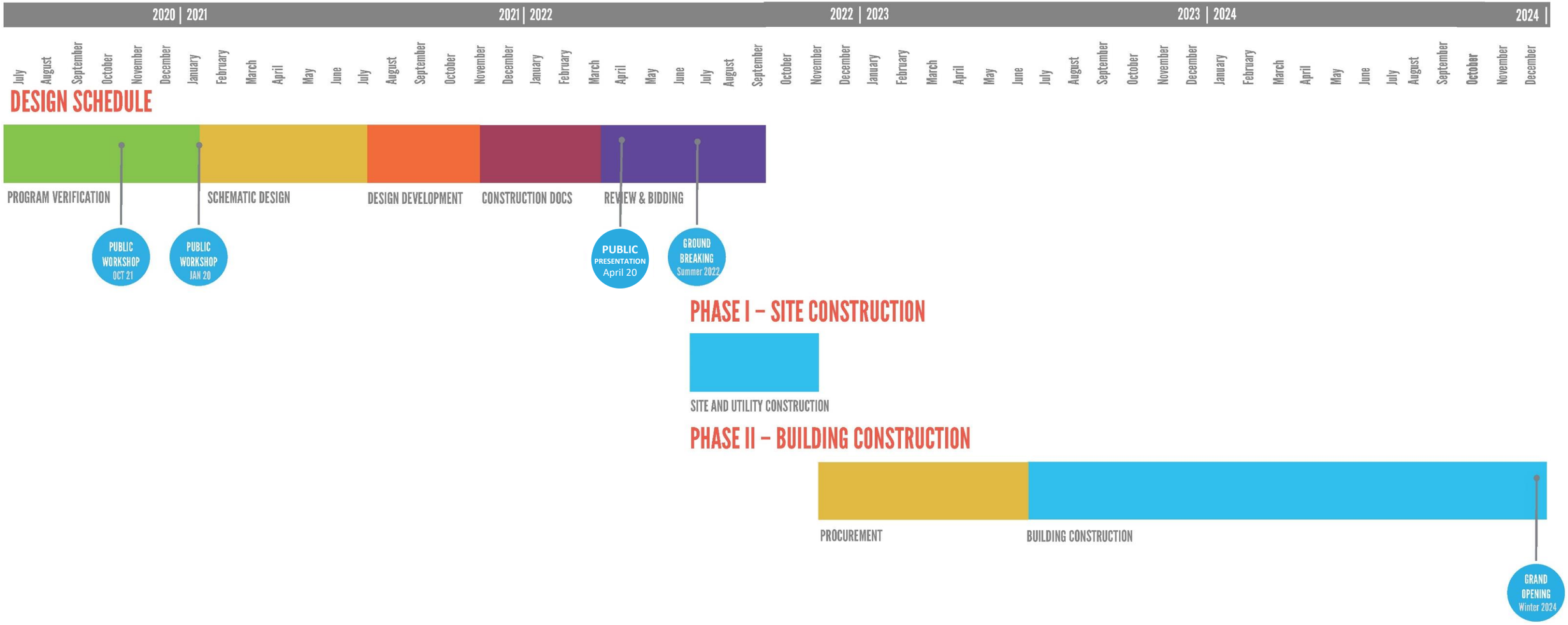
RENDERING | Natatorium



RENDERING | Event Space



PROJECT SCHEDULE



THANK YOU!

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 17

Agenda Item: Contract with McCuen Construction Inc. for Phase 1 of the Multi-Generational Recreation and Aquatics Center and Related Amendments to Agreements with Jordan Knighton Architects and SierraCon/CORE

Executive Summary: Over the last several years, the public, stakeholder groups, city staff, consulting teams, El Dorado County, the California Tahoe Conservancy, and the Tahoe Regional Planning Agency have coordinated efforts to bring this landmark community project to construction phase.

During the design process, the project team made the decision to segregate the project into two phases. Phase 1 consists of site and utility work, and Phase 2 consists of facility construction. On May 27, 2022 at 2:00 p.m. the Department of Public Works held a public bid opening. One (1) bid was received for the project from McCuen Construction of Loomis, CA in the amount of $2,755,730.55. McCuen Construction representatives were in attendance for the project's May 12th pre-bid meeting and site walk. Staff has reviewed the proposal by McCuen Construction and has determined that the proposal is responsive to the bid requirements and conditions and is within the engineer's estimated cost. Staff requests that the construction contract be awarded to McCuen construction, and also requests authorization for related amendments to the architectural and construction engineering services contracts and appropriation of Measure P funds to cover the scopes of work.

Requested Action / Suggested Motions: 1) Pass a Resolution appropriating $3,788,851.53 in Measure P Funds for the construction of the Multi-Generational Recreation and Aquatics Center ("Project") Phase 1 and associated Construction Administration and Construction Engineering Tasks; 2) Pass a Motion authorizing and directing the Mayor to execute a Public Works Contract with McCuen Construction, Inc. for $2,755,730.53 for construction of Phase 1 of the Project with 10% Construction Contingency of $275,573; 3) Pass a Motion approving Amendment No. 5 to Professional Services Agreement with Jordan Knighton Architects for $855,428 for Construction Administration Services for the Project Phase 1 & 2; and, 4) Pass a Motion approving Amendment No. 2 to Professional Services Agreement with SierraCon/Core for $330,072 for Construction Engineering Services for the Project Phase 1.
Responsible Staff Member: Jim Marino, Capital Improvements Project Manager

Responsible Staff Member: Jim Marino, Capital Improvements Project Manager (530) 542-6027

Reviewed and Approved By:
Anush Nejad, Public Works Director
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Multi-Generational Recreation and Aquatics Center.docx
02-Engineers Estimate
03-Resolution-Recreation Center Construction Phase 1 Budget Appropriation.docx
04-Contract with McCuen Construction Inc.
05-Amendment 5 to Agreement with Jordan Knighton Architects.pdf
06-Amendment 2 to Agreement with SierraCon.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Contract with McCuen Construction Inc. for Phase 1 of the Multi-Generational Recreation and Aquatics Center and Related Amendments to Agreements with Jordan Knighton Architects and SierraCon/CORE

Location: 1176 Rufus Allen Boulevard, South Lake Tahoe, CA

Responsible Staff Member: Jim Marino, Capital Improvements Manager (530) 542-6027

Background: The following is a chronological history of the project development:

- **July 2020** - City Council approves agreement for Architectural and Engineering Services with Jordan Knighton of Tahoe City California for the design development of the City's new Multi-generational Recreation and Aquatics Center.
- **August 2020** – City and Architect began the preliminary scoping of facility size, location, and program elements
- **September 2020** - City and Architect prepare rough order of magnitude costs for the project based on preliminary programming.
- **October 2020** - City Council commits to preliminary project budget to move forward into formal design.
- **January 2021** - Final programming is achieved, and Programming Report is generated and distributed to the project team.
- **March 2021** – City Council approves agreement for Construction Engineering Services (CE) with SierraCon/CORE of South Lake Tahoe California to support city with pre-construction engineering, quality control, and cost estimating.
- **August 2021** – Schematic Design phase of the facility and site completed.
- **December 2021** – Design Development phase of the facility and site is completed.
- **January 2022** - Agreement and Ground Lease with El Dorado County for Development, Operation, and Maintenance of the 56-Acre Property is approved; and the 56 Acres Master Plan is adopted by City Council and El Dorado County
- **March 2022** – Construction Documents are completed for Phase 1 (site and utility work)
- **April 2022** – TRPA Permit is approved for full project scope (Phase 1 &2)
- **May 2022** – Project Phase 1 is released to the public for bidding and bids received

Issue and Discussion: Over the last several years, the public, stakeholder groups, city staff, consulting teams, El Dorado County, the California Tahoe Conservancy, and the Tahoe Regional Planning Agency have coordinated efforts to bring this landmark community project to the construction phase. As you can see by the history above, the city, stakeholders, agencies, and project team have made consistent and timely progress in delivering a project of this magnitude to bid.

During the design process, the project team made the decision to segregate the project into two phases. Phase 1 consists of site and utility work, and Phase 2 consists of facility construction,

completion of utilities, final site work, landscape, and hardscape. The decision to segregate the project into two phases was motivated by two factors:

1. The short construction season timelines in the Tahoe Basin for grading and earthwork; and
2. The mitigation of underground utility and hazards risks prior to facility construction

Phase 1, if awarded, is scheduled to begin July 2022, and be completed by November 2022 and consists of, but is not limited to: Site protection, tree removal, stump removal, abandonment and/or removal of existing above ground and underground utilities, installation of new utilities to support the future phase 2, installation of new utilities to support existing structures, relocation of an existing prefabricated restroom facility, grading, and winterization.

The proposed Phase 1 completion basically provides a relatively risk-free site for the Phase 2 ensuring that vertical construction can commence quickly in May 2023.

Since the decision to phase the project, the project team has also come to realize supply chain and labor issues affecting the world at this time will also play a role in the schedule of both phases. While this agenda item recommends the award of Phase 1 construction and corresponding consultant services, the project team is diligently working towards the release of Phase 2 to bid in the next several months in an effort to award in early fall. The fall 2022 award of Phase 2 would allow the contractor to secure long-lead items and materials prior to the proposed spring 2023 start for vertical construction.

The Department of Public Works released Phase 1 bid documents to the public on May 4, 2022. Five hundred and twenty-one (521) contractors and vendors licensed to perform the work were electronically notified via the city's electronic bid site. In addition, the city's Construction Management team also reached out to local area contractors. Thirty-four contractors downloaded documents for bidding.

On May 27, 2022 at 2:00 p.m. the Department of Public Works held a public bid opening. One (1) bid was received for the project. The bid received was from McCuen Construction of Loomis, CA in the amount of $2,755,730.53. McCuen Construction representatives were in attendance for the project's May 12th pre-bid meeting and site walk.

Staff has reviewed the proposal by McCuen Construction and has determined that the proposal is responsive to the bid requirements and conditions and is within the engineer's estimated cost (Attachment 02).

As such, staff is recommending the award of the Phase 1 Project to McCuen Construction Inc. of Loomis, CA in the amount of $2,755,730.53. Staff is also requesting authorization for related amendments to the architectural and construction engineering services contracts and appropriation of Measure P funds to cover the scopes of work.

The Multi-Generational Recreation and Aquatics Project represents the largest construction project the city has endeavored since its incorporation. The roughly $60 million dollar project is complex and requires a team of architectural, engineering, and construction industry professionals to assist the city and oversee the design, development, construction, and commissioning of the facility and components.

The California Architects Practice Act requires the Architect of Record (JKAE) to provide Construction Administration Services (CA). Additionally, the field supervision, coordination, and quality control of the project more appropriately known as Construction Engineering (CE) services requires its own team of professionals to move the project on schedule and hopefully within budget and protect the city's interests.

Financial Implications: Most of the Phase 1 Contract costs proposed herein are secured by existing Measure P funds received to date. However, the city will also be using utilizing a State of California Prop 68 Per Capita grant ($177,952) and a Recreational Infrastructure Revenue Enhancement (RIRE) grant ($250,000) for a total of $427,952 to support the relocation of the existing campground restroom to a new location beyond the recreation and aquatics center project area. The use of the grants reduces the Measure P contribution towards the construction of Phase 1 to $2,327,778.53. The scope of work associated with the restroom relocation will be paid from the existing CIP fund 30160069-48030 which is separated for grant accounting purposes.

Table A below provides the proposed funding and expenses for Phase 1. The Resolution (Attachment 03) provides detailed information.

Fund: (from)	To: Project Fund/Object	Amount:
36309 Transfer in Measure P	30160018-48030	$2,327,778.53
36309 Transfer in Measure P	30160018-48032	$275,573.00
36309 Transfer in Measure P	30160018-42020	$1,185,500.00
	Total	**$3,788,851.53**

Table A – Transfer of Measure P to Project Fund

Environmental Considerations: California Environmental Quality Act (CEQA) negative declaration documents for the 56 Acre Master Plan and the Recreation and Aquatics Center were approved by the State Clearing House (file #2021120206) and the Notice of Determination filed with the El Dorado County Clerk on 1/19/2022.

Policy Implications: The Project is consistent with the following Strategic Plan, General Plan, Community Plan and Recreation Plan documents:

Strategic Plan 1.2 – Mid-town Revitalization - Action Items
1. Complete the 56-acre Master Plan that includes implementation and funding strategies and enter into a lease agreement with El Dorado County.
2. Complete the new Recreation and Swim Complex.

General Plan Policy LU-3.2: Neighborhood and Recreation Connectivity. The City shall improve connections and access to a wide range of recreational opportunities, which will improve the quality of life of residents and visitors.

General Plan Policy LU-8.1: Mountain Architectural Theme. The City shall promote the use of a "mountain" architectural theme in all new and remodeled developments. Mountain architecture features the use of pitched roofs, natural colors, and natural material such as rock and wood.

General Plan Policy LU-8.2: Native Plant Use. The City shall require the most environmentally efficient and attractive landscaping at all City-owned public buildings and encourage their use and maintenance on private property

General Plan Policy LU-9.1: Sustainable Construction Methods. The City shall promote the use of "green" and sustainable construction in new housing units, commercial developments, and mixed-use centers.

General Plan Policy LU-11.3: Equitable Distribution of New Public Facilities and Services. The City shall plan for the equitable distribution and use of new and upgraded public facilities and services that increase and enhance the entire community's quality of life.

General Plan Policy LU-11.4: Quality of Life for all Age Groups. The City shall develop a strategy to provide amenities and facilities that support a high quality of life for all age groups.

General Plan Policy ED-1.10: Expanding Events and Entertainment Opportunities. The City shall encourage the sponsors of sporting events, festivals, parades, international competitions, and entertainment shows to hold events at public (e.g., Parks and Recreation facilities, roads, or public lands) and private facilities in South Lake Tahoe, particularly during off-season (Spring and Fall). The City shall also participate in community organizations specifically formed for this purpose (e.g., Sports Commission).

General Plan Policy PQP-8.4: Coordination with Utility Providers. The City shall coordinate with gas and electricity service providers to site and design gas and electric systems to minimize environmental, aesthetic, and safety impacts to existing and future residents.

General Plan Policy PQP-10.1: Social Activity Centers. The City shall design new community centers and other types of public facilities as social activity centers.

General Plan Policy PQP-10.2: Energy Efficiency in City Buildings and Facilities. The City shall incorporate energy efficiency standards into all City-owned and operated buildings and facilities.

General Plan Policy PQP-10.4: Joint-Use Facilities. The City shall coordinate with other agencies to establish and maintain joint-use facilities in South Lake Tahoe.

General Plan Policy ROS-1.1: Recreational Services. The City shall design and develop recreational services to promote full use of recreational facilities within their design capacity.

General Plan Policy ROS-1.5: Community Pool The City shall develop high-quality community pool facilities that can be used year- round, which includes such amenities as a permanent/retractable roof, splash pool, therapy pool, pool sprays, pool climbing wall, adventure apparatus and slides.

General Plan Policy NCR-6.7: LEED Certified Public Buildings. The City shall develop all new City buildings to meet LEED standards.

Bijou/Al Tahoe Community Plan Chapter V(1) Objective 1: Increase the family oriented active and passive recreational opportunities to serve local residents as well as visitors.

> **Policy C**: Provide a greater variety of sporting facilities in the "Government Center" District (CSLT Recreation Complex, Campground by the Lake, Lake Tahoe Community College, etc.), while maintaining those that are existing. Review the possibility of expanding the CSLT Parks and Recreation facilities located on Rufus Allen Boulevard. Additional outdoor uses (volleyball courts, horseshoe pits, picnic tables/eating areas, ice skate rink, etc.) would be an asset, when provided in conjunction with the existing uses at the complex.

Recreation and Aquatics Center Project - Phase 1 - Bid Opening: May 27, 2022, 2:00 PM

Item No.	Bid Item	Unit	Quant.	Engineer's Estimate		McCuen Construction Inc.	
				Unit Price	Item Total	Unit Price	Total Cost
1	Bonds	LS	1	$ 50,168.00	$ 50,168.00	$ 37,754.38	$ 37,754.38
2	Insurance	LS	1	$ 37,548.00	$ 37,548.00	$ 31,461.98	$ 31,461.98
3	General Conditions	LS	1	$ 222,857.00	$ 222,857.00	$ 210,795.77	$ 210,795.77
4	Mobilization	LS	1	$ 122,317.00	$ 122,317.00	$ 260,314.50	$ 260,314.50
5	Survey	LS	1	$ 45,000.00	$ 45,000.00	$ 23,725.00	$ 23,725.00
6	SWPPP Submittals	LS	1	$ 1,000.00	$ 1,000.00	$ 1,100.00	$ 1,100.00
7	Water Submittals	LS	1	$ 1,500.00	$ 1,500.00	$ 1,900.00	$ 1,900.00
8	Sewer Submittals	LS	1	$ 1,500.00	$ 1,500.00	$ 1,400.00	$ 1,400.00
9	Electrical Submittals	LS	1	$ 1,500.00	$ 1,500.00	$ 1,600.00	$ 1,600.00
10	SWPPP	LS	1	$ 98,350.00	$ 98,350.00	$ 104,394.00	$ 104,394.00
11	Clear Trees	LS	1	$ 200,000.00	$ 200,000.00	$ 201,395.00	$ 201,395.00
12	Demo Surface Features	LS	1	$ 274,167.00	$ 274,167.00	$ 196,787.00	$ 196,787.00
13	Demo Water	LS	1	$ 50,740.00	$ 50,740.00	$ 55,538.00	$ 55,538.00
14	Demo Sewer	LS	1	$ 30,070.00	$ 30,070.00	$ 20,856.00	$ 20,856.00
15	Demo Electrical/Dry Utilities	LS	1	$ 157,380.00	$ 157,380.00	$ 102,678.00	$ 102,678.00
16	Relocate Restroom Building	LS	1	$ 205,000.00	$ 205,000.00	$ 115,070.00	$ 115,070.00
17	AC Paving	LS	1	$ 35,000.00	$ 35,000.00	$ 69,248.00	$ 69,248.00
18	Install Water Utilities	LS	1	$ 445,290.00	$ 445,290.00	$ 379,791.00	$ 379,791.00
19	Install Sewer Utilities	LS	1	$ 196,310.00	$ 196,310.00	$ 249,096.00	$ 249,096.00
20	Install Gas Utilities	LS	1	$ 40,000.00	$ 40,000.00	$ 80,588.00	$ 80,588.00
21	Install Electrical Utilities	LS	1	$ 315,152.00	$ 315,152.00	$ 380,000.00	$ 380,000.00
22	Grading	LS	1	$ 255,477.00	$ 255,477.00	$ 41,466.00	$ 41,466.00
23	Overhead & Profit	LS	1	$ 101,296.00	$ 101,296.00	$ 188,771.90	$ 188,771.90
24	Fencing	LS	1	$ 10,200.00	$ 10,200.00		
25	Storm Drainage	LS	1	$ 135,888.00	$ 135,888.00		
				Base Bid:	**$ 3,033,710.00**	**Base Bid:**	**$ 2,755,730.53**

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe
City Council

June 21, 2022

Appropriation of Funds for the Construction of the Multi-Generational Recreation and Aquatics Center Phase 1 and associated Construction Administration and Construction Engineering Tasks

BACKGROUND

A. The City of South Lake Tahoe has designated the Multi-Generational Recreation and Aquatics Center a viable and highly desired community project.

B. The Department of Public Works has solicited bids for construction of Phase 1of the project.

C. Upon evaluation of proposals, the Department of Public Works recommends award of a Public Works Agreement in the amount of $2,755,730.53 to McCuen Construction Inc of Loomis, CA .

D. The Department of Public Works recommends a project contingency of 10% of construction agreement in the amount of $275,573.

E. The Department of Public Works recommends an amendment to the existing Professional Services Agreement with Jordan Knighton Architects of Tahoe City, CA in the amount of $855,428 for Construction Administration Services of Phase 1&2 of the project.

F. The Department of Public Works recommends an amendment to the existing Professional Services Agreement with SierraCon/Core of South Lake Tahoe, CA in the amount of $330,072 for Construction Engineering Services for Phase 1 of the project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Authorizes the transfer $3,788,851.53 of Measure P funds into the project fund (30160018) to award the construction agreement, provide construction contingency, and amend professional services agreements for support services as detailed above. Fund transfer detail in the table below.

36309	Measure P	(-) $3,788,851.53
30160018-48030	Construction	(+) $2,327,778.53
30160018-48032	Construction Contingency	(+) $275,573
30160018-42020	Professional Services	(+) $1,185,500.00

2. Authorizes utilization of $427,952.00 in State of California Prop 12 Per Capita Grant and Recreational Infrastructure Revenue Enhancement Grant towards the Construction Contract for the specific task of all work related to the relocation of the City's existing restroom within the project area.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____

Devin Middlebrook, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

AGREEMENT

DOCUMENT 00 52 00 - AGREEMENT

City of South Lake Tahoe

DEPARTMENT OF PUBLIC WORKS
AGREEMENT
for

CITY OF SOUTH LAKE TAHOE RECREATION AND AQUATICS CENTER
PHASE 1
PWC 19-30150036
PWC 15-30160018 – Phase 1
CITY BID NO. 15-30160018-Phase 1 – BN-1

THIS AGREEMENT is made and entered into this **21st** day of **June, 2022**, by and between the City of South Lake Tahoe, a political subdivision of the State of California, herein designated "City", and **McCuen Construction Inc**., herein designated as "Contractor."

WITNESSETH, that the City and the Contractor, in consideration of the mutual covenants hereafter set forth, agree as follows:

ARTICLE 1 - THE WORK

Contractor agrees to furnish all labor, tools, equipment, facilities, materials, transportation, and services necessary to perform and complete, in a good and workmanlike manner, the **CITY OF SOUTH LAKE TAHOE RECREATION AND AQUATICS CENTER – PHASE 1** as required pursuant to the Contract Documents.

ARTICLE 2 - COMMENCEMENT AND COMPLETION

The Work to be performed under this Agreement shall commence at the time as specified in the Notice to Proceed, and the Contractor shall diligently undertake the performance of the obligations as set forth in the Contract Documents to achieve Final Completion of the Work within **123 calendar days** after the date of commencement of the Work is authorized as set forth in the Notice to Proceed (the "Contract Time"). ***No grading or excavation or other land disturbance will be allowed between October 15th and May 1st; all Work shall be performed after the issuance of the Notice to Proceed, and Final Completion achieved within the contract***

time as set forth in these Contract Documents.

ARTICLE 3 - CONTRACT PRICE

The City agrees to pay, and the Contractor agrees to accept, in current funds for the performance of the Work pursuant to the Contract Documents, the Contract Sum for the completion of the Work in accordance with the Contract Documents per the following Schedule of Values:

Item No.	Bid Item	Unit	Quant.	McCuen Construction Inc.	
				Unit Price	Total Cost
1	Bonds	LS	1	$ 37,754.38	$ 37,754.38
2	Insurance	LS	1	$ 31,461.98	$ 31,461.98
3	General Conditions	LS	1	$ 210,795.77	$ 210,795.77
4	Mobilization	LS	1	$ 260,314.50	$ 260,314.50
5	Survey	LS	1	$ 23,725.00	$ 23,725.00
6	SWPPP Submittals	LS	1	$ 1,100.00	$ 1,100.00
7	Water Submittals	LS	1	$ 1,900.00	$ 1,900.00
8	Sewer Submittals	LS	1	$ 1,400.00	$ 1,400.00
9	Electrical Submittals	LS	1	$ 1,600.00	$ 1,600.00
10	SWPPP	LS	1	$ 104,394.00	$ 104,394.00
11	Clear Trees	LS	1	$ 201,395.00	$ 201,395.00
12	Demo Surface Features	LS	1	$ 196,787.00	$ 196,787.00
13	Demo Water	LS	1	$ 55,538.00	$ 55,538.00
14	Demo Sewer	LS	1	$ 20,856.00	$ 20,856.00
15	Demo Electrical/Dry Utilities	LS	1	$ 102,678.00	$ 102,678.00
16	Relocate Restroom Building	LS	1	$ 115,070.00	$ 115,070.00
17	AC Paving	LS	1	$ 69,248.00	$ 69,248.00
18	Install Water Utilities	LS	1	$ 379,791.00	$ 379,791.00
19	Install Sewer Utilities	LS	1	$ 249,096.00	$ 249,096.00
20	Install Gas Utilities	LS	1	$ 80,588.00	$ 80,588.00
21	Install Electrical Utilities	LS	1	$ 380,000.00	$ 380,000.00
22	Grading	LS	1	$ 41,466.00	$ 41,466.00
23	Overhead & Profit	LS	1	$ 188,771.90	$ 188,771.90
				Base Bid:	**$ 2,755,730.53**

TOTAL CONTRACT SUM $2,755,730.53

For the Total Contract Sum of **Two Million Seven Hundred Fifty-five Seven Hundred Thirty Thousand Dollars and Fifty-three Cents.**

The above Total Contract Sum includes all allowances, if any, provided for in the Contract Documents.

Compensation for Unit Price Items shall be based upon the unit prices stated in the above schedule multiplied by the actual quantities or units of work and materials performed or

furnished. Unit prices paid by the City may change depending on actual quantities or units of work completed in accordance with the Contract Documents.

ARTICLE 4 - PREVAILING WAGES

Pursuant to the provisions of California Labor Code, Sections 1770 to 1780, inclusive thereof, the Contractor, and any subcontractor, of any tier, shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

In compliance with Senate Bill 854 and the California Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractors must submit their certified payroll records directly to the Division of Labor Standards Enforcement Compliance Monitoring Unit through the electronic certified payroll reporting (eCPR) system, as well as to the City.

Pursuant to the provisions of California Labor Code Section 1773.2, the Contractor is hereby advised that copies of the prevailing rate of per diem wages and a general prevailing rate for holidays, Saturdays and Sundays and overtime work in the locality in which the Work is to be performed for each craft, classification, or type of worker required to execute the Contract, are on file in the City's office. The Contractor agrees that not less than said prevailing rates shall be paid to workers employed on this public works contract as required by Labor Code Section 1774. These rate determinations are found on the State of California Department of Industrial Relations' website at: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

ARTICLE 5 - CONTRACT DOCUMENTS

The Agreement includes and incorporates by reference the Contract Documents for the Project, which consists of the following documents:

(a) Advertisement for Bids (00 11 13)

(b) Instructions to Bidders (00 21 13)

(c) Supplementary Instructions to Bidders (00 22 12)

(d) Procurement Substitution Procedures (00 26 00)

(e) Bid Form (00 41 00)

(f) Sub-Contractor List (00 43 26)

(g) Proposed Schedule of Values Form (00 43 73)

(h) Non-Collusion Affidavit (00 45 19)

(i) Certificate of Worker's Compensation (00 45 27)

(j) Drug Free Workplace Certification (Document 00440)

(k) Agreement (00 52 00)

(l) Payment Bond Form (00 61 13)

(m) Performance Bond Form (00 61 13)

(n) Verification of Certified Payroll Records Submittal (00 62 90)

(o) Guaranty Form (00 65 36)

(p) General Conditions (00 72 00)

(q) Project Manual

(r) Technical Specifications

(s) Contract Drawings

(t) Addenda (numbers _0__ to_0_, inclusive; and

(u) Permits from other agencies as may be required by law.

Exhibits to this Agreement are enumerated as follows:

- Exhibit A: Contractor's Bid Form attached hereto
- Exhibit B: Insurance Certificates and Endorsements.
- Exhibit C: City Business License

ARTICLE 6 - WORKERS' COMPENSATION

Contractor shall take out and maintain during the life of the Agreement, adequate and sufficient workers' compensation insurance for all Contractor's employees employed at the site of improvements, and, if any Work is sublet, Contractor shall require each subcontractor similarly to provide workers' compensation insurance for all of the latter's employees, unless such employees are covered by the protection afforded by Contractor. If any class of employees engaged in Work under this contract at the site of the Project is not protected under workers' compensation law, Contractor shall provide, and shall cause each subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Contractor shall indemnify the City and the County of El Dorado for any damage resulting to it from failure of either Contractor or any subcontractor to take out or maintain such insurance.

By its signature upon this Agreement, Contractor certifies that it has carefully reviewed and is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of the labor Code. Contractor, as a condition precedent to the commencement of its Work pursuant to the Agreement, shall comply with such provisions.

ARTICLE 7 - INDEMNITY AND INSURANCE

To the fullest extent permitted by law, including, without limitation, Civil Code section 2782, *et seq*., and in strict accordance with the Contract Documents, Contractor shall defend, indemnify, and hold harmless the City, its officials, officers, City Council members, employees, agent, the County of El Dorado, the Architect/Engineer, the Project Manager, the Project consultants, and their respective principals, officers and employees, and each of them, of and from any and all claims, demands, suits, causes of action, damages, costs, expenses, attorneys' fees, losses, or liability, in law or in equity, of every kind and nature whatsoever related to, arising out of, or in connection with, Contractor's operations to be performed under this Agreement, and as otherwise set forth in Contract Documents, including, without limitation, Document 00 72 00 (General

Condition). The obligations of defense and indemnity set forth in this Article, and in the Contract Documents, shall not be limited by any insurance requirements or obligations pursuant to the Contract Documents, and shall not extend to the sole negligence or willful misconduct of the City, or the active negligence of the City. The obligations arising from this Article shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity (including all duties to defend), which would otherwise exist as to a party, or person described elsewhere in the Contract Documents.

Contractor shall maintain the insurance coverage described in Document 00 72 00 (General Conditions), of the Project Manual, throughout the performance of the Agreement, including any maintenance, warranty and/or guaranty periods. This Agreement shall not be operative until evidence of such insurance has been provided to, and approved by, the City as to form, amount, and carrier. Contractor shall not allow any subcontractor to commence Work at the Project until subcontractor provides evidence to Contractor and City that subcontractor has obtained insurance acceptable to the City.

ARTICLE 8 - NOTICES

Whenever any provision of the Contract Documents requires the giving of written notice, it shall be deemed to have been validly given if delivered in person to the individual for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the address listed below:

Notices required to be given to City:
Public Works Director/City Engineer
City of South Lake Tahoe
1740 D Street
South Lake Tahoe, CA 96150-6251

Notices required to be given to Contractor:
McCuen Construction Inc. (Attn Trenton McCuen).
3269 Swetzer Rd.
Loomis, CA 95650
trenton@mccueninc.com

Notices required to be given to any surety(ies):
TBD

ARTICLE 9 – MISCELLANEOUS

9.1 Terms. Terms used in this Agreement will have the meanings indicated in the Contract Documents.

9.2 Assignment. No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 Successors and Assigns. City and Contractor each binds itself, its partners, successors, assign, and legal representatives to the other party hereto, its partners, successors, assigns, and

legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.4 Severability. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 South Lake Tahoe City Code. Contractor acknowledges that all pertinent provisions within the South Lake Tahoe City Code are incorporated by reference as though set forth in full herein, and, further, the failure of Contractor or any subcontractor, of any tier, to comply with any of its/their obligations under the Contract Documents, or the requirements of the South Lake Tahoe City Code, or any other applicable law, code, statute, or regulation, shall be deemed a material breach of the Agreement.

9.6 Third Party Beneficiary. Contractor expressly acknowledges the City's status as a third party beneficiary solely with respect to the performance to be rendered under each subcontract, of any tier, upon the Project, and, as a result, Contractor acknowledges that City possesses, *inter alia*, the rights enumerated within the South Lake Tahoe City Code as to the enforcement of obligations under subcontracts of any tier.

9.7 Regulatory Requirements. Contractor acknowledges that the Project is subject to requirements and regulations issued on behalf of various governmental and/or regulatory bodies, including, without limitation, the Lahontan Regional Water Quality Control Board and the Tahoe Regional Planning Agency, among others. Contractor agrees to fully and promptly comply with any and all requirements and regulations issued on behalf of such entities.

9.8 Governing Law. This Agreement and the Contract Documents shall be deemed to have been entered into in the County of El Dorado, State of California, and governed by California law. By entering into this Agreement, the Contractor consents and submits to the jurisdiction of Courts of the State of California, County of El Dorado, over any action of law, suit in equity, and/or other proceeding that may arise out of the Contract Documents.

IN WITNESS HEREOF, the said City of South Lake Tahoe, State of California, has caused this Agreement to be executed by its Mayor in its behalf, and the said Contractor has signed this Agreement the day and year first above written.

CITY OF SOUTH LAKE TAHOE

By _____
Devin Middlebrook
Mayor, City of South Lake Tahoe,
State of California

Contractor: West Coast Paving Inc.

By _____

Title _____

Business License No. 8425

ATTEST:

By _____
City Clerk
City of South Lake Tahoe

APPROVED AS TO FORM:

By _____
City Attorney
City of South Lake Tahoe

AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

The Professional Services Agreement entered into on July 28, 2020, between the City of South Lake Tahoe, a municipal corporation ("CITY") and **JK Architectural Engineering (JKAE)** ("CONSULTANT") is hereby amended as set forth below.

The terms of the Professional Services Agreement are hereby amended to read as follows:

1. Scope of Services. In addition to the Scope of Services specified within the original Professional Services Agreement, dated July 28, 2020, this Amendment to the Agreement adds the work described within **Exhibit A "Compensation Schedule"**, attached hereto and incorporated herein by reference, is hereby amended to include the additional fees and compensation included with **Exhibit A, Amendment No. 5** to the Agreement.

2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than May, 2025. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by May 2025 shall constitute a material breach of this Agreement as amended.

3. Compensation. Compensation to be paid to the Consultant, as defined within the original Agreement is hereby increased with this **Amendment No. 5** by the sum of **$855,428.00** as described within **Exhibit A** attached hereto**.** In no case shall Consultant compensation for work completed under this Agreement exceed the amended Agreement amount of **$3,921,415** plus the additional fee of **$885,428.00** for an amended total fee of **$4,776,843** without written authorization from the City. Payment by the City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: _____
Devin Middlebrook, Mayor

CONSULTANT

By: _____
Jordan Knighton
Partner JKAE
Business License # 008282

APPROVED AS TO FORM:

_____
Heather Stroud, City Attorney

ATTEST:

_____
Susan Blankenship, City Clerk

CITY SEAL:

JK ARCHITECTURE ENGINEERING

LETTER OF AUTHORIZATION TO PROCEED
Contract Amendment 05 – Construction Administration Services

DATE: March 21, 2022
CLIENT: City of South Lake Tahoe, Attn. Jim Marino
JOB#: 20-370
PROJECT: Recreation Center

PROJECT AMENDMENT
In accordance with the Professional Services Agreement for the above-mentioned project, dated July 28, 2020, and previous project amendments, this Letter of Authorization to Proceed confirms the following amendment to the contract:

Contract Amendment 05 – Construction Administration Services:
Construction Administration support and services as outlined in Prime Agreement (attached Exhibit A) and subsequent contract amendments based on previously-authorized scope changes and fee increases. This amendment is not a scope change, but rather our formal request for authorization of the Construction Administration phase fee. This fee is broken up below into phase 1 and phase 2 allocations. Only the phase 1 fee would be utilized for Spring/Summer/Fall 2022 construction administration support. The overall combined Construction Administration fee has not changed from what is shown, but not yet authorized, in the Prime Agreement (attached Exhibit A).

FEE AMENDMENT

Services	Current *(Includes Amends 1-4)*	Adjustments	Revised
Programming & Concept Design	$ 372,030.00	-	$ 372,030.00
Schematic Design	$ 655,750.00	-	$ 655,750.00
Design Development	$ 1,234,062.00	-	$ 1,234,062.00
Construction Documents	$ 1,385,979.00	-	$ 1,385,979.00
Agency Review	$ 205,705.00	-	$ 205,705.00
Bid Support	$ 67,889.00	-	$ 67,889.00
Add Service 01: LEED IP	$ 8,800.00	-	$ 8,800.00
Amendment 05: Construction Administration	*$ 00.00*	*$ 855,428.00*	*$ 855,428.00*
20% - Site (Phase 1)		*$ 171,085.60*	*$ 171,085.60*
80% - Building (Phase 2)		*$ 684,342.40*	*$ 684,342.40*
TOTALS	**$ 3,930,215.00**	**$ 855,428.00**	**$ 4,785,643.00**

CONTRACT NOTE:
Other than the revised scope and fees as outlined above, nothing in this Amendment is intended to amend or revise any of the contract provisions for the executed Professional Services Agreement.

Please review and let me know if you have any questions.

Sincerely:

Chris Vicencio, Partner, C26985
JK Architecture Engineering

Approved:

Client Date

Print Name/Title

AMENDMENT No. 2 TO PROFESSIONAL SERVICES AGREEMENT

The Professional Services Agreement (C-029-2021) entered into on March 16, 2021, between the City of South Lake Tahoe, a municipal corporation ("CITY") and **SierraCon/CORE** ("CONSULTANT") is hereby amended as set forth below.

The terms of the Professional Services Agreement are hereby amended to read as follows:

1. Scope of Services. In addition to the Scope of Services specified within the original Professional Services Agreement, dated July 28, 2020, this Amendment to the Agreement adds the work described within **Exhibit A "Compensation Schedule"**, attached hereto and incorporated herein by reference, is hereby amended to include the additional fees and compensation included with **Exhibit A, Amendment No. 1** to the Agreement.

2. Term/Time of Performance. The services by Consultant are to commence upon the execution of this Agreement and shall continue until all authorized work is approved by City. All such work shall be completed not later than May, 2025. Time is of the essence, and failure of Consultant to perform the services required by this Agreement, as amended, by May 2025 shall constitute a material breach of this Agreement as amended.

3. Compensation. Compensation to be paid to the Consultant, as defined within the original Agreement is hereby increased with this **Amendment No. 1** by the sum of **$330,072** as described within **Exhibit A** attached hereto**.** In no case shall Consultant compensation for work completed under this Agreement exceed the amended Agreement amount of **$791,243** plus the additional fee of **$330,072** for an amended total fee of **$1,121,315** without written authorization from the City. Payment by the City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE

By: _____
Devin Middlebrook, Mayor

CONSULTANT

By: _____
Joe Stewart
President – SierraCon/CORE
Business License # 009926

APPROVED AS TO FORM:

_____
Heather Stroud, City Attorney

ATTEST:

_____
Susan Blankenship, City Clerk

CITY SEAL:

City of South Lake Tahoe
Jim Marino
Capital Improvement Program and Facilities Program Manager
Department of Public Works
1740 D Street
South Lake Tahoe, CA 96150

May 25, 2022

RE: Recreation & Aquatic Center CM/PM Services Proposal

Dear Mr. Marino,

SierraCon, Inc. / CORE Construction (SierraCon) is appreciative of the opportunity to provide the City of South Lake Tahoe (CSLT) this proposal for Construction Management/Project Management (CM/PM) professional services for the upcoming Recreation & Aquatic Center project. This proposal serves as the basis of understanding for the Recreation & Aquatic Center project parameters and SierraCon's scope of work to be provided.

1. PROJECT PARAMETERS & SCOPE OF WORK

The City of South Lake Tahoe new Recreation & Aquatic Center project is to be executed in two phases: Phase 1 – Site Work and Utility Relocation and Phase 2 – Building Construction and Final Site work. The project's bidding period for Phase 1 is from May 5, 2022 to May 27, 2022 with a construction Notice to Proceed (NTP) anticipated on June 22, 2022 substantial completion of the project no later than October 15, 2022, and final completion no later than November 1, 2022. The project's bidding period for Phase 2 is anticipated to commence in August of 2022 and be completed in September, 2022 with a construction Notice to Proceed (NTP) anticipated in October, 2022, substantial completion of the project no later than October, 2024, and final completion no later than November, 2024. SierraCon anticipates contract approval at the June 22, 2022 City Council meeting and beginning on-site services June 27, 2022 for Phase 1. Phase 1 on-site construction management duties are anticipated to end by November 1, 2022. Phase 2 on-site construction management duties are anticipated to start on November 1, 2022 and end on November 1, 2024. SierraCon has included a TASK for assisting with additional closeout for 3 months, through January, 2025.

2. SCOPE OF WORK

Construction Management is a professional service available with a goal of helping facilitate a project to it's completion, while enforcing contract documents, documenting the process, mitigating risk for the owner, and providing quality assurance in the field. By providing the experienced, skilled professionals to augment CSLT, SierraCon will pay continuing attention to critical details throughout the project to better ensure success. SierraCon will act as advisors to CSLT, and in the field, and coordinate with the General Contractor(s), A/E team and CSLT to better assure project progress and accountability. SierraCon's scope of work is based on the following direction from CSLT:

Manage Building and Site Construction on behalf of CSLT in Phase 1 and Phase 2 -

a) Daily On-Site Construction Activity and Oversight, including but not limited to:

- Being completely familiar with Contract Documents - Plans, Specifications, Contracts, Manufacturers Recommendations, etc. prior to start of construction
- Providing oversight of Contract Plans, Specifications, Contracts, Shop Drawings, RFI's, CO's, Force Accounts, etc. during construction
- Complete Project Documentation including Daily Reports, Noted Deficiencies, Photo Logs, Issues Tracking, Communications, All A/E Correspondence, etc. – in software system independent of contractor documents
- Coordination and Communication with A/E, with the understanding that the A/E is also an owner's onsite representative, for all design code and specification questions, exceptions, clarifications, etc.
- Coordination of Special Inspection (Material Testing, Performance Compliance Specifications, etc.). Requirements/Review Testing Results - Notify team of any deficiencies
- Coordination with Design Team for anything effecting design interpretations/ recommendations/changes
- Identify any material delivery out of sequence
- Observe and document actual progress versus estimated progress, record and report conditions that may cause a delay in completion of work. Provide monthly executive summary report to Owner.
- Attend Weekly Progress Meetings, and additional project meetings as needed/ requested
- Assist with IT/FF&E Coordination (contracted through CSLT)
- Monitor Contractor & A/E Punchlist
- Receive and Review (In Conjunction with A/E) O&M Manuals
- Receive and Review (In Conjunction with A/E) As-Built Drawings
- Complete Project Closeout Documents, Reviews etc. (In Conjunction with A/E)
- Attend One Year Warranty Walk (In Conjunction with A/E)

b) Coordinate as necessary, with El Dorado County Library and neighboring City of South Lake Tahoe campground and maintenance facility operations.
c) Schedule review and management, including but not limited to, tasks, logic, resource loading, pay applications/invoicing, overall progress, recovery, etc.
d) Shop Drawing/RFI/Submittal/CO/ASI/CCD/CR Reviews (In Conjunction with A/E)
e) Review and coordinate with architect Pay Applications/Invoices.
f) Receive and review for DIR prevailing wage compliance, as prepared and managed by General Contractors.
g) Coordination of Jurisdictional Requirements
h) All Project Communications and Coordination with CSLT Project Manager
i) Change Management Analysis and Recommendations – processing, tracking & coordination included
j) Scheduling, Attending and Writing of Meeting Minutes for weekly OAC meetings.
k) Contract and provide coordination with UNVC for Commission Agent and Commissioning Inspections based on UNVC proposal for Systems and Enclosures Commissioning dated 3/22/22, and the specific terms listed below:
    - Based on the requirements of the specifications, failed tests typically require additional testing to meet performance goals. These tests will be billed to the client. It is the client's responsibility to then bill the appropriate parties.
    - Assumes free and clear access to the test areas, and lifts and/or scaffolding as required to fully access the interior and exterior of the test specimens.

- Assumes a water source will be available and capable of providing 5 gallons of water per hour per square foot of the test specimen (within 200 ft of the test area).
- Assumes a 110-volt power supply will be available (within 100 ft of the test area)

3. RATE SCHEDULE

	Phase 1 2022	Phase 2 2023 / 2024
STAFF CLASSIFICATION	**HOURLY RATE**	**HOURLY RATE**
Project Director / Executive	325	345
Director of Field Operations	250	265
Construction Manager	165	175
Assist. Construction Manager	145	154
Field Engineer	165	175
Field Engineer	165	175
Assist. Field Engineer - Punch List	140	148
Project Accountant	125	133
General Superintendent	215	228
MEP Manager	210	223
Schedule / Procurement Manager	160	170

4. ASSUMPTIONS, EXCLUSIONS, AND TERMS OF AGREEMENT

Assumptions –

- Adequate location provided for SierraCon's job site office trailer to be placed on site with access to power, internet, and staff parking.
- Full access to site to be provided during working hours and when general contractor is on-site
- Base contract for Phase 1 is approximately 3.5 months (NTP to Substantial Completion) starting in June, 2022 and Phase 1 is approximately 23 months (NTP to Substantial Completion) starting in November, 2022, plus an additional month of administration assistance only for closeout.
- If the construction schedule is delayed, SierraCon reserves the right to adjust the Rate Schedule.

Exclusions –

- Procurement and management of special inspections – field coordination included
- Procurement and management of FF&E purchase and installation – field coordination included

- Procurement and management of SWPPP compliance consultant & inspections – field coordination included
- Management of A/E contract – field coordination included
- Management of general contractor(s) contract – field coordination included
- Overtime (Above allowance included in fee proposal)

Terms of Agreement –

- Time and material backup to be provided with invoice
- SierraCon invoice not tied to general contractor pay application approval
- Owner requested additional services can be performed on T&M basis, based on rates included in this proposal
- Overtime rates are at time and a half plus added vehicle burden at straight time
    - SierraCon has included an Allowance for Overtime within the contract values. ~10% of base scope hours.
- If additional analysis of cost and/or schedule change management is required due to a dispute or claim, the work is to be completed as a change order to SierraCon to provide support on T&M basis, based on rates included in this proposal.

5. FEE SUMMARY

TASK		COST
Phase 1 Base Scope of Work:		$299,210
Phase 1 Scope Allowance Tasks:		$30,862
Phase 1 Base + Allowances Total:		**$330,072**
Phase 2 Base Scope of Work:		$2,585,502
Phase 2 Scope Allowance Tasks:		$936,158
Phase 2 Base + Allowances Total:		**$3,521,660**
TOTAL BASE + ALLOWANCES:		**$3,851,732**

Refer to Exhibit A's, attached to this proposal, for detailed breakdown of proposed fee.

Sincerely,

Joe Stewart
President

EXHIBIT A - City of South Lake Tahoe Recreation and Aquatic Center - PHASE 1

ANTICIPATED TASK	STAFF CLASSIFICATION	HOURLY RATE	TOTAL TASK HOURS	MONTHLY SCHEDULE / HOURS											
				2022											
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
									Construction						
BASE SCOPE OF WORK (MANAGEMENT)															
Construction Management - On-Site Management (Construction Oversight Through Closeout) (June 22, 2022 - November 1, 2022)	Project Director	$325	71						4	17	17	17	17		
	Construction Manager	$165	356						20	84	84	84	84		
	Asst. Construction Manager	$145	356						20	84	84	84	84		
	Field Engineer / Super	$165	528						24	126	126	126	126		
	Director of Field Operations	$250	71						4	17	17	17	17		
	Project Accountant	$125	71						4	17	17	17	17		
	TASK COST	**$247,320**													

BASE SoW (MANAGEMENT) - SUBTOTAL	**$247,320**

BASE SCOPE OF WORK (CONSUMABLES)	
Document Control, Printing & Reproduction Costs	$6,720
Vehicles Expenses	$12,180
Software: ProCore / Bluebeam / Video Conference	$8,700
Jobsite Trailer Office	$20,310
Jobsite Toilets & Wash Facilities (for CM Team)	$1,880
Photography and Construction Records	$2,100

BASE SoW (CONSUMABLES) - SUBTOTAL	**$51,890**

BASE SCOPE OF WORK - TOTAL	**$299,210**

SCOPE ALLOWANCES															
Overtime if Requested / Required (Allowance ~10%)	Construction Manager	$248	36						2	8	8	8	8		
	Asst. Construction Manager	$218	36						2	8	8	8	8		
	Field Engineer / Super	$248	53						2	13	13	13	13		
	Vehicles	$10	124						6	29	29	29	29		
	TASK COST	**$30,862**													

SCOPE ALLOWANCES - SUBTOTAL	**$30,862**

BASE SOW + ALLOWANCES - TOTAL	**$330,072**

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 18

Agenda Item: Draft Five-Year Capital Improvement Plan FY22-23 Budget Appropriation Requests and Adoption of Capital Improvement Project Scoring and Ranking Criteria

Executive Summary: The Capital Improvement Program (CIP) addresses the City's needs relating to the acquisition, expansion, rehabilitation, and replacement of long-lived assets. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public.

The FY 22/23 draft five-year capital plan document is being proposed for future adoption during the City's annual budget process and details the funding/expense of all projects within the five-year timeline including all projects funded by state, federal, and local grants. For purposes of this agenda item, we are introducing and discussing the FY22-23 capital appropriation requests to reinforce project priorities, discuss potential new projects, identify funding gaps, and review the proposed appropriations before adoption in August 2022.

Requested Action / Suggested Motions: Pass a Resolution adopting the Capital Improvement Project Scoring and Ranking Criteria.
Responsible Staff Member: Jim Marino, Capital Improvement Project Manager

Responsible Staff Member: Jim Marino, Capital Improvement Project Manager (530) 542-6027

Reviewed and Approved By:
Anush Nejad, Public Works Director
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney

Attachments:

01-Staff_Report.docx
02-Resolution - Capital Improvement Project Scoring and Ranking Criteria.docx
03-Ranking Criteria (Exh. A to Resolution)
04_Five_Year_Funding.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Hear Staff Report on the Draft Five Year Capital Improvement Plan FY 22/23 Budget Appropriation Requests; and Approve Resolution Adopting CIP Priority Rating Criteria

Location: Citywide

Responsible Staff Member: Jim Marino, Capital Improvements Manager (530) 542-6027

Background:
The Capital Improvement Program addresses the City's needs relating to the acquisition, expansion, rehabilitation, and replacement of long-lived assets. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public and preserves City assets. It provides a planned and programmed approach to utilizing the City's financial resources in the most responsive and efficient manner to meet its service and facility needs. It serves as a "blueprint" for the future of the community and is a dynamic tool, not a static document.

A critical element of a balanced CIP is the establishment of funds to both preserve or enhance existing assets and provide new assets to respond to changing service needs and community evolution.

The City's *Preserving Capital Investments Policy* states the following:

The City invests in capital assets such as property, plant, equipment, facilities, and infrastructure. Preservation of such investments through regular maintenance and a long-term renovation plan is necessary to preserve the value of such capital investments. The City must also plan for the replacement of capital investments (particularly vehicles and equipment). The following policy requirements are intended to ensure the proper accounting and preservation of capital investments; and to provide a sound economic base for their replacement.

1. The budget should provide sufficient funding for adequate maintenance, renovation, and the orderly replacement of capital assets such as equipment, fleet, facilities, streets, and parks.

2. All capital assets should be maintained at a level that protects capital investment and minimizes future maintenance and replacement costs.

3. A five-year schedule of equipment replacement and maintenance needs, as well as facilities, streets and parks renovation and maintenance needs should be prepared on an annual basis. Expenditures consistent with such plans shall be included in annual budget appropriations.

Issue and Discussion:
Capital improvement programming is a guide toward the efficient and effective delivery of public facilities, systems, and infrastructure. Programming capital projects over time can promote better use of the City's limited financial resources and assist in the coordination of public and private development.

The FY 22/23 draft five-year capital plan document is being proposed for adoption during the City's annual budget process and details the funding/expense of all projects within the five-year timeline including all projects funded by state, federal, and local grants. For purposes of this agenda item, we are introducing and discussing the FY22-23 capital appropriation requests to reinforce project priorities, discuss potential new projects, identify fund gaps, and review the proposed appropriations before adoption in August 2022.

On January 4, 2022 the City Council appointed two ad-hoc members to serve on the Capital Improvement Program Committee. This team is also comprised of technical staff from the city manager's office, public works, parks and recreation, finance, public safety, and planning. The CIP Committee is responsible for reviewing and ranking capital project requests and providing recommendations to the City Council. This team also conducts an in-depth analysis of the impact of the capital program on cash flow and expenses, as well as the City's ability to finance, process, design, construct, and ultimately maintain and operate projects.

Being aware that there are always more project proposals than can be funded in the upcoming annual and mid-year budget cycles, a project ranking process occurs to help establish priority for the limited funds. For the FY 22/23 assessment, the CIP Committee re-evaluated the existing project priorities adopted in 2012. The Committee found that the previous prioritization matrix was outdated and did not reflect the current desires or strategic priorities of the city. The Committee drafted a new prioritization matrix that includes current Strategic Plan goals and objectives, a new Sustainability category, and a scoring criterion for implementing projects from the city's General Plan, Community Plans, and various Master Plans.

Attachment 02 contains the updated scoring criteria with a description. Staff is requesting City Council formally adopt the criteria (Attachment 03 – Resolution).

The Department of Public works has, over the last decade, made significant progress toward evaluating the condition of existing assets across all classes. Infrastructure decline is an ongoing cycle, and while there is significant work remaining in identifying, assessing, and planning for the replacement of assets within the city's operation and maintenance (O&M) responsibilities, staff has determined, as of this report, that the city has an infrastructure and asset replacement order of magnitude necessity of roughly $530,252,768 over the next 20 years. While this seems daunting, this is not uncommon for a community our size and age. It is important to note that much can change in twenty years, certain assets may be removed from service, operational objectives may change, new technology, sustainability, modal shifts, etc., may all play a role in the CIP objectives, needs, and costs.

Moving forward, the CIP will show all projects scheduled that are new and are currently in phase throughout the five-year timeline whether funded in full, partially, or not funded at all. The premise being that our five-year plan is just that…."a programming tool and a plan". As a basic tool for scheduling anticipated capital projects and capital costs, the CIP is a key element in planning and controlling future budget and debt service requirements. For this reason, the CIP moving forward includes projects where needs have been defined, but specific solutions for

funding have not been identified (unfunded). By providing unfunded projects in the timeline, we acknowledge the need, and we also acknowledge a commitment to schedule. It is also critical to acknowledge the need to evaluate and create new funding sources, such as parcel tax, or other financing mechanisms, to address the 20-year CIP needs.

City staff are very adept at obtaining grants to support needs across many of the CIP Categories. Whether it be FAA support of the Airport, various State and Federal grants supporting transportation and water quality projects, or grants serving hazardous fuels reductions, and sustainability. Our staff is incredibly talented at supporting the Capital Program via fund sources outside the City's general fund or local fund pool.

However, grants do not support everything. Certain asset classes such as facility components, vehicles and equipment, and IT/Communications do not typically receive much if any, support for repair/replacement and fall within the realm of local funding. As stated earlier in this report, there is always a need greater than what the city's undesignated general fund surplus can provide each year. In 2009, the city embarked on formally evaluating the roadway paving network. By 2012, the city had a completed a condition assessment and Pavement Condition Index (PCI) and was able to determine true needs and evaluate different funding scenarios. Subsequently, Measure S was approved by the voters in 2020 and annual funding is now being applied to the asset class. In fact, the combination of Measure S funds and State Gas Tax SB1 (RMRA) funds, the city will be appropriating nearly $60 million to the roadway network rehabilitation over the next twenty years at current fund levels.

In 2010, the staff brought forward the condition issues of various park assets including the recreation center. In November 2016, voters passed Measure P, a citywide increase of the transient occupancy tax (TOT) by 2 percent with funds earmarked for a new recreation complex. Subsequently, the first phase of the city's new Multi-Generational Recreation and Aquatics Center is due to break ground summer of 2022 and is scheduled to be completed in November 2024.

The two examples above (Measure S & P), show the positive results when a thorough assessment of an asset class is performed, a strategic funding study is undertaken, and a funding program to support the asset class is established.

Contrary to popular belief, grants are not free money, and grants are not interchangeable for different things. Grants are very specific to use and lack much if any flexibility. Most grant sources require a monetary match from the agency. Typically, 10%, to 50% depending on the source. The grant matching funds are usually derived from the city's general fund, and by committing to fund a project via grant revenue, the city is also committing to the matching funds, and in doing so, restricting available limited dollars for non-grant applicable operational and capital needs. While the leveraging of match funds from undesignated general funds for purposes of larger-scale grant acquisition is generally positive and maximizes project success, the city and staff should be cognizant of the potential to "overload" the CIP with grant-funded projects and further restrict available funding for operations and non-grant related capital.

Additionally, most grants require the project to be "shovel ready". Preliminary studies, concepts, preliminary environmental, cost estimates, public outreach and other project metrics are required for successful grant consideration. These preliminary tasks often rely on the city's undesignated general fund reserves to "seed" the project, and again restrict available general fund dollars for non-grant funded capital. Finally, the entire grant process from application through procurement, implementation, reporting, and closeout is very time intensive and requires significant staff

support. The ability to advance the projects to a “shovel-Ready” stage is even more critical now with the Federal Infrastructure Investment and Jobs Act (FIJA). This bill has significant potential for the City of South Lake Tahoe during the next five years and in order to take full advantage of these grant opportunities, projects need to reach a “shovel-ready” stage, which requires the “seed” funds to advance the projects to a viable stage.

The city’s surplus funds, or undesignated general funds reserves calculated annually, are not solely obligated for capital programming. The city’s general fund reserves attempt to balance needs across all city operations, programs, and capital, thus there are many competing interests for the funds. Actual funds available for capital needs, are not known until all other cost accounting takes place, and as such, the planning of the annual CIP is somewhat dynamic. Forecasting the fund is prudent, but really only provides information pertinent to the first step of the annual capital request process.

In consideration of the FY 22-23 capital budget requests and acknowledging the limited funds available from the City’s undesignated general fund reserve for capital, staff has proposed a two-step programming process. Staff, with the recommendations of the CIP Committee, Finance Department and City Manager’s Office have vetted the requests, deferred projects to future fiscal years, and are proposing a staggered appropriation of funds for the remaining project requests. The staggered approach allows the funding of some projects at the annual budget process and defers, but prioritizes, funding the remaining FY capital requests at mid-year budget cycle dependent upon actual available funds. This process allows for a bit of float during the fiscal year allowing the annual budget process to prioritize operational and program requests, and the mid-year budget process to prioritize capital requests.

Financial Implications:
The FY 22/23 Capital Improvement Plan sets into motion the delivery of specific projects, and maintenance tasks required to protect and upgrade existing assets or undertake planning and construction of new assets in accordance with existing City goals, objectives, plans, and policies.

For the upcoming Fiscal Year (22/23) Attachment 04 provides the detail regarding the five-year capital project appropriation requests proposed by category and fund. Please note that the focus is year 1 (FY22-23).

A summary of FY22-23 budget appropriation requests is listed below in *Table A*.

Fund Source	*Request*
General Fund Request – Annual Budget Adoption	$625,000
General Fund Request – Mid-Year Budget Earmark	$3,388,750
ARPA (Round 2)	$2,100,000
Safety Sales Tax (Prop 172)	$100,000
State Gas Tax (SB1 – RMRA)	$518,128
Capital Reserve Fund (310)	$80,000
Measure S (102)	$3,500,000
Parking Garage Fund (520)	$750,000
Measure P (Rec Center)	$10,000,000
Lease Revenue Bonds (Rec Center)	$45,000,000
TOTAL	$66,061,878

Table A – Funding Request – FY 22-23 CIP

Table B below provides budget appropriation requests by Functional Area.

Functional Area	*Request*
Airport/Aviation	$223,750
Facilities/Buildings	$56,895,000
Parks/Greenbelts/Grounds	$120,000
Public Safety – Fire	$2,800,000
Public Safety – Police	$230,000
Streets/Trails/Walks	$4,393,128
Storm Water/NPDES	$900,000
Vehicles/Equipment[1]	$0
Sustainability	$500,000
IT/Communications	$0
TOTAL	$66,061,878

Table B – CIP Requests by Functional Area

Table C below identifies the project and the requests by proposed distribution in annual budget process and mid-year budget process:

	PROJECT	FUND	ANNUAL BUDGET	MID-YEAR BUDGET
1	Hazardous Fuels Reduction Airport	Meas. S (102)	200,000	
2	Grant Match – FAA Pavement	GF (36300)		10,000
3	Grant Match – FAA eAlp Survey	GF (36300)		13,750
4	Rec Center Construction	Measure P	55,000,000	
5	Roof Replacement – PD Bldg.	GF (36300)		675,000
6	Bellamy Garage Improvements	GF (520)	750,000	
7	Annual Appropriation (310)	GF (310)	200,000	
8	Services Center Improvements (grounds)	GF (36300)		150,000
9	Exterior Paint – Stateline Transit Center	GF (36300)		60,000
10	Flooring/paint – Fire Station 1	GF (36300)		60,000
11	Lakeview Commons – Electrical	GF (36300)		40,000
12	Campground Tent Platforms	GF (310)	80,000	
13	FS II Reserves (Measure S)	Measure S (102)	500,000	
14	FS III Construction Funds	ARPA	2,100,000	
15	FS IV Renovations	GF (36300)		200,000
16	PD Community Resource Ctr Construction	Prop 172 Safety	100,000	
17	PD Sally Port Parking Reconstruction	GF (36300)		130,000
18	Annual Traffic Safety, calming, flood mitigation	GF (36300)		150,000
19	Mobility and Transit Hub Study – South Wye	GF (36300)		100,000
20	Stateline Ave Complete Streets – Prelim Planning	Measure S (102)	100,000	
21	Tahoe Valley Greenbelt – Split $425k at annual and $425k mid-year	GF (36300)	425,000	425,000
22	Annual Roadway Rehabilitation	SB1 (RMRA)	518,128	
23	Annual Roadway Rehabilitation	Measure S (102)	2,500,000	
24	Palmyra Bike Trail Prelim Design	GF (36300)		100,000
25	Dark Sky Lighting Retrofit Phase II	GF (36300)		75,000

[1] Contained in the annual operation budget

26	Storm Drain Replacement Fund – Split $200k at annual and $700k at mid-year	Measure S (102)	200,000	700,000
27	City Facility Efficiency Upgrades (Sustainability Program)	GF (36300)		300,000
28	Electric Vehicle Charging Infrastructure – PD Facility	GF (36300)		200,000
		TOTAL	**$62,673,128**	**$3,388,750**

Table C – Project Request Distribution – Annual Budget Process and Mid-Year Budget Process
*** Items 18 and 23 are split between annual and mid-year*

Table D below provides requests deferred to future fiscal year.

	PROJECT	REQUEST $	FUND
1	Construct Taxi Lane D Paving	620,000	GF (36300)
2	South Hangar Door Maintenance Program	90,000	GF (36300)
3	Melba Drive Gate Replacement	110,000	GF (36300)
4	Replace Roof – Ice Arena	1,600,000	GF (36300)
5	Fire Suppression – Ice Arena	120,000	GF (36300)
6	Regan Beach Concessionaire Bldg. Repairs	40,000	GF (36300)
7	On-Call Mechanical/Electrical Contractor	100,000	GF (36300)
8	Ice Arena Locker Rooms/Restroom Renovations	200,000	GF (36300)
9	Paint Exterior – 1740 D Street	60,000	GF (36300)
10	Renovate Information Kiosk (airport lobby)	20,000	GF (36300)
11	Regan Beach Park Renovation Project (Planning)	50,000	GF (36300)
12	Campground/Main Street Preliminary Planning	250,000	GF (36300)
13	Golf Course Clubhouse Relocation (Planning)	50,000	GF (36300)
14	Phase II – Al Tahoe Cemetery Improvements	75,000	GF (36300)
15	Citywide Traffic Collision Analysis/Inventory	50,000	GF (36300)
16	Dennis Machida Trail Phase 1C Planning Grant Match	110,000	GF (36300)
17	Pedestrian Lighting Pole Stock	15,000	GF (36300)
18	Bicycle Wayfinding Program (Tahoe Valley Plan	25,000	GF (36300)
19	Purchase (1) Caterpillar Front End Loader	645,000	GF (36300)
20	Replace (1) Dump Truck	137,500	GF (36300)
21	Purchase (1) B/U Generator – Flood Pump System	40,000	GF (36300)
22	Replace (2) Chevrolet 2500 HD Pick Up Trucks	110,000	GF (36300)
23	Replace Fleet Services Mobile Mechanics Van	175,000	GF (36300)
24	EV Charging Infrastructure – Public Use Locations	500,000	GF (36300)
25	Purchase (4) Electric Vehicles – General Fleet	226,400	GF (36300)
26	Purchase (4) EV Patrol Vehicles for PD	300,000	GF (36300)
27	Install Telemetry Based Facility MEP Controls	120,000	GF (36300)
28	Install Fiber Optics to Ice Arena	100,000	GF (36300)
29	Install Video Surveillance at FD Locations	100,000	GF (36300)
	TOTAL DEFERRED	**$6,038,900**	

Table D – Deferred Requests to Future FY

Environmental Considerations:
Receiving this report and providing direction to staff is not approval of a project subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines sections 15352 and 15378 because it does not commit the City to a definite course of action regarding the projects listed within the Capital Improvement Plan and does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change to the environment.

Policy Implications:
The proposed CIP requests and Policies are consistent with:

Strategic Plan
Priority 1 – Built Environment, Goal 1.2 – Mid-Town Revitalization, Action 1.2 – Complete the new Recreation and Swim Complex.

CIP Financial Policy
The City Council shall adopt the annual CIP that addresses all capital investments planned for the budget year and for the subsequent budget years at the same time as the adoption of the Annual Budget.

Annual Appropriation Requirement
The capital budget represents only the first year of the CIP. The primary difference between the capital budget and the CIP is that, through the annual Appropriation Resolution passed by the City Council, the Capital Budget legally authorizes expenditures during the upcoming fiscal year. The CIP includes the first-year projections as well as future projects for which financing has not been secured or legally authorized. The funding allocation for future years of the CIP is therefore subject to change.

Project Manager
Every capital improvement project will have a project manager who prepares the project proposal, ensures that required phases are completed on schedule, authorizes all project expenditures, ensures that all regulations and laws are observed, and periodically reports project status.

Statement of Fiscal Impact on the Operating Budget
Each approved CIP project will contain a statement of fiscal impact on the annual operating budget and the source of funding.

General Plan Policy TC-1.4: Capital Improvement Program Funding. The City shall provide for sufficient funding to finance the transportation projects in the Capital Improvement Program (CIP).

General Plan Policy TC-1.5: Street Repair Program. The City shall maintain and implement the Pavement Management Plan and maintain a street repair program that ensures sufficient funding for maintenance of South Lake Tahoe's Street System.

General Plan Policy PQP-1.6: Capital Improvement Program. The City shall review and update yearly the Capital Improvement Program (CIP) to ensure the implementation and adequacy of the plan.

General Plan Policy PQP-1.8: Financing and Prioritizing Maintenance of Existing Infrastructure. The City shall identify operations and maintenance costs and priorities for existing infrastructure, and identify and develop a fair, equitable, and stable fiscal program to finance the ongoing maintenance of infrastructure.

Resolution 2022-XXX

Adopted by the City of South Lake Tahoe City Council

June 21, 2022

Adopting Capital Improvement Program Project Ranking Criteria

BACKGROUND

A. On January 4, 2022 the City Council appointed two ad-hoc members to serve on the Capital Improvement Program Committee. The CIP Committee is responsible for reviewing and ranking capital project requests and providing recommendations to the City Council.

B. The CIP Committee re-evaluated the existing project ranking criteria adopted in 2012. The Committee found the previous ranking criteria were outdated and did not reflect the current desires or strategic priorities of the city.

C. The Committee drafted new ranking criteria that incudes current strategic plan goals and objectives, a new sustainability category, and a scoring criterion for implementing projects from the city's General Plan, Community Plans, and various Master Plans.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of South Lake Tahoe:

1. Adopts the Capital Improvement Program Project Ranking Criteria (attached hereto as Exhibit "A") for use in evaluating all projects proposed for the Capital Improvement Program.

Adopted by the City of South Lake Tahoe City Council on June 21, 2022 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date: _____

Devin Middlebrook, Mayor

Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

2022

Capital Project Ranking Criteria

CAPITAL IMPROVEMENT PROGRAMMING

DEPARTMENT OF PUBLIC WORKS

CAPITAL PROJECT RANKING PROCESS

Most often, projects are forwarded to the team by a sponsoring department or division. Being aware that there are always more project proposals submitted than can be funded within the annual budget, the CIP Development team conducts a project ranking process. While project rankings are important in determining recommended priorities, the realities of the City's financial situation are critical to all decisions. All projects are scored numerically for a total score. The total score then is multiplied by a risk analysis score which provides the final project ranking occur.

Table B – Project Ranking Criteria

Strategic Priorities - *Strategic Priorities are priorities set by City Council that are set to drive long term planning and implementation towards the goal(s) set forth within the Strategic Plan. The Strategic Plan allows for focus in five areas: Built Environment, Recreation and Equitable Access, Community for All, Economic Development, and Continuous Improvement. NOTE: The City's Strategic Plan can be found here: https://www.cityofslt.us/DocumentCenter/View/15374/Strategic-Plan-2021-2026-FINAL?bidId= for more information.*	
1.0 Built Environment Meet the needs of residents, businesses, and the environment by investing in redevelopment that creates local hubs that promote use of alternative transportation and supports economic prosperity. Incentivize the growth of local serving and remote commercial businesses by providing high speed internet and a world class urban environment. Minimize the impact our built environment has on Lake Tahoe including stormwater pollution, litter, and wildfire threats. Achieve carbon-neutrality as a community and work to become resilient against known climate impacts.	*How much impact will the proposed project improve what exists or develop new assets based on the Built Environment Strategic Priority criteria of:* ***1.1 Broadband for All*** ***1.2 Mid-Town Revitalization*** ***1.3 Housing*** ***1.4 Transportation*** ***1.5 Carbon Neutrality*** *The scoring scale is 1 to 10 and the scoring is assigned as LOW (1-3), MEDIUM (4-6) and HIGH (7-10) impact, and are based on how the project contributes to the overall improvement of infrastructure across all asset classes i.e., roads, curbs, drainage, pipe work, facilities, utilities, etc.*
2.0 Recreation and Equitable Access Elevate the recreation experience provided by the city to attract visitors and residents. Promote equitable access to recreation to underserved communities. Leverage city recreation assets and the 56-acre development	*How effective will the proposed project be in directly or indirectly improving Recreation and Equitable Access based on the Strategic Priority criteria as follows:* ***2.1 Parks and Recreation Master Planning***

to provide outdoor and organized recreation activities. Use recreation as an economic development tool to attract outdoor based companies and businesses, sporting and outdoor events, and conventions and trade shows to become the Outdoor Capitol of the World.	***2.2 Equitable Access*** ***2.3 Connectivity*** *Scoring is 1-10 and the points assigned should reflect a LOW (1-3), MEDUIM (4-6), and HIGH (7-10) impact regarding projects that will preserve or improve recreational opportunities and assets.*
3.0 Community for All Develop a greater sense of community and connection by investing in community services, resources, gathering areas, events, and dialogue. Give a voice to all community members to ensure the diversity of the community is represented in city decision-making. Be a community leader to drive dialogue and resolution to contentious community issues. Diversity is critical in that the greater sum of many voices to one shared goal gives each voice a stake in a positive outcome	*How will the proposed invest in community services, resources, gathering areas and events based on the criteria of:* ***3.1 Mental Health and Homelessness*** ***3.2 Inclusion and Diversity*** ***3.3 Arts and Culture Program*** ***3.4 Waste Management and Stewardship*** *The scoring is 1-10. The points assigned should be considered as LOW (1-3), MEDIUM (4-6), and HIGH (7-10).*
4.0 Economic Development Support the South Lake Tahoe community on COVID recovery efforts, while implementing a "Green Jobs Initiative." Develop a strategy to attract and retain companies and workers that live in Tahoe. Create a future where our kids can live and work in Tahoe as adults and build the necessary infrastructure and provide incentives to achieve the strategy. Support and incubate a local culture of entrepreneurship and craft where knowledge workers and the creative class can thrive. Invest in creating a higher quality, regenerative tourism industry that mitigates negative impacts.	*How effective will the proposed project be at improving or creating diverse economic development based on the Strategic Priority criteria of:* ***4.1 Economic Diversification Strategy*** ***4.2 Support Development of a Regenerative Tourism Model*** ***4.3 Resident Retention and Workforce Development*** *Points scale is 1-10 and points assigned should be considered LOW (1-3), MEDIUM (4-6) and HIGH (7-10).*
5.0 Continuous Improvement Improve city government capacity, customer service, and efficiency through continuous improvement initiatives. Deliver high quality services to the community including public safety, fiscal sustainability, well maintained public infrastructure, and excellent parks and recreation services. Utilize modern technology	*How effective will the proposed project be in improving government services and infrastructure based of the Strategic Priority actions of:* ***5.1 Public Safety*** ***5.2 Digital Government*** ***5.3 Infrastructure and Maintenance***

to do more with less and to stay relevant with community expectations. Create a culture of leadership, empathy, and empower employees to have a yes-first attitude.	***5.4 Local Control*** ***5.5 Fiscal Sustainability and Resiliency*** *The point scale is 1-10 with points assigned to be an impact score of LOW (1-3), MEDIUM (4-6) and High (7-10)*
Program Criteria - *Programmatic assessments are categories of program management with regard to Capital Planning. Critical Replacement, Health & Safety, General and Area Plan Impact, Regulatory Compliance, and Sustainability. All projects proposed for the Capital Program shall be measured against these five categories.*	
1.0 Critical Replacement Critical Replacement is defined as the criticality in replacing/repairing the asset before cost becomes too burdensome and the cost to repair or maintain has exceeded standard industry replacement values. Critical Replacement can be measured in several ways: age of asset, condition of asset and/or non-compliance of an asset. Most assessments of Criticality of Replacement are done by Condition Assessment where the asset is inspected and assigned a condition that details "life remaining". It is prudent for the city to replace when replacement is affordable versus waiting and postponing until such time replacement is costly and often involves ancillary assets that have also deteriorated.	*The point scale is 1-10 with points assigned as LOW (1-3), MEDIUM (4-6), and HIGH (7-10). In most cases an asset with a LOW or even MEDIUM criticality may not be shown on the current year FY Capital Plan unless other programmatic priorities raise the scoring enough to be considered.*
2.0 Health and Safety Health and Safety is defined as a priority. This category scores the proposed project against the potential for health and safety consequences to employees and the public. It is important to consider when assigning the score if the project itself is directly correcting the issue, or if the issue can be corrected by a mitigated minor expense within the project scope. Example: Replacing a fire truck would be considered a high score as it is directly needed	*Scoring scale is 1-10 with the points assigned as LOW (1-3), MEDIUM (4-6), and HIGH (7-10). Examples of HIGH score would be anything that would immediately prevent or limit a potential accident, while a MEDIUM might be the potential exists through the project to address some safety items.*

for public safety and the mitigation of public emergencies. However, doing an office renovation may not score as high due to the fact the primary project (office renovation) is not solely addressing safety mitigation but is doing so as a component of the project.	
3.0 General and Area Plan Impact This category weighs the project application against the specific project goals and objectives of the City's General and specific Area Plans. Information regarding the city's General Plan or specific Area Plans can be found here: https://www.cityofslt.us/1031/Adopted-Plans Examples of high scoring projects may be Projects specifically called out in the plans such as streetscape, parks, facilities etc. Examples of projects that may score moderately may be projects that would include components or subcomponents of projects specifically called out for in the plan. Low scoring projects, would be projects minimally tied to the plans.	*The point scale is 1-10 and the points assigned shall be considered LOW (1-3), MEDIUM (4-6), and HIGH (7-10).*
4.0 Regulatory Compliance As the title implies; this category addresses the impact the proposed project will have with regard to accomplishing mandated regulatory compliance associated with the asset itself or the program the asset supports. Examples of Regulatory control are CARB Emissions compliance, NPDES compliance, Environmental Threshold Compliance, Public Safety Standards, ADA etc.	*The point scale is 1-10 and the points assigned shall be considered LOW (1-3), MEDIUM (4-6), and HIGH (7-10).*
5.0 Sustainability This program criteria evaluates the proposed project against the city's goals and objectives of the Climate Action Plan (CAP) and Net Zero goals. Information regarding the CAP can be found here: https://www.cityofslt.us/1126/Sustainability Examples of projects that may score high in this category are: Stand-alone micro-grid projects serving city facilities, Major systems	*The point scale is 1-10 and the points assigned shall be considered LOW (1-3), MEDIUM (4-6), and HIGH (7-10).*

replacement to energy efficient systems, purchase of EV cars, and trucks, major facilities battery back-up systems, biomass projects to name a few. Examples of projects that would score moderately may be Facility lighting retrofits, repower of diesel equipment, timing controls on major systems, lighting and irrigation etc. Examples of projects that may score low could be purchase of fossil fuel equipment, replacing equipment in kind, minor room and or space retrofits etc.	
<u>Return on Investment (R.O.I.)</u> - The ROI Priority is defined to forecast the proposed Return on Investment the project may generate. There are five sub-categories of Return on Investment as defined below. All projects submitted will be scored against these criteria.	
1.0 Visual Impact The Visual Impact Category is meant to assign a score for the effect the project would have visually throughout the entire city or portions of the city to both residents and visitors. An example of higher scoring projects would be major parks improvements, major facilities, new roads, streetscape projects, visual improvements such as signage, banners, lighting, public art, public safety, and snow removal equipment. Projects that would typically score low may be isolated projects within facilities not exposed to the public, underground Infrastructure, etc. This ROI category is demonstrating the scope of the project to be visible by many people which would further public trust. Highly visible projects tend to get the community on board with future projects.	*The point scale is 1-10 with points being assigned as LOW (1-3), MEDIUM (4-6), and HIGH (7-10).*
2.0 Savings to Operating Costs Savings to Operating Costs is fairly straight forward. Operating costs are defined as costs to operate the asset or the program of the asset. Typically, Operating costs are Labor, Overhead, Utilities, Asset Supplies, and Asset Maintenance for the life of the asset.	*The point scale is 1-10 and the points assigned shall be LOW (1-3), MEDIUM (4-6) and HIGH (7-10)*

Cost savings occur when there is a reduction that causes future O&M spending to fall below the level of current spending. These cost savings may then be removed from budgets, reinvested, or redirected to other spending priorities.	
3.0 Direct Revenue Generation Direct Revenue is defined as funds received into the city's general fund directly from the project or a program supported by the project. Example: A new parking ticket reader at the parking garage would score fairly high in this category as the funds received as a result of the installation are going directly to that program operation with excess flowing to General Fund. On the other hand, Roadwork would not score high in this category because the actual project does not support direct revenue, but the roadway work might score higher in the indirect category as good roads may increase tourism and indirect revenue.	*The point scale is 1-10 and points assigned are LOW (1-3), MEDIUM (4-6) and HIGH (7-10)*
4.0 Indirect Revenue Generation Indirect Revenue is defined as the funds received into the city' general fund indirectly from the project or program supported by the project. Example: The Lakeview Commons Park Project generates both direct and indirect revenues. Direct revenues result from the leases for the concessionaires that rent the facilities, and contracts and permit fees for special events, but the park also generates indirect spending in the Harrison Avenue commercial core which translates into sales tax as other indirect revenue supporting the General Fund. When evaluating the indirect revenue, you must be conservative as only the largest projects or programs would be capable of setting a high return of indirect revenue.	*The point scale is 1-10 and points assigned are LOW (1-3), MEDIUM (4-6) and HIGH (7-10)*

5.0 Cost Avoidance Cost avoidance refers to reductions that cause future spending to fall, but not below the level of current spending. Often, cost avoidance involves slowing the rate of cost increases. In other words, future spending would have increased even more in the absence of cost avoidance measures. From the standpoint of cost-benefit analysis, both cost savings and cost avoidance can be counted as taxpayer benefits, because both reduce the amount of resources necessary to fund government operations. Examples of projects providing high-cost avoidance may be: The timely replacement of assets such as vehicles and equipment before maintenance costs and parts inventories become excessive. The repair or replacement of key facility infrastructure that upon exceeding lifespan would place future financial burden on the City.	*The point scale is 1-10 and the points assigned shall be LOW (1-3), MEDIUM (4-6) and HIGH (7-10)*
<u>Risk Analysis</u> – The Risk analysis is a multiplier added to the scoring average from the criteria's listed above. The multiplier increases as potential impacts from asset failure are greater.	
1.0 Risk Analysis Multiplier Risk Analysis Score is the category that truly influences the prioritization of projects in que. The preliminary score may be very close for many projects and therefore determining the most important project may not be realized until there is a factor assigned to the impacts of failure. For example: two projects may rank very high in the preliminary scoring and all things being equal, the proponents of those projects want each to be priority. The city then applies a risk factor to the equation which is a multiplier to	*The multiplier is a scoring scale of 1.1 to 1.9 and points assigned are defined as:* *LOW IMPACT (1.1 to 1.3). LOW IMPACT considers the failure of the asset to cause minor disturbance to overall operations and public necessity. Typically, LOW IMPACT asset failure can be repaired or replaced within normal timelines and/or very minor accelerated timelines. Programs may be affected but can still be managed.* *MEDUIM IMPACT (1.4 - 1.6). MEDIUM IMPACT considers the failure of the asset*

the preliminary score which will likely show one project of higher importance. Examples of MEDUIM and HIGH IMPACT risk might be potential failure of multiple pieces of snow removal/ public safety equipment. Loss of communications and hardware for integral public safety operations, severe hazard mitigation of vegetation for fire prevention, loss of key facility infrastructure such as weirs, pumps, dams, bridges, chillers, boilers, etc. Examples of LOW impact may be failure of specific system sub-components such as HVAC, electrical or plumbing, roof leaks, irrigation damage, stormwater system failures that do not cause property damage, carpeting, paint, etc.	*to definitely impact programs or services and may require immediate changes or alterations to operations and services to address the issue. Impacts to the public may occur and replacement and or repair will need to be accelerated in order to minimize the longevity of impacts.* *HIGH IMPACT (1.7 - 1.9) HIGH IMPACT considers the failure of the asset to severely impact the service or program and will definitely impact the public in some means. HIGH IMPACT issues will typically require emergency action by City Council with regard to urgent fund allocation towards repair or replacement. Staff involvement is high as programs, services are severely altered or suspended entirely, and alternate systems are implemented. Public Information avenues need to be evaluated and may involve significant public outreach, reverse 911 notifications and other means to keep the public notified.*

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
AP - Airport/Aviation								
501XXXXX_2021_02	**Fire Prevention - USFS Stevens Authority Grant - Airport Units 3&4**							
	Unfunded							
	00000 - Unfunded		$ 50,000	$ -	$ -	$ -	$ -	$ 50,000
501XXXXX_2022_01	**Fire Prevention - CALfire Haz Fuels Grant - 85.77 Acres**							
	Local - Measure S							
	36374 - Transfer In from Measure S (102)		$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
	Unfunded							
	00000 - Unfunded		$ 622,260	$ -	$ -	$ -	$ -	$ 622,260
501XXXXX_2022_02	**Planning Study - Pavement Maintenance Management Plan**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ 10,000
501XXXXX_2022_03	**S. Hangar Door Maintenance & Part Replacement Program**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Unfunded							
	00000 - Unfunded		$ -	$ 90,000	$ -	$ -	$ 90,000	$ 180,000
501XXXXX_2023_02	**Construction Taxilane D Rehabilitation - 3" Asphalt Mill & Overlay**							
	Unfunded							
	00000 - Unfunded	$ -	$ 620,000	$ -	$ -	$ -	$ -	$ 620,000
501XXXXX_2023_03	**Planning Study - Airport Master Plan Update - Phase I eALP AGIS Survey**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ 13,750	$ -	$ -	$ -	$ -	$ 13,750
	Unfunded							
	00000 - Unfunded	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
501XXXXX_2024_01	**Replace Gate - Melba Entrance**							
	Unfunded							
	00000 - Unfunded		$ -	$ 110,000	$ -	$ -	$ -	$ 110,000
AP - Airport/Aviation Total		***$ -***	***$ 1,666,010***	***$ 200,000***	***$ -***	***$ -***	***$ 90,000***	***$ 1,956,010***
FA - Facilities/Buildings								
30160017	**Services Center Maintenance and Renovations**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 116,213	$ 150,000	$ -	$ -	$ -	$ -	$ 266,213
	36375 - ARPA (264)	$ 80,000	$ -	$ -	$ -	$ -	$ -	$ 80,000
30160018	**Recreation Center Replacement**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Local - Measure P							
	36309 - Transfer In - Measure P	$ 861,992	$ 55,000,000	$ -	$ -	$ -	$ -	$ 55,861,992
30160028	**1740 D Street Renovations**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 20,405	$ -	$ -	$ -	$ -	$ -	$ 20,405
	36304 - Operating Transfer In from CIP - City Fund (301-302-303-304-305)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	36360 - Operating Transfer In - Rental (219)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	36370 - Transfer In - L.T. Capital Replacement (310)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Unfunded							
	00000 - Unfunded	$ -	$ -	$ 60,000	$ -	$ -	$ -	$ 60,000
30160050	**Community Playfields Restroom Project**							

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
30160050	***Local - Measure R***							
	33315 - S.T.A.R. Ballot Measure	$ 15,015	$ -	$ -	$ -	$ -	$ -	$ 15,015
30160067	**Senior Center Renovations**							
	Local - General Fund							
	36280 - Contributions and Donations	$ 7,676	$ -	$ -	$ -	$ -	$ -	$ 7,676
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -
30170020	**Miscellaneous Maintenance - Minor Capital**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 49,440	$ -	$ -	$ -	$ -	$ -	$ 49,440
301XXXXX_2023_03	**Repair Fire Suppression Lines at Ice Arena**							
	Unfunded							
	00000 - Unfunded		$ -	$ 120,000	$ -	$ -	$ -	$ 120,000
301XXXXX_2023_04	**Parking Garage Improvements**							
	Local - General Fund							
	36334 - Parking Garage Fund (520)		$ 750,000	$ -	$ -	$ -	$ -	$ 750,000
301XXXXX_2023_05	**On-Call Mechanical, Electrical, Plumbing Services**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ -	$ -	$ -	$ -	$ -	$ -
	Unfunded							
	00000 - Unfunded		$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 400,000
301XXXXX_2023_06	**Renovate Locker Rooms/Showers and Public Restrooms - Ice Arena**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ -	$ 200,000	$ -	$ -	$ -	$ 200,000
301XXXXX_2023_07	**Exterior Painting - Stateline Transit Center**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
301XXXXX_2023_08	**Replace Flooring/Interior Paint - Fire Station 1**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
301XXXXX_2024_01	**Replace Roof - Ice Arena**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ -	$ 1,600,000	$ -	$ -	$ -	$ 1,600,000
301XXXXX_2024_03	**Replace Roof/Mansards - Police Department**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ 675,000	$ -	$ -	$ -	$ -	$ 675,000
301XXXXX_2024_04	**Interior Painting and Coatings - Ice Arena**							
	Unfunded							
	00000 - Unfunded		$ -	$ 240,000	$ -	$ -	$ -	$ 240,000
301XXXXX_2024_05	**Regan Beach Concession Building Safety Repairs**							
	Unfunded							
	00000 - Unfunded		$ -	$ 40,000	$ -	$ -	$ -	$ 40,000
301XXXXX_2024_06	**Replace Overhead Doors - Cinder Barn**							
	Unfunded							
	00000 - Unfunded		$ -	$ 100,000	$ -	$ -	$ -	$ 100,000
301XXXXX_2024_07	**Replace Roof - Services Center**							
	Unfunded							
	00000 - Unfunded		$ -	$ 60,000	$ -	$ -	$ -	$ 60,000

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
301XXXXX_2024_08	**Remodel Airport Info Center into Meeting Room**							
	Unfunded							
	00000 - Unfunded		$ -	$ 20,000	$ -	$ -	$ -	$ 20,000
301XXXXX_2024_12	**Ice Arena Chiller Plant Replacement**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ 1,300,000	$ -	$ -	$ -	$ 1,300,000
301XXXXX_2025_01	**Replace Boilers and Colling Equipment - Stateline Transit Center**							
	Local - General Fund							
	00000 - Unfunded		$ -	$ -	$ 1,250,000	$ -	$ -	$ 1,250,000
301XXXXX_2025_02	**Replace HVAC and Dehumidification Equipment at Ice Arena**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ 225,000	$ -	$ -	$ 225,000
301XXXXX_2025_03	**Replace Roof - Fire Station II**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ 60,000	$ -	$ -	$ 60,000
301XXXXX_2025_05	**Demolition of Existing Recreation Center and Site Restoration**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ -	$ 100,000	$ 4,900,000	$ 5,000,000
31070000	**Long Term Capital Replacement**							
	Local - General Fund							
	35310 - Interest/Dividends Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	36300 - General Fund Transfer - Operating Account	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
	Unfunded							
	00000 - Unfunded		$ -	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 800,000
FA - Facilities/Buildings Total		***$ 1,150,741***	***$ 56,895,000***	***$ 4,040,000***	***$ 1,835,000***	***$ 400,000***	***$ 5,200,000***	***$ 69,520,741***
IT - Network/Communications								
301XXXXX_2023_20	**Broadband Infrastructure Program - Citywide**							
	Unfunded							
	00000 - Unfunded		$ -	$ 1,200,000	$ -	$ -	$ -	$ 1,200,000
301XXXXX_2023_21	**Fiber Optic Install - Ice Arena**							
	Unfunded							
	00000 - Unfunded		$ -	$ 100,000	$ -	$ -	$ -	$ 100,000
301XXXXX_2023_22	**Installation of video surveillance equipment at Fire Stations**							
	Unfunded							
	00000 - Unfunded		$ -	$ 100,000	$ -	$ -	$ -	$ 100,000
IT - Network/Communications Total			***$ -***	***$ 1,400,000***	***$ -***	***$ -***	***$ -***	***$ 1,400,000***
PA - Parks/Greenbelts/Grounds								
301 - 60068	**Community Playfields Project**							
	Local - General Fund							
	36291 - Special Event Reimbursements	$ 25,719	$ -	$ -	$ -	$ -	$ -	$ 25,719
	36300 - General Fund Transfer - Operating Account	$ 2,488	$ -	$ -	$ -	$ -	$ -	$ 2,488
301 - 60070	**56 Acres Master Plan**							
	Unfunded							
	00000 - Unfunded	$ -	$ -	$ -	$ 250,000	$ 1,100,000	$ 8,000,000	$ 9,350,000

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
301 - 60073	**Al Tahoe Cemetery Security Improvements**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 45,000	$ -	$ -	$ -	$ -	$ -	$ 45,000
	Unfunded							
	00000 - Unfunded		$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
30160051	**Lakeview Commons Site Electrical Improvements**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ 40,000	$ -	$ -	$ -	$ -	$ 40,000
301XXXXX_2025_06	**Regan Beach Renovations and Upgrade Project**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ 250,000	$ 1,000,000	$ 1,000,000	$ 2,250,000
301XXXXX_2026_02	**Champions Plaza Expansion**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ -	$ -	$ 100,000	$ 100,000
31070000_2023_01	**Construct new tent platforms**							
	Local - General Fund							
	36370 - Transfer In - L.T. Capital Replacement (310)		$ 80,000	$ -	$ -	$ -	$ -	$ 80,000
PA - Parks/Greenbelts/Grounds Total		***$ 73,207***	***$ 120,000***	***$ 75,000***	***$ 500,000***	***$ 2,100,000***	***$ 9,100,000***	***$ 11,968,207***
PS-F - Public Safety - Fire								
301 - 60019	**Fire Station II Replacement**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ -	$ -	$ -	$ -	$ -	$ -
	36374 - Transfer In from Measure S (102)		$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,500,000
301 - 60071	**Fire Station III Crew Quarters Renovations**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 156,700	$ -	$ -	$ -	$ -	$ -	$ 156,700
	36375 - ARPA (264)		$ 2,100,000	$ -	$ -	$ -	$ -	$ 2,100,000
	Unfunded							
	00000 - Unfunded		$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000
301XXXXX_2023_10	**Fire Station 4 - Renovations (Airport Location)**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
301XXXXX_2026_05	**Fire Station 1 Renovations**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ -	$ 300,000	$ 2,000,000	$ 2,300,000
PS-F - Public Safety - Fire Total		***$ 156,700***	***$ 2,800,000***	***$ 1,500,000***	***$ 500,000***	***$ 800,000***	***$ 2,500,000***	***$ 8,256,700***
PS-P - Public Safety - Police								
301 - 70021	**Safety Communications Project**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
301 - 70021	***Local -Measure S (102)***							
	36374 - Transfer In from Measure S (102)	$ 1,419,786	$ -	$ -	$ -	$ -	$ -	$ 1,419,786
	36403 - Proceeds from Sale of Notes/Debt	$ -	$ -	$ -	$ -	$ -	$ -	$ -
301-60022	**Police Department Renovations**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 75,000	$ 130,000	$ -	$ -	$ -	$ -	$ 205,000
	36304 - Operating Transfer In from CIP - City Fund (301-302-303-304-305)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	36307 - Operating Transfer In - Safety Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -
30160074	**Police Department Community Resource Center**							
	Local - General Fund							
	36307 - Operating Transfer In - Safety Sales Tax	$ 100,000	$ 100,000	$ -	$ -	$ -	$ -	$ 200,000
PS-P - Public Safety - Police Total		***$ 1,594,786***	***$ 230,000***	***$ -***	***$ -***	***$ -***	***$ -***	***1,824,786***
ST - Streets/Roads/Walks/Trails								
301 - 50005	**Streets and Roads Paving and Rehabilitation - Annual**							
	Local - General Fund							
	32113 - Street and Curb Revenues - Public Works	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	34415 - Streets - Paving Mitigation Agreement Revenue	$ 1,883,300	$ -	$ -	$ -	$ -	$ -	$ 1,883,300
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	36304 - Operating Transfer In from CIP - City Fund (301-302-303-304-305)	$ 76,629	$ 518,128	$ 518,128	$ 518,128	$ 518,128	$ 518,128	$ 2,667,269
	Local -Measure S (102)							
	36374 - Transfer In from Measure S (102)	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 15,000,000
301 - 50024	**Pioneer Trail Pedestrian Improvements -Phase II**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Unfunded							
	00000 - Unfunded		$ -	$ 3,600,000	$ -	$ -	$ -	$ 3,600,000
301 - 50026	**Lake Tahoe Blvd Bike and Pedestrian Trail**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	36304 - Operating Transfer In from CIP - City Fund (301-302-303-304-305)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
301 - 50027	**Al Tahoe Mobility Enhancements Project**							
	Local - Measure R							
	33315 - S.T.A.R. Ballot Measure	$ -	$ -	$ -	$ -	$ -	$ -	$ -
301 - 50036	**Bellamy Way Parking Improvements**							
	Local - General Fund							
	36352 - Transfer In from Parking Authority (510)	$ 25,343	$ -	$ -	$ -	$ -	$ -	$ 25,343
301 - 50037	**Bicycle and Pedestrian Trail - Bijou Park Connector**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Unfunded							
	00000 - Unfunded		$ 250,000	$ -	$ -	$ -	$ -	$ 250,000

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
301 - 50038	**Pioneer Trail Safety Improvement Project - HSIP**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 5,500	$ -	$ -	$ -	$ -	$ -	$ 5,500
301 - 50040	**Install Video Detection Signal Loops at Pioneer Trail Traffic Signals**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 80,000	$ -	$ -	$ -	$ -	$ -	$ 80,000
30150041	**Dennis Machida Memorial Bike Way Phase 1C**							
	Unfunded							
	00000 - Unfunded		$ -	$ 750,000	$ 600,000	$ 6,500,000	$ 1,750,000	$ 9,600,000
30150042	**Palmyra Class 1 Bike Trail Connector**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
	Local - Measure S							
	33315 - S.T.A.R. Ballot Measure	$ 26,000	$ -	$ -	$ -	$ -	$ -	$ 26,000
	Unfunded							
	00000 - Unfunded		$ -	$ 100,000	$ 775,000	$ -	$ -	$ 875,000
30150043	**Citywide Traffic Safety, Traffic Calming, ADA, and Flooding Mitigation Projects**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 50,000	$ 150,000	$ -	$ -	$ -	$ -	$ 200,000
	Unfunded							
	00000 - Unfunded		$ -	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 600,000
30150044	**Pedestrian Lighting Retrofit - Dark Sky LED**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 165,460	$ 75,000	$ -	$ -	$ -	$ -	$ 240,460
	Unfunded							
	00000 - Unfunded		$ -	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 300,000
301XXXXX_2023_09	**Stateline Avenue Complete Streets Project**							
	Local - Measure S							
	36374 - Transfer In from Measure S (102)		$ -	$ -	$ -	$ -	$ -	$ -
	Unfunded							
	00000 - Unfunded		$ 100,000	$ 700,000	$ 1,000,000	$ 2,700,000	$ 1,700,000	$ 6,200,000
301XXXXX_2023_11	**Citywide Traffic Collision Analysis and Traffic Control Inventory**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
301XXXXX_2024_02	**Johnson Boulevard Streetscape Project**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ 600,000	$ 3,700,000	$ 2,200,000	$ 6,500,000
301XXXXX_2024_11	**South Wye Mobility and Transit Hub**							
	Unfunded							
	00000 - Unfunded		$ -	$ 100,000	$ 1,750,000	$ 6,750,000	$ 12,000,000	$ 20,600,000

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
301XXXXX_2026_06	**Tahoe Keys Blvd Complete Streets Project**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ 300,000	$ 800,000	$ 4,000,000	$ 5,100,000
301XXXXX_2027_01	**Spruce and Blackwood Streets Complete Streets Projects**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ -	$ 700,000	$ 300,000	$ 1,000,000
301XXXXX_2028_02	**Third Street Complete Streets Project**							
	Unfunded							
	00000 - Unfunded		$ -	$ -	$ -	$ -	$ 500,000	$ 500,000
ST - Streets/Roads/Walks/Trails Total		***$ 4,812,232***	***$ 3,693,128***	***$ 8,543,128***	***$ 8,268,128***	***$ 24,393,128***	***$ 25,693,128***	***$ 75,402,872***
SUS - Sustainability								
301XXXXX_13	**City Facility Energy Improvements - Sustainability**							
	Local - General Fund							
	(blank)		$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
301XXXXX_2003_15	**SEED Solar Project**							
	Unfunded							
	00000 - Unfunded		$ 1,500,000	$ 1,500,000	$ -	$ -	$ -	$ 3,000,000
301XXXXX_2023_14	**AHSC City Corp Yard Photovoltaic Project**							
	Unfunded							
	00000 - Unfunded		$ -	$ 6,000,000	$ 3,000,000	$ -	$ -	$ 9,000,000
301XXXXX_2023_15	**Public Use EV Charging Station Installation**							
	Unfunded							
	00000 - Unfunded		$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,500,000
301XXXXX_2023_16	**Purchase EV Patrol Vehicles (4) for Police Department**							
	Unfunded							
	00000 - Unfunded		$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
301XXXXX_2023_17	**On-Call Electrical Engineering Services - Sustainability**							
	Unfunded							
	00000 - Unfunded		$ -	$ 150,000	$ 150,000	$ 150,000	$ -	$ 450,000
301XXXXX_2023_18	**Installation of telemetry based mechanical controls**							
	Unfunded							
	00000 - Unfunded		$ -	$ 120,000	$ -	$ -	$ -	$ 120,000
301XXXXX_2023_19	**Purchase and Installation of eight (8) EV Charging Stations at Police Department**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account		$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
301XXXXX_2023-12	**Purchase Electric Vehicles - Fleet Replacement**							
	Local - General Fund							
	(blank)		$ 226,400	$ -	$ -	$ -	$ -	$ 226,400
	Unfunded							
	00000 - Unfunded		$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,000,000
SUS - Sustainability Total			***$ 2,726,400***	***$ 9,070,000***	***$ 4,150,000***	***$ 1,150,000***	***$ 1,000,000***	***$ 18,096,400***

South Lake Tahoe

Capital Improvement Program

2023 through **2027**

FUNDING SOURCE SUMMARY - LOCAL FUNDS

Functional Area: (Multiple Items)

Functional Area	Project Name	Roll Forward	22/23	23/24	24/25	25/26	26/27	Total
SW - Storm Water/NPDES/MS4								
301 - 40030	**Tahoe Valley Area Plan and ECP**							
	Local - General Fund							
	33312 - TRPA - Tahoe Regional Planning Agency Water Quality Mitigation Funds - Local	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ 200,000
	36300 - General Fund Transfer - Operating Account		$ 850,000	$ -	$ -	$ -	$ -	$ 850,000
301 - 40036	**Drainage Master Plan**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000
301 - 40037	**Storm Water Management Plan**							
	Local - General Fund							
	36284 - Misc Reimb	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	36300 - General Fund Transfer - Operating Account	$ 54,378	$ -	$ -	$ -	$ -	$ -	$ 54,378
301 - 40049	**SW Drainage Pipe Replacement(s)**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 319,327	$ 700,000	$ -	$ -	$ -	$ -	$ 1,019,327
	36332 - Transfer In from Vehicle Replacement Fund (210)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Local -Measure S (102)							
	36375 - ARPA (264)		$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
	Unfunded							
	00000 - Unfunded		$ -	$ 900,000	$ 900,000	$ 900,000	$ 900,000	$ 3,600,000
301 - 40050	**Bijou Park Water Quality/SEZ Restoration Project**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 15,634	$ -	$ -	$ -	$ -	$ -	$ 15,634
301 - 40052	**Ruby Way Erosion Control Project**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 21,592	$ -	$ -	$ -	$ -	$ -	$ 21,592
	Unfunded							
	(blank)		$ 2,000,000	$ 2,000,000	$ -	$ -	$ -	$ 4,000,000
301 - 40053	**James & Eloise Drainage Pipe Replacement**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 445,308	$ -	$ -	$ -	$ -	$ -	$ 445,308
301- 40040	**Drainage Improvements - Micro Areas - City Wide**							
	Local - General Fund							
	36300 - General Fund Transfer - Operating Account	$ 37,150	$ -	$ -	$ -	$ -	$ -	$ 37,150
SW - Storm Water/NPDES/MS4 Total		***$ 1,128,389***	***$ 3,750,000***	***$ 2,900,000***	***$ 900,000***	***$ 900,000***	***$ 900,000***	***$ 10,478,389***
VE - Vehicles/Equipment								
210	**Purchase of new Vehicles and Equipment**							
	Local - General Fund							
	36332 - Transfer In from Vehicle Replacement Fund (210)	$ -	$ 225,000	$ -	$ -	$ -	$ -	$ 225,000
	Local -Measure S (102)							
	36374 - Transfer In from Measure S (102)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Unfunded							
	00000 - Unfunded		$ 1,107,500	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 5,907,500
VE - Vehicles/Equipment Total		***$ -***	***$ 1,332,500***	***$ 1,200,000***	***$ 1,200,000***	***$ 1,200,000***	***$ 1,200,000***	***$ 6,132,500***
Total		**$ 8,916,055**	**$ 73,213,038**	**$ 28,928,128**	**$ 17,353,128**	**$ 30,943,128**	**$ 45,683,128**	**$ 205,036,605**

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 19

Agenda Item: Agenda Planning Calendar

Executive Summary:

Requested Action / Suggested Motions: A Councilmember may request that an item be placed on a future agenda. Upon the support of one (1) additional Council Member, direction shall be given to the City Manager to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made, and/or modify the Agenda Planning Calendar as desired.
Responsible Staff Member: Joseph Irvin, City Manager

Responsible Staff Member:

Reviewed and Approved By:

Attachments:

APC - 06 16 2022.pdf

2022 Agenda Planning Calendar

06/16/2022

	Department	Agenda Item	Agenda Section
Aug. 9, 9 a.m.	**City Attny**	Cannabis Tax Ordinance (second reading)	Consent
	City Clerk	City Employee Recognition	CER
	City Manager	ARPA Project Round 2 Discussion	UB
		Civic Spark Report	NB
		TRPA Presentation on Regional Planning and VMT Plan	Presentation
	Finance	Approval of Bond Financing Docs for the Rec Center Construction Financing	NB
		Revised Fiscal Year 2020-2021 and Fiscal Year 2021-2022 Appropriation Limits	Consent
		Financial Policy Update	Consent
	Dev Services	"Lease to Locals" Program Incentive	UB
		Public Art Review Policy	NB
	Parks & Rec	ART League Property Lease	Consent
		Park Foundation MOU	NB
	Pub Works	Tahoe Valley Phase I Improvements Award	Consent
		Grant Funding for the Tahoe Valley Stormwater & Greenbelt Project	Consent
		Facility Assessment Award	Consent
		State Water Resources Control Board Proposition 1 Grant Funding ($6,922,904)	Consent

2022 Agenda Planning Calendar

		California Tahoe Conservancy Proposition 1 Grant Funding ($550,000)	Consent
		Award Contract to Herback for Tahoe Valley & Greenbelt Project ($6,688,511)	Consent
		Johnson Blvd Underground Utility District Boundary	NB
		Professional Services Agreement for Barton Ave & 2nd Street Drainage Project	Consent
		Cost Sharing Agreement with Tahoe Meadows for LED Stop Signs	Consent
Aug. 23, 9 a.m.		**Budget Workshop**	
	Pub Works	Formal CIP Presentation for Adoption	
		Title VI Plan Adoption	
Sept. 6, 9 a.m.	**City Manager**	TRPA Regional Funding Plan	
	Dev Services	PLHA Moderate Income Homebuyer Administration PSA	
	Pub Works	EIP and Regional Project Priority Presentation	
Sept. 20, 5:30 p.m	**Pub Works**	Rec Center Award - Phase II	
		Hazardous Materials Remediation Campground Store and Outbuildings	
		Airport Rate Study Presentation	NB
Oct. 4, 9 a.m.	**City Clerk**	Conflict of Interest Code Update	
		Ordinance Increasing City Council Compensation (First Reading)	
	City Manager	SW Gas Prestentation Renewable Energy Goals	

2022 Agenda Planning Calendar

06/16/2022

	Dev Services	California Building Code - Local Code Adoption	
	Public Works	Airport Rate Study Approval	UB
Nov. 1, 9 a.m.	**City Clerk**	Ordinance Increasing City Council Compensation (Second Reading)	
		Resolution Increasing City Treasurer Compensation	
Nov. 15, 5:30 p.m.			
Dec.13, 9 a.m.	**City Clerk**	Resolution Certification of Election Results	
		City Council Re-Organization	
		Oath of Office	
		2023 Meeting Schedule	
		City Council Assignments to Boards and Commissions Discussion	
		League - New Mayors and Council Members Attendance	
		City Employee Recognitions	
Unscheduled/Pending			
	City Attorney	Parking Garage License Agreement with Verizon	
	City Attny/PW	Undergrounding Utilities	
		Amendments to Small Cell Policy	
		Liberty Utilities Franchise Agreement	

2022 Agenda Planning Calendar

06/16/2022

City Clerk	Records Management Policy (Updated)
	Policy - Use of Personal Devices for City Business
City Manager	Juvenile Treatment Center Discussion
	Potential new City slogan
	Customer satisfaction survey(s)
Dev Services	Inclusionary housing ordinance
	Plan Area Statement Update for Tourist Accommodation Uses
	Tourist Core Area Plan Amendment: 3828 Montreal Rd
	RFP for consulting firms for Bijou / Al Tahoe Area Plan and Bijou Parks Master Plan
	Plan Area Statement 111 amendment
	Single Room Occupancy Program Amendments
	Outside Eating Code Review (coverage, seating, parking etc)
Fire	Weed abatement/nusance Program - Defensable Space
	Fire Marshal
Parks & Rec	
Public Works	**A**ward Engineering and Construction Contract South Hangar Taxi Lane Rehab
	Award Contract PD - Community Recource Center Renovations

2022 Agenda Planning Calendar

	SEED Solar Photovoltaic Project PPA
	Award - James and Eloise Drainage Improvement Project Phase 1
	Airport Deferred Maintenance Plan
Recreation	Bijou Park Master Plan
	Bijou Golf Course "Rock the Lake" Event and Review

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: June 21, 2022
Agenda Item #: 20

Agenda Item: Transit Visioning Workshop Facilitated by Representatives of Via Mobility, LLC

Executive Summary: Representatives from Via Mobility, LLC will facilitate a workshop to understand the City Council's vision and goals for transit and mobility services in South Lake Tahoe and connectivity to the region.

Requested Action / Suggested Motions: City Council will participate in a facilitated Transit Visioning Workshop.
Responsible Staff Member: Lindsey Baker, Assistant to the City Manager/Public Information Officer

Responsible Staff Member: Lindsey Baker, Assistant to the City Manager/Public Information Officer (530) 542-6093

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Transit Visioning Workshop.docx
02-Exhibit 1 City of South Lake Tahoe Existing Conditions and Transit Gaps Report_DRAFT.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: June 21, 2022

Title: Transit Visioning Workshop Facilitated by Representatives of Via Mobility, LLC

Location: Citywide

Responsible Staff Member: Lindsey Baker, Assistant to the City Manager/Public Information Officer (530) 542-6093

Background: City Council authorized an agreement with Via Mobility on February 1 to conduct a comprehensive analysis of mobility services on the South Shore. As part of the analysis, representatives from Via Mobility will facilitate a workshop with the City Council to fully assess the governing body's vision for mobility in South Lake Tahoe and connectivity to the surrounding region. This will complete Task 3.3 of 5, as noted below.

In addition to seeking Council's vision, the workshop discussion will include a presentation by Via on the Analysis of Current Service and Identification of Service Gaps report (Exhibit 1), as well as an overview of the stakeholder focus group meetings, and the transit peer review. Following the City Council visioning exercise, Via will take the inputs from Tasks 2 and 3 to develop recommendations to improve the transportation network (Tasks 4 and 5), which will comprise the final report and deliverable from Via.

Via's proposal includes five tasks to achieve the SOW objectives:

- Task 1: Project Management
  - 1.1: Kickoff Meeting
  - 1.2: Establish Goals and Objectives
  - 1.3: Quality Assurance
- Task 2: Assessment of TTD's Current Service and Existing Service Gaps
  - 2.1: Demographic Analysis
  - 2.2: Analysis of Current Service and Identification of Service Gaps
- Task 3: Facilitate the City Council's Vision for Transit
  - 3.1: Peer Review and Industry Best Practices
  - 3.2: Focus Groups with Regional Stakeholders
  - 3.3: City Council Workshop
- Task 4: Recommendations to Improve the Transportation Network
  - 4.1: Fixed-Route Service Design
  - 4.2: Microtransit Service Design and Simulations
  - 4.3: Alternative Service Delivery Models for ADA Paratransit
  - 4.4: Fleet Electrification
- Task 5: Feasibility of the City Assuming Transit Services
  - 5.1: Implementation Roadmap
  - 5.2: Funding

Financial Implications: The fiscal year 2021-2022 budget contains $50,000 in appropriations for the transit analysis within the Non-Departmental budget account 100-01951-44032 Contributions / Sponsorships.

Environmental Considerations: The proposed transit analysis is statutorily exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15262 (Feasibility and Planning Studies) because it involves possible future actions which the City has not approved, adopted, or funded.

Policy Implications: This transit study advances Goal 1.4 (Transportation) in the 2021-2026 Strategic Plan, by addressing Action Item 5: Evaluate the feasibility with regional partners to establish a new transit service delivery model via revised agreement, new agency, or Joint Powers Authority to better serve South Lake Tahoe.

DRAFT

Existing Conditions and Transit Gaps Report

City of South Lake Tahoe
Comprehensive Transit Analysis of Current Mobility Services in the South Shore

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Executive Summary

The City of South Lake Tahoe has a tourist-based economy that experiences substantial fluctuations in population and activity during weekends and seasonal peaks. The City is looking to address the transportation needs of this community to ensure there is reliable and affordable transit service for workers, residents, and visitors. This report details the existing conditions and transit gaps in South Lake Tahoe, and will serve as a reference document to inform the development of recommendations for the Comprehensive Transit Analysis.

It is divided into four sections. **Section 1: Market Analysis** explores the spatial distribution of factors that influence current and future transit demand. **Section 2: System Analysis** provides a review of the current fixed-routes service, past and future microtransit service, and paratransit service. **Section 3: Rider Experience** examines critical aspects of the transit system, such as convenience, connectivity, walkability, and ease of use. **Section 4: Fixed Asset Management** assesses TTD's current and planned fleetyards, as well as steps taken to electrify the bus fleet.

This report looks at several indicators when assessing the existing transportation network. The following table lists evaluation criteria and summarizes our key findings for each criterion.

Evaluation Criteria	Key Findings
Density—does the system connect areas of adequate density?	Fixed-route service runs through most areas of population and job density, yet there are higher density areas that the service does not cover, such as Tallac Village as well as parts of Tahoe Sierra and Al Tahoe.
Connectivity—does the current service connect the workforce to employment centers, low-income housing, entertainment centers, etc?	Less than 50% of the population can access key points of interest (like casinos, shopping centers, and low-income housing) within 30 minutes via public transit, while few points of interest are accessible within 60 minutes by all South Lake Tahoe residents.
Walkability—does the infrastructure within a quarter mile of bus stations and bus stops provide easy and walkable access for riders?	There is adequate pedestrian infrastructure along Route 50, which runs along a high-traffic corridor. However, Route 55 does not have adequate infrastructure, as it runs along arterial roads.
Convenience—is the system convenient for riders?	Bus routes are not competitive with driving, due to relatively high transit travel times and reliability issues on Route 50. Further, stop amenities are lacking along significant parts of Route 55. Transit app does, however, provide real-time updates on routes, potentially alleviating unexpected waits at the bus stop.

Affordability—is the system affordable to both the transit-reliant and choice riders?	The system has been fare-free since March 2020 and will continue to be free for the foreseeable future.
Frequency—does the system provide adequate ride frequency to promote ridership?	Route 50 has headways of 34 minutes, which is relatively moderate frequency, while route 55 has headways of 60 minutes, which would be considered relatively low frequency. For less dense areas, a 34 minute headway is not abnormal; however, it may not be considered frequent by riders. Where Routes 50 and 55 overlap between US 50/Al Tahoe Blvd (US Bank) and the South Y Transit Center, the effective frequency is, on average, about 22 minutes. However, Route 55 has more deviations than Route 50, so the increased travel time may offset the reduction in wait time if a rider were to board Route 55 in this corridor, especially if traveling to the Stateline area.
Reliability—Does the system run on time and make reliable connections with transfers to TTD or other mobility services?	On-time performance is 73.4% for Route 50 and 90.1% for Route 55.[1] While riders can easily track their buses to plan their trip, on-time performance is low for Route 50, which serves more than 50% of TTD's passenger trips.
Travel Time—does the system get riders where they want to go in an efficient time frame?	Given the lower frequency of the system and its moderate on-time performance, travel times can be long, making it noncompetitive with driving.
Ease of use—Are resources available to successfully and efficiently plan trips?	Passengers can plan out their trip on Google Maps or the Transit app, which provides real-time bus information.
Accessibility—do all members of the public have equitable access to the system?	Those who cannot otherwise use the fixed-route service can use the paratransit service, which has the same hours as fixed-route service and operates within a one-mile radius of fixed routes. Further, the planned microtransit service may also increase accessibility.
Passenger Facilities—does TTD provide adequate shelters, benches and gathering places for current and future stops?	Most bus stops have at least a sign and a boarding pad. Most of the bus stops with both benches and shelters can be found on the main US 50 corridor, while those with inadequate passenger facilities can be found on the 55, and on arterial roads.
Fixed-Asset Management—do the current fleet yards and real estate meet current needs?	TTD has expressed that the current fleet yard, which is owned by the City and leased to TTD, is over capacity. TTD is currently exploring a new facility in Zephyr Cove.

[1] TTD Board Agenda Packet, January 31, 2020, pg. 29.

Perception—Does TTD provide an overall positive riding experience for its customers?	Survey respondents in the TTD Short-Range Transit Plan Customer Satisfaction Survey have generally positive views of their experience on TTD. The top three amenities that passengers would like to see improved are increased frequency, better on-time performance, and automated vehicle location. However, perception of the service among non-riders remains to be analyzed.
Service coverage—is the system providing adequate transit services inclusive of high-density areas, socio-economic diversity, and Title VI requirements?	Fixed-route service runs through most areas of population and job density, yet there are high-density areas that the service does not cover, including Tallac Village, Tahoe Sierra, Al Tahoe, and south Lake Tahoe near the airport. These communities have high concentrations of people of color, low-income residents, and car-free households.

Table 1. Analysis of evaluation criteria

1. Market Analysis

This section explores the spatial distribution of factors that influence current and future transit demand in South Lake Tahoe. It includes a spatial analysis of trip generators (points of interest as well as population and job densities), demographic groups that are more likely to use transit, as well as a transit propensity index, which combines demographic characteristics into a composite score that helps to identify parts of the city with the highest propensity for transit use.

Based on the market analysis, we see that there is a potential market for transit service in Tahoe Sierra, Al Tahoe, Tallac Village, parts of Tahoe Keys and Tahoe Valley. These areas have high population and job densities (relative to the overall region) and have a higher propensity to use transit.

1.1. Study Area Overview

The City of South Lake Tahoe is a resort town on Lake Tahoe, part of the Lake Tahoe Region CA-NV urbanized area. It is served by three bus routes: the 22, which starts in Gardnerville, NV and ends at the Stateline Transit Center, and the 50 and 55, which run through the city from Tahoe Valley to Stateline Transit Center.

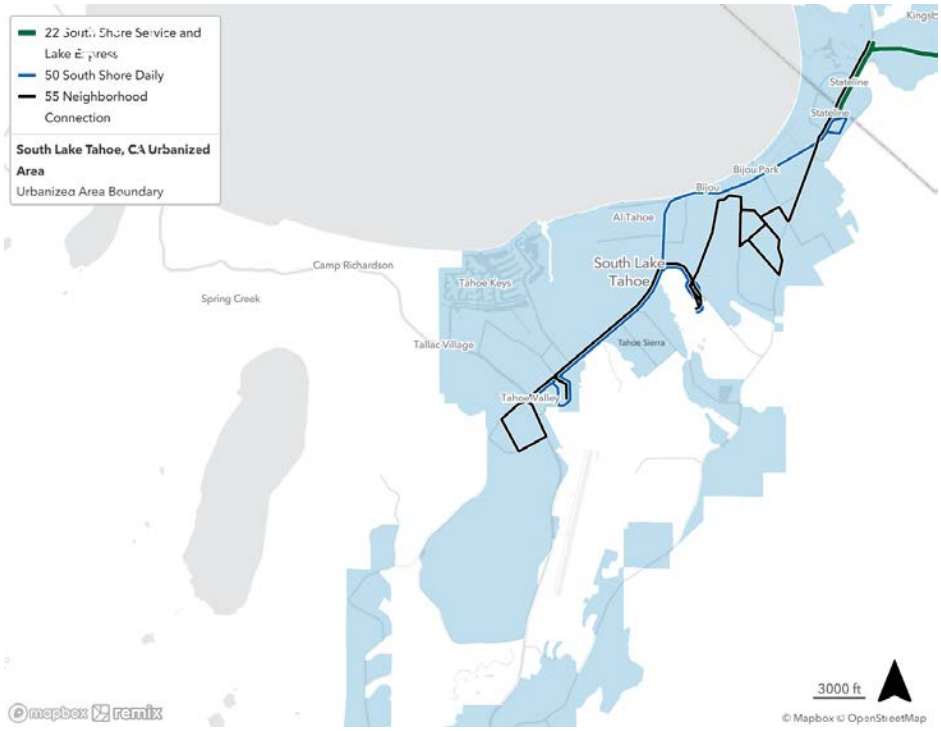


Figure 1. Map of study area and its fixed routes.

1.2. Trip Generators

1.2.1. Area POIs

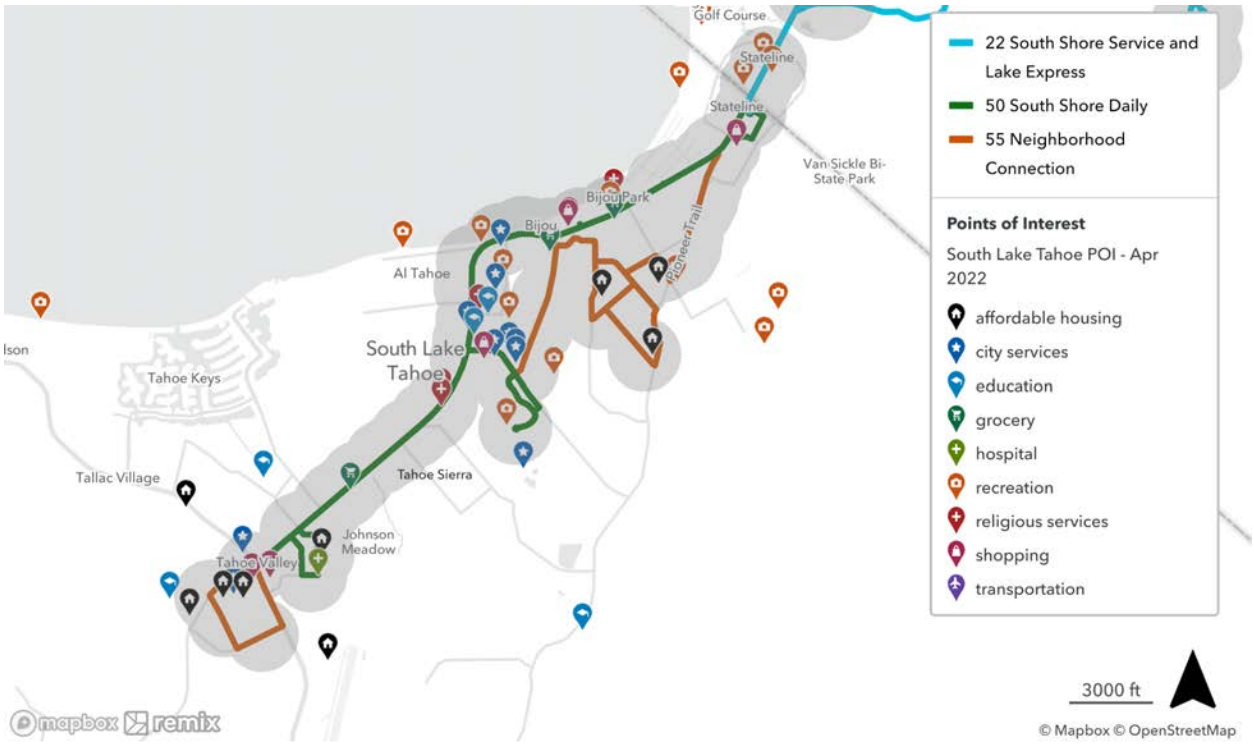


Figure 2. Area POI's with a 0.25-mile buffer around transit network

Most POIs within South Lake Tahoe are located on Routes 50 and 55, in particular along the main corridor of Lake Tahoe Boulevard. These include schools, affordable housing complexes, shopping centers, and healthcare facilities. However, several POIs and portions of neighborhoods fall outside the quarter-mile radius, including Heavenly Mountain Resort, Tahoe Seasons Resort, City Hall, Lake Tahoe Airport, Al Tahoe, Central Tahoe, and Tallac Village.

1.2.2. Population density

The official population of the City of South Lake Tahoe is 22,520. This figure tends to fluctuate during peak seasons, where the population could increase to more than 100,000.[2] The below figure shows population density in the South Lake Tahoe, CA–NV Urbanized Area. Population is concentrated in Tahoe Valley, Al Tahoe, Bijou Park, and near the Stateline, NV border. These communities are predominantly residential, while Stateline is largely a commercial area with casinos and entertainment centers.

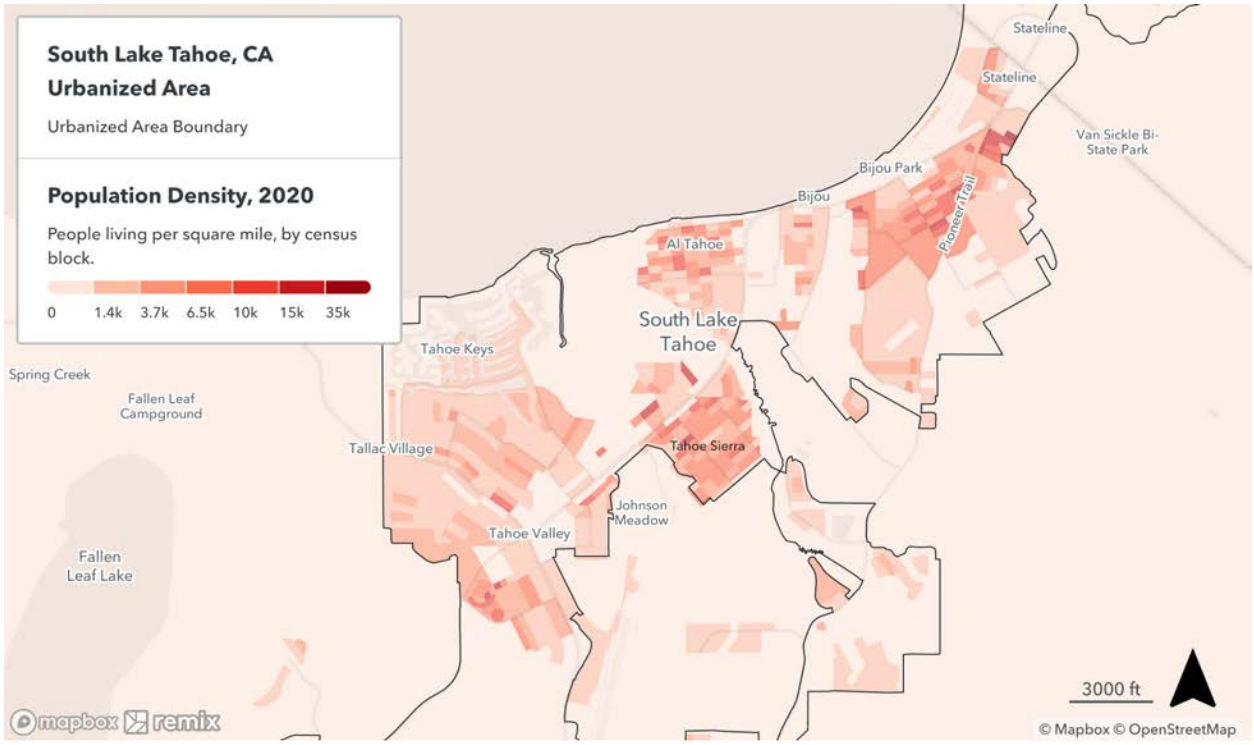


Figure 3. Population density in the urbanized area

[2] RFP - City of South Lake Tahoe Comprehensive Transit Analysis.

1.2.3. Job density

Employment density is an indicator of where people may travel to for work on a regular basis. The highest concentrations of jobs in South Lake Tahoe are in the Stateline and Tahoe Valley areas. This is likely driven by the multiple casinos near the Nevada-California border and the South Y Shopping Center in Tahoe Valley.

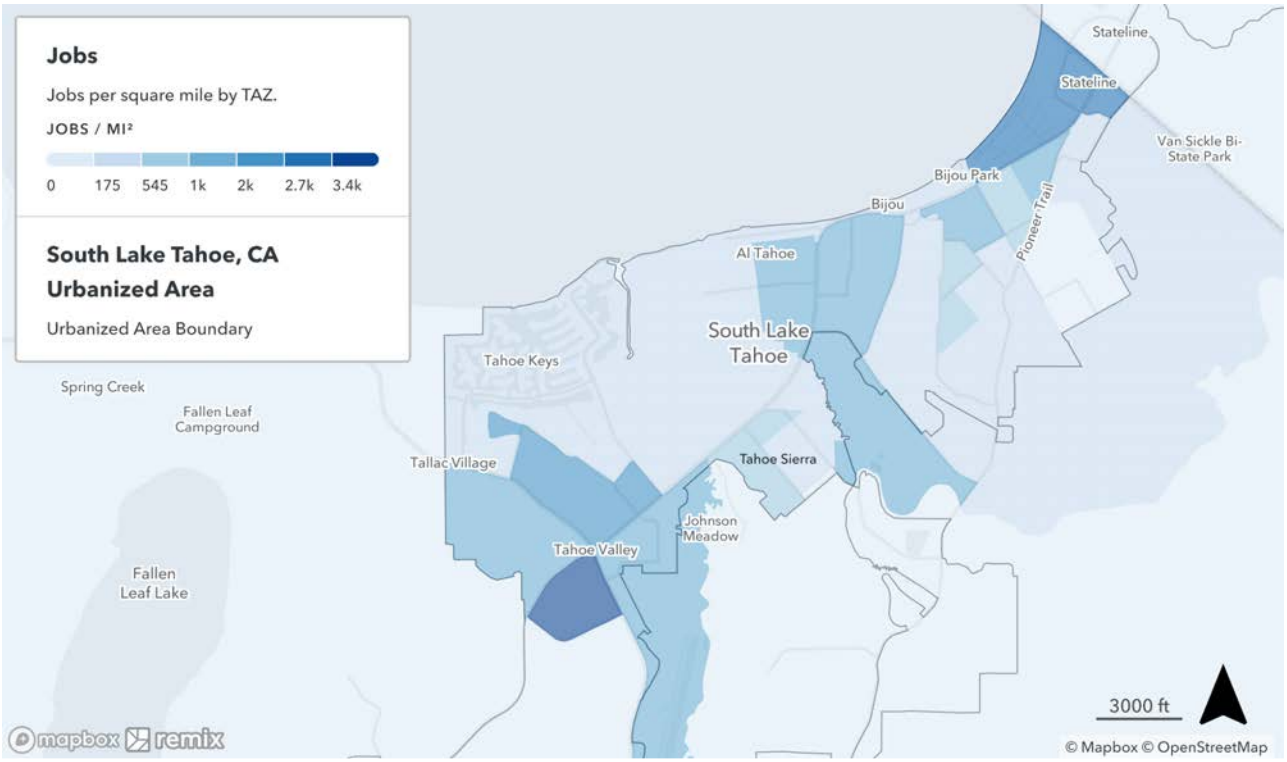


Figure 4. Jobs per square mile by TAZ.

1.3. Demographics

1.3.1. Youth population

Youth are often frequent users of public transit as many are students and do not have access to a private vehicle or may not have their driver's license. The youth population in South Lake Tahoe is most concentrated in the Bijou Park area, central South Lake Tahoe, and parts of Tahoe Valley.

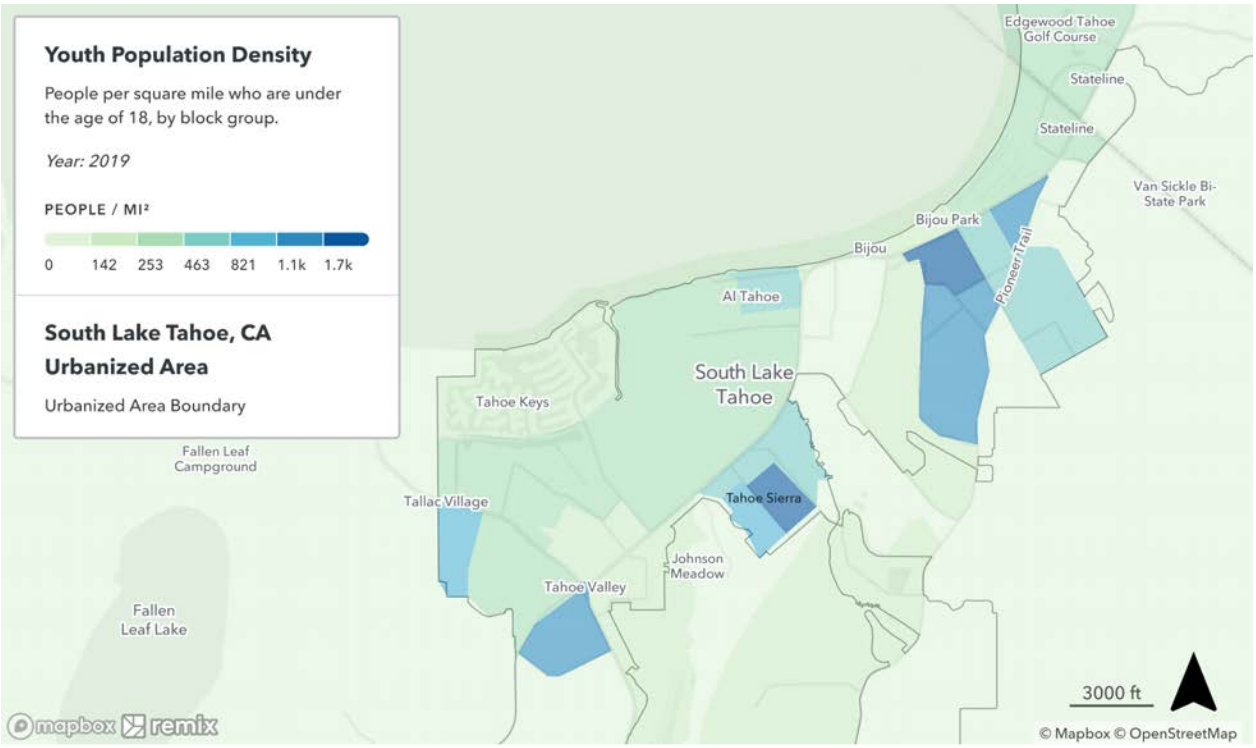


Figure 5. Youth population density

1.3.2. Senior population density

Older adults have a higher tendency to rely on public transit for many reasons, including lower incomes and lower rates of vehicle ownership and usage. Senior population is relatively dispersed across South Lake Tahoe, with a higher concentration in Tahoe Valley and central South Lake Tahoe.

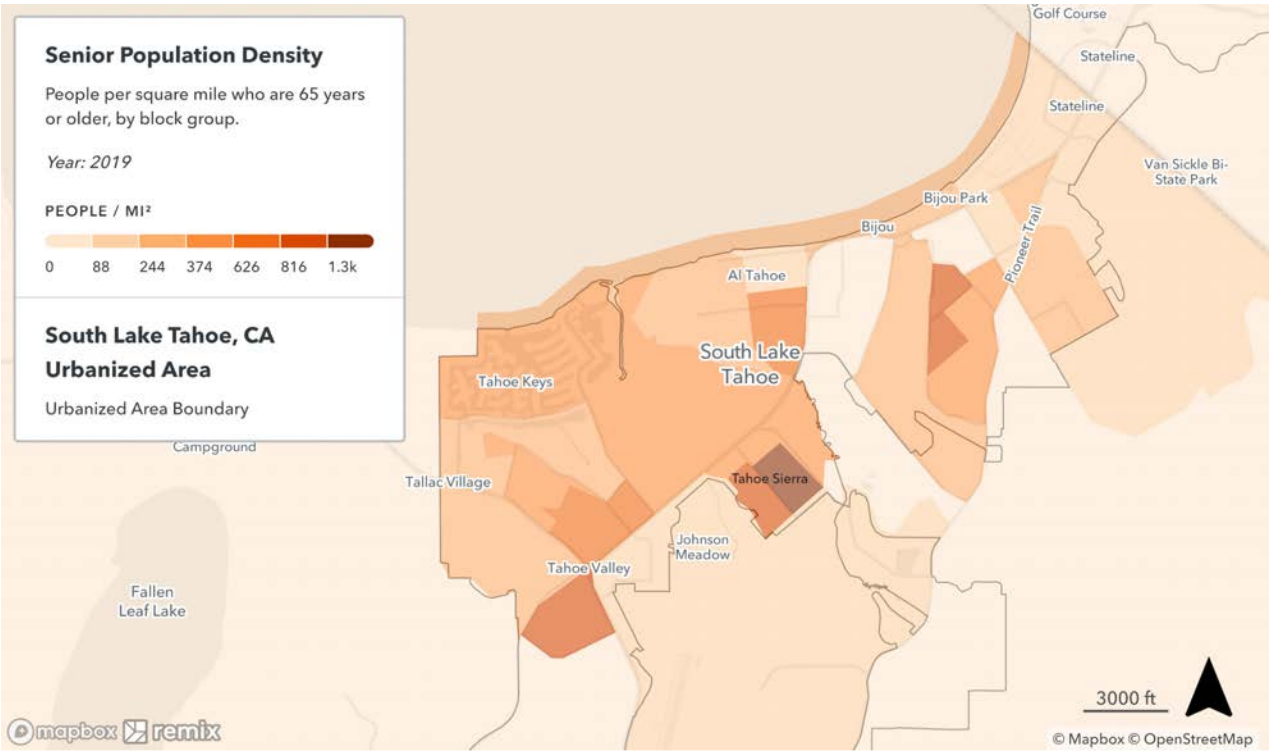


Figure 6. Senior population density

1.3.3. Median household income

Those with lower incomes tend to rely more on public transit due to its affordability and the high costs of owning and maintaining a vehicle. Median household income tends to be higher in the periphery of South Lake Tahoe, while lower median incomes are found in areas around Al Tahoe, Bijou Park and Stateline.

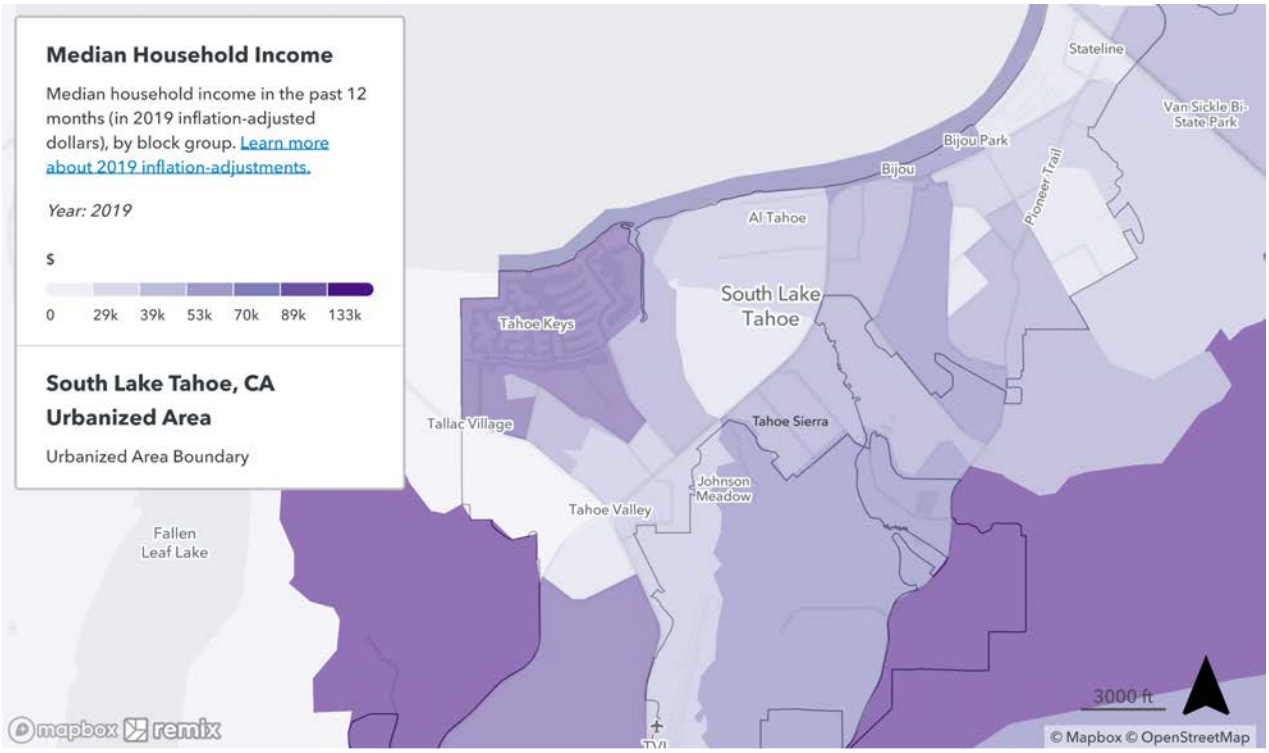


Figure 7. Median household income

1.3.4. Residents living in poverty

Most of the populated areas of South Lake Tahoe have some poverty density. The highest concentrations of residents living in poverty are in Bijou Park, parts of central South Lake Tahoe, and Tahoe Valley.

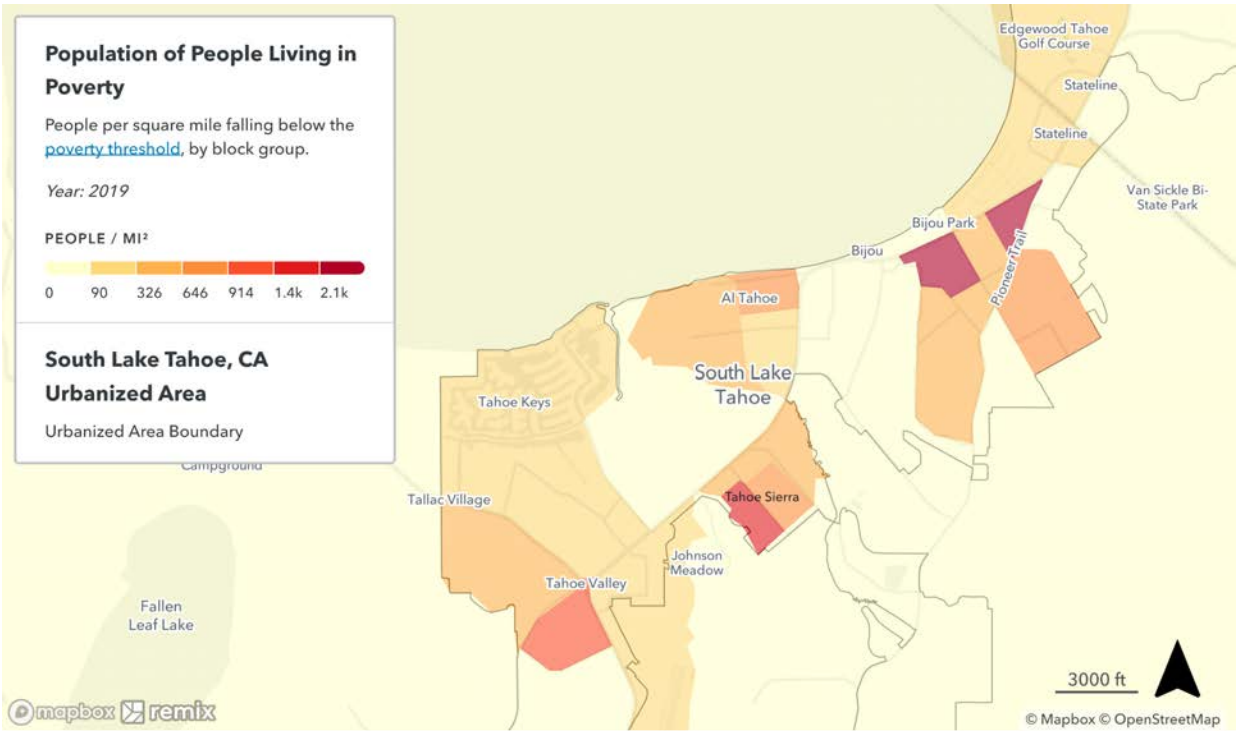


Figure 8. Population of people living in poverty

1.3.5. Minority population

Nonwhite and Hispanic/Latino communities may have a higher tendency to use public transit, as they often have lower incomes and rates of vehicle ownership than their white counterparts. In some instances, communities of color have historically faced lower rates of access to public transit. 37% of the population of the South Lake Tahoe urbanized area identifies as non-White or of Hispanic/Latino origin—significantly less than the California average. The distribution of residents of color reflects the residential distribution at-large, with a concentration in the Bijou Park area.

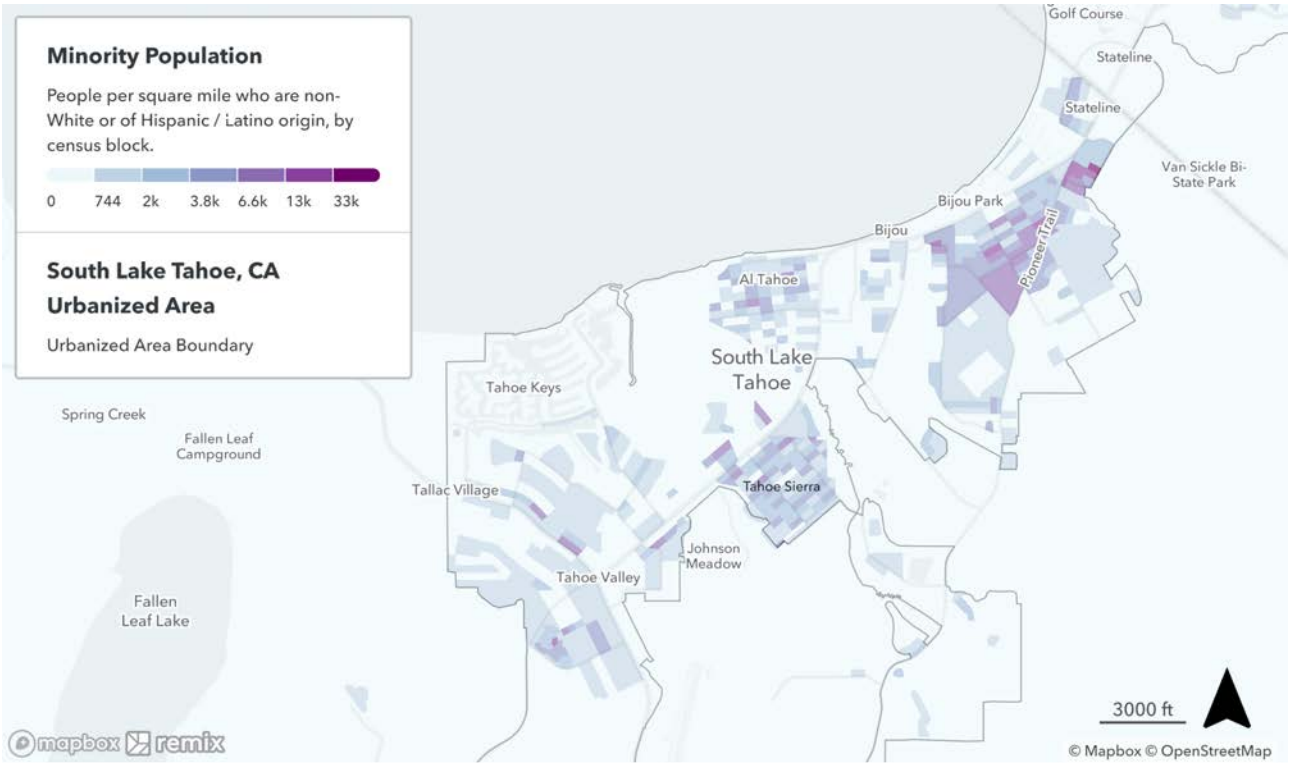


Figure 9. Minority population

1.3.6. People living with a disability

Many people with disabilities cannot drive themselves or afford a private vehicle and are more likely to rely on alternative forms of transportation, including public transit. Residents living with disabilities are also relatively dispersed throughout the region, with a higher concentration living in Tahoe Sierra.

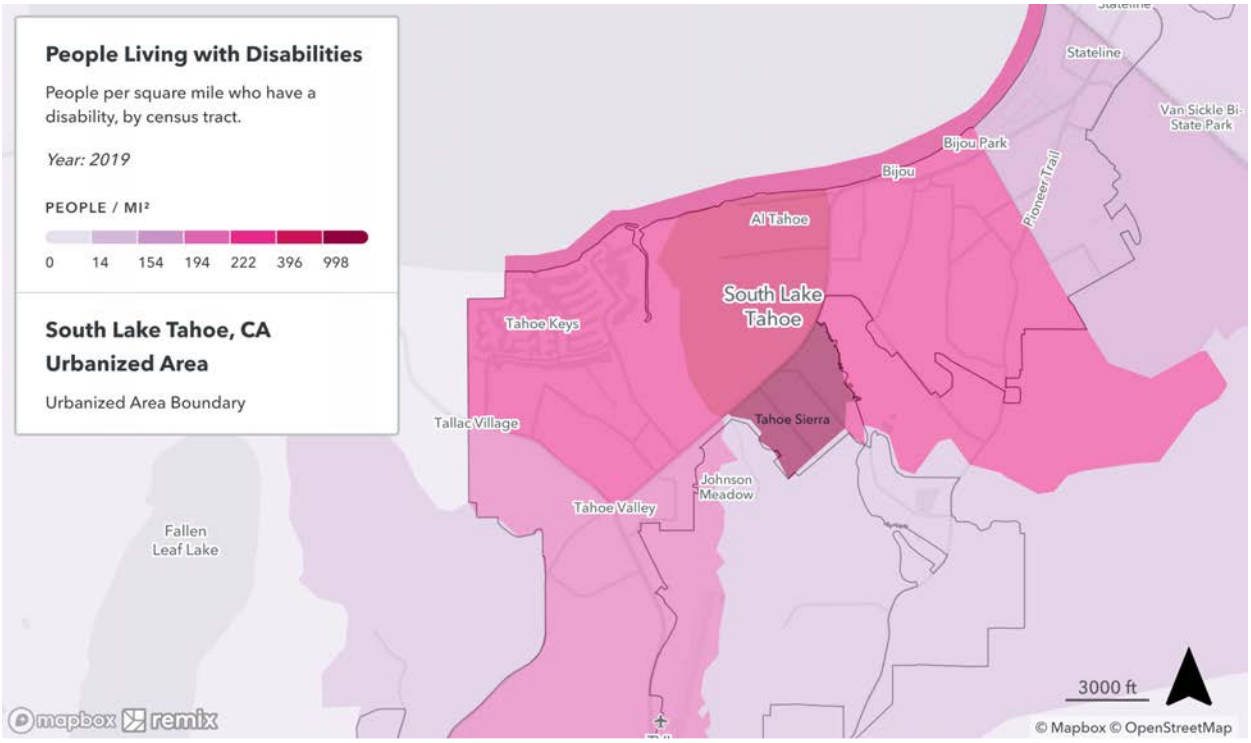


Figure 10. People living with a disability

1.3.7. Car-free households

Households without access to a private vehicle are often reliant on public transit at higher rates than the general public. If public transit is not available, these households may rely on friends/family to drive them or have to take more expensive taxis or TNCs. If neither of these options are available, they may be unable to travel at all. South Lake Tahoe has concentrations of car-free households in Bijou Park, parts of central South Lake Tahoe, and Tahoe Valley.

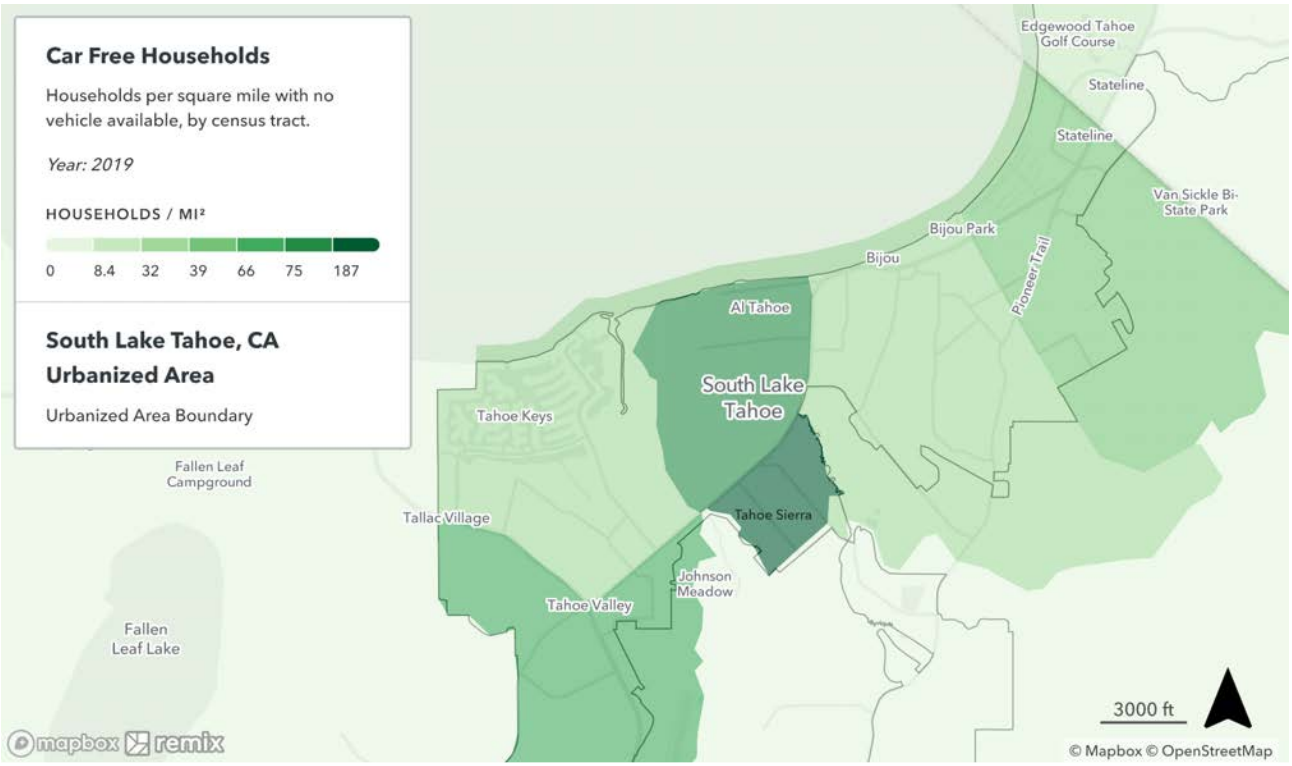


Figure 11. Car-free households.

1.3.8. Public transit commuters

Those who take public transit to work are more likely to take public transit for other purposes, such as recreation. There is a high concentration of workers who take public transit to work in the Al Tahoe regions as well as parts of Bijou Park.

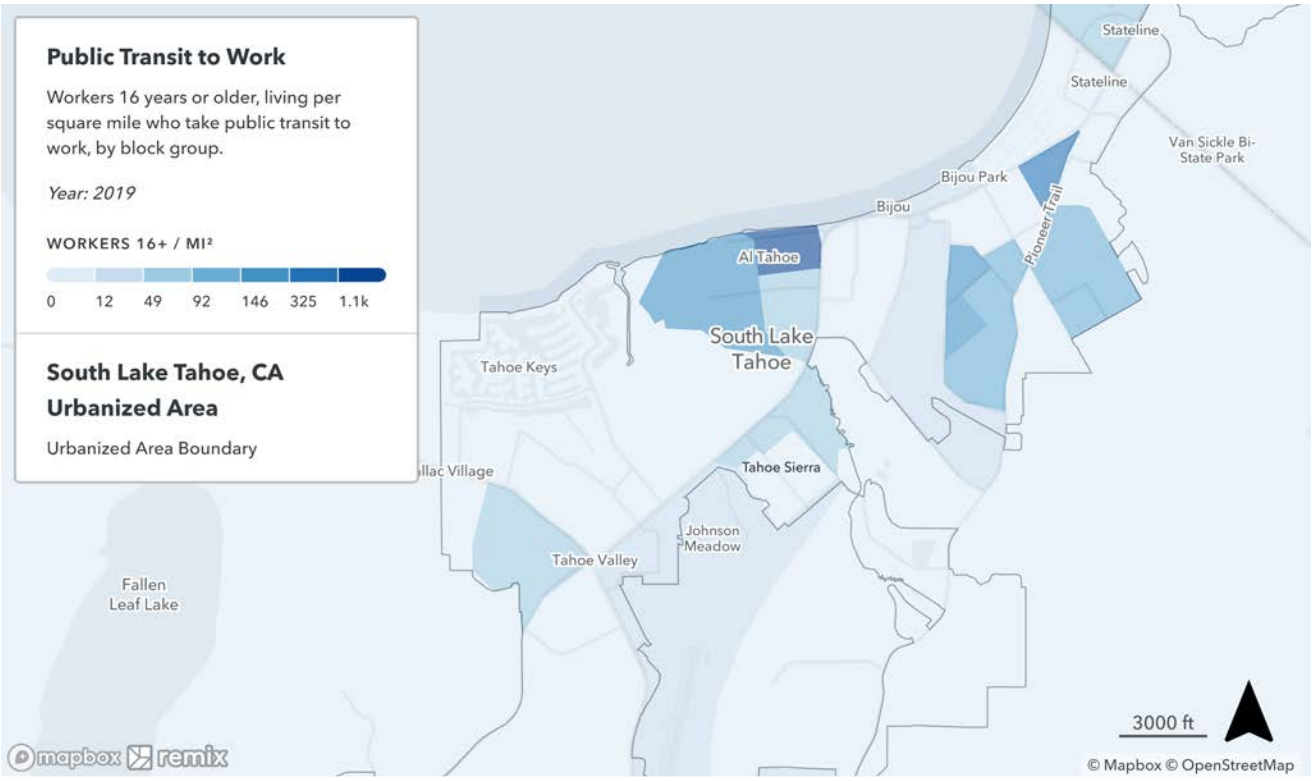


Figure 12. Public transit commuters.

1.4 Transit propensity analysis

Transit propensity, at its core, is defined as the likelihood of using public transit. A transit propensity analysis takes into account the *local* demographic factors of groups likely to take transit in a given study area (e.g. race, zero-vehicle households, income, etc), taken from the 2020 ACS data, in each census block group and compares it to the citywide average. A score of 1.0 means the block group has the same transit propensity as the citywide percentage of people who take transit, 3.2%. The below map shows that those living in Tahoe Valley, Tahoe Sierra, Bijou Park, and the Stateline border are more likely than the citywide average to take public transit. This distribution roughly corresponds to the general population density as well as the distribution of youth, residents living in poverty, and the minority population.

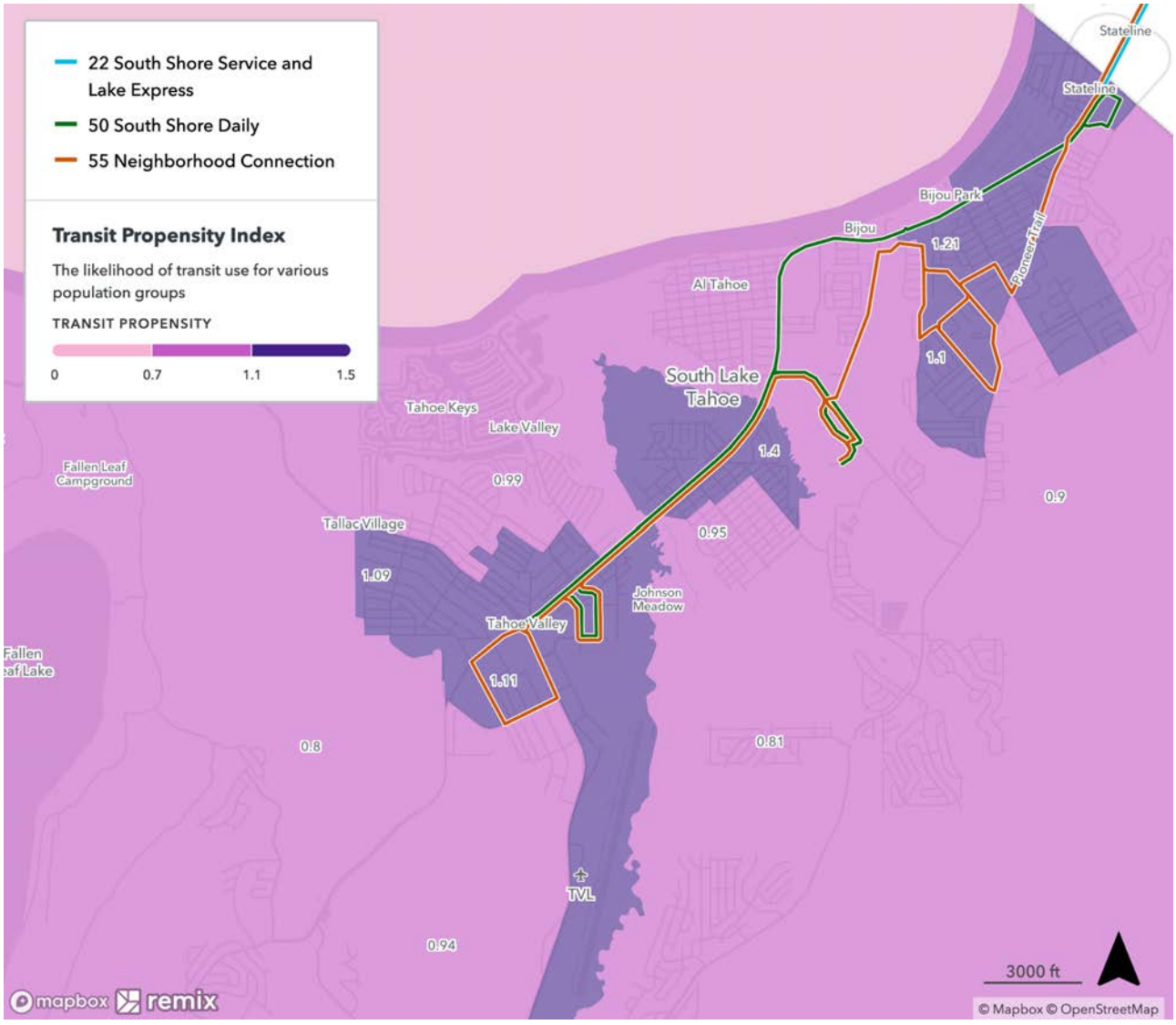


Figure 13. Transit Propensity Index by Census Block Group

While some census block groups have a higher transit propensity index than others, this analysis does not take into account the population density of each block group. Some areas may have a high transit propensity index but a lower population density, or vice versa. To get a more accurate picture of which areas would be more inclined to use transit, we weighed the population density of each block group according to the transit propensity of residents, based on their demographics. The results mirror job and population densities, with higher propensity for residents in Tahoe Valley, Tahoe Sierra, Bijou Park and Al Tahoe (which has the highest percentage of people who take public transit to work.) As the map below and the next section will show, some parts of these areas are not adequately covered by fixed-route service.

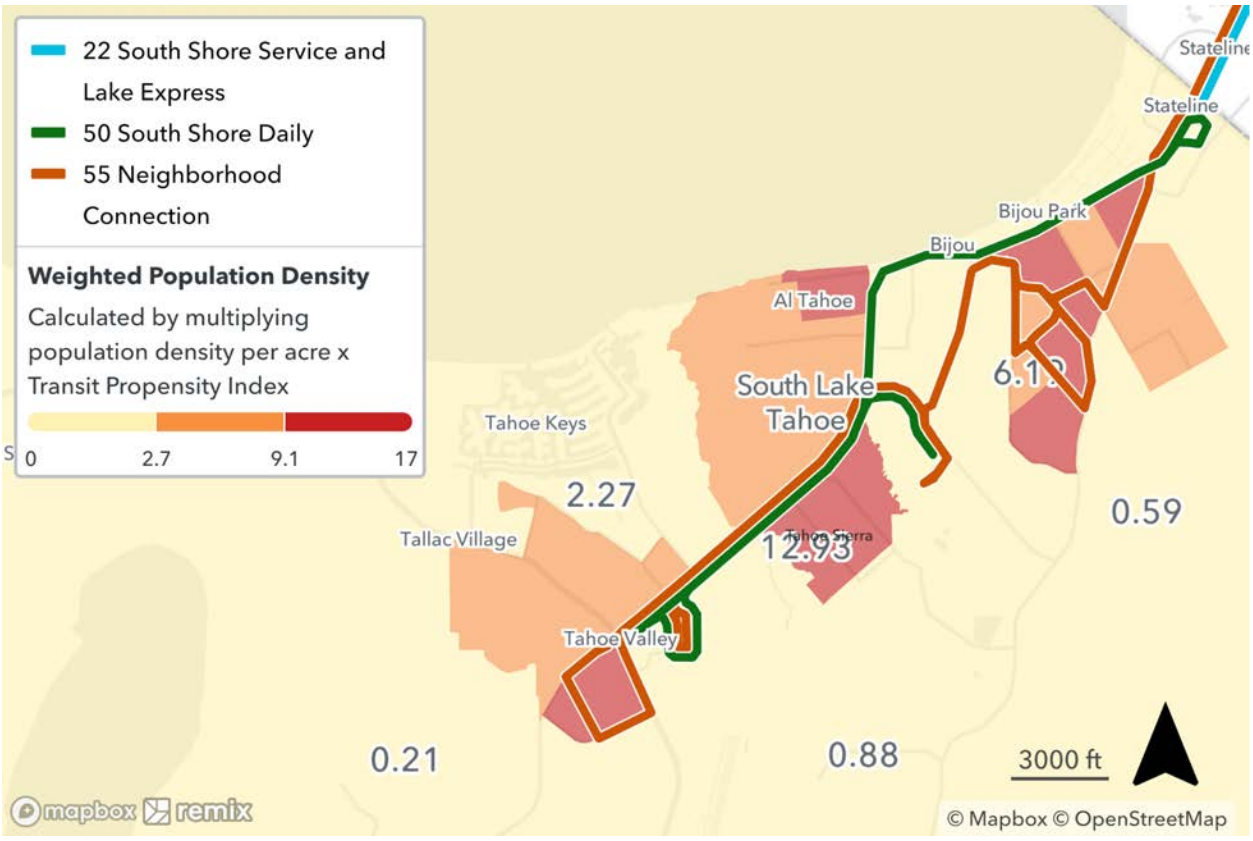


Figure 14. Weighted population density

2. System Analysis

2.1. Fixed Route Review

The City of South Lake Tahoe is currently served by three routes:

- Route 22 (South Shore Express & Lake Express Daily) - between Gardnerville, NV and Stateline Transit Center
- Route 50 (South Shore Daily) - between South Y Transit Center and Stateline Transit Center along US 50
- Route 55 (Neighborhood Connection) - between Kingsbury Transit Center and South Y Transit Center, through arterial roads and parts of US 50

Tahoe Transportation District also operates other routes, which will not be a focus of this study. These are Route 19X, which runs between Stateline Transit Center and Carson City, as well as Route 28, a seasonal route that runs between Incline Village and Sand Harbor Lake Tahoe Nevada State Park.

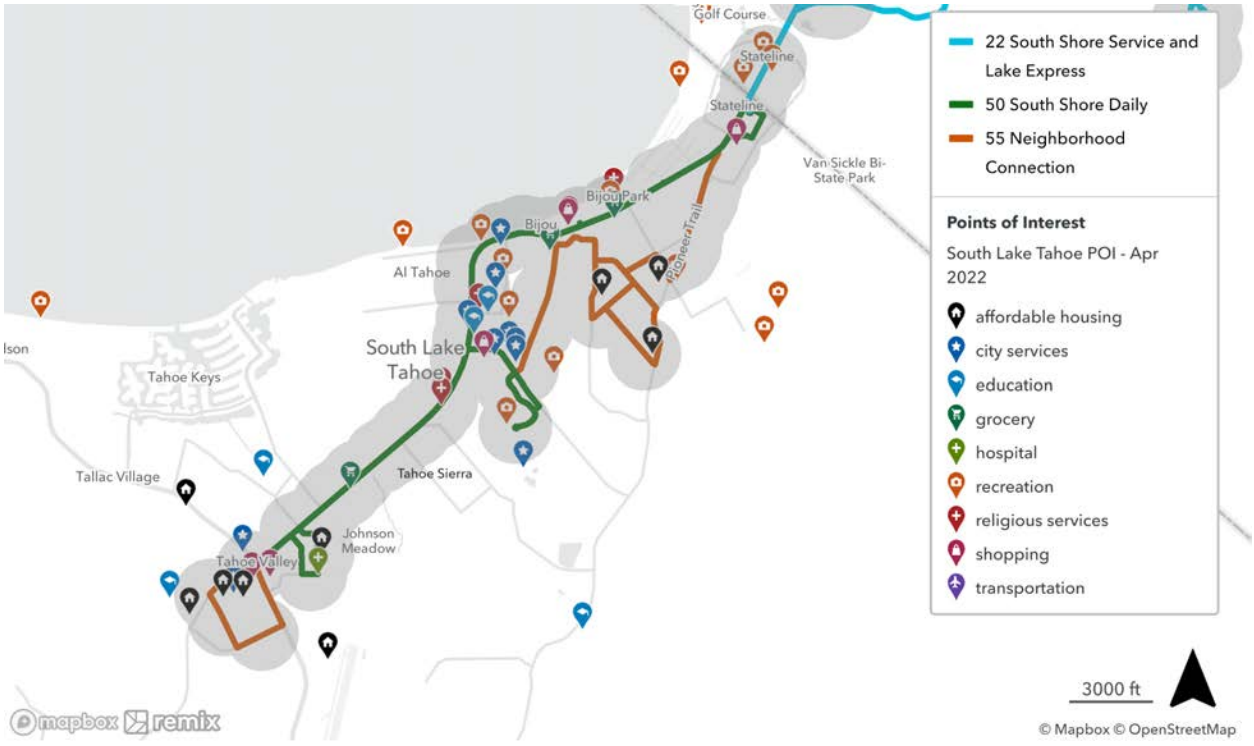


Figure 15. Map of routes serving the City of South Lake Tahoe, with 0.25-mile buffer and points of interest.

There are several neighborhoods that are not well covered by public transit, including parts of Al Tahoe, Tahoe Keys, Tallac Village, and Tahoe Sierra. These neighborhoods have significant population areas that are more than a quarter mile from a bus stop, as shown in the map below.

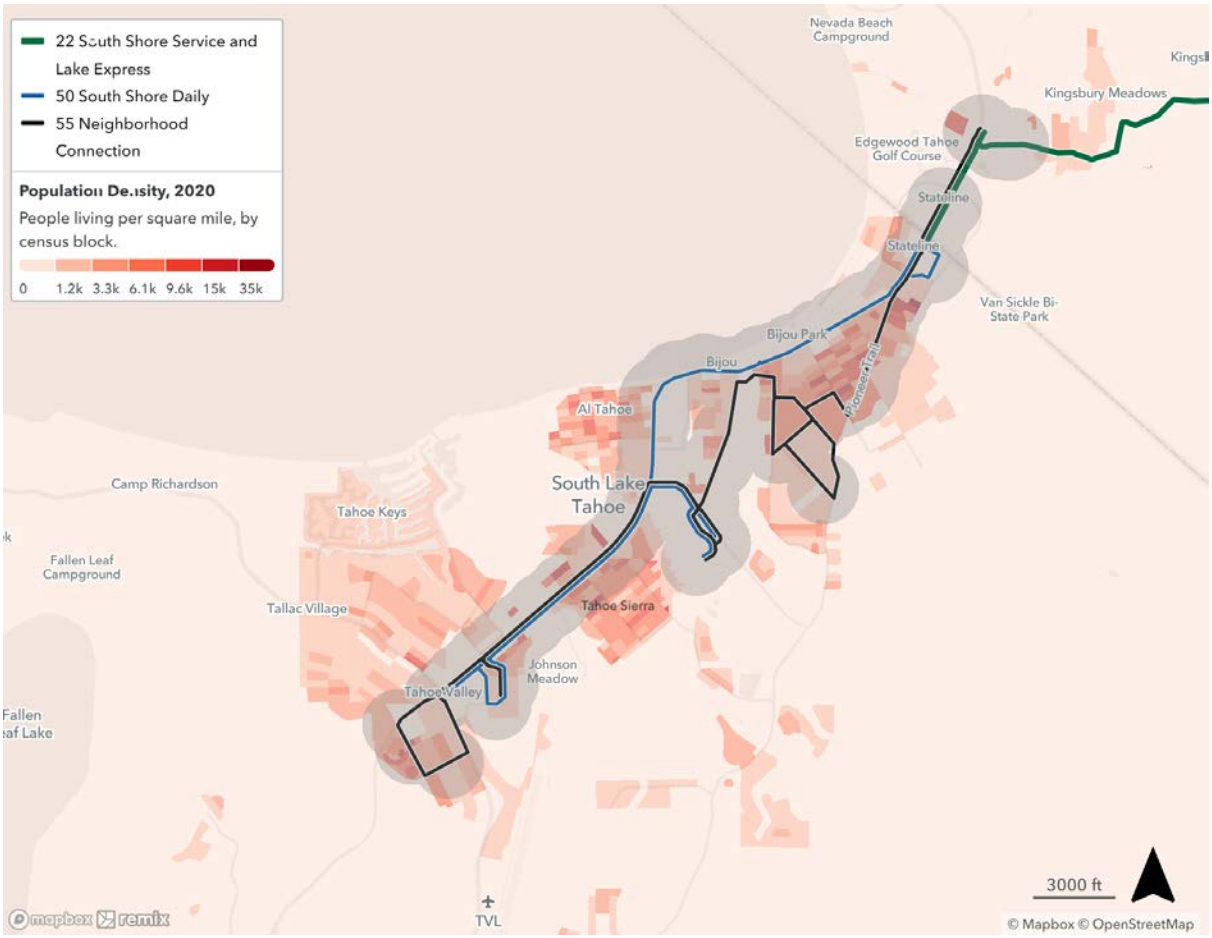


Figure 16. 0.25-mile walkshed around fixed route transit overlaid with population density.

2.1.1. Ridership Summary

Local South Lake Tahoe Routes 50 and 55 served approximately 88% of all TTD fixed-route passenger trips in the most recent month of available data. Routes 50 and 55 are the most productive routes in terms of utilization (passengers per vehicle revenue hour) while the commuter routes are less productive given they are serving longer distance trips and lower density areas.

Route	Ridership (March 2022)	Utilization (March 2022)	Percent of Total
19	973	3.8	4%
22	1,012	3.8	4%
23[3]	889	4.9	4%
50	13,866	22.8	56%
55	8,032	10.9	32%
Total	24,772		

Table 2. TTD routes by ridership, utilization, and percent of total ridership, provided by TTD.

[3] Route 23 is no longer in service and appears to have been interlined with Route 22.

2.1.2. Service Hours and Frequency

TTD has varying levels of service per route. Route 50, which connects South Y Center to the Stateline area with fewer deviations than Route 55, has relatively moderate frequency for a lower density system. However, Route 55 has a comparatively lower frequency, which may dissuade potential ridership. The commuter Route 22 also has a lower frequency, which is usual for long distance routes. The span of service also varies by route, with the most limited hours on Route 55, which may prevent access for workers who have evening commutes.

There are a few segments where routes 50 and 55 overlap, specifically between US 50/Al Tahoe Blvd (US Bank) and the South Y Transit Center. At any given stop between these two routes, the effective frequency, on average, is about 22 minutes. However, this can vary significantly depending on how the timetables align at a given time of day.

Route	Service Span	Frequency
22	5:50am - 8:00am	65 mins
	9:30am - 4:30pm	60 min
	4:30pm - 6:30pm	65 min
50	6:30am - 7:40pm	34 min
55	6:00am - 5:00 pm	60 min

Table 3. Frequency for routes 22, 50 and 55.

2.1.3. Transit vs Driving

While both routes 50 and 55 carry the majority of riders in the region, they still remain relatively noncompetitive with driving, with Route 55 being the least competitive. The map below shows how, from central South Lake Tahoe, there is a relatively small area accessible within 30 minutes by transit, while the whole urbanized area is accessible within 30 minutes by car.

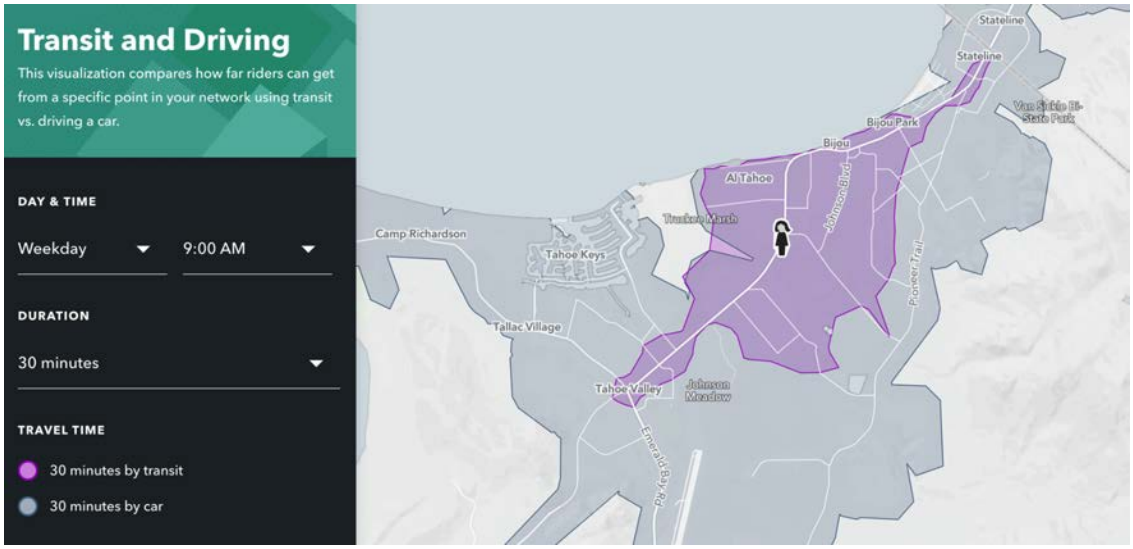


Figure 17. Compares travel time between car and transit for sample placement along Route 50.

2.1.4. Monthly Ridership

The following chart shows total monthly ridership for each route from July 2019 to March 2022. The peaks correspond to the summer and winter seasons which see a substantial uptick in tourists and seasonal residents. Route 50 serves a consistently higher number of passengers than Route 55, likely due to its higher frequency. Aside from the obvious dip in March 2020 due to the pandemic, there was another pandemic-level dip in ridership on all routes in September 2021, most likely due to the Caldor Fire, which caused closures on major roads and evacuation orders for South Lake Tahoe residents in early September.

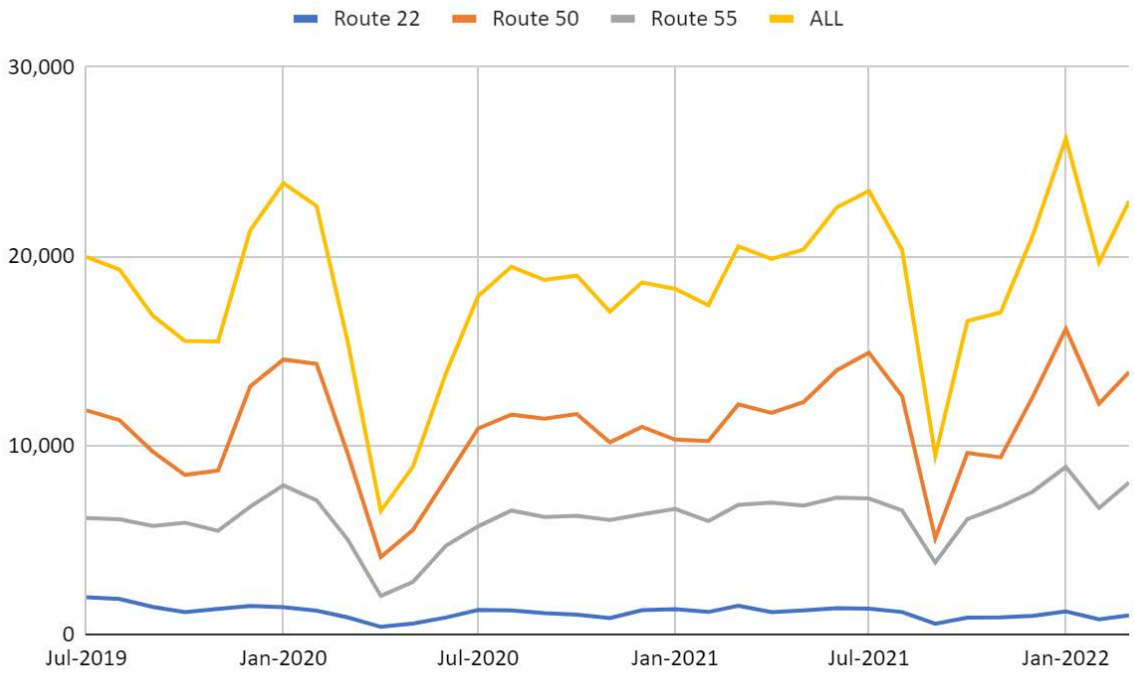


Figure 18. Ridership by month provided by TTD.

2.1.5. Vehicle Revenue Hours

Revenue hours have stayed fairly consistent leading up to, during, and right after the pandemic. The large dip in September 2021 is most likely due to the Caldor Fire, during which TTD reduced service to provide evacuation services for the county. The dip in February 2022 reflects the operator shortage, which also reduced frequency of service.

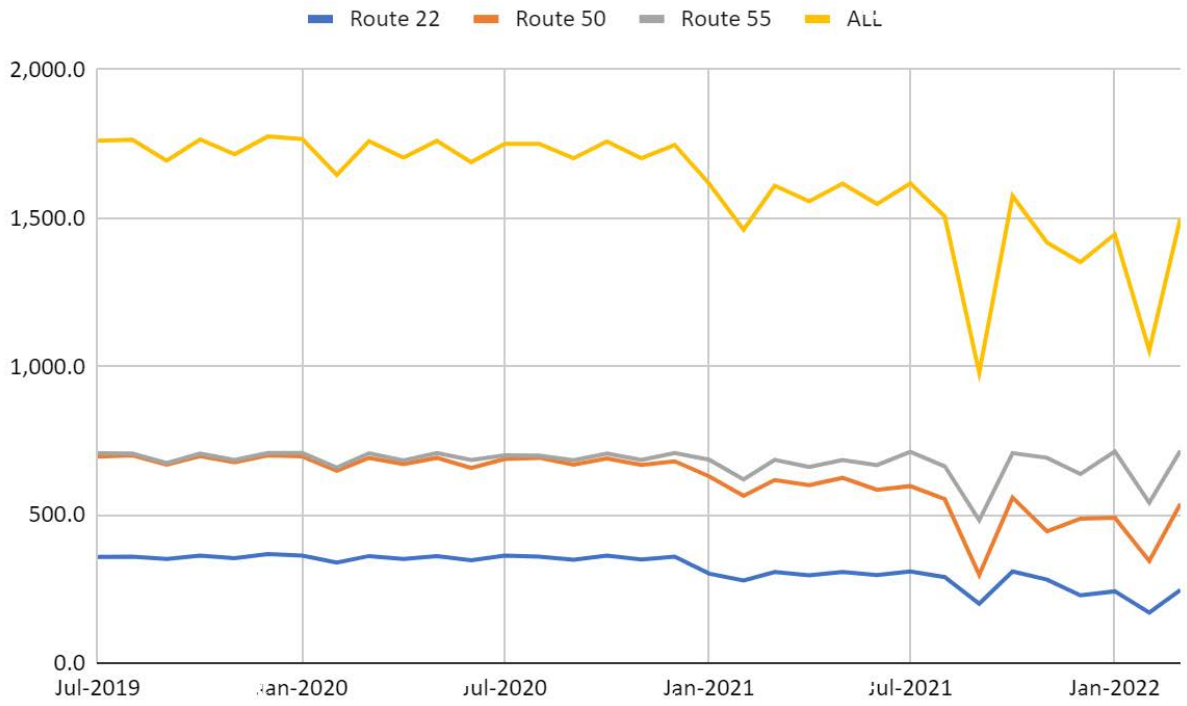


Figure 19. Revenue hours by month provided by TTD.

2.2. Paratransit

TTD currently operates a paratransit service in which users can request a paratransit ride within a one-mile radius of bus routes. Individuals with disabilities who cannot otherwise use the fixed-route system are eligible for this service.

The service hours are the same as the fixed-route hours. Reservations can be made between 6:00 am and 8:00 pm daily. Next day reservations must be made by 8:00 pm. Same-day reservations are accommodated when possible, but there are no guarantees.

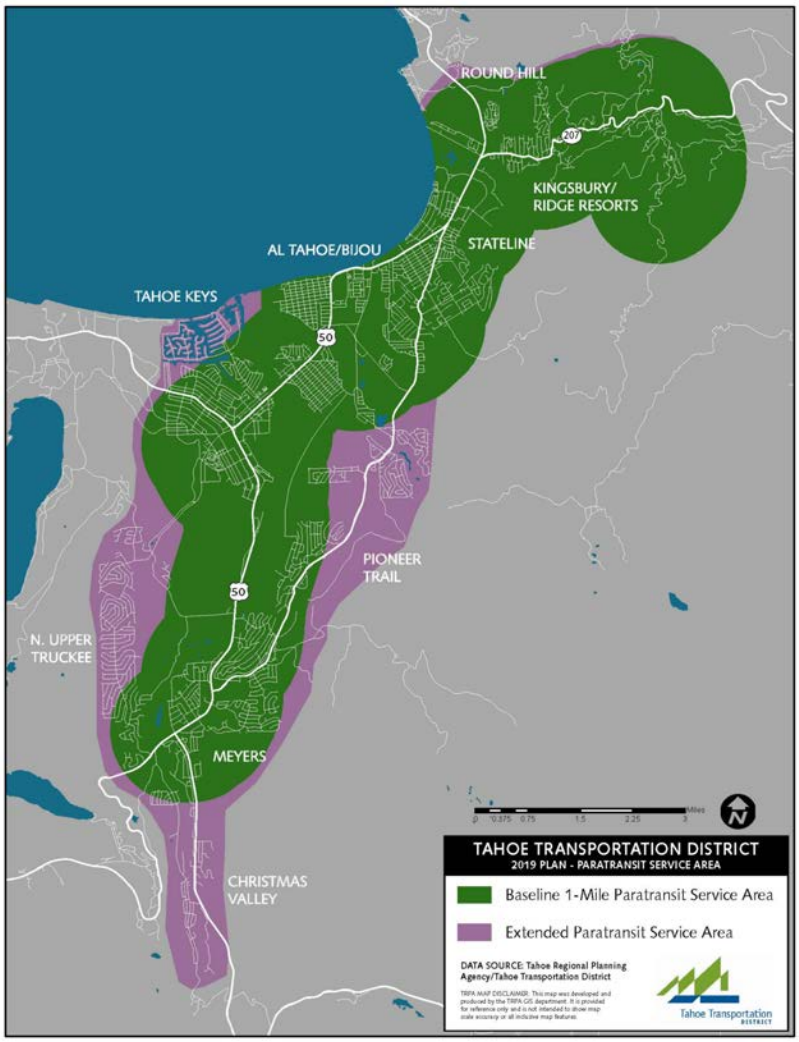


Figure 20. Map showing Tahoe Transportation District paratransit buffer zone.

2.2.1. Paratransit Travel Patterns

TTD's paratransit service has relatively low trip-volume, usually serving about 30-40 trips per weekday and no more than about 3-4 trips per hour.[4]

Paratransit riders utilize the demand-response service to access all areas of South Lake Tahoe, as well as nearby areas like Meyers and Zephyr Cove. As the origin-destination map below shows, travel patterns include a significant number of longer trips to/from the west and east sides of the City. Key POIs include the Stateline area, Sierra Garden Apartments, Barton Memorial Hospital, Sky Forest Acres Apartments, Grocery Outlet, Safeway (South Lake Tahoe), and Safeway (Zephyr Cove).

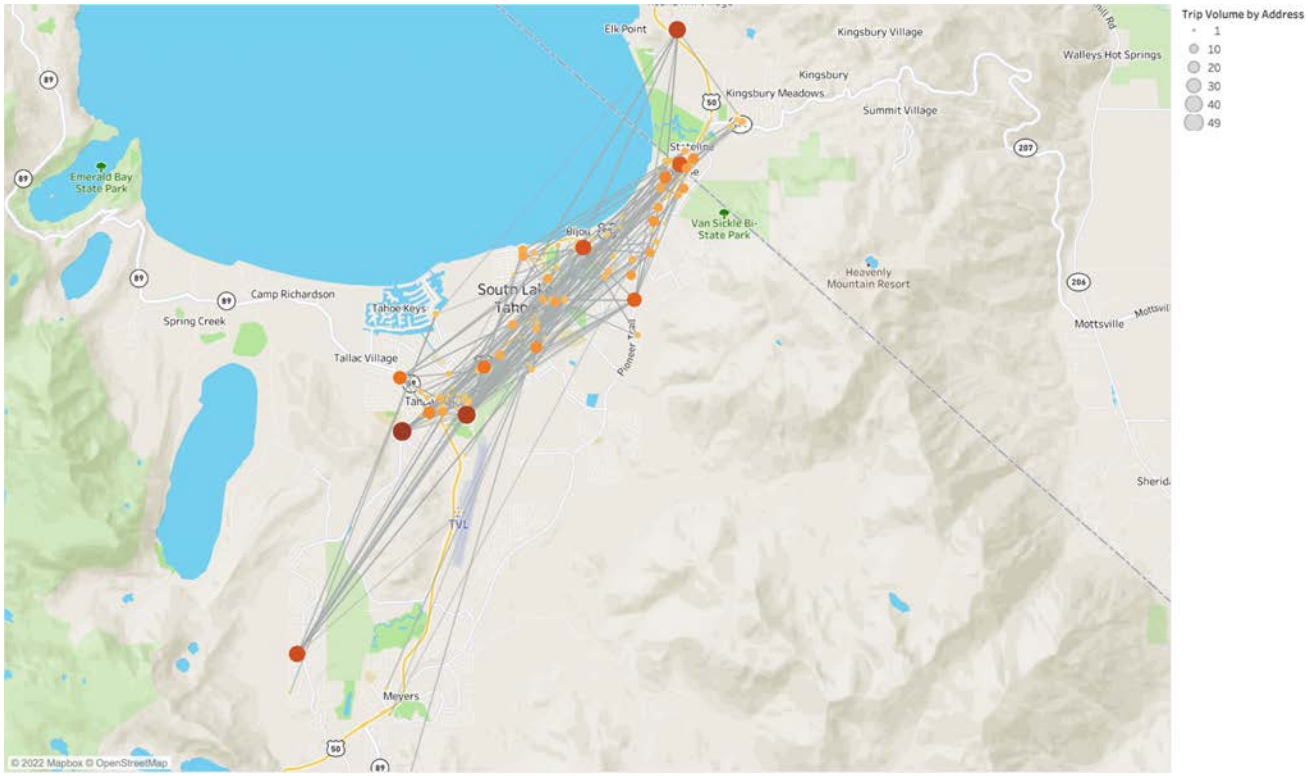


Figure 21. Two week sample of ADA origin-destination pairs, provided by TTD.

[4] Trips data provided by TTD.

2.3. Microtransit

Through local partnerships, South Lake Tahoe piloted a dynamic fixed-route shuttle in 2018 and a new microtransit pilot will be deployed in July 2022. Microtransit is a form of public transit in which real-time, dynamic routing pairs passengers traveling along the same path, matches passengers with the best vehicle for that shared journey, and directs passengers and drivers dynamically to the best virtual stop. Passengers can request a ride through an app or by calling ahead.

2.3.1 Dynamic Fixed-Route Shuttle Pilot, 2018

In 2018, the League to Save Lake Tahoe and Chariot, a former on-demand transportation company owned by Ford, teamed to provide a dynamic fixed-route shuttle pilot for three months starting in July. The service was supported by the Lake Tahoe Visitors Authority, the Lodging Association, and the Chamber of Commerce. While branded as a “microtransit” service, the service followed a fixed-route that mostly ran along US 50 connecting the Stateline casino corridor with Lakeview Commons.

Ridership did not meet expectations, averaging 200 rides per month. Ridership was most affected by significant events in the region (such as the American Century Celebrity Golf Tournament), changes in marketing, as well as reduced fees. It was utilized heavily on weekends but minimally during weekdays due to its late start hour of 9 am. The pilot faced significant challenges around its poorly functioning technology, app failures, minimal marketing and outreach, high ETAs, and lack of reliability on Chariot’s part.

2.3.2 South Shore Microtransit Pilot, July 2022

The South Shore Transportation Management Association (SS/TMA), TTD, and a private operator will be piloting a new on-demand microtransit service starting July 2022. The South Shore Microtransit Zone will cover the eastern half of South Lake Tahoe, expanding transit coverage to Al Tahoe and Heavenly Mountain Resort and covering 10,000 residents (half of the City's population), and 6,000 jobs. It is expected to run every day from 7am to 9pm, with a fleet size of 4 vehicles (of which 2 are WAVs), an estimated daily capacity of 360, and targeted ETAs of 15 minutes. The service has potential to improve access to transit within the service zone, but will not significantly reduce travel times for trips that require a transfer for destinations outside the service zone.

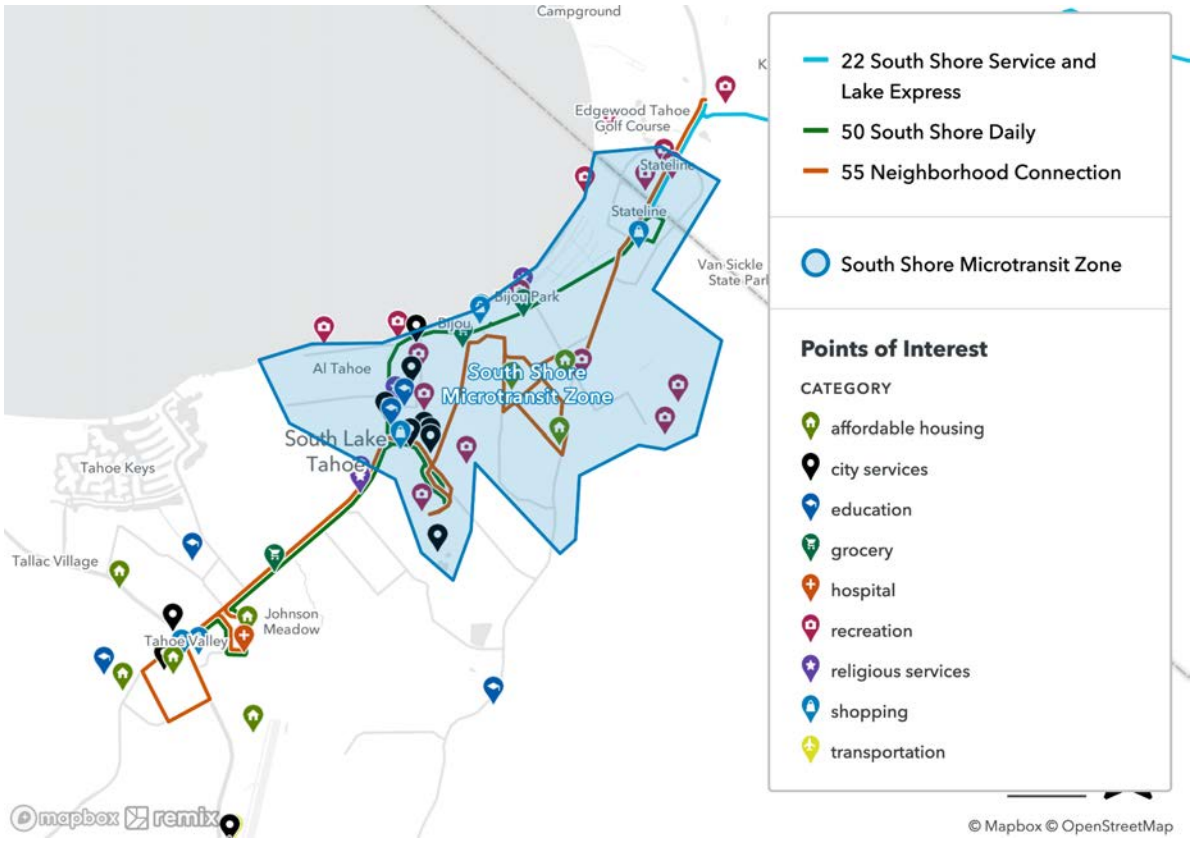


Figure 22. South Shore Microtransit Zone

3. Rider Experience

3.1. Convenience

Convenience of public transportation is essential to a pleasant rider experience. In fact, a 2020 survey has found that riders rank convenience as the highest priority when choosing transit, and it can be an indicator of public transit's competitiveness with driving. To evaluate convenience, we looked at multiple factors that affect the passenger experience, such as travel times, service frequency, walk distance, affordability, real-time information, bus stop amenities, and hours of service.

Users who take Route 50 will likely find it to be a more convenient service than Route 55. It has a higher service frequency and runs through a high-density and high-traffic corridor with lots of activity. Stops along this route tend to have relatively good amenities, such as a bench and/or shelter, and pedestrian infrastructure leading up to the bus stops. Additionally, between US 50/Al Tahoe Blvd (US Bank) and the South Y Transit Center, where Routes 50 and 55 overlap, there is an even higher effective frequency (on average, about 22 minutes).

Route 55, on the other hand, is less frequent and runs through primarily residential communities. Many stops along this route have basic to no amenities, and can be inaccessible to pedestrians as there is inadequate pedestrian infrastructure.

However, on-time performance for Route 50 is relatively low, and lack of widespread coverage means that riders will sometimes have to walk long distances to get to and from their bus stop. Further, service stops at 5pm for Route 55 and 7:40pm for Route 50, which means riders traveling late at night will need alternate means of transportation.

Overall, both routes remain noncompetitive with driving. Relatively lower frequency and lack of amenities on Route 55, reliability issues on Route 50, and distance to a bus stop in some neighborhoods may cause the fixed-route service to be inconvenient for some riders.

Regardless of route taken, service is fare-free. Users can easily plan their trip ahead of time by checking Google Maps or the Transit app, where they can track buses in real time, which may alleviate some of the inconvenience associated with a late bus.

3.2. Connectivity and Travel Time

Transit travel times tend to be relatively high to/from most points of interest (POIs) in South Lake Tahoe. The following chart shows the percentage of South Lake Tahoe residents who can reach each listed POI within variable timeframes on a combination of fixed-route transit and walking.[5] Less than 50% of the population can access these POIs within 30 minutes, while few POIs are accessible within 60 minutes by all South Lake Tahoe residents.

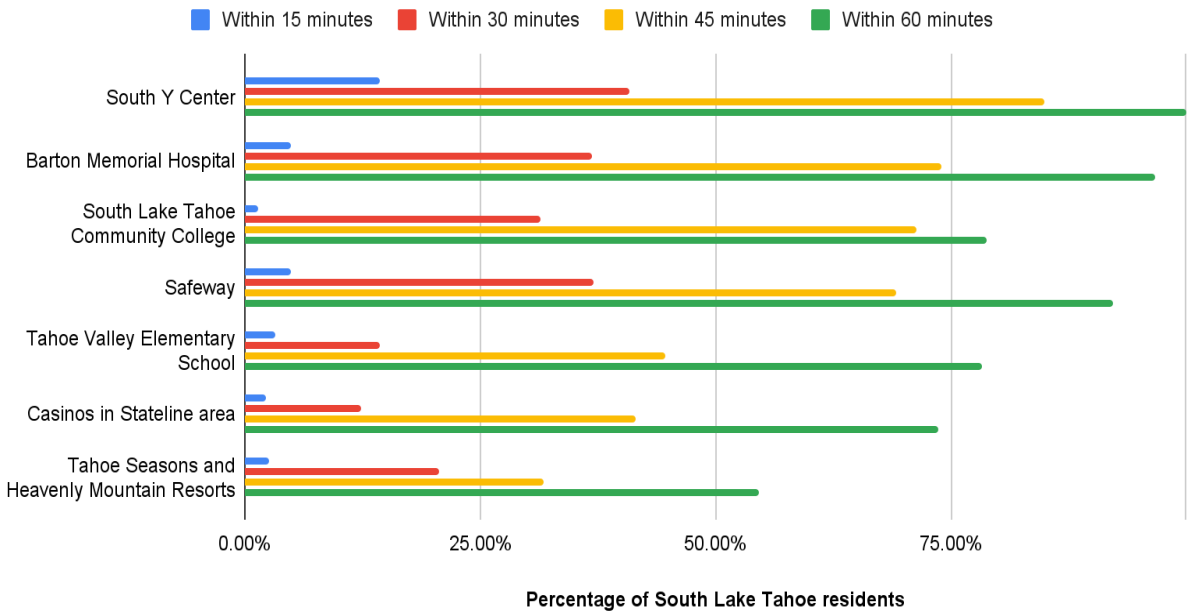


Figure 23. Percentage of South Lake Tahoe residents that can access points of interest within 15, 30, 45 and 60 minutes.

[5] Weekday 9:00 AM departure time.

By highlighting transit access to the South Y Center, the map below further illustrates how most of the South Lake Tahoe population has a 30 minute travel time or more to most POIs.

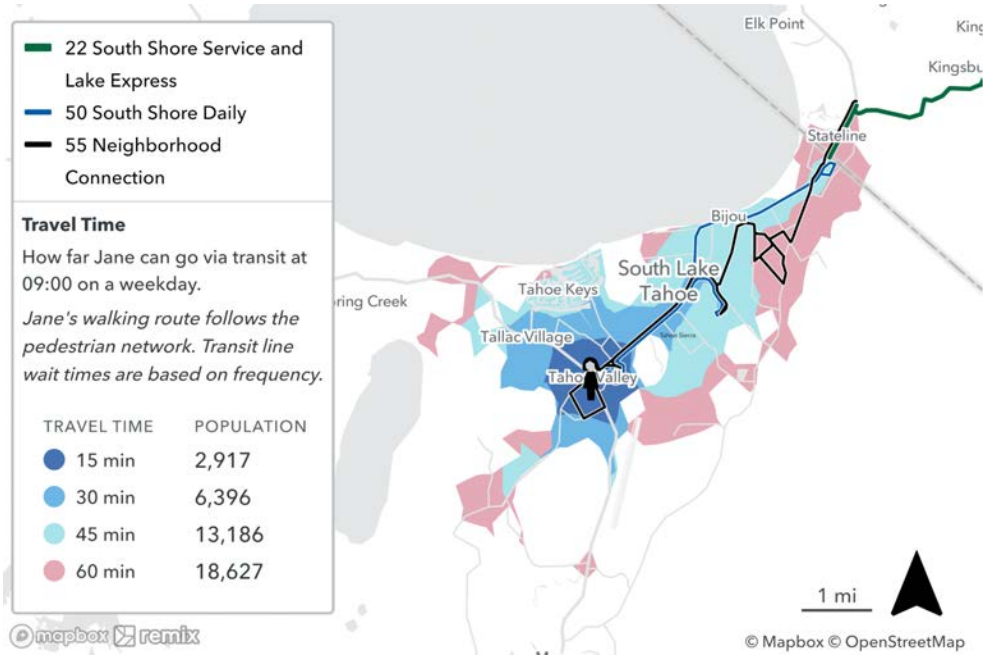


Figure 24. Travel time from South Y Transit Center via transit at 9:00 on a weekday.

3.3. Walkability

Pedestrian infrastructure leading to bus stops vary by route. The bus stops on Route 50 are along US Hwy 50, which have high foot and vehicular traffic, and these roads are paved with adequate pedestrian infrastructure—such as protected pedestrian crossings, sidewalks, and lighting. Bus stops on Route 55 are located on arterial roads, which often have poor pedestrian infrastructure.



Figure 25. Pedestrian infrastructure along US 50.

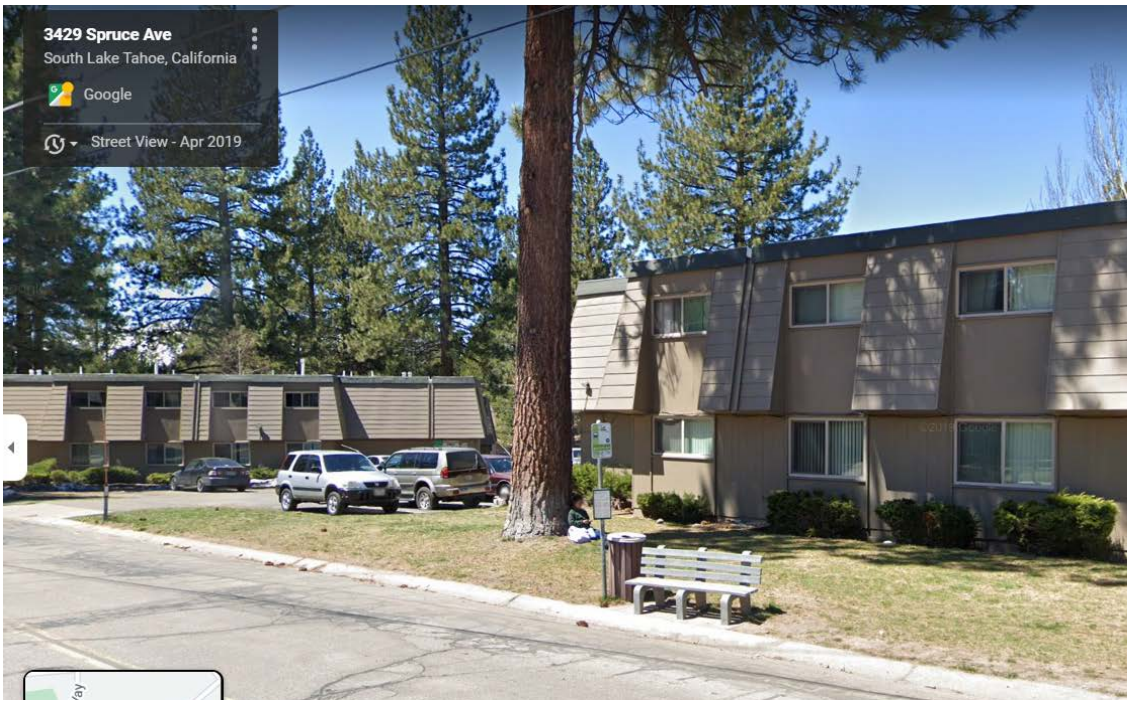


Figure 26. Bus stop along Route 55. There is no sidewalk.

3.4. Ease of use

Passengers can plan out their trip using the TTD website, which allows them to enter their origin address, destination address, their desired time of departure/arrival, and choose between “best trip,” “less walking,” and “fewer transfers.” It takes users to Google Maps, where the best route is mapped according to the user’s preferences. Departure and arrival times are updated in real-time, so users can plan out their trips in advance to minimize wait time. Real-time information is also available on the Transit app. Additionally, users can go to the TTD Twitter page, which informs users in real-time of any reduced service and rerouting.

3.5. Accessibility

TTD’s door-to-door paratransit service provides accessibility for riders who have mobility challenges that prevent their ability to use the fixed-route bus system. Further, the planned microtransit service in the eastern half of South Lake Tahoe may also increase accessibility for those who are unable to walk to/from a fixed-route bus stop or board/alight the bus without assistance.

3.6. Passenger Facilities

Physical amenities and passenger facilities are an important component of the passenger experience. The following map shows stops on the 22, 50, and 55 categorized by the availability of amenities: *none, bench only, bench + shelter,* and *transit center.* Most of the bus stops with both benches and shelters can be found on the main US 50 corridor, while those with inadequate passenger facilities can be found on Route 55, and on arterial roads.

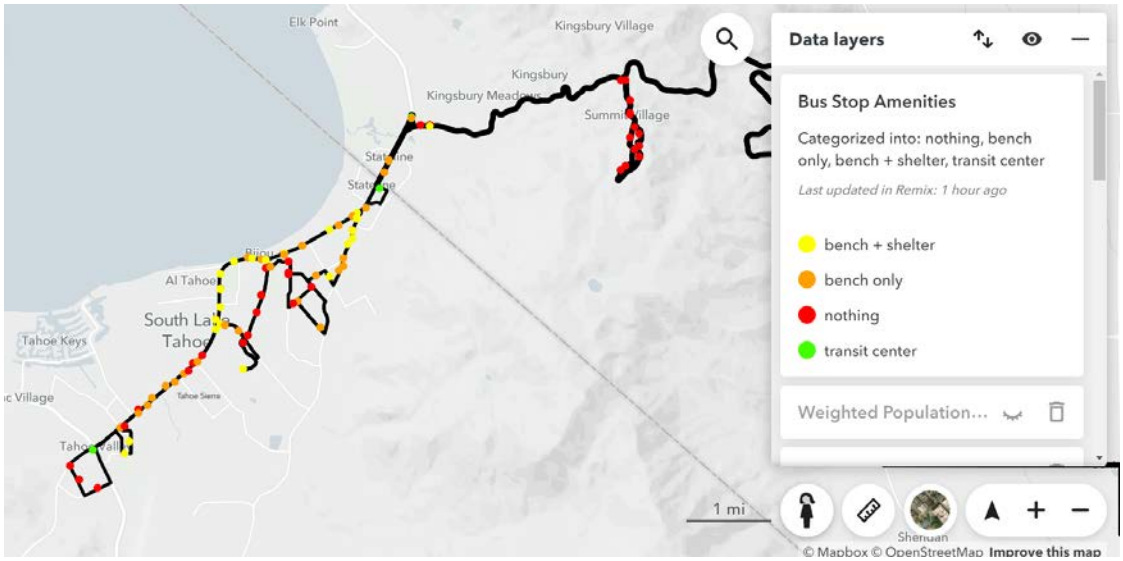


Figure 27. Map of categorized bus stop amenities.



Figure 28. Bus stop at Julie Lane and B St on the 55. This bus stop has neither a bench nor a shelter.

The 2016 passenger survey conducted for the 2017 Short Range Transit Plan asked survey respondents to rate their satisfaction with the condition of certain amenities at their bus stops. Most respondents rated the signage, shelter and the quality of lighting at their stops "good" (an equivalent of 4 out of 5 stars.)

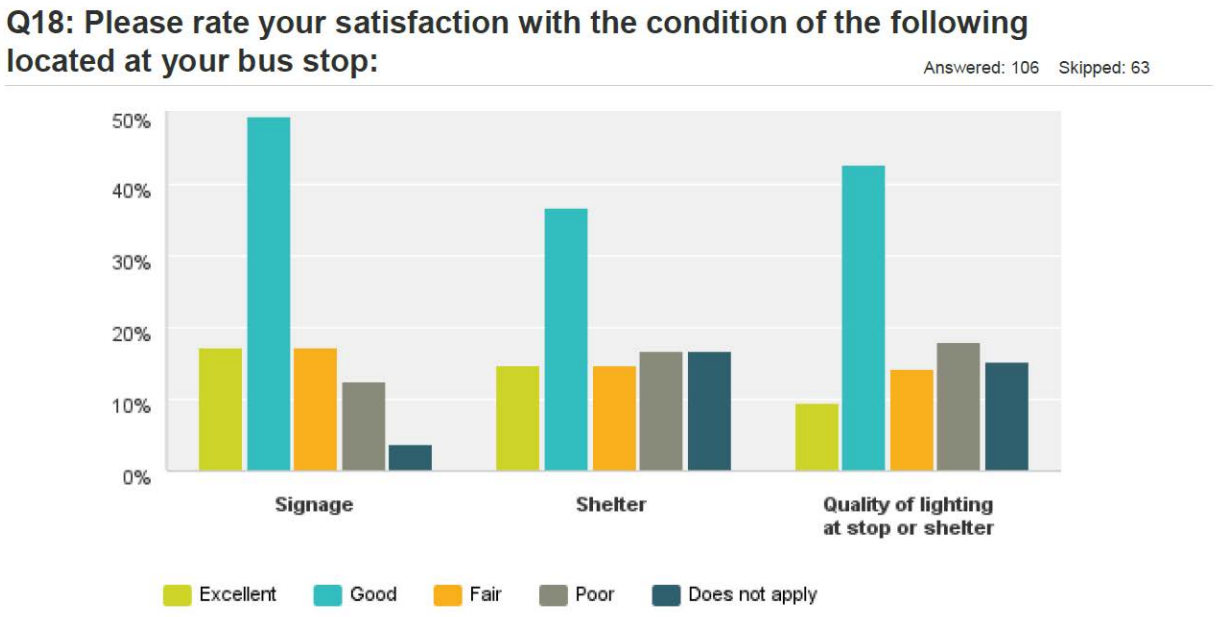


Figure 29. Customer satisfaction survey from 2017

3.7. Perception

Survey respondents in the TTD Short-Range Transit Plan Customer Satisfaction Survey have generally positive views of their experience on TTD. A majority of respondents indicated that safety, parking, and walking distance to their bus stops were “good” or “excellent.” 72% of riders surveyed rated their overall satisfaction with TTD staff “good” or “excellent,” and 52% of riders were either “satisfied” or “very satisfied” with their overall TTD experience.

This survey collected responses solely from bus riders. Our forthcoming survey intends to gain insight into perception of TTD service from not only current users but also non-users to understand their perceptions of TTD and why they might not be using it.

3.8. Affordability

TTD has been offering fare-free service since April 12, 2020 in response to the COVID-19 pandemic. TTD has secured sufficient grant funding to keep fares free until May 31, 2022, after which its continuity is entirely dependent on the availability of funding.

Prior to the pandemic, each fixed-route ride was a flat $2 fare (with the option to get an all-day pass for $5.) Paratransit service was $3 for a ride within the 1-mile buffer zone, and $6 for any trip originating or terminating within the extended service area (see Section 5.4 Accessibility).

4 Fixed-Asset Management

Currently, TTD’s bus fleet is housed in a maintenance facility located at 1663, 1669 and 1679 Shop Street in South Lake Tahoe (close to the airport). The facility is owned by the City and leased to TTD. It is currently at capacity, and TTD is looking to build a new facility to accommodate its growing fleet in Zephyr Cove. If TTD were to move, the facility could potentially be used to house microtransit vehicles.

Further, TTD has acquired three Proterra electric buses, as well as several electric retrofitted cutaway buses, which require charging infrastructure that cannot be installed at the current maintenance and storage due to high water issues. Charging infrastructure will be located at Lake Tahoe Community College, which is about a 15 minute drive from the current storage and maintenance facility (assuming regular traffic). Having charging infrastructure at a different location than storage will increase deadhead for the overall service. TTD is interested in potentially installing charging infrastructure at the proposed facility in Zephyr Cove to address this issue.