

RESOLUTION NO. 2025-04

RESOLUTION OF THE BOARD OF DIRECTORS OF THE BIOLA COMMUNITY SERVICES DISTRICT APPROVING THE ENGINEER'S REPORT FOR THE ANNUAL LEVY OF ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1

WHEREAS, the Board of Directors of the Biola Community Services District, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, California Streets and Highways Code Section 22500 et seq., adopted a Resolution Initiating Proceedings for the purpose of collecting assessments to defray the cost of maintaining the street lighting and public landscaping in designated areas in the Biola Community Services District, more particularly therein described;

WHEREAS, said Resolution Initiating Proceedings directed the Engineer of Work to prepare and file a report in accordance with Article 4 Chapter 1 of the Streets and Highways Code of the State of California, pursuant to Section 22585, including the estimate of costs of improvements and of the incidental expenses in connection therewith, a diagram of the assessment district, and a proposed assessment of the costs of the improvements to which Resolution Initiating Proceedings reference is hereby made for further particulars.

WHEREAS, The improvements shall consist of the maintenance of all of the street lighting facilities, and public landscaping located in designated areas of the Biola Community Services District.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE BIOLA COMMUNITY SERVICES DISTRICT HEREBY RESOLVES THAT:

1. The Engineer's Report prepared by AM Consulting Engineers contains the annual levy of assessment in accordance with Article 4, Chapter 3 of Streets & Highway Code of the State of California to cover the portion of the estimated cost of said work and improvements.
2. The Engineer's Report shows the assessment district and the boundaries of land within said district as they existed at the time of the passage of the Resolution Initiating Proceedings, each subdivision of land having been given a separate number by reference to County of Fresno Tax Assessor's Parcel Number.
3. The Engineer's Report contains the costs and expenses to be paid by the assessment district.
4. The portion of the cost and expenses of the proposed improvement recommended in the Engineer's Report are hereby assessed to the Assessment District Parcels included in the Engineer's Report;

The foregoing resolution was introduced at a regular meeting of the Board of Directors of the Biola Community Services District held on the 15th day of May, 2025, and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Kinverly Suarez, Board President

ATTEST:

Carlos Rodriguez, Board Treasurer

BIOLA COMMUNITY SERVICES DISTRICT
LANDSCAPING AND LIGHTING DISTRICT NO. 1
ENGINEER'S REPORT

May 2025

Prepared By:

AM Consulting Engineers, Inc.
5150 N Sixth St, Suite 124
Fresno, CA 93710

BIOLA COMMUNITY SERVICES DISTRICT

BIOLA LANDSCAPING AND LIGHTING DISTRICT NO. 1

I. ASSESSMENT DISTRICT BOUNDARIES

The boundaries of the Assessment District are shown in Exhibit A attached, and generally described as:

All of the parcel encompassed by the Biola Community Services District boundary, excepting therefrom Lots 1 through 59 of Tract No. 5322, according to the map thereof recorded in Vol. 76 of Plats at Pages 6 through 8.

II. DESCRIPTION OF WORK

AREA 1

Maintenance and operation of all streetlights in the community including payment to Pacific Gas & Electric Co. for maintenance and electricity. Maintenance of the drainage basin located on a portion of and south of the former Southern Pacific Railroad right of way lying west of the Fourth Street alignment.

AREA 2

Area 2 covers Tract No. 3681 and is a sub-area within Area 1. In addition to the Area 1 assessments for street lighting, Area 2 is assessed additional costs for landscaping.

III. ASSESSMENT PROCEDURE

The assessment district boundaries coincide with the boundaries of development projects within the limits of the Biola Community Services District. The projects are designated as Area 1 and Area 2. Exhibit B contains a detailed breakdown of the FY 21/22, FY 22/23, FY 23/24, and FY 24/25 operation and maintenance costs and the budgeted FY 25/26 total costs. The following is a summary of the FY 25/26 costs:

Area 1	\$26,133.00
Area 2	\$13,008.00
Total	<u>\$39,141.00</u>

The total number of parcels assessed in Area 1 is 285. The total number of parcels assessed in Area 2 is 33. The assessments are limited to those initial assessments when the district was formed. Therefore, the total costs are greater than the total assessments. Each parcel is assessed the same amount within each area.

IV. COST SUMMARY

AREA 1 - Street Lighting and maintenance

COST DESCRIPTION	AMOUNT
Maintenance Cost	
Street Light Maintenance & Operation	\$26,133.00
TOTAL COST	\$26,133.00

ASSESSMENTS	
Number of Parcels	285
Assessment Per Parcel	\$23.86
TOTAL ASSESSMENTS	\$6,800.10

AREA 2 - Landscape Maintenance

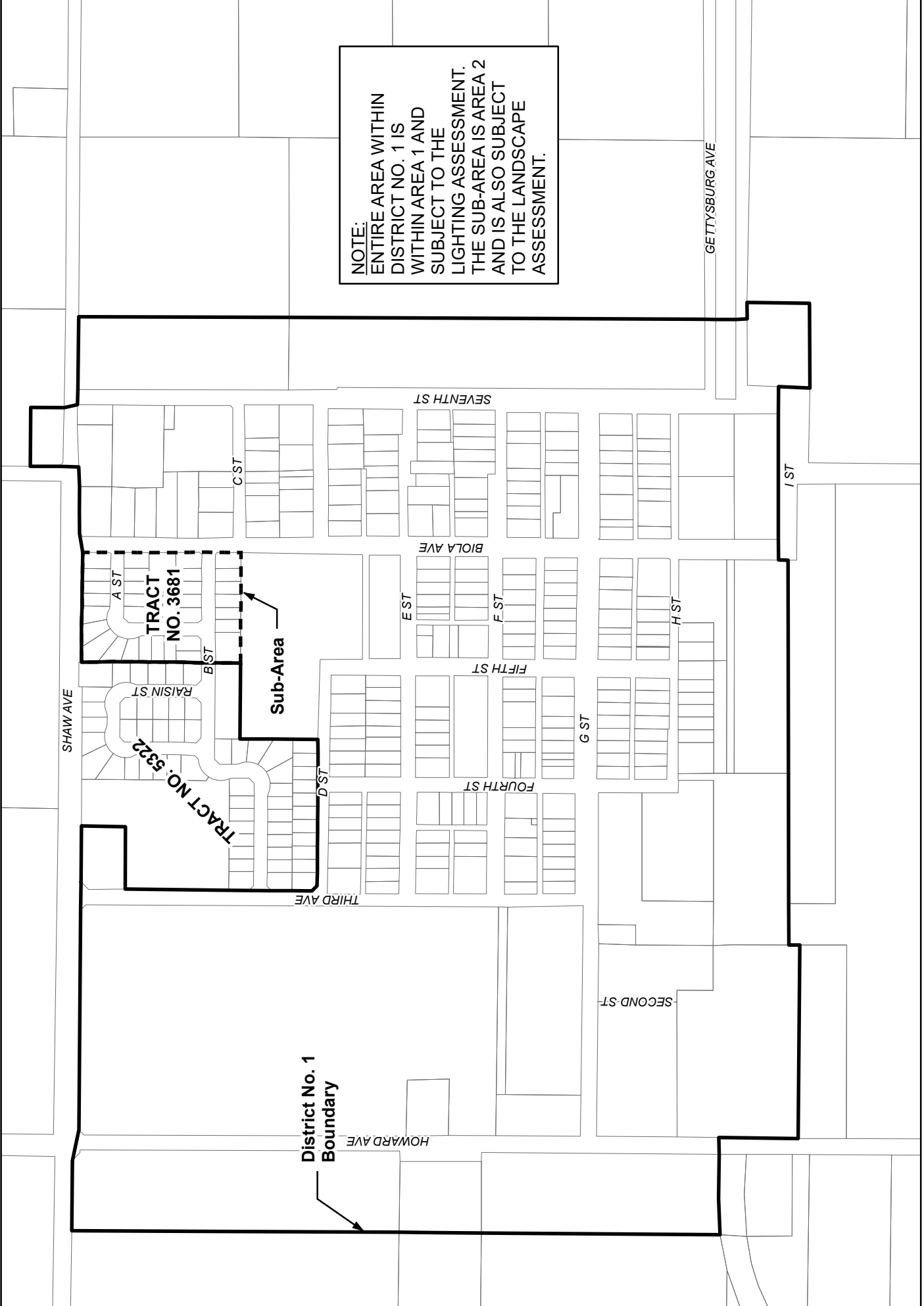
COST DESCRIPTION	AMOUNT
Maintenance Cost	
Landscape maintenance	\$13,008.00
TOTAL COST	\$13,008.00

ASSESSMENTS	
Number of Parcels	33
Assessment Per Parcel	\$15.00
TOTAL ASSESSMENTS	\$495.00

V. ASSESSMENT ROLL

The total of all assessments to be levied is \$7,295.10. The assessments for individual parcels are shown in Attached Exhibit C.

EXHIBIT A
ASSESSMENT DISTRICT BOUNDARIES



NOTE:
 ENTIRE AREA WITHIN
 DISTRICT NO. 1 IS
 WITHIN AREA 1 AND
 SUBJECT TO THE
 LIGHTING ASSESSMENT.
 THE SUB-AREA IS AREA 2
 AND IS ALSO SUBJECT
 TO THE LANDSCAPE
 ASSESSMENT.



0 250 500 Feet

District No. 1 Boundary



Sub-Area



District No. 1

Biola Community Services District



Yamabe & Horn
 Engineering, Inc.
 604.940.0000

LLMD No. 1

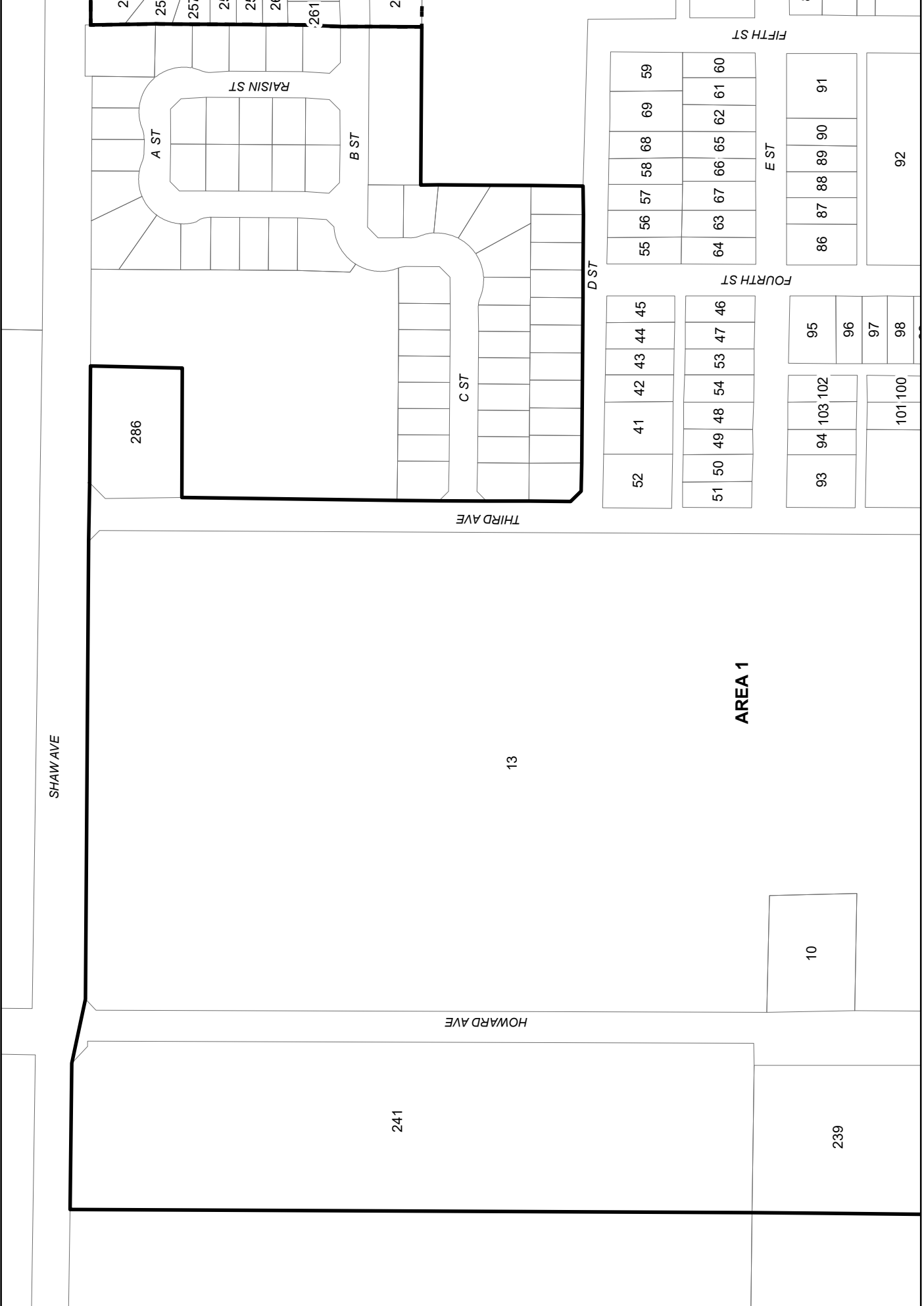
Exhibit A



Document Path: F:\2017\17-147\GIS\17-147 LLMD Quids.mxd

XX Parcels with Assessment Number





SHAW AVE

HOWARD AVE

THIRD AVE

AREA 1

286

13

241

10

239

52

41

55

56

57

58

68

69

59

51

50

64

63

67

66

65

62

61

60

93

94

95

86

87

88

89

90

91

103

102

96

101

100

97

98

101

100

92



XX



Parcels with Assessment Number



District No. 1 Boundary

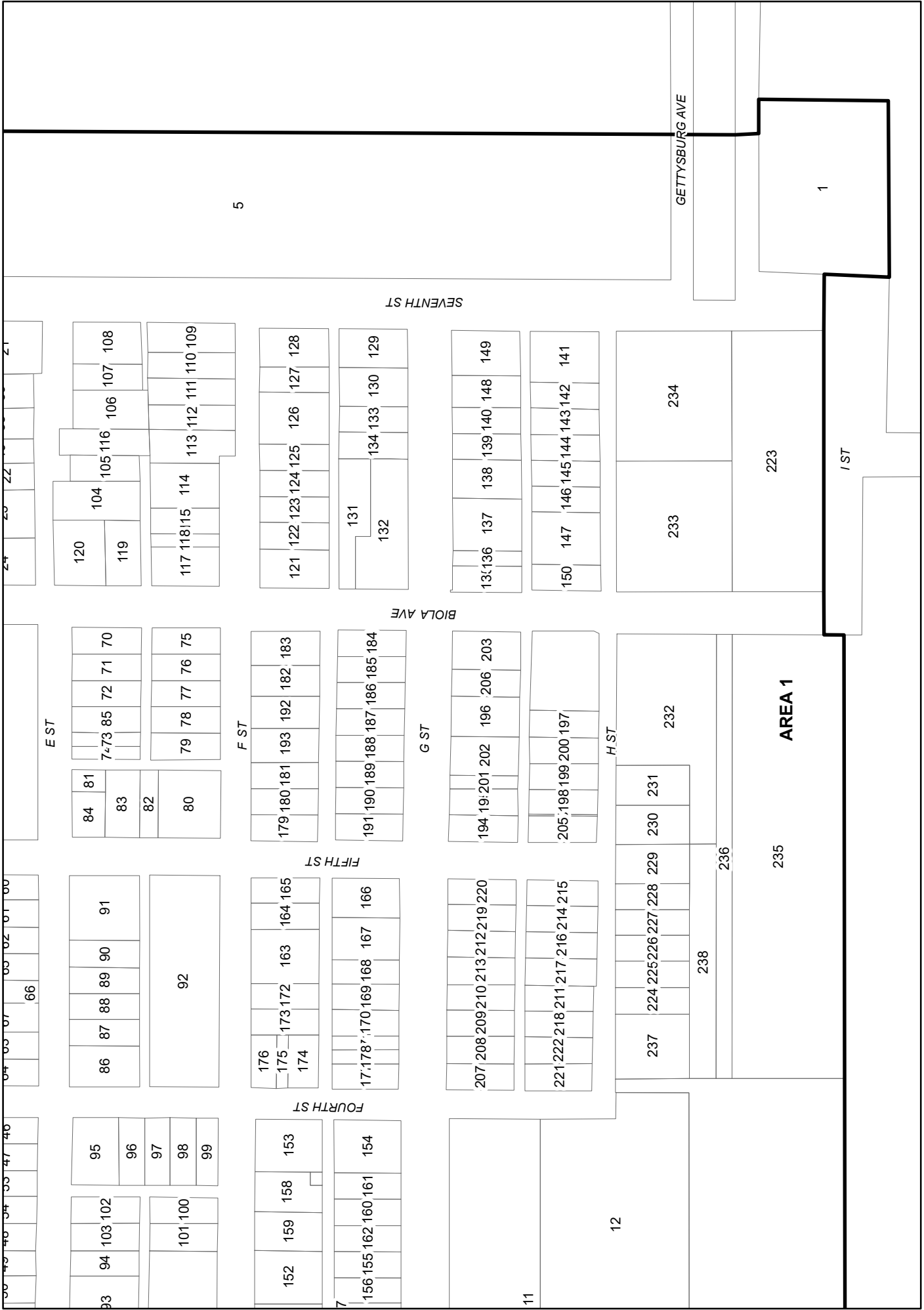


Sub-Area



Exhibit A

LLMD No. 1
Biola Community Services District
Northwest Quadrant



XX

Parcels with Assessment Number

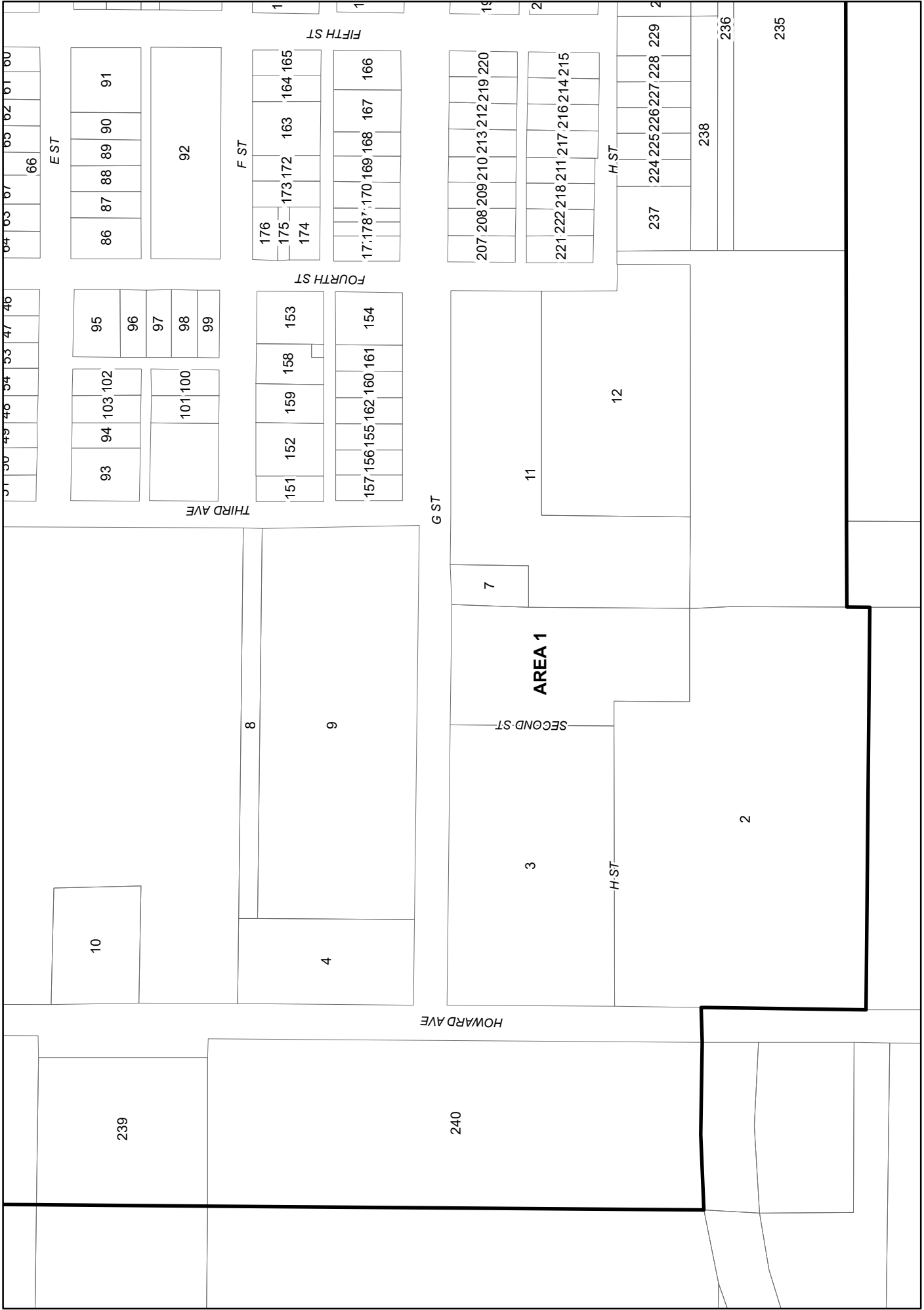
District No. 1 Boundary

Sub-Area



Exhibit A

LLMD No. 1
Biola Community Services District
Southeast Quadrant



Document Path: F:\2017\17-147\GIS\17-147 LLMQ Quads.mxd



EXHIBIT B
ASSESSMENT DISTRICT EXPENSES

**BIOLA COMMUNITY SERVICES DSITRICT
LANDSCAPING AND LIGHTING DISTRICT NO. 1
HISTORICAL AND BUDGET COSTS**

Expense Category	Actual	Actual	Actual	Actual	Budget		
	FY 21/22	FY 22/23	FY 23/24	*FY 24/25	FY 25/26	Lighting	Landscape
Communications	\$87.36	\$93.07	\$105.73	\$87.50	\$110.00	\$55.00	\$55.00
Computer & Internet	\$20.38	\$47.30	\$49.75	\$39.95	\$50.00	\$25.00	\$25.00
Contractual Services		\$63.97	\$65.89	\$67.87	\$75.00	\$75.00	\$0.00
Fees & Assessments	\$10.00	\$5.00	\$66.75	\$74.25	\$80.00	\$40.00	\$40.00
Insurance	\$204.33	\$243.21	\$274.67	\$295.61	\$320.00	\$160.00	\$160.00
Janitorial		\$1.55			\$2.00	\$1.00	\$1.00
Legal Notices and Publishing			\$555.00		\$600.00	\$300.00	\$300.00
Licenses and Permits			\$12.07	\$13.40	\$15.00	\$7.50	\$7.50
Membership & Publications	\$37.41	\$54.19	\$48.14	\$26.19	\$60.00	\$30.00	\$30.00
Office		\$3.49			\$5.00	\$2.50	\$2.50
Operating Supplies		\$127.70		\$383.57	\$450.00	\$300.00	\$150.00
Postage and Delivery	\$14.43	\$8.56	\$2.16	\$29.44	\$35.00	\$17.50	\$17.50
Professional Services							
Accountant	\$161.25	\$153.03	\$168.00	\$181.53	\$200.00	\$100.00	\$100.00
Audit Fee	\$101.00	\$104.00		\$119.70	\$130.00	\$65.00	\$65.00
Engineering & Project Management	\$339.64	\$2,042.11			\$1,000.00	\$700.00	\$300.00
Legal	\$264.74	\$440.45	\$302.00	\$413.18	\$500.00	\$250.00	\$250.00
Repairs and Maintenance							
Equipment		\$656.34			\$500.00	\$500.00	\$0.00
Landscaping	\$3,300.00	\$2,750.00	\$5,325.00	\$6,000.00	\$6,500.00	\$0.00	\$6,500.00
Structures and Grounds	\$6,077.59	\$15.86	\$9,596.71		\$10,000.00	\$8,000.00	\$2,000.00
Salaries	\$7,941.29	\$22,584.40	\$1,573.73		\$15,000.00	\$12,000.00	\$3,000.00
Small Tools							
Travel	\$8.64	\$7.13			\$9.00	\$4.50	\$4.50
Utilities	\$3,104.62	\$380.86	\$432.88	\$764.83	\$3,500.00	\$3,500.00	\$0.00
					\$39,141.00	\$26,133.00	\$13,008.00
* FY 24/25 actual numbers are available until March 2025, the rest of the year was estimated based on current trends							

EXHIBIT C
ASSESSMENT DISTRICT PARCELS

EXHIBIT C

ASSESS- MENT NUMBER	APN	ASSESSMENT			ASSESS- MENT NUMBER	APN	ASSESSMENT		
		LIGHTING	LANDSCAPE	TOTAL			LIGHTING	LANDSCAPE	TOTAL
1	01608027	\$23.86		\$23.86	63	01626213	\$23.86		\$23.86
2	01608064S	\$23.86		\$23.86	64	01626214	\$23.86		\$23.86
3	01619080S	\$23.86		\$23.86	65	01626219S	\$23.86		\$23.86
4	01619030S	\$23.86		\$23.86	66	01626221S	\$23.86		\$23.86
5	01619034	\$23.86		\$23.86	67	01626223S	\$23.86		\$23.86
6	01619040	\$23.86		\$23.86	68	01626226	\$23.86		\$23.86
7	01619054	\$23.86		\$23.86	69	01626228	\$23.86		\$23.86
8	01619056	\$23.86		\$23.86	70	01626302	\$23.86		\$23.86
9	01619057S	\$23.86		\$23.86	71	01626303	\$23.86		\$23.86
10	01619060	\$23.86		\$23.86	72	01626304	\$23.86		\$23.86
11	01619062	\$23.86		\$23.86	73	01626307	\$23.86		\$23.86
12	01619063	\$23.86		\$23.86	74	01626308	\$23.86		\$23.86
13	01619073	\$23.86		\$23.86	75	01626309	\$23.86		\$23.86
14	01625001	\$23.86		\$23.86	76	01626310	\$23.86		\$23.86
15	01625002	\$23.86		\$23.86	77	01626311	\$23.86		\$23.86
16	01625003	\$23.86		\$23.86	78	01626312	\$23.86		\$23.86
17	01625004	\$23.86		\$23.86	79	01626313	\$23.86		\$23.86
18	01625005	\$23.86		\$23.86	80	01626314	\$23.86		\$23.86
19	01625006	\$23.86		\$23.86	81	01626319	\$23.86		\$23.86
20	01625007	\$23.86		\$23.86	82	01626321	\$23.86		\$23.86
21	01625011	\$23.86		\$23.86	83	01626323	\$23.86		\$23.86
22	01625016	\$23.86		\$23.86	84	01626324	\$23.86		\$23.86
23	01625017	\$23.86		\$23.86	85	01626325	\$23.86		\$23.86
24	01625018	\$23.86		\$23.86	86	01626401	\$23.86		\$23.86
25	01625020	\$23.86		\$23.86	87	01626402	\$23.86		\$23.86
26	01625022	\$23.86		\$23.86	88	01626403	\$23.86		\$23.86
27	01625023	\$23.86		\$23.86	89	01626404	\$23.86		\$23.86
28	01625024	\$23.86		\$23.86	90	01626405	\$23.86		\$23.86
29	01625025	\$23.86		\$23.86	91	01626406	\$23.86		\$23.86
30	01625026	\$23.86		\$23.86	92	01626409	\$23.86		\$23.86
31	01625027	\$23.86		\$23.86	93	01626501	\$23.86		\$23.86
32	01625028	\$23.86		\$23.86	94	01626502	\$23.86		\$23.86
33	01625029	\$23.86		\$23.86	95	01626504	\$23.86		\$23.86
34	01625030	\$23.86		\$23.86	96	01626505	\$23.86		\$23.86
35	01625032	\$23.86		\$23.86	97	01626506	\$23.86		\$23.86
36	01625037	\$23.86		\$23.86	98	01626507	\$23.86		\$23.86
37	01625038	\$23.86		\$23.86	99	01626508	\$23.86		\$23.86
38	01625043	\$23.86		\$23.86	100	01626511	\$23.86		\$23.86
39	01625044	\$23.86		\$23.86	101	01626512	\$23.86		\$23.86
40	01625048	\$23.86		\$23.86	102	01626514	\$23.86		\$23.86
41	01626103	\$23.86		\$23.86	103	01626515	\$23.86		\$23.86
42	01626104	\$23.86		\$23.86	104	01627002	\$23.86		\$23.86
43	01626105	\$23.86		\$23.86	105	01627003	\$23.86		\$23.86
44	01626106	\$23.86		\$23.86	106	01627006	\$23.86		\$23.86
45	01626107	\$23.86		\$23.86	107	01627007	\$23.86		\$23.86
46	01626108	\$23.86		\$23.86	108	01627008	\$23.86		\$23.86
47	01626109	\$23.86		\$23.86	109	01627009	\$23.86		\$23.86
48	01626111	\$23.86		\$23.86	110	01627010	\$23.86		\$23.86
49	01626112	\$23.86		\$23.86	111	01627011	\$23.86		\$23.86
50	01626113	\$23.86		\$23.86	112	01627012	\$23.86		\$23.86
51	01626114	\$23.86		\$23.86	113	01627013	\$23.86		\$23.86
52	01626115	\$23.86		\$23.86	114	01627014	\$23.86		\$23.86
53	01626116	\$23.86		\$23.86	115	01627015	\$23.86		\$23.86
54	01626117	\$23.86		\$23.86	116	01627017	\$23.86		\$23.86
55	01626201	\$23.86		\$23.86	117	01627018	\$23.86		\$23.86
56	01626202	\$23.86		\$23.86	118	01627019	\$23.86		\$23.86
57	01626203	\$23.86		\$23.86	119	01627020	\$23.86		\$23.86
58	01626204	\$23.86		\$23.86	120	01627021	\$23.86		\$23.86
59	01626207	\$23.86		\$23.86	121	01628101	\$23.86		\$23.86
60	01626208	\$23.86		\$23.86	122	01628102	\$23.86		\$23.86
61	01626209	\$23.86		\$23.86	123	01628103	\$23.86		\$23.86
62	01626210	\$23.86		\$23.86	124	01628104	\$23.86		\$23.86

EXHIBIT C

ASSESS- MENT NUMBER	APN	LIGHTING	LANDSCAPE	TOTAL	ASSESS- MENT NUMBER	APN	LIGHTING	LANDSCAPE	TOTAL
125	01628105	\$23.86		\$23.86	187	01629411	\$23.86		\$23.86
126	01628106	\$23.86		\$23.86	188	01629412	\$23.86		\$23.86
127	01628107	\$23.86		\$23.86	189	01629413	\$23.86		\$23.86
128	01628108	\$23.86		\$23.86	190	01629414	\$23.86		\$23.86
129	01628109	\$23.86		\$23.86	191	01629415	\$23.86		\$23.86
130	01628110	\$23.86		\$23.86	192	01629416	\$23.86		\$23.86
131	01628112	\$23.86		\$23.86	193	01629417	\$23.86		\$23.86
132	01628113	\$23.86		\$23.86	194	01629501	\$23.86		\$23.86
133	01628116	\$23.86		\$23.86	195	01629502	\$23.86		\$23.86
134	01628117	\$23.86		\$23.86	196	01629505	\$23.86		\$23.86
135	01628202	\$23.86		\$23.86	197	01629511	\$23.86		\$23.86
136	01628203	\$23.86		\$23.86	198	01629513	\$23.86		\$23.86
137	01628204	\$23.86		\$23.86	199	01629515	\$23.86		\$23.86
138	01628205	\$23.86		\$23.86	200	01629516	\$23.86		\$23.86
139	01628206	\$23.86		\$23.86	201	01629519	\$23.86		\$23.86
140	01628207	\$23.86		\$23.86	202	01629520	\$23.86		\$23.86
141	01628210	\$23.86		\$23.86	203	01629521	\$23.86		\$23.86
142	01628211	\$23.86		\$23.86	204	01629524	\$23.86		\$23.86
143	01628212	\$23.86		\$23.86	205	01629525	\$23.86		\$23.86
144	01628213	\$23.86		\$23.86	206	01629528	\$23.86		\$23.86
145	01628214	\$23.86		\$23.86	207	01629601	\$23.86		\$23.86
146	01628215	\$23.86		\$23.86	208	01629602	\$23.86		\$23.86
147	01628216	\$23.86		\$23.86	209	01629603	\$23.86		\$23.86
148	01628219	\$23.86		\$23.86	210	01629604	\$23.86		\$23.86
149	01628220	\$23.86		\$23.86	211	01629608	\$23.86		\$23.86
150	01628223	\$23.86		\$23.86	212	01629613	\$23.86		\$23.86
151	01629101	\$23.86		\$23.86	213	01629614	\$23.86		\$23.86
152	01629102	\$23.86		\$23.86	214	01629616	\$23.86		\$23.86
153	01629105	\$23.86		\$23.86	215	01629617	\$23.86		\$23.86
154	01629106	\$23.86		\$23.86	216	01629618	\$23.86		\$23.86
155	01629109	\$23.86		\$23.86	217	01629619	\$23.86		\$23.86
156	01629110	\$23.86		\$23.86	218	01629620	\$23.86		\$23.86
157	01629111	\$23.86		\$23.86	219	01629622	\$23.86		\$23.86
158	01629114	\$23.86		\$23.86	220	01629623	\$23.86		\$23.86
159	01629115	\$23.86		\$23.86	221	01629625	\$23.86		\$23.86
160	01629118	\$23.86		\$23.86	222	01629627	\$23.86		\$23.86
161	01629119	\$23.86		\$23.86	223	01630002	\$23.86		\$23.86
162	01629120	\$23.86		\$23.86	224	01630008	\$23.86		\$23.86
163	01629204	\$23.86		\$23.86	225	01630009	\$23.86		\$23.86
164	01629205	\$23.86		\$23.86	226	01630010	\$23.86		\$23.86
165	01629206	\$23.86		\$23.86	227	01630011	\$23.86		\$23.86
166	01629207	\$23.86		\$23.86	228	01630012	\$23.86		\$23.86
167	01629208	\$23.86		\$23.86	229	01630013	\$23.86		\$23.86
168	01629209	\$23.86		\$23.86	230	01630014	\$23.86		\$23.86
169	01629210	\$23.86		\$23.86	231	01630015	\$23.86		\$23.86
170	01629211	\$23.86		\$23.86	232	01630016S	\$23.86		\$23.86
171	01629215	\$23.86		\$23.86	233	01630017S	\$23.86		\$23.86
172	01629216	\$23.86		\$23.86	234	01630018S	\$23.86		\$23.86
173	01629217	\$23.86		\$23.86	235	01630021S	\$23.86		\$23.86
174	01629219	\$23.86		\$23.86	236	01630023S	\$23.86		\$23.86
175	01629220	\$23.86		\$23.86	237	01630025	\$23.86		\$23.86
176	01629221	\$23.86		\$23.86	238	01630027S	\$23.86		\$23.86
177	01629222	\$23.86		\$23.86	239	01631021	\$23.86		\$23.86
178	01629223	\$23.86		\$23.86	240	01631031	\$23.86		\$23.86
179	01629401	\$23.86		\$23.86	241	01631040	\$23.86		\$23.86
180	01629402	\$23.86		\$23.86	242	01645067	\$23.86		\$23.86
181	01629403	\$23.86		\$23.86	243	01647002	\$23.86		\$23.86
182	01629406	\$23.86		\$23.86	244	01647003	\$23.86		\$23.86
183	01629407	\$23.86		\$23.86	245	01647004	\$23.86		\$23.86
184	01629408	\$23.86		\$23.86	246	01647005	\$23.86		\$23.86
185	01629409	\$23.86		\$23.86	247	01647006	\$23.86		\$23.86
186	01629410	\$23.86		\$23.86	248	01647012	\$23.86		\$23.86

EXHIBIT C

ASSESS- MENT NUMBER	APN	LIGHTING	LANDSCAPE	TOTAL
249	01647013	\$23.86	\$15.00	\$38.86
250	01647014	\$23.86	\$15.00	\$38.86
251	01647015	\$23.86	\$15.00	\$38.86
252	01647016	\$23.86	\$15.00	\$38.86
253	01647017	\$23.86	\$15.00	\$38.86
254	01647018	\$23.86	\$15.00	\$38.86
255	01647019	\$23.86	\$15.00	\$38.86
256	01647020	\$23.86	\$15.00	\$38.86
257	01647021	\$23.86	\$15.00	\$38.86
258	01647022	\$23.86	\$15.00	\$38.86
259	01647023	\$23.86	\$15.00	\$38.86
260	01647024	\$23.86	\$15.00	\$38.86
261	01647025	\$23.86	\$15.00	\$38.86
262	01647026	\$23.86	\$15.00	\$38.86
263	01647027	\$0.00	\$0.00	\$0.00
264	01647028	\$23.86	\$15.00	\$38.86
265	01647029	\$23.86	\$15.00	\$38.86
266	01647030	\$23.86	\$15.00	\$38.86
267	01647031	\$23.86	\$15.00	\$38.86
268	01647032	\$23.86	\$15.00	\$38.86
269	01647033	\$23.86	\$15.00	\$38.86
270	01647034	\$23.86	\$15.00	\$38.86
271	01647035	\$23.86	\$15.00	\$38.86
272	01647036	\$23.86	\$15.00	\$38.86
273	01647037	\$23.86	\$15.00	\$38.86
274	01647038	\$23.86	\$15.00	\$38.86
275	01647039	\$23.86	\$15.00	\$38.86
276	01647040	\$23.86	\$15.00	\$38.86
277	01647041	\$23.86	\$15.00	\$38.86
278	01647042	\$23.86	\$15.00	\$38.86
279	01647043	\$23.86	\$15.00	\$38.86
280	01647044	\$23.86	\$15.00	\$38.86
281	01647045	\$23.86	\$15.00	\$38.86
282	01647046	\$23.86	\$15.00	\$38.86
283	01647047	\$23.86		\$23.86
284	01647049	\$23.86		\$23.86
285	01647050	\$23.86		\$23.86
286	01648030	\$23.86		\$23.86