

Please silence electronic devices while the meeting is in progress.

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

AGENDA

FOR THE SPECIAL MEETING

JULY 29, 2025

4:00 PM

21415 REEVES STREET

This meeting is held in accordance with the Brown Act. Individuals may address the Board on any matter listed on this Agenda. Members of the audience desiring to address the Board must approach the podium and request recognition from the Board President. Presentation by the audience is limited to three minutes per Agenda item.

Any person with a qualifying disability under the Americans with Disabilities Act of 1990 may request that the District (1) make agendas available in appropriate alternative formats, and (2) provide a disability-related modification or accommodation, including auxiliary aids or services, to participate in any public meeting of the Board of Directors. A request for modification or accommodation shall be made in person, or by telephone, facsimile or written correspondence to the General Manager at the District's office at least ten days before the public meeting for which the modification or accommodation is requested. The District will attempt to accommodate people who make requests less than seven days before the public meeting.

Staff reports and other disclosable public records related to Open Session agenda items will be made available when complete if not otherwise accompanied with this agenda at the Golden Hills Community Services District office located at 21415 Reeves Street, Tehachapi, CA during business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

MISSION STATEMENT

To be interactive and responsive to the Golden Hills community and provide those services within our authority.

1. ROLL CALL:

Directors present:

Directors absent:

Others present:

2. FLAG SALUTE:

Board and audience recite the Pledge of Allegiance to the American Flag.

3. PUBLIC COMMENTS:

This portion of the meeting is set aside for members of the public to address any matter not on this agenda, and over which the Board has jurisdiction. Individuals desiring to address the Board must state their name before giving their presentation.

The Brown Act prohibits the Board from discussing items raised during the Public Comments section that have not been placed on the Agenda. Board members may, however, respond briefly to statements made or questions posed. They may ask a question for clarification, make a referral to staff for factual information, or request staff to report back to the Board at a later meeting. Also, the Board may take action to direct the staff to place a matter of business on a future agenda.

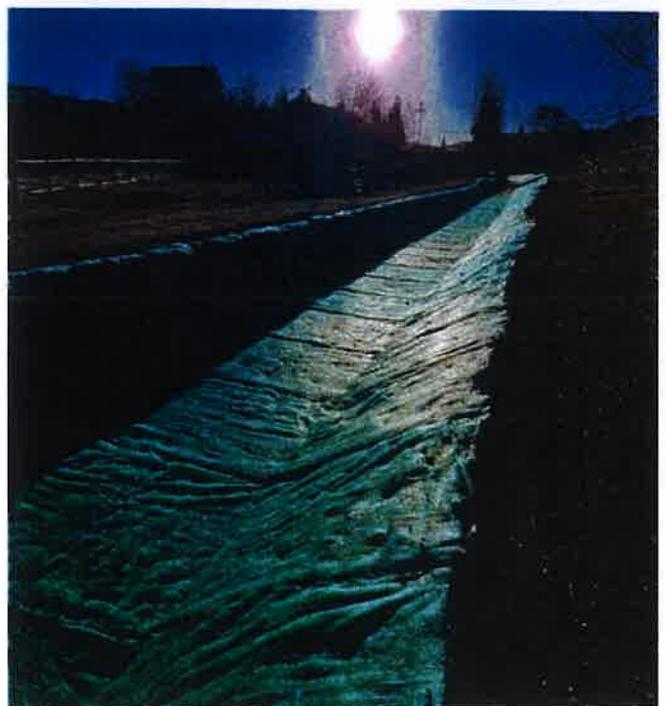
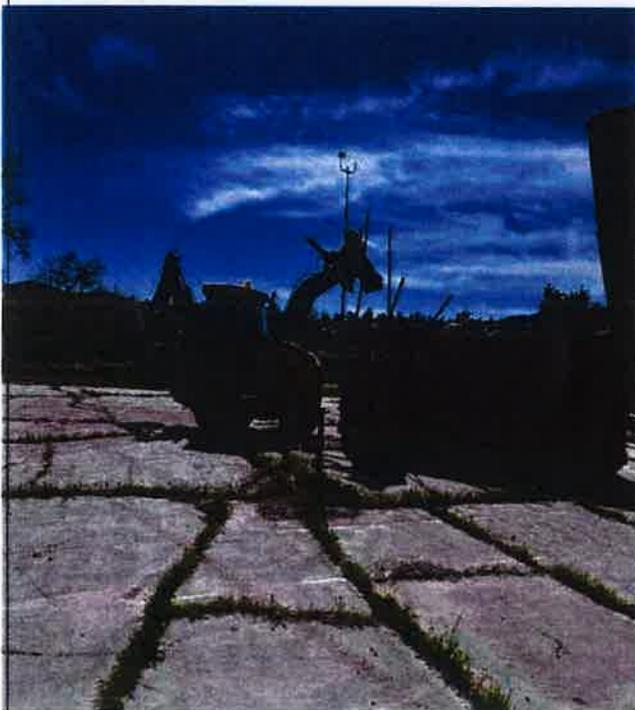
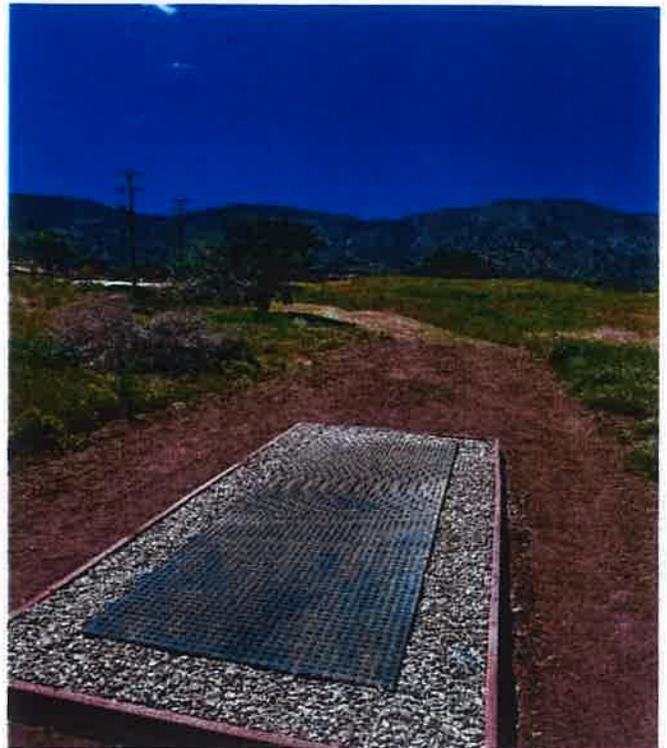
4. DISCUSS AND DEFINE DISTRICT FINANCIAL PRACTICES AND FISCAL OBJECTIVES:

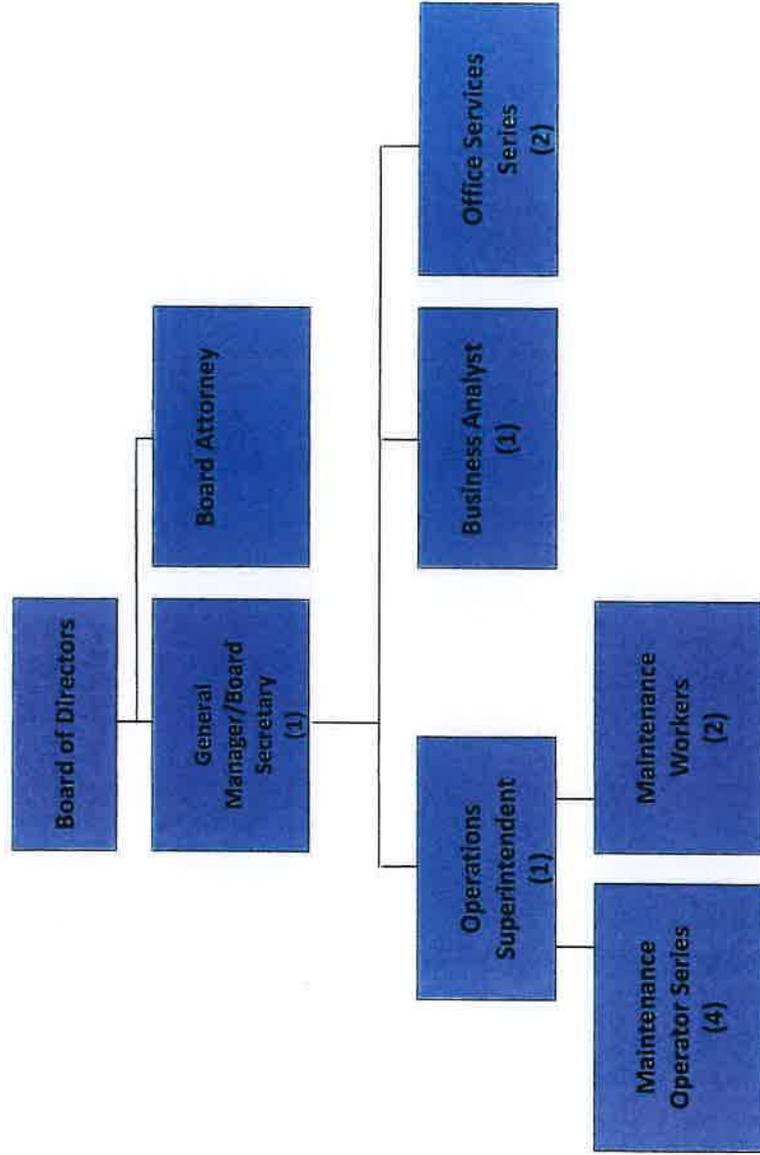
The Board to review current fiscal year budget, identify current and future revenue streams, review Nature Park Master Plan budget and revise accordingly.

5. ADJOURN MEETING:

Motion Director _____, seconded _____

FY 2025-2026 FINAL BUDGET







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June 19, 2025

**Members, Board of Directors
Golden Hills Community Services District
21415 Reeves Street
Tehachapi, CA 93581**

FISCAL YEAR 2025-26 FINAL BUDGET

The attached documents constitute the Fiscal Year 2025-26 Final Budget, a balanced spending plan in furtherance of the Golden Hills Community Services District's (District) goals and objectives. Staff has worked closely with the Finance Committee during this budget development process.

FISCAL YEAR 2024-25 ACCOMPLISHMENTS:

- Continued revision of the District Handbook to ensure compliance with Board-adopted policies or State/federal changes including changes to the On-Call position .
- Receipt of another clean annual audit.
- Completed Phase 3 of the L1 Drainage Easement Repair project which encompassed a nearly 4-year Capital Improvement Project that rehabilitated 3,500 feet of stormwater drainage.
- Implementation of SB 1383, California's Short-Lived Climate Pollutant Reduction Law was accomplished in April of 2024.
- Continued collaboration with other Municipal and Industrial (M&I) water users in the Tehachapi Basin to ensure adequate State Water Project water ("surface water") is allocated to M&I users.
- Increased inter-agency collaboration on a multitude of events and issues.
- Hosted two community yard sale events, the annual Ghoulden Hills Halloween trick-or-treat, (largest attendance yet held at Meadowbrook park) and collaborated with TVRPD to host various activities throughout the year.
- Partnered with Optimized Investment Partners (OIP) to enhance the District's investment policies and practices greatly increasing the interest revenue received from investments.
- Continued the process of liquidating Surplus Land located in Golden Hills.

- Began the CEQA/Administration process outlined in the Nature Park Master Plan which will create the blueprint the District will utilize to revolutionize the active offerings within the park.
- Completed the pipeline installation project from the Poor well to Tom Sawyer lake providing a permanent water supply to the lake.
- Continued management of the delinquency rates associated with Maintenance Districts 1 and 2 (Tracts 3365 and 3366).
- Replaced a full-time position with a part-time position as well as divided job duties of the retiring Administrative Assistant among current staff which increased efficiency and decreased labor costs.
- Identified and initiated construction of the F Well Ground Mount Solar Project.
- Continued the ongoing 18-month collaboration with Provost & Pritchard to complete the P-2 well Project which will decrease the District's demand on supplemental SWP water by extracting water from the Salvage Area.
- Enhanced Nature Park cleanup activities by removing dead/dying trees, shrubs and debris increasing park aesthetics while decreasing fire hazard risk.
- Witnessed another Water Operator graduate from the CRWA Apprenticeship Program
- Creation the "Golden Hills Gazette" bi-monthly newsletter at zero cost to the District.
- In addition to routine operational tasks, staff replaced 58 lateral service lines, responded to 664 water-related service requests, responded to 2,505 underground service alerts, and installed 14 new water meters.

Building momentum is a difficult endeavor, requiring work, effort and consistency. The GHCSO staff, with the Board of Director's mentorship and oversight, has created incredible momentum over the past couple years and look forward to continuing this effort with multiple CIP projects designed to create even greater efficiency, harden critical assets and infrastructure, and lift the District up to the next echelon of public service.

Completing the L-1 drainage project was a monumental accomplishment as it had been kicked down the road for decades. Partnering with OIP to optimize financial investments will increase revenues without increasing water bills. Securing a low-cost solution to maintaining the water levels at Tom Sawyer lake will increase water supplies for firefighting operations as well as mitigate aesthetics and smell complaints. Water infrastructure projects such as well and tank rehabilitations, service line replacements and hydropneumatics tanks are on a set schedule and continue to be completed on a routine annual basis.

With water system maintenance well in hand, District staff is prepared to dive into the Nature Park Master Plan improvements and have included budget line items to facilitate the development of activities geared toward parks and recreation offerings.

This fiscal year's budget continues to address aging infrastructure, the addition of new assets, and improved accessibility and active enjoyment of the Golden Hills Nature Park.

BUDGET OVERVIEW

REVENUE PROJECTIONS

Revenue projections have increased by approximately \$435,720 or (10%) compared to the Fiscal Year 2024-25 Adopted Budget, mainly due to the increase in water sales.

MAJOR CATEGORIES OF REVENUE

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes and Assessments	611,550	651,550	539,050
Permits and Fees	114,000	120,500	118,000
Rent and Leases	141,000	159,092	143,500
Charges for Services	3,323,642	3,555,322	3,618,782
Interest Income and Other Revenues	90,400	236,268	194,980
Total Revenues	4,280,592	4,722,731	4,614,312

SUMMARY BY FUND

	General Fund	Water	Debt Service Fund	
			Maint. District 1	Maint. District 2
Revenues				
Property Taxes and Assessments	393,900	1,500	136,950	6,700
Permits and Fees	77,000	41,000	-	-
Rent and Leases	32,500	111,000	-	-
Charges for Services	-	3,618,782	-	-
Interest Income and Other Revenues	16,600	160,200	9,880	8,300
Total Revenues	520,000	3,932,482	146,830	15,000

EXPENSE PROJECTIONS

Expense projections have increased because Maintenance & Supplies has decreased \$276,835 or 9% compared to the Fiscal Year 2024-25 Adopted Budget. This decrease in costs associated with the drainage easements projects budgeted in the 2024-25 fiscal year.

MAJOR CATEGORIES OF EXPENSE

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Expenses			
Salaries & Benefits	1,490,000	1,457,500	1,569,600
General & Administrative	276,800	288,300	298,140
System Operations	394,350	322,750	320,100
Maintenance & Supplies	502,800	508,500	160,650
Utilities	263,600	263,600	276,350
Insurance	48,000	48,000	58,000
Outside Services	169,125	204,310	185,000
Total Operating Expenses	3,144,675	3,092,960	2,867,840
Debt Service	368,207	368,207	462,036
Capital Outlay	735,299	893,735	699,536
Total Capital Expenditures	1,103,506	1,261,942	1,161,572
Expenses before Depreciation	4,248,181	4,354,902	4,029,412
Revenues Over Expense before Depreciation	32,411	367,829	584,901
Capital Outlay Paid with Reserves	300,000	514,000	1,475,000
Depreciation	503,500	501,576	608,137
Total Expenses	5,051,681	5,370,478	6,112,549
Excess (Deficit) of Revenue over Expenses	(771,089)	(647,747)	(1,498,236)

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SUMMARY BY FUND

	General Fund	Water	Debt Service Fund	
			Maint. District 1	Maint. District 2
Expenses				
Salaries & Benefits	84,696	1,484,904	-	-
General & Administrative	28,134	264,506	3,500	2,000
System Operations	1,200	318,900	-	-
Maintenance & Supplies	57,600	103,050	-	-
Utilities	10,910	265,440	-	-
Insurance	5,800	52,200	-	-
Outside Services	34,750	134,550	7,900	7,800
Total Operating Expenses	223,090	2,623,550	11,400	9,800
Debt Service	-	138,569	118,467	205,000
Capital Outlay	170,000	529,536	-	-
Total Capital Expenditures	170,000	668,105	118,467	205,000
Expenses before Depreciation	393,090	3,291,655	129,867	214,800
Revenues Over Expense before Depreciation	126,910	640,828	16,963	(199,800)
Capital Outlay Paid with Reserves	-	1,475,000	-	-
Depreciation	41,753	566,384	-	-
Total Expenses	434,843	5,333,039	129,867	214,800
Excess (Deficit) of Revenue over Expenses	85,157	(1,400,556)	16,963	(199,800)

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CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan continues the investment in the District’s future and infrastructure and allows for medium range planning of expenditures and phasing of projects. The plan is revised annually and included with the annual budget documents. The table and narrative below indicate the projects recommended for funding in Fiscal Year 2025-26:

Summary of Five-Year Capital Improvement Program for GHCS D						
Category	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	5-Year Total
Primary Capital Outlays						
Tank Rehabilitation Program	327,036	343,388	360,557	157,917	165,813	1,030,980
Well Rehabilitation Program (D Well)	63,000	150,000	75,000	80,000	85,000	453,000
Hydropneumatic Rehabilitation Program	12,000					12,000
Solar Project	1,100,000					1,100,000
Scada Renovation				150,000		
Wells Well (S3)	375,000	375,000			500,000	750,000
Total Primary Capital Outlays	1,877,036	868,388	435,557	387,917	750,813	3,345,980
Secondary Capital Outlays						-
Growth of Nature Park	150,000	250,000	350,000	350,000	350,000	1,450,000
Vehicle Replacement	70,000			75,000	75,000	70,000
Santa Lucia Fence		75,000				75,000
Sunnybrook Fence			15,000			15,000
Dump Truck		100,000				100,000
PTO Truck Upgrade	20,000					
Purchase Property	20,000	20,000	20,000	20,000	20,000	100,000
Unidentified	35,000	50,000	50,000	50,000	50,000	235,000
Total Secondary Capital Outlays	295,000	495,000	435,000	495,000	495,000	2,045,000
Total Capital Outlay	2,172,036	1,363,388	870,557	882,917	1,245,813	5,390,980
Sources of Funds						
Existing Capacity Fees	375,000	375,000			500,000	750,000
Grants						-
Loans						-
Operations/Reserves	1,797,036	988,388	870,557	882,917	745,813	4,640,980
Total Funding Sources	2,172,036	1,363,388	870,557	882,917	1,245,813	5,390,980

RESERVE POLICY

The Reserve Policy is also reviewed every year and included with these final budget documents. The Reserve Policy is attached for review.

OTHER BUDGET HIGHLIGHTS/CHALLENGES

CURRENT BANKED WATER SUPPLY

The GHCS D continuously focuses on the management of our Banked Water Reserve Account (BWRA) and maintains a thorough understanding of projected population growth over the coming years and decades. We are constantly looking to acquire water rights when they become available for purchase and continue to look for opportunities to decrease our dependence on State Water Project (SWP) water.

YEAR-END TRANSFERS

100% of standby revenues are transferred to District Facilities funds, to potentially pay off the Building Loan in FY 2025-26.

CONCLUSION

The evolution of the District's finance and accounting practices has improved exponentially over the last 8 years. GHCS D residents can rely upon adopted budgets with full confidence that current and future projects are quickly identified, appropriately scheduled, adequately funded and completed efficiently as needed. We are coming to the end of a very busy CIP cycle with the majority of infrastructure projects having been completed, but the next cycle is just around the corner. Water main assessment, water meter body replacement, and new well construction are just a few of the issues the District is already planning for in future budgets.

Respectfully submitted,

Christopher Carlson
General Manager

Attachments: FY 2025-26 Organizational Chart
FY 2025-26 Proposed Budget
GHCS D Reserve Policy

2025-2026 Final Budget to Board Summary

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes and Assessments	611,550	651,550	539,050
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Salaries & Benefits	1,490,000	1,457,500	1,569,600
General & Administrative	276,800	288,300	298,140
System Operations	394,350	322,750	320,100
Maintenance & Supplies	502,800	508,500	160,650
Utilities	263,600	263,600	276,350
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Total Operating Expenses	3,144,675	3,092,960	2,867,840
Debt Service	368,207	368,207	462,036
Capital Outlay	735,299	893,735	699,536
Total Capital Expenditures	1,103,506	1,261,942	1,161,572
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Capital Outlay Paid with Reserves	300,000	514,000	1,475,000
Depreciation	503,500	501,576	608,137
Total Expenses	5,051,681	5,370,478	6,112,549
Excess (Deficit) of Revenue over Expenses	(771,089)	(647,747)	(1,498,236)

2025-2026 Final Budget to Board Summary

	General Fund	Water	Debt Service Fund	
			Maint. District 1	Maint. District 2
Revenues				
Property Taxes and Assessments	393,900	1,500	136,950	6,700
Permits and Fees	77,000	41,000	-	-
Rent and Leases	32,500	111,000	-	-
Charges for Services	-	3,618,782	-	-
Interest Income and Other Revenues	16,600	160,200	9,880	8,300
Total Revenues	520,000	3,932,482	146,830	15,000
Expenses				
Salaries & Benefits	84,696	1,484,904	-	-
General & Administrative	28,134	264,506	3,500	2,000
System Operations	1,200	318,900	-	-
Maintenance & Supplies	57,600	103,050	-	-
Utilities	10,910	265,440	-	-
Insurance	5,800	52,200	-	-
Outside Services	34,750	134,550	7,900	7,800
Total Operating Expenses	223,090	2,623,550	11,400	9,800
Debt Service	-	138,569	118,467	205,000
Capital Outlay	170,000	529,536	-	-
Total Capital Expenditures	170,000	668,105	118,467	205,000
Expenses before Depreciation	393,090	3,291,655	129,867	214,800
Revenues Over Expense before Depreciation	126,910	640,828	16,963	(199,800)
Capital Outlay Paid with Reserves	-	1,475,000	-	-
Depreciation	41,753	566,384	-	-
Total Expenses	434,843	5,333,039	129,867	214,800
Excess (Deficit) of Revenue over Expenses	85,157	(1,400,556)	16,963	(199,800)

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes	2,000	2,000	1,500
Revenues From Fees	42,000	42,000	41,000
Revenues From Rents or Leases	108,000	108,000	111,000
Water Sales/Revenues	3,323,642	3,555,322	3,618,782
Interest Income and Other Revenues	69,700	187,010	160,200
Total Revenues	3,545,342	3,894,332	3,932,482
Expenses			
Salaries & Benefits	1,403,348	1,377,550	1,484,904
General & Administrative	250,600	263,200	264,506
System Operations	393,150	321,950	318,900
Maintenance & Supplies	100,400	98,600	103,050
Utilities	253,200	253,200	265,440
Insurance	43,200	43,200	52,200
Outside Services	121,155	170,066	134,550
Total Operating Expenses	2,565,053	2,527,766	2,623,550
Debt Service	136,888	136,888	138,569
Capital Outlay	585,299	756,535	529,536
Total Capital Expenditures	722,187	893,423	668,105
Expenses before Depreciation	3,287,240	3,421,189	3,291,655
Revenue over Expenses before Depreciation	258,102	473,143	640,828
Capital Outlay Paid with Reserves	300,000	514,000	1,475,000
Depreciation	478,000	445,374	566,384
Total Expenses	4,065,240	4,380,562	5,333,039
Excess(Deficit) of Revenue over Expenses	(519,898)	(486,230)	(1,400,556)

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes			
Penalties/Cost Delinquent Tax	2,000	2,000	1,500
Total Property Taxes and Fees	2,000	2,000	1,500
Revenues From Fees			
Water Standby Fee	40,000	40,000	39,000
Prior Year Standby	2,000	2,000	2,000
Total Fees	42,000	42,000	41,000
Revenues From Rents and Leases			
GHCS D Facilities Rents	108,000	108,000	111,000
Total Rents and Leases	108,000	108,000	111,000
Water Sales/Revenues			
Residential Water Sales	2,143,538	2,232,465	2,346,119
Commercial Water Sales	590,096	640,963	619,403
Water Banking Reimbursement Fee	73,405	80,000	84,000
Water Sustainability Fee	122,342	163,930	163,000
Water Penalties	75,000	93,000	81,000
District Facilities Repymt (1.00)	70,000	70,000	72,000
Water Operations Reserve (3.50)	122,000	122,000	126,000
Water Meter Sizing	3,000	3,000	3,000
Water Sign Up	11,500	11,500	11,500
Water Connection Fees	15,000	15,000	15,000
Capacity Fees	95,760	121,464	95,760
Water Liens & Release Fees	2,000	2,000	2,000
Total Water Sales/Revenues	3,323,642	3,555,322	3,618,782
Interest Income and other Revenues			
Interest from County	69,000	59,000	7,500
Interest from CAMP	-	36,000	42,000
Interest from US Bank	-	88,000	110,000
Interest from Investments	100	100	100
Grant Revenue PSPS	-	-	-
CAL-OES Power Resiliency Grant	-	-	-
NSF Penalties	500	500	500
Misc Revenue - Over the Counter	100	100	100
Other Revenue	-	-	-
Sale of Assets	-	3,310	-
Total Interest Income and other Revenues	69,700	187,010	160,200
Total Revenues	3,545,342	3,894,332	3,932,482

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Expenses			
Salaries & Benefits			
Salaries	831,900	770,800	794,300
Overtime	36,000	12,000	12,000
Special Duty Pay	9,800	113,000	146,000
Elected Officials Salaries	18,988	10,810	17,484
Cal - PERS Retirement	138,180	127,840	142,880
Group Medical Insurance	258,500	230,300	268,840
Unemployment Insurance	4,700	4,700	4,700
Worker's Compensation	39,480	39,480	26,320
Employer Payroll Tax Expense	65,800	68,620	72,380
Total Salaries & Benefits	1,403,348	1,377,550	1,484,904
General & Administrative			
Office Expense	33,300	23,400	33,300
Communications	28,050	46,550	35,806
Postage & Shipping	27,000	27,000	28,200
General Meeting Expense	3,150	3,150	3,150
Board Meeting Expense	1,800	1,800	1,800
Staff CE & Compliance Training	20,000	20,000	26,150
Employee Tuition Reimbursement	500	500	500
Board CE & Compliance Training	9,000	9,000	9,000
Professional Dues/Memberships	34,700	34,700	37,000
Consumer Confidence Report	4,000	4,000	4,000
Legal Notices	1,000	1,000	1,000
Vehicle Expense Reimbursement	500	500	500
Software Maintenance Expenses	32,000	36,000	32,000
Register Subscription Services	32,000	32,000	32,000
Outside Billing Services	9,600	9,600	9,600
Taxes & Licenses (Non-Auto)	2,500	2,500	2,500
Election Expense	4,000	4,000	500
Bank Charges	1,500	1,500	1,500
Credit Card Fees	5,000	5,000	5,000
Bad Debt Write-off	1,000	1,000	1,000
Total General & Administrative	250,600	263,200	264,506
System Operations			
Water System Maintenance	145,000	100,000	120,000
SCADA System Maintenance	12,000	25,000	18,000
Tools & Equipment	10,800	7,200	10,800
Safety Equipment	2,500	2,500	2,500
Chemicals	20,000	20,000	22,000
Water Testing	18,000	20,000	13,500
Equipment Rental	2,000	8,000	2,000
State Health Agency Fees	26,500	26,500	30,000
Raw Water Recharge	100	100	100
Non-Adjudicated Water Costs	43,600	-	43,600
TCCWD Spreading Loss Costs	150	150	150
Water Rights Lease	112,500	112,500	56,250
Total System Operations	393,150	321,950	318,900

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Expenses (Cont'd)			
Maintenance & Supplies			
Janitorial Services	17,600	17,600	16,200
Uniform Expense	9,900	9,900	11,700
Equipment Repair & Maintenance	9,000	13,500	11,250
Vehicle Repair & Maintenance	13,500	7,200	13,500
Structure Repair & Maintenance	18,000	23,400	18,000
Equipment & Vehicle Fuel & Oil	32,400	27,000	32,400
Total Maintenance & Supplies	100,400	98,600	103,050
Utilities			
Electricity	244,800	244,800	257,040
Natural Gas	4,800	4,800	4,800
Propane	3,600	3,600	3,600
Total Utilities	253,200	253,200	265,440
Insurance			
General Insurance	43,200	43,200	52,200
Total Insurance	43,200	43,200	52,200
Outside Services			
Legal Services	51,794	80,705	51,794
Accounting & Audit Services	24,300	24,300	25,200
Engineering Services	10,000	19,000	12,000
Security Services	1,000	1,000	1,000
Inspections	1,000	1,000	1,000
Other Professional Services	30,136	41,136	42,556
County Administration Charges	2,925	2,925	1,000
Total Outside Services	121,155	170,066	134,550
Total Operating Expenses	2,565,053	2,527,766	2,623,550
Debt Service			
Interest Expense	50,888	50,888	47,569
Building Loan	86,000	86,000	91,000
Total Debt Service	136,888	136,888	138,569
Capital Outlay			
Capital Improvements			
Tank Asset Rehabilitation Program			327,036
Well Rehabilitation Program			63,000
Hydropneumatic Rehab Program			12,000
Vehicle Replacement (Utility Work Truck)			70,000
PTO Truck Upgrade/Air Compressor			20,000
Unidentified			35,000
Capital Outlay FY 24-25	585,299	756,535	
Total Capital Improvements	585,299	756,535	527,036
Purchase Water TCCWD	-	-	2,500
Total Capital Outlay	585,299	756,535	529,536
Total Expenses before Depreciation	3,287,240	3,421,189	3,291,655
Revenue over Expenses before Depreciation	258,102	473,143	640,828
Depreciation & Capital Outlay Paid with Reserves			
New Well/Wells Well	300,000	514,000	375,000
Solar Panel Project	-	-	1,100,000
Depreciation Expense	478,000	445,374	566,384
Total Depreciation Expense	478,000	959,374	2,041,384
Total Expenses	4,065,240	4,380,562	5,333,039
Excess(Deficit) of Revenue over Expenses	(519,898)	(486,230)	(1,400,556)

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes	353,900	388,900	393,900
Revenues From Fees	72,000	78,500	77,000
Revenues From Rents or Leases	33,000	51,092	32,500
Interest Income and Other Revenues	10,200	34,258	16,600
Total Revenues	469,100	552,750	520,000
Expenses			
Salaries & Benefits	86,652	79,950	84,696
General & Administrative	20,700	19,600	28,134
System Operations	1,200	800	1,200
Maintenance & Supplies	402,400	409,900	57,600
Utilities	10,400	10,400	10,910
Insurance	4,800	4,800	5,800
Outside Services	33,270	19,544	34,750
Total Operating Expenses	559,422	544,994	223,090
Capital Outlay	150,000	137,200	170,000
Total Capital Expenditures	150,000	137,200	170,000
Expenses before Depreciation	709,422	682,194	393,090
Revenue over Expenses before Depreciation	(240,322)	(129,444)	126,910
Depreciation	25,500	56,202	41,753
Total Expenses	734,922	738,396	434,843
Excess(Deficit) of Revenue over Expenses	(265,822)	(185,647)	85,157

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes			
Current Secured & Unsecured	345,000	380,000	385,000
Current Supplemental	6,800	6,800	6,800
Prior Secured		-	
Penalties/Cost Delinquent Tax	100	100	100
Homeowners Tax Relief	2,000	2,000	2,000
Total Property Taxes	353,900	388,900	393,900
Revenues From Fees			
On-site Waste Water Permits & Fees	2,000	3,500	2,000
Franchise Fees	70,000	75,000	75,000
Total Revenues From Fees	72,000	78,500	77,000
Revenues From Rents & Leases			
Cell Tower Leases	23,000	29,000	30,000
Land Lease	10,000	1,092	2,500
GHCS D Facilities Rents	-	21,000	-
Total Rent & Leases	33,000	51,092	32,500
Interest Income and Other Revenues			
Interest from County	10,000	10,000	2,000
Interest From CAMP	-	5,000	14,400
Interest from Investments	100	100	100
Donations	100	100	100
Sale of Assets	-	19,058	-
Total Interest Income and Other Revenues	10,200	34,258	16,600
Total Revenues	469,100	552,750	520,000

**2025-2026 Final Budget to Board
Summary**

	24-25	24-25	25-26
	Adopted Budget	Estimated Actuals	Proposed Budget
Expenses			
<u>Land Maintenance</u>			
Salaries & Benefits	86,652	79,950	84,696
General & Administrative	20,700	19,600	28,134
System Operations	1,200	800	1,200
Maintenance & Supplies	402,400	409,900	57,600
Utilities	10,400	10,400	10,910
Insurance	4,800	4,800	5,800
Outside Services	33,270	19,544	34,750
Capital Outlay	150,000	137,200	170,000
Total Land Maintenance	709,422	682,194	393,090
Total Expenses before Depreciation	709,422	682,194	393,090
Revenue over Expenses before Depreciation	(240,322)	(129,444)	126,910
Depreciation	25,500	56,202	41,753
Total Expenses	734,922	738,396	434,843
Excess(Deficit) of Revenue over Expenses	(265,822)	(185,647)	85,157

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes	136,950	141,950	136,950
Interest Income and Other Revenues	5,500	8,000	9,880
Total Revenues	142,450	149,950	146,830
Expenses			
General & Administrative	3,500	3,500	3,500
Outside Services	7,400	7,400	7,900
Total Operating Expenses	10,900	10,900	11,400
Debt Service	116,505	116,505	118,467
Total Capital Expenditures	116,505	116,505	118,467
Total Expenses	127,405	127,405	129,867
Excess(Deficit) of Revenue over Expenses	15,046	22,546	16,963

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes			
Current Supplemental	100	100	100
Penalties/Cost Delinquent Tax	750	750	750
Homeowners Tax Relief	100	100	100
MD #1 Road Bond Restricted Funds	120,000	123,000	120,000
Road Assessment - M/D #1	16,000	18,000	16,000
Total Property Taxes	136,950	141,950	136,950
Interest Income and Other Revenues			
Interest from County	2,500	2,500	1,000
Interest from CAMP	-	2,500	5,880
Interest from Investments	3,000	3,000	3,000
Total Interest Income and Other Revenues	5,500	8,000	9,880
Total Revenues	142,450	149,950	146,830
Expenses			
General & Administrative			
Bank Charges	3,500	3,500	3,500
Total General & Administrative	3,500	3,500	3,500
Outside Services			
Legal Services	-	-	-
Other Professional Services	7,150	7,150	7,650
Kern County Administration Charges	250	250	250
Total Outside Services	7,400	7,400	7,900
Debt Service			
Bond Interest Expense	51,505	51,505	48,467
Principal Payment	65,000	65,000	70,000
Total Debt Service	116,505	116,505	118,467
Total Expenses	127,405	127,405	129,867
Excess(Deficit) of Revenue over Expenses	15,046	22,546	16,963

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes	118,700	118,700	6,700
Interest Income and Other Revenues	5,000	7,000	8,300
Total Revenues	123,700	125,700	15,000
Expenses			
General & Administrative	2,000	2,000	2,000
Outside Services	7,300	7,300	7,800
Total Operating Expenditures	9,300	9,300	9,800
Debt Service	114,815	114,815	205,000
Total Capital Expenditures	114,815	114,815	205,000
Total Expenses	124,115	124,115	214,800
Excess(Deficit) of Revenue over Expenses	(415)	1,585	(199,800)

**2025-2026 Final Budget to Board
Summary**

	24-25 Adopted Budget	24-25 Estimated Actuals	25-26 Proposed Budget
Revenues			
Property Taxes			
Current Supplemental	100	100	100
Penalties/Cost Delinquent Tax	500	500	500
Homeowners Tax Relief	100	100	100
MD #2 Road Bond Restricted Funds	112,000	112,000	-
Road Assessment - M/D #2	6,000	6,000	6,000
Total Property Taxes	118,700	118,700	6,700
Interest Income and Other Revenues			
Interest from County	2,000	2,000	1,000
Interest from CAMP	-	2,000	4,300
Interest from Investments	3,000	3,000	3,000
Total Interest Income and Other Revenues	5,000	7,000	8,300
Total Revenues	123,700	125,700	15,000
Expenses			
General & Administrative			
Bank Charges	2,000	2,000	2,000
Total Bank Charges	2,000	2,000	2,000
Outside Services			
Legal Services	-	-	-
Other Professional Services	7,150	7,150	7,650
Kern County Administration Charges	150	150	150
Total Outside Services	7,300	7,300	7,800
Debt Service			
Bond Interest Expense	14,815	14,815	-
Principal Payment	100,000	100,000	205,000
Total Debt Service	114,815	114,815	205,000
Total Expenses	124,115	124,115	214,800
Excess(Deficit) of Revenue over Expenses	(415)	1,585	(199,800)

Summary of Five-Year Capital Improvement Program for GHCS D

Category	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	5-Year Total
Primary Capital Outlays						
Tank Rehabilitation Program	327,036	343,388	360,557	157,917	165,813	1,030,980
Well Rehabilitation Program (D Well)	63,000	150,000	75,000	80,000	85,000	453,000
Hydropneumatic Rehabilitation Program	12,000					12,000
Solar Project	1,100,000					1,100,000
Scada Renovation				150,000		
Wells Well (S3)	375,000	375,000			500,000	750,000
Total Primary Capital Outlays	1,877,036	868,388	435,557	387,917	750,813	3,345,980
Secondary Capital Outlays						
Growth of Nature Park	150,000	250,000	350,000	350,000	350,000	1,450,000
Vehicle Replacement	70,000			75,000	75,000	70,000
Santa Lucia Fence		75,000				75,000
Sunnybrook Fence			15,000			15,000
Dump Truck		100,000				100,000
PTO Truck Upgrade	20,000					
Purchase Property	20,000	20,000	20,000	20,000	20,000	100,000
Unidentified	35,000	50,000	50,000	50,000	50,000	235,000
Total Secondary Capital Outlays	295,000	495,000	435,000	495,000	495,000	2,045,000
Total Capital Outlay	2,172,036	1,363,388	870,557	882,917	1,245,813	5,390,980
Sources of Funds						
Existing Capacity Fees	375,000	375,000			500,000	750,000
Grants						-
Loans						-
Operations/Reserves	1,797,036	988,388	870,557	882,917	745,813	4,640,980
Total Funding Sources	2,172,036	1,363,388	870,557	882,917	1,245,813	5,390,980

	Balance of Reserves as of 05/31/2020	Balance of Reserves as of 05/31/2021	Balance of Reserves as of 05/31/2022	Balance of Reserves as of 05/31/2023	Balance of Reserves as of 05/31/2024	Balance of Reserves as of 05/31/2025	Kern County Account Number
Water O&M Reserve 15% of budgeted Water O&M Expenses FY 24-25 Level: \$547,226.25	400,230.65	522,777.40	547,226.25	547,226.25	547,226.25	547,226.25	50291
Water Capital Reserve 15% of book value of Fixed Assets FY 24-25 Level: 2,522,219.55	-	-	99,083.13	280,433.45	427,898.15	567,152.21	50291
Water Banking Reserve \$600,000	203,429.62	75,090.30	100,754.57	144,375.72	22,193.95	101,075.59	50273
Water Sustainability Reserve \$600,000	177,363.62 (1)	25,139.21	128,763.11	216,079.99 (2)	50,440.80	99,766.46	50291
Water Emergency Reserve \$2,000,000	-	-	-	-	-	-	50291
Unassigned/Contingency Reserve \$500,000	86.35	55,087.94	55,409.27	56,462.39	58,070.38	59,255.20	50281
			(1) Purchased 52 Base acre-feet of water rights				
			2) Purchased 38 Base acre-feet of water rights				
Totals							
50273	75,090.30	100,754.57	144,375.72	22,193.95	22,193.95	101,075.59	
50281	55,087.94	55,409.27	56,462.39	58,070.38	58,070.38	59,255.20	
50291	577,594.27	547,916.61	775,072.49	1,043,739.69	1,025,565.20	1,214,144.92	

Golden Hills Community Services District
Property Development Analysis

Moon Property: Northeast corner of Moon Drive and Meadows Road approx. 15.09 acres.
Assessor Parcel Numbers: 289-010-05 and 289-010-06.

Upon a meeting with Holley Nelson (Supervisor) at Kern County Planning Department it was determined that a Specific Plan Amendment and Zone Change will be required. Per the existing East Tehachapi Specific Plan, the property is currently designated 3.2 (Educational Facilities) and the required designation for residential development is 5.4 (Max. 4 units/net acre). The current zoning is E (10) RS (Estate-10 Acres Residential Suburban Combining) and zoning required for development is E (1/4) RS (Estate 1/4 Acre Residential Suburban Combining).

Your current lot layout will require two (2) subdivision tract maps, if you can combine lot lines and all lot line are touching each other than one residential tract map will be required. A tentative tract map will have to be submitted and approved by the County of Kern. Once approved final tract map preparation can begin, as well as satisfying conditions of approval.

Approximate Kern County Fees:

- Specific Plan Amendment and Zone Change \$5,870.00
- Tentative Tract Map Preliminary Review \$785.00
- Tentative Tract Map \$1,100.00 plus \$25.00 per lot
- Final Tract Map Checking \$680 plus \$150.00 per lot

Approximate Total: \$8,435, not including per lot fees.

Note: When a discretionary action is required in conjunction with the land division action or where a land division action receives a request for hearing, the project will establish a work order and will be processed on a time and materials basis. Additional funds will be required and billed monthly. Also, should any additional approvals be required in conjunction with the tentative tract map, additional fees will be required.

Golden Star Property: Southwest corner of Golden Star Boulevard and La Jara Drive approx. 26.71 acres.
Assessor Parcel Numbers: 467-160-02, 467-160-03 and 467-160-04.

Upon a meeting with Holley Nelson (Supervisor) at Kern County Planning Department it was determined that a Specific Plan Amendment and Zone Change will be required. Per the existing East Tehachapi Specific Plan, the property is currently designated 3.2 (Educational Facilities) and the required designation for residential development is 5.4 (Max. 4 units/net acre). The current zoning is R-1 (Low-Density Residential) and zoning required for development is E (1/4) RS (Estate 1/4 Acre Residential Suburban Combining).

Your current lot layout will require two (2) subdivision tract maps, if you can combine lot lines and all lot line are touching each other than one residential tract map will be required. A tentative tract map will have to be submitted and approved by the County of Kern. Once approved final tract map preparation can begin, as well as satisfying conditions of approval.

Approximate Kern County Fees:

Specific Plan Amendment and Zone Change \$5,870.00

Tentative Tract Map Preliminary Review \$785.00

Tentative Tract Map \$1,100.00 plus \$25.00 per lot

Final Tract Map Checking \$680 plus \$150.00 per lot

Approximate Total: \$8,435, not including per lot fees.

Note: When a discretionary action is required in conjunction with the land division action or where a land division action receives a request for hearing, the project will establish a work order and will be processed on a time and materials basis. Additional funds will be required and billed monthly. Also, should any additional approvals be required in conjunction with the tentative tract map, additional fees will be required.

Recommendations would be to get approval for full development of each property with the tentative tract map. Show phasing on the tentative tract map for its approval along with the tentative map. This allows Golden Hills Community Services District to have individual tract maps prepared as needed for each phase of the development. This allows the district to develop and sell the lots in phases, thus the profits from the first phase can help or fully finance the second phase and so forth for the remaining phases. The district could also establish covenants, conditions, and restrictions for each property to control the type of homes that are constructed.

Best Regards,

Robert Craig
Pinnacle Surveying and
Engineering Services
20412 Brian Way, Bldg. 2
Tehachapi, CA 93561
Ph.: (661) 822-7273
Cell: (661) 342-8371

Parcel Map Number: _____
Applicant: _____
Agent: _____

Date: _____

**KERN COUNTY PLANNING AND
NATURAL RESOURCES DEPARTMENT
INITIAL SUBMITTAL CHECK SHEET FOR
PARCEL MAP**

All the following items have been included in the attached Parcel Map submittal:

(NOTE: All items listed must be provided for the project to be accepted for preliminary review)

- Completed Land Division Application
 - Application has been signed by the agent (original signature)
 - Application has been signed by all owners listed in the title report (original signature(s))
 - All requested information has been provided.
 - Application includes Planning Department issued Parcel Map number. **Please contact the Kern County Planning and Natural Resources Department/Word Processing Unit to obtain a number prior to submittal.**
- Three (3) full-size copies (18-inch by 26-inch) of the proposed map prepared by a licensed land surveyor or qualified registered civil engineer
- Signed and completed Hazardous Waste Verification Statement (original signature)
- One (1) copy of a preliminary title report no more than 90 days old
- Preliminary Review Fee in the amount of \$1,800.00. Check has been made payable to the "County of Kern"

The following items have also been included to complete the project submittal:

- Completed applications for any necessary Limited Design or Development Variations, if applicable. **Fees for the variation will be calculated as part of the processing fees requested by Staff.**
- Associated zoning applications (general plan amendment, zone change, zone variance, etc.), if applicable. **Please submit applicable preliminary review fee with the application.**
- Other: _____

PRELIMINARY REVIEW CHECKLIST FOR PARCEL MAP (PM)

This checklist has been prepared to assist Land Surveyors and Registered Civil Engineers in preparing documents and maps for preliminary review submittal. This checklist contains information contained in the Land Division Ordinance and Development Standards, which are utilized by Staff during the preliminary review process.

(SMA – Subdivision Map Act; LDO – Land Division Ordinance; DS – Development Standards)

APPLICATION FORM (LDO 18.25.030)

- _____ contains the subdivider's (engineer's client) name, actual address, actual phone # (if subdivider is a corporation then list officers/owners)
- _____ contains the engineer/surveyor's name, address, phone #, contact person
- _____ contains the current property owner's name, address, phone #
- _____ contains the current Assessor's parcel number(s)
- _____ contains current legal description of existing parcel
- _____ contains original signature of agent
- _____ contains original signature of current property owner or letter of authorization
- _____ form is typewritten or handwriting is legible
- _____ application form is latest version of official legal size form or 8 1/2 x 11 internet form (no fax copies)

CONSISTENCY WITH GENERAL PLAN AND OTHER REQUIREMENTS

- _____ proposed lot sizes are consistent with the General Plan (LDO 18.55.050.G.1) **(FOR GENERAL PLAN DESIGNATIONS WITH A 2.4 CONSTRAINT CODE, SEE SECTION 19.88 (HILLSIDE DEVELOPMENT) OF THE ZONING ORDINANCE)**
- _____ proposed lot sizes are consistent with the applicable Specific Plan (LDO 18.55.050.G.1) **(FOR SPECIFIC PLAN DESIGNATIONS WITH A 2.4 CONSTRAINT CODE, SEE SECTION 19.88 (HILLSIDE DEVELOPMENT) OF THE ZONING ORDINANCE)**
 - _____ all submittal requirements of specific plan have been met
 - _____ parcel map design reflects any unique requirements of the Specific Plan
- _____ existing site zoning is consistent with the General/Specific Plan
- _____ proposed lot sizes meet zoning minimum lot size requirements (LDO 18.55.050.G.2)
 - _____ concurrent zone change application submitted
 - _____ zone change application reviewed for completeness
 - _____ zone change to FPS/FPP included, if applicable
 - _____ zone variance/modification application submitted because of reduction in gross/net area
- _____ land is under Ag Preserve Contract
 - _____ Prime farm land = 20-acre minimum lot size per zoning (10-acre min. per 66474.4)
 - _____ Non-prime farm land = 40-acre min. lot size (per 66474.4)
 - _____ Non-prime farm land, designated 8.2, 8.3, 8.5 = 80-acre min. lot size per General Plan

NOTE: Homesite parcels (Kern County GP) – parcels proposed to be created as a homesite parcel must be encumbered by an existing Williamson Act Land Use Contract/Farmland Security Zone Contract. Sites not encumbered by a Williamson Act Land Use Contract/Farmland Security Zone Contract will need to be processed as a substandard parcel.

Section 18.25.060.F of the Land Division Ordinance and Section 66474.4 of the Subdivision Map Act contains the following requirements for division of land subject to a contract entered into pursuant to the California Land Conservation Act of 1985 (Chapter 7 (commencing with Section 51200) of Division 1 of Title 5) where the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use. Land shall be presumed to be in parcels too small to sustain their agricultural use if the land is less than twenty (20) acres in size in the case of prime agricultural land, or less than forty (40) acres in size in the case of land which is not prime agricultural land. Agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is at least twenty (20) acres in size in the case of prime agricultural land, or at least forty (40) acres in size in the case of land which is not prime agricultural land.

1. The Planning and Natural Resources Director may approve a tentative parcel map with parcels smaller than those specified in this subsection if he/she makes either of the following findings:
 - a. The parcels can nevertheless sustain an agricultural use permitted under the contract or are subject to a written agreement for joint management pursuant to Section 51230.1 of the California Government Code, provided that the parcels which are jointly managed total at least twenty (20) acres in size in the case of prime agricultural land or forty (40) acres in size in the case of land which is not prime agricultural land; or
 - b. One of the parcels contains a residence and is subject to Section 428 of the California Revenue and Taxation Code; the residence has existed on the property for at least five (5) years; the landowner has owned the parcels for at least ten (10) years; and the remaining parcels shown on the map are at least twenty (20) acres in size if the land is prime agricultural land, or at least forty (40) acres in size if the land is not prime agricultural land.
2. No other homesite parcels as described in Section 18.25.060.F.1.b may be created on any remaining parcels under contract for at least ten (10) years following the creation of a homesite parcel pursuant to this subsection.
3. This subsection shall not apply to land which is subject to a contract when any of the following has occurred:
 - a. The Local Agency Formation Commission has approved the annexation of the land to a city, and the city will not succeed to the contract as provided in Sections 51243 and 51243.5 of the California Government Code.
 - b. Written notice of nonrenewal of the contract has been served prior to March 7, 1985, as provided in Section 51245 of the California Government Code.
 - c. Written notice of nonrenewal of the contract has been served on or after March 7, 1985, as provided in Section 51245 of the California Government Code, and, as a result of that notice, there are no more than three (3) years remaining in the term of the contract.

- d. The Board of Supervisors has granted tentative approval for cancellation of the contract as provided in Section 51282 of the California Government Code, and the cancellation penalty fees have been paid.

_____ map is consistent with requirements imposed by the Board of Supervisors on a previous action, such as GPA or zone change, (must read the previous resolution or ordinance to determine if any requirements were imposed)

_____ This subdivision can be done by parcel map because: (LDO 18.15.020)
_____ it is a residential project not creating 5 or more lots; or
_____ the site is less than five acres and all improvements required by a tract are constructed; or
_____ each proposed parcel contains 20 acres gross or more and the site has approved access to a maintained public street; or
_____ the site is zoned commercial or industrial and it has approved access to a maintained public street; and
_____ the underlying parcel or adjacent parcels have not been previously subdivided by the subdivider of this map (subdivider = person, firm, corporation, partnership, or association; including family members at less than "arms length" transaction)

_____ Is the proposed project consistent with the Airport Land Use Compatibility Plan

_____ the original parcel has been legally created

_____ Is a Zone Variance/Modification/Conditional Use Permit needed?

- _____ Setbacks?
- _____ Lot Size?
- _____ Density?
- _____ Land Use?

_____ If zoning approval is needed, has it been submitted on the correct form?

_____ Do all the parcels have access? Is it public or private? Does private access need a variation? (LDO 18.55.030.A.1.h(4)(a))

_____ If project is a "land project", submit a copy of map to the Public Works Department/Floodplain Management Section (SMA 66474.5).

TENTATIVE PARCEL MAP CONTENTS

_____ map prepared by engineer or surveyor (last RCE license #33965 (1/1/82)) (LDO 18.25.030.G)

_____ map, plats, descriptions, etc., prepared by engineer or surveyor shall include name and license number (PLS 8761)

_____ map size is 18 inches by 26 inches (LDO 18.25.030.G)

_____ map is drawn to sufficient scale (standard engineering scale) (LDO 18.25.030.G)

_____ map shows original parcel lines (LDO 18.25.030.G.1)

_____ contour lines are shown on the map and within 75 feet of map boundary
_____ contour interval is sufficient (LDO 18.25.030.G.2)

_____ Parcels less than 2 1/2 acres: map shows net lot area of each lot

- _____ Parcel greater than 2 1/2 acres: map shows gross lot area of each lot
- _____ proposed lot lines are shown WITH DIMENSIONS (LDO 18.25.030.G.3)
- _____ each proposed lot contains a number or letter (LDO 18.25.030.G.3)
- _____ map shows location and dimension of the following on-site and off-site items within 150 feet, unless waived by Director
 - _____ all existing structures (LDO 18.25.030.G.4)
 - _____ map contains distances from proposed lot lines to existing structures (LDO 18.25.030.G.5)
 - _____ existing and abandoned oil wells (LDO 18.25.030.G.4)
 - _____ location of existing and proposed domestic water supplies (LDO 18.25.030.G.4)
 - _____ location of existing and proposed sewage disposal areas (LDO 18.25.030.G.4)
 - _____ existing adjacent property boundaries (LDO 18.25.030.G.2)
 - _____ If none of the above exists then map shall be clearly labeled as follows: (LDO 18.25.030.G.4)
 - I, (engineer/surveyor's name), HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAP'S BOUNDARY.
- _____ map shows location of all easements, on-site and off-site within 150 to 200 feet of the boundary (LDO 18.25.030.G.6.a & b)
 - _____ all easements listed on the title report area shown on the map
 - _____ name of beneficiary, recording info., location, width, purpose, and County road number (if applicable) for all existing easements are shown.
 - _____ location, width, and purpose of all proposed easements are shown on the map.
 - _____ any easements to be vacated by map are clearly identified and labeled as "proposed for abandonment through this map" (LDO 18.25.030.G.6.c)
- _____ map shows location, width, centerline, and gradient of existing and proposed water courses, drainage channels (on-site and off-site, within 150 feet) (LDO 18.25.030.G.7)
- _____ map shows location of high water mark of lake or reservoir (if applicable) (LDO 18.25.030.G.8)
- _____ map contains a north arrow (LDO 18.25.030.G.9)
- _____ map contains a scale (LDO 18.25.030.G.10)
- _____ map contains a vicinity map (LDO 18.25.030.G.13)
- _____ map shows location of any Alquist-Priolo Special Studies Zone (seismic) (LDO 18.25.030.G.11)
- _____ map shows proposed road improvements (LDO 18.25.030.G.12)
- _____ Narrative description of the project (Statistics)
 - _____ total project area (gross and net) (LDO 18.25.030.G.14.a)
 - _____ number of lots to be created (LDO 18.25.030.G.14.a)
 - _____ existing and proposed land uses (LDO 18.25.030.G.14.b)
 - _____ current and accurate general plan designation (LDO 18.25.030.G.14.c)
 - _____ existing zoning and proposed zoning (LDO 18.25.030.G.14.c)
 - _____ proposed source of domestic and fire protection water supply (LDO 18.25.030.G.14.d)
 - _____ proposed method of sewage disposal (LDO 18.25.030.G.14.e)
 - _____ state if map will be recorded in phases (LDO 18.25.030.G.14.f & SMA 66456.1)
 - _____ state if map is a merger and resubdivision (SMA 66499.20_{1/2})

- _____ type of required improvements (LDO 18.25.030.G.12)
- _____ current Assessor's Parcel Numbers of the site (LDO 18.25.030.G.14.f)
- _____ map contains a legal description, including 1/4 section, section, Township/Range (LDO 18.25.030.G.14.f)
- _____ title block and map contain the word VESTING, if applicable (LDO 18.40.030.A.1)

PARCEL MAP STREET AND LOT DESIGN

- _____ major highways are shown as 110 feet, or 55 feet if boundary (LDO 18.55.050.B.1.a)
- _____ secondary highways are shown as 90 feet, or 45 feet if boundary (LDO 18.55.050.B.1.b)
- _____ local streets are shown as 60 feet, or 40 feet if boundary (30 feet boundary ok if Type C improvements) (LDO 18.55.050.B.1.c)
- _____ Dedications are shown along section and mid-section lines in desert and valley areas. (KCGP – Circulation Element 2.3.3 Highway Plan – Policy 2)
- _____ Specific Plan line or Official Plan line is shown correctly (LDO 18.55.050.B.1.d)
- _____ State highway is shown correctly (LDO 18.55.050.B.1.e)
- _____ cul-de-sac (dead-end road) length does not exceed 800 feet (for lots larger than 1 acre, see Section 18.55.050.B.1.j.(1) for maximum dead-end road lengths)
- _____ residential cul-de-sacs have 50-foot radius (DS Plate R-39)
- _____ commercial and industrial cul-de-sacs have 75-foot radius (LDO 18.55.050.B.1.h)
- _____ frontage roads are shown as 44 feet, (42-feet with approval of Public Works Department) (LDO 18.55.050.B.1.g)
- _____ map complies with road criteria of Fire Department, if within State Response Areas (LDO 18.55.050.B.1.i)
- _____ each lot has frontage on a public street (LDO 18.55.050.C.1.a)
- _____ primary means of access to each lot is the abutting street frontage (show through use of lot use feasibility study, if necessary) (LDO 18.55.050.C.1.b & 18.25.030.J.1))
- _____ if private streets are proposed, they conform to street width and construction standard of a public street (LDO 18.55.030.A.1.h(4)(d))
- _____ single-family residential parcels (with Type A or B improvements) do not front on a major or secondary highway, except if: (LDO 18.55.050.C.1.i)
 - _____ lots are double-frontage lots where primary means of access is an abutting local street, and an access control wall prevents access to the major or secondary highway; or
 - _____ a frontage road is provided
- _____ for residential subdivisions, alleys are not provided (LDO 18.55.050.C.2.c)
- _____ for Type B or C subdivisions, alleys are not permitted (LDO 18.55.050.C.2.d)

- _____ for multi-family, commercial, or industrial subdivisions, a 30-foot alley is provided (LDO 18.55.050.C.2.a)
- _____ alley intersections contain 20-foot cutoff or radius, where appropriate (LDO 18.55.050.C.2.b)
- _____ For Type A or B areas: (If proposal does not comply, may need a Limited Design Variation)
 - _____ blocks in excess of 1,320 feet (LDO 18.25.075.B.1 & 18.55.050.D.1)
 - _____ block less than two tiers of lots wide, except where double-frontage is allowed (or PM does not make existing situation worse) (LDO 18.25.075.B.2 & 18.55.050.D.2)
 - _____ lot depths greater than three times the width (LDO 18.25.075.B.3 & 18.55.050.F.3)
 - _____ double-frontage lots (if permitted, dedication of vehicular access rights will be required - or PM does not make the existing situation worse) (LDO 18.25.075.B.4 & 18.55.050.F.4)
 - _____ key (reverse corner) lots (only if no other design is available/practical) (LDO 18.25.075.B.5 & 18.55.050.F.6)
 - _____ pedestrian easements are shown to provide access to schools, parks, shopping centers, or transportation facilities (LDO 18.55.050.D.3)
- _____ For Type A or B areas: (If proposal does not comply, may need a Development Variation)
 - _____ property line corner has 20 by 20 cutoff (LDO 18.55.050.E)
 - _____ each interior lot has a minimum width of 55 feet and a minimum depth of 100 feet (LDO 18.55.050.F.1.a)
 - _____ each corner lot has a minimum width of 60 feet and minimum depth of 100 feet (LDO 18.55.050.F.1.b)
 - _____ each lot fronting on a cul-de-sac or knuckle has a minimum frontage of 30 feet (LDO 18.55.050.F.2)
 - _____ all flag lots comply with the following: (LDO 18.55.050.F.7)
 - _____ "Panhandle" length in excess of 200 feet submitted with development variation and Fire Department approval
 - _____ panhandle is at least 20 feet wide
 - _____ gradient of panhandle does not exceed 15%
 - _____ lot use feasibility study has been submitted for all flag lots (if necessitated by lot size or topography)
 - _____ net area of flag lot is shown, and the net area does not include the area of the panhandle (LDO 18.55.050.G.4)
- _____ If greenbelts are provided, for maps within mountainous areas, they are located to reduce fire hazard (LDO 18.55.050.G.5)
- _____ If map has frontage on a watercourse, it complies with 18.55.050.H

TENTATIVE MAP STREET AND LOT DESIGN

- _____ minimum centerline radius of horizontal curvature for major highway or secondary highway is 1,400 feet (300 if warranted by topography) (DS Sec 104-1.01.a)
- _____ minimum centerline radius of horizontal curvature for local or industrial streets is 200 feet (100 feet if warranted by topography) (DS sec 104-1.01.b)
- _____ all intersections are either directly opposite each other or there is a distance of 150 feet between centerlines (DS Sec 104-1.02.e & Plate R-41)

- _____ all streets intersect at right angles (15% skew by limited exception) (DS Sec 104-1.02.a)
- _____ minimum grade on any street or alley is 0.5% (0.2% with limited exception) where concrete curb and gutter (or gutter in the case of an alley) is to be constructed. (DS Sec 104-2.01)
- _____ maximum grade on any street is:
 - _____ 6% for major and secondary highways (8% with limited exception) (DS Sec 104-2.02.a)
 - _____ 10% for local and cul-de-sac streets (15% with limited exception) (DS Sec 104-2.02.b)
 - _____ 8% for commercial and industrial streets (no exceptions) (DS Sec 104-2.02.c)
 - _____ 10% for alleys (15% with limited exception) (DS Sec 104-2.02.d)
- _____ maximum vertical curve for certain circumstances, as follows:
 - _____ refer to Development Standards - Section 104-2.04.a & b for major, secondary and locals
 - _____ maximum grade of cul-de-sac street turning area is 8% (DS Sec 104-2.05)
 - _____ maximum grade at intersection is 8% (DS Sec 104-2.06)
 - _____ minimum grade for any cross gutter is 0.35% (DS Sec 104-2.08)
- _____ intersections on major highway are a minimum distance of 400 - 660 feet apart (DS Plate R-41)
- _____ there are no more than 4 intersections on a major highway within a half-mile distance (including the secondary and major highway intersections) (DS Plate R-41)

OTHER REPORTS/STUDIES

- _____ title report (no older than 90 days) - 1 copy of report (LDO 18.25.030.I)
- _____ lot use feasibility study - must include the following (if pertinent): (LDO 18.25.030.J.1)
 - _____ topography; and identify areas of 30% and 60% slopes
 - _____ home site, well site, septic disposal area
 - _____ access easements, driveways (and gradient of each)
 - _____ cut and fill areas
 - _____ zoning setbacks
 - _____ location of trees, and archaeological sites
 - _____ location of drainage channels, canals, faults, other geologic hazards, or any other physical feature/constraint
 - _____ location of noise source (railroads, State highways, industrial uses, outdoor arenas, etc.)
- _____ Flood hazard study/drainage plan submitted (LDO 18.15.030.J.2 & 18.15.030.G.12) If required by the Public Works/Floodplain Management Section
 - _____ Floodplain Management has accepted report, or waives requirement (Preliminary drainage approval granted by Public Works/Floodplain Management)
- _____ geologic hazard report submitted (if within and Alquist-Priolo fault zone) (LDO 18.25.030.J.2)
 - _____ signed by a registered geologist or engineering geologist
 - _____ report reviewed by Floodplain Mgt for completeness
- _____ water supply report submitted (will-serve letter from purveyor) (LDO 18.25.030.J.3)
- _____ sewage disposal report submitted (will-serve letter from purveyor) (LDO 18.25.030.J.4)
- _____ if individual septic tanks are proposed, then all lots are at least 10,000-square-feet (and within correct soils type) (LDO 18.25.030.J.5)

if well and septic tank proposed, then lot contains minimum of 2 1/2 acres (LDO 18.25.030.J.5)

Hazardous Waste Verification Statement submitted (LDO 18.25.030.J.7)

signed by the applicant

is or is not is circled

written acknowledgement of forfeiture of fees if a zone change or other zoning matter must be approved before this map is tentatively approved

RECORDING REQUESTED BY
TITLE INSURANCE AND TRUST CO.

WHEN RECORDED MAIL TO:

TITLE INSURANCE & TRUST CO.
1715 CHESTER AVENUE
BAKERSFIELD, CA 93301
ATTN: E. ZENTMIRE

#410994

DECLARATION OF PROTECTIVE RESTRICTIONS
TRACT 3229
KERN COUNTY, CALIFORNIA

This Declaration, made this 24th day of November, 1969 by BOISE CASCADE PROPERTIES, INC., OF DELAWARE, a Delaware corporation, formerly PACIFIC CASCADE LAND COMPANY, INC., a Delaware corporation (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of record of that certain real property in the County of Kern, State of California, hereinafter described and

WHEREAS, Declarant desires to establish a general plan (hereinafter called "said general plan") for the improvement and development of said property (hereinafter referred to as "said Tract"), which is hereinafter more particularly described, and

WHEREAS, in accordance with said general plan, Declarant desires to subject said Tract to the following covenants, conditions, restrictions and reservations (hereinafter referred to as the "conditions"), upon and subject to which all or any portion of said Tract shall be held, improved and conveyed;

NOW, THEREFORE, KNOW ALL MEN
BY THESE PRESENTS:

That Declarant hereby certifies and declares that it has established and does hereby establish a general plan for the protection, maintenance, development and improvement of said Tract and that in accordance with said general plan said Tract is and shall be held and conveyed upon and subject to the conditions hereinafter set forth, each and all of which are for the benefit of the owner of each part or portion of the said Tract and each and all of which (a) shall apply to and bind not only the Declarant while the owner of any part or portion of said Tract, but also each and every future owner thereof or any part thereof; (b) shall inure to the benefit of not only the Declarant but also to the benefit of each, every and any future owner of each, every and any portion or portions of the said Tract and to the benefit of BOISE CASCADE PROPERTIES, INC. OF DELAWARE, a corporation; (c) shall run with and be binding upon said Tract; and (d) may be enforced not only by the Declarant, its successors and assigns, but also by each and every and any future owner of any portion of the said Tract.

Said general plan and said conditions now made applicable to said Tract are as follows:

I

The real property subject to this Declaration is situated in the County of Kern, State of California, and is more particularly described as follows:

Lots 1 through 464 both inclusive, of Tract 3229, Kern County, California as per Plat thereof recorded December 12, 1969 in Book 18 Pages 154 to 173 inclusive, Maps of said County.

II

Wherever used in this Declaration, the following terms all have the following meaning:

(a) "Said Tract" means the property described in Article I hereof.

(b) "Building", "structure", and "outbuilding" shall include both the main portion of said structures and all projections therefrom.

(c) "Lot" means one of the numbered parcels on the map of said Tract recorded in the office of the County Recorder of Kern County, California.

(d) "Street" means any street, highway or other thoroughfare shown on the map of said tract.

(e) "Said general plan" means the general plan herein provided for.

III

(a) No building, garage, patio, outbuilding, fence or other structure shall be constructed, erected, altered, remodeled, placed, maintained, or be permitted to remain on said Tract or any portion thereof unless and until three complete sets of plans and specifications therefore, including finished grading plans, plot plan showing location of such structure on the building site, floor and roof plan, exterior elevations, sections and salient exterior details and color scheme including the type and location of hedges, walls and fences, shall have been submitted to and approved in writing by any two (2) members of the "Architectural Committee," which shall be composed of not more than three (3) members, selected as hereinafter set forth.

(b) The members of the Architectural Committee shall be initially selected and appointed by declarant to serve with compensation. Any member of the Architectural Committee may be removed at any time, with or without cause, and his successor appointed by declarant or the record owners of a majority of the lots in said tract by a duly recorded instrument changing said committee. The Architectural Committee shall be initially composed of the following three members:

EUGENE MOORE
JACK OSBORN
WILLIAM A. MOORE

In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

(c) Said plans and specifications shall be delivered to the office of Declarant at Golden Hills, or at such other place as shall be designated by Declarant.

(d) Said Architectural Committee shall have the power and authority to approve and disapprove the plans and specifications, and approval of said plans, specifications, and plot plan may be withheld not only because of noncompliance with any of the specific covenants, conditions and restrictions contained in this Declaration, but also by reason of the reasonable dissatisfaction of the Committee with the grading plan, location of the structure on the lot or building site, the finished ground elevation, the color scheme, finish, design, proportions, architecture, shape, height and style of the proposed structure or altered structures, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon, the location of air conditioning, evaporative coolers, other mechanical equipment or devices, roof jacks, vent caps and other roof outlets, all of which shall be designated on the plans and specifications, or because of its reasonable dissatisfaction with any or all other matters or things which, in the reasonable judgment of the Committee, will render the proposed structure inharmonious or out of keeping with the general plan of improvement of said Tract or with

the structures erected on other building sites in the said Tract. Said Architectural Committee may, if it so desires, adopt rules governing its procedure.

(e) The approval of the committee of any plans or specifications submitted for approval as herein specified for use on any building site shall not be deemed a waiver by the Committee, of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided for use on other building sites.

(f) The approval, disapproval or conditional approval of such plans, specifications and plot plans shall be in writing and delivered to the applicant with one set of the submitted documents, provided, if the Committee fails to approve or disapprove such plans and specifications and plot plan within thirty (30) days after said plans, specifications and plot plan have been submitted to it, it shall be presumed that the committee has approved said plans, specifications and plot plan as submitted. If, after such plans and specifications and plot plan have been approved, the building, fence, wall or other structure shall be altered, erected or maintained upon the lot or building site otherwise than as approved by the Committee, such alteration, erection and maintenance shall be deemed to have been undertaken with the approval of the Committee having been obtained as required by this Declaration.

(g) Any applicant, if dissatisfied with the decision of the Architectural Committee, may appeal to the Declarant whose decision on the subject shall be final. The right of appeal by the property owner must be exercised in writing within 10 days after notification of the decision of the Architectural Committee provided, however, that the Declarant may extend the time for such appeal or grant a hearing thereon after the expiration of said time in its discretion.

(h) At any time, the record owners of a majority of the lots in said tract, through a duly recorded instrument, may withdraw from the Committee or restore to it any of its powers and duties.

(i) The powers and duties of the Architectural Committee shall cease after June 30, 1985, unless prior to said date and effective thereon a written instrument shall be executed by the record owners of a majority of the lots in said Tract and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers and authorities previously exercised by the Architectural Committee, and providing the procedure for appointing his or their successors.

IV

(a) No building, structure, improvement, or use, shall be constructed, erected, altered, placed, permitted to remain, or made, on Lots 244 to 287, inclusive, Lots 402 to 458, inclusive, other than as provided by the rules, regulations, and restrictions of ERS Zoning contained in the Official Land Use Zoning Ordinance for the County of Kern as the same may be amended from time to time.

(b) No building, structure, improvement, or use, shall be constructed, erected, altered, placed, permitted to remain, or made, on Lots 1 to 30, inclusive, Lots 32 to 243, inclusive, Lots 288 to 401, inclusive, other than as provided by the rules, regulations and restrictions of R-S Zoning contained in the official Land Use Zoning Ordinance for the County of Kern as the same may be amended from time to time.

(c) No building, structure, improvement, or use, shall be constructed, erected, altered, placed, permitted to remain, or made, on Lots 31, 459 to 464, inclusive, other than that permitted under the appropriate zoning covering said Lots from time to time as contained in the Official Land Use Zoning Ordinance for the County of Kern as the same may be amended from time to time.

(d) There shall not be erected or maintained on Lots 1 to 30, inclusive, Lots 32 to 458, inclusive, any residence which shall have a living area of less than 1,000 square feet, exclusive of carports, garages, covered porches, basements, terraces, patios or balconies.

(e) Each lot described in subdivision (a), and (b), of this Paragraph IV shall be subject to the following setback provisions:

(1) No building, or any part thereof, shall be placed, erected or maintained on any of said lots within twenty-five (25) feet of the front property line.

(2) A side yard shall be maintained on each of said lots of at least ten (10) feet in depth from all side property lines to the building line of any structure.

(3) A rear yard shall be maintained on each of said lots of at least twenty (20) feet from the property line to the nearest structural projection.

V

(a) Outbuildings or garages erected and maintained upon any lot or building site shall conform generally in architectural design and exterior material to the dwelling houses to which they are appurtenant, and may be, but need not be, attached to said dwelling. No carport, patio or other sheltered space shall be erected except with a roof that forms an integral part of the main dwelling roof and is covered with the same roofing material.

(b) No fence, wall, or hedge shall exceed six feet in height, provided that no fence, wall or hedge located in the front yard of any lot shall exceed a height of four (4) feet and that no fence, wall or hedge located within 25 feet of the rear line of a reversed corner lot between the street and the established setback line on the key lot, to the rear, shall exceed a height of four (4) feet. No woven wire fence shall be permitted. The Architectural Committee shall have the power and authority to modify the conditions and restrictions contained in this subdivision (b) of Paragraph V as to any lot in said Tract, if said Architectural Committee, in its absolute discretion, deems it necessary or advisable to do so.

(c) No shed, tent, garage, trailer or other outbuilding shall at any time be used as a residence temporarily or permanently, upon any part of said property, provided that a temporary dwelling structure, upon approval of the Architectural Committee, may be placed upon the lot for a period of time not to exceed 60 days in any one year period during construction of the main residence building thereon.

(d) No person, except Declarant or its duly authorized agent, or its successors in interest, shall erect or maintain upon any part of said Tract or any lot or building site, any sign, advertisement, billboard, or other advertising structure of any kind; provided, however that the owner of any lot in said Tract shall have the right to place on display on his one "for sale" or "for lease" sign, not exceeding two (2) square feet in surface area, on the lot advertising for sale or lease, provided, such sign is maintained no closer than ten (10) feet to any property line of such lot.

(e) No poultry, pigs or goats shall be kept, raised or permitted on said Tract or any part thereof. Other animals may be kept and maintained upon lots in said tract in accordance with and as may be permitted by the Official Land Use Zoning Ordinance of the County of Kern regulating the same so long as the same are not raised, bred, grazed, maintained or kept for sale, commercial purposes, or in unreasonable quantities. Domestic cats, dogs and birds may be kept as household pets upon said tract, provided, that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities. No pen or enclosure in which household pets are housed may be erected or maintained within twenty-five (25) feet of the rear property line or fifteen (15) feet from another property boundary.

(f) The owner of each lot abutting an equestrian easement shall, at or prior to commencement of construction of any structure on such lot, construct and maintain a three-rail board fence on posts not more than ten feet apart, painted white on both sides, on or near the equestrian easement line at the rear and/or side of each such lot. The alignment of said fence may vary from the easement line in order to avoid local obstructions and, in any case, shall vary from the easement line wherever necessary to permit free passage of horses and riders with or adjacent to said easement.

(g) No privy shall be erected, maintained or used upon any part of said real property, but a temporary chemical privy may be permitted during the course of construction of a building. Any lavatory, toilet or water closet that shall be erected, maintained or used on the lot shall be enclosed and located within a building herein permitted to be erected on said premises and shall be properly connected with an underground septic tank, and so constructed and operated that no offensive odors shall arise or otherwise escape therefrom.

(h) The construction of any building or structure, once commenced on the property, shall be prosecuted diligently to completion.

(i) Natural surface drainage shall be maintained and no obstruction, diversion or confining of the existing channels through which surface water naturally flows upon and across the lot in time of storm, shall be made in such a manner as to cause damage to the other properties.

(j) Upon completion of permanent dwellings, all unpaved areas shall be landscaped. Off-site planting strip between property side lines shall be landscaped and maintained by the property owner. No landscaping shall be permitted to obstruct the view of the golf course. No trees shall exceed by fifteen (15) feet the roof line of the residence on any lot.

VI

Declarant hereby reserves and further declares that upon the conveyance of any lot in said Tract, there is reserved a non-exclusive easement for the benefit of all lot owners for a right of way for equestrian purposes across those portions of the lots shown on the Certificate of Dedication on the recorded map of said Tract.

VII

The owner of each lot of said Tract shall keep such lot free and clear of all weeds and rubbish and do all other things necessary or desirable to keep the premises neat and in good order and it is hereby agreed that in the event of the default in the performance of this covenant, the Declarant, its successors or assigns, hereby reserve the right to enter upon the property of such owner and remove all weeds and rubbish and do all other things necessary to place said property in a neat and orderly condition in accordance with this covenant, and the expense thereof shall become due and payable from such owner to the Declarant, its successors or assigns, within five (5) days after written demand thereof. All areas for clotheslines, wood piles, services or unsightly storing shall be properly screened by means of permanent fencing.

VIII

Said Tract shall not, nor shall any part thereof, nor any lot or building site therein, be used for the purposes of mining, quarrying, drilling, exploring for, taking or producing therefrom, water, oil, gas or other hydrocarbon substances, minerals or ores of any kind.

IX

No noxious or offensive activity shall be carried on upon said Tract or any part thereof, or shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood.

X

(a) The covenants, conditions and restrictions herein contained shall run with said land and shall be binding and in force and effect until June 30, 1985, for the mutual benefit of all the lots and building sites in said Tract, after which time said conditions and covenants shall be automatically extended for successive periods of ten years each, unless the owners of a majority of the lots in said Tract, by executing and acknowledging an instrument in writing, terminate or change said conditions and covenants which shall be duly recorded with the Kern County Recorder at any time prior to the expiration of these restrictions, or any renewal period hereof.

(b) The easements and reservations herein contained shall be perpetual unless released by the declarant grantor and/or those persons or corporations to whom such rights have been assigned and conveyed as herein provided.

XI

(a) Any and all of the rights, powers and reservations of Declarant and/or the Architectural Committee herein contained, may be assigned to any other corporation or association which will assume the duties of Declarant and/or the Architectural Committee pertaining to the particular rights, powers and reservations assigned, and upon any such corporation or association evidencing its consent in writing to accept such assignment and assume such duties. It shall, to

the extent of such assignment, have the same rights and power and be subjected to the same obligations and duties as are given to and assumed by Declarant and/or the Architectural Committee herein.

(b) Invalidation of any of these conditions by judgment or court order shall in no wise affect any other condition, which shall remain in full force and effect.

XII

The violation or breach of any of the covenants, conditions, restrictions or reservations herein contained shall give the Declarant and/or the Architectural Committee and/or any owner or owners of lots or building sites in said tract the right to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of the covenants, conditions, restrictions and reservations, to prevent or enjoin them from so doing, to cause said violation to be remedied, or to recover damages for said violation.

XIII

A breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, conditions, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale or otherwise.

IN WITNESS, the undersigned has caused its name to be hereunto affixed by its agents thereunto duly authorized this 24th day of November, 1969.

BOISE CASCADE PROPERTIES, INC.
OF DELAWARE, a Delaware
corporation, formerly PACIFIC
CASCADE LAND COMPANY, INC.,
a Delaware corporation

By _____
Eugene R. Moore, Ass't. Vice President

WITNESS my hand and official seal:

Signature. Ruby A. Neumann
My commission expires October 13, 1973

STATE OF CALIFORNIA)
) SS.
COUNTY OF KERN)

On November 24, 1969 before me the undersigned, a Notary Public in and for said County and State, personally appeared Eugene R. Moore known to me to be the Asst. Vice President, of BOISE CASCADE PROPERTIES, INC. OF DELAWARE, a Delaware corporation formerly PACIFIC CASCADE LAND COMPANY, INC., a Delaware corporation, the corporation that executed the within Instrument known to me to be the person who executed the within Instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

RECORDED IN OFFICIAL RECORDS
OF KERN COUNTY CALIF. FOR
TITLE INSURANCE & TRUST COMPANY

DECEMBER 17, 1969
8:00 A.M.

RAY A. VERCAMMEN, County Recorder

Golden Hill Nature Park Complex Budget

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	
Revenues:										
Solid Waste Rent	LOAN	LOAN	\$54,000.00	\$55,350.00	\$56,733.75	\$58,115.20	\$59,605.90	\$61,096.04	\$62,623.44	\$0
Cell Tower Lease	\$28,000.00	\$28,840.00	\$29,705.20	\$30,596.36	\$31,514.25	\$32,459.67	\$33,433.46	\$34,436.47	\$35,469.56	\$120,000
Kern County Rents	LOAN	LOAN	\$54,280.80	\$56,994.84	\$56,994.84	\$56,994.84	\$56,994.84	\$56,994.84	\$59,844.58	\$120,000
Interest Earned	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$0
SCE PSPS Income	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$0
Franchise Fees	\$72,000.00	\$73,800.00	\$75,645.00	\$77,536.13	\$79,474.53	\$81,461.39	\$83,497.93	\$85,585.37	\$87,725.01	\$20,000
Solar Field Project	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
CSD Property Sales	\$29,000.00	\$30,000.00	\$72,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000,000.00	\$451,033.62	\$0
Property Taxes (2.14% Escalator)	\$332,600.00	\$388,900.00	\$397,222.46	\$405,723.02	\$414,405.49	\$423,273.77	\$432,331.83	\$441,583.73	\$451,033.62	\$120,000
Total General Fund Revenues:	\$471,600	\$552,540	\$708,853	\$652,200	\$665,123	\$678,342	\$691,864	\$8,705,696	\$722,696	\$13,848,915

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	
Expenses:										
Allocations from Budget	\$196,714	\$202,615	\$200,546	\$206,563	\$202,759	\$208,842	\$215,107	\$221,561	\$228,208	\$0
Drainage Easement Project	\$55,000	\$360,000					\$50,000			\$120,000
Freedom Trail System Maintenance										\$0
Tractor and Mower	\$80,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0
Purchase Property	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	
Nature Park CIP	\$120,000	\$120,000	\$350,000	\$350,000	\$135,000	\$150,000	\$150,000	\$50,000	\$50,000	\$25,000
Poor Well Plumb				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grading & Dirtwork				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tennis Court Rehab				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Demo Metal Building				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pickleball/Basketball Courts				\$135,000	\$150,000	\$150,000	\$150,000	\$50,000	\$50,000	\$25,000
Playground		\$20,000			\$150,000					\$150,000
Restroom										\$150,000
Disc Golf										\$20,000
Pavillion										\$262,500
Turf Grass (1 acre)					\$112,500	\$75,000	\$75,000	\$50,000	\$50,000	\$425,000
Dog Park					\$75,000	\$150,000	\$150,000	\$50,000	\$50,000	\$25,000
BMX Track					\$25,000					\$0
CSD Office & Maintenance								\$8,000,000	\$300,000	\$8,000,000
Community Center										\$300,000
Trees			\$9,000							\$9,000
Asphalt/Roads			\$19,500					\$500,000		\$500,000
Fitness Equipment										\$19,500
Passive Activity Parking										\$150,000
Maintenance/Turf Equipment										\$20,000
Additional Staff								\$81,034	\$170,171	\$471,880
Total Nature Park Complex CIP Expenses	\$120,000	\$140,000	\$378,500	\$485,000	\$602,500	\$448,500	\$302,175	\$8,631,034	\$470,171	\$11,577,880
Total General Fund Expenses	\$471,714	\$722,615	\$599,046	\$711,563	\$825,259	\$677,342	\$587,282	\$8,872,594	\$718,378	\$14,185,795
Net Revenue Over Expenses	(\$114)	(\$170,075)	\$109,807	(\$59,362)	(\$160,137)	\$1,000	\$104,581	(\$166,898)	\$4,318	(\$336,880)