



LANDSCAPING AND LIGHTING
MAINTENANCE DISTRICT NO. 1

ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2020-2021

June 2020

Prepared by:

City of Yucaipa, 34272 Yucaipa Blvd., Yucaipa, CA 92399

City of Yucaipa Agency Directory

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Director of Development Services/
City Engineer

Megan Wolfe
Director of Community Services

David Snow
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AGENCY: CITY OF YUCAIPA
PROJECT: LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
TO: CITY COUNCIL
CITY OF YUCAIPA
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the "Report" consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972," commencing with Section 22500, pursuant to Proposition 218, and in accordance with the Resolution of Intention, being Resolution No. 2020-31, adopted by the Council of the City of Yucaipa. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2020 to June 30, 2021.

- SECTION 1** **PLANS AND SPECIFICATIONS** of the improvements to be maintained and/or improved for the fiscal year. The plans and specifications show and describe the existing improvements, and are sufficient on showing and describing the general nature, location and extent of the improvements.
- SECTION 2** **AN ESTIMATE OF THE COSTS** of the improvements to be maintained and/or improved for the mentioned fiscal year.
- SECTION 3** **AN ASSESSMENT ROLL** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown on the below-referenced Diagram.
- SECTION 4** **A DIAGRAM OF MAINTENANCE DISTRICT.** Said Diagram shows the exterior boundaries of the District and the boundaries of zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lot or parcel.

All lots and parcels of land known as public property, if found not to benefit pursuant to Proposition 218, and as defined under Section 22663 of said "Landscaping and Lighting Act of 1972", have been omitted and are exempt from any assessment under these proceedings.

The undersigned respectfully submits the enclosed report as directed by the City Council.

Executed this 13th day of July, 2020.

FERMIN PRECIADO
DIRECTOR OF DEVELOPMENT SERVICES/
CITY ENGINEER
CITY OF YUCAIPA
STATE OF CALIFORNIA

A draft copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 13th day of July, 2020.

JENNIFER CRAWFORD
ASSISTANT CITY MANAGER/CITY CLERK
CITY OF YUCAIPA
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 13th day of July, 2020 by adoption of Resolution No. 2020-31 by the City Council.

JENNIFER CRAWFORD
ASSISTANT CITY MANAGER/CITY CLERK
CITY OF YUCAIPA
STATE OF CALIFORNIA

INTRODUCTION

To guarantee a flow of funds for the ongoing maintenance and servicing of specified improvements within the public right-of-way and dedicated easements in the City of Yucaipa, the City Council formed the now existing City of Yucaipa Landscaping and Lighting Maintenance District No. 1 in 1995. Improvements which may be maintained by the District utilizing the direct and special benefit assessments include:

- Landscaping within public rights-of-way, parkways and designated easements;
- Public lighting facilities to provide street lighting and traffic signals in public right-of-way and easements;
- Maintenance of certain drainage facilities.

Since the formation of Landscaping and Lighting Maintenance District No. 1, all tracts and parcel maps which create new street intersections have been required to annex to this district as separate zones.

The method of assessment approved at the time of formation of the District may be amended from time to time if deemed appropriate.

The construction, maintenance and operation of facilities within the District's Boundaries will be consistent with the Landscaping and Lighting Act of 1972, and will be administered pursuant to the City of Yucaipa ordinances and regulations.

Payment for the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes for each property.

The proceedings will be conducted under Landscaping and Lighting Act of 1972, Part 2, Division 15, Sections 22500 through 22679, of the Streets and Highways Code of the State of California.

Annually thereafter, the City Council will review the current and projected year's cost for the servicing, maintenance, repair, and replacement of the District facilities and set the assessment for the ensuing fiscal year, which runs between July 1 and June 30, annually. In setting the annual assessment, City Council, in accordance with Proposition 218 requirements and Engineer's Reports for previously annexed zones into the City's LLMD, may increase the annual assessment by the annual change in the CPI for the Riverside-San Bernardino-Ontario Area. The change in the CPI as of March 2020 is 2.3%. As a result, a 2.3% factor will be applied to Zone A95 and Zones F97 through R99. Zones C96 through E96 do not have escalator clauses and, therefore, are not subject to an annual adjustment. Zone B95 and Zones S00 through DDD are subject to an increase equal to the amount of the change in CPI (2.3%) or 5%, whichever is greater. As a result, a 5% adjustment has been applied to Zones B95 and S00 through DDD. Funds from these assessments must be placed in a special fund and cannot be used for any other purposes.

SECTION 1

PLANS AND SPECIFICATIONS

MAINTENANCE DISTRICT NO. 1 CITY OF YUCAIPA

Generally, the work to be performed consists of the annual maintenance of improvements which have been or will be constructed by developers as a condition of the subdivision of land within the City of Yucaipa, and those which may subsequently be constructed, will be operated, serviced and maintained as generally described as follows:

The improvements are the construction, operations, maintenance and servicing of landscaping, lighting and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services and are described as follows:

Landscaping

Planting, irrigation systems, entry monuments, open space, fuel modification zones, hardscapes, and appurtenant facilities including but not limited to parkways and designated easements, within the boundary of said Maintenance District.

Lighting

Poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide street lighting in public right-of-way and easements within the boundary of said Maintenance District.

Reference is made to the Plans and Specifications for the maintenance of said improvements, which are on file in the City of Yucaipa Public Works Department.

Drainage

Drainage structures, catch basins, retention/detention basins, drain inlets, drain outlets, drywells, drain filters, storm water filtering devices for the Water Quality Management Plan and drain pipes.

SECTION 2

ESTIMATE OF COST

MAINTENANCE DISTRICT NO. 1 CITY OF YUCAIPA

The 1972 Act provides that the total cost of maintenance and servicing of the public landscaping, park facilities and street lighting can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the formation and maintenance of the District can also be included.

Improvements, and the maintenance of all improvements, which are to be included in the District and have not yet been completed and are being constructed by the developer of the property, will be the responsibility of the developer until accepted by the City of Yucaipa. Furthermore, all improvements will be covered by a one (1) year warranty by the developer as part of the subdivision agreement.

Estimates of yearly maintenance costs for FY 2020-2021 are shown on Table 1.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year.

In setting the annual assessment, City Council, in accordance with Proposition 218 requirements and Engineer's Reports for previously annexed zones into the City's LLMD, may increase the annual assessment by the change in the annual CPI for the Riverside-San Bernardino-Ontario Area. The change in the CPI as of March 2020 is 2.3%. As a result, a 2.3% factor will be applied to Zone A95 and Zones F97 through R99. Zones C96 through E96 do not have escalator clauses and, therefore, are not subject to an annual adjustment. Zone B95 and Zones S00 through DDD are subject to an increase equal to the amount of the change in CPI (2.3%) or 5%, whichever is greater. As a result, a 5% adjustment has been applied to Zones B95 and S00 through DDD. Funds from these assessments must be placed in a special fund and cannot be used for any other purposes.

SECTION 3

ASSESSMENT ROLL

MAINTENANCE DISTRICT NO. 1 CITY OF YUCAIPA

The proposed assessment and the amount of assessment for Fiscal Year 2020-2021 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's office, are contained on the Assessment Roll prepared by the City of Yucaipa and on file in the office of the City Clerk of the City of Yucaipa.

The description of each lot or parcel is part of the records of the Assessor of the County of San Bernardino and these records are, by reference, made part of this Report.

A. General

Part 2 Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include maintenance and operation of street lights, traffic signals, landscaping and drainage facilities.

The 1972 Act requires that maintenance assessment be levied according to benefit rather than according to assessed value. Section 22573 provides that:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Exempted from the assessment would be the areas of all public street, public avenues, public lanes, public roads, public drives, public courts, public alleys, all easements and rights-of-way, all public parks, churches, cemeteries, greenbelts and parkways and all public school property, other public property, designated open space, and public utilities, unless determined to benefit pursuant to Proposition 218.

Also, Section 22509 provides that the act shall be liberally construed to effectuate its purpose. Therefore, any reasonable public hearing is conclusive.

B. Parcel Classification

Since the assessment will be levied on the owners of properties as shown on the tax rolls, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be spread just by parcel, not considering land use or parcel size, this would not be equitable, because a single family parcel would be paying the same as a 50 unit apartment parcel or a large commercial establishment in a similar zone.

Therefore, the single-family parcel has been selected as the basic unit for calculation of assessments and is defined as one Equivalent Dwelling Unit (EDU). A methodology has been developed to calculate the EDU's for other residential land uses and for commercial/industrial parcels as described below.

Single Family Residential. The single family parcel has been selected as the basic unit for calculation of the benefit assessments. The basic unit shall be called an Equivalent Dwelling Unit (EDU). Parcels zoned for single family residential uses are assessed 1 EDU.

Multiple Residential. The EDU's for land zoned for multi-family uses are reduced by multiplying the dwelling units per parcel by a density factor of 0.8, this determination was made in accordance with statistical proportion of relative trip generation from various type of residential uses, in combination with potential population density per unit. Based on data from representative cities in Southern California, the multiple residential factor is deemed to be 80%; e.g., a parcel with a 100 unit apartment would be assessed at 80 EDU's.

Commercial and Industrial. Parcels zoned for commercial and industrial uses are assessed 4.356 EDU's/acre or any portion thereof with a minimum of 1 EDU. This allocation has been developed by dividing the standard residential lot size of 10,000 sq. ft. into 43,560 sq. ft. (1 acre).

Mobile Home. Parcels defined as residential but having no dwelling unit on them are assessed 2.178 EDU's/parcel. A parcel with 100 mobile home spaces would be assessed 50 EDU's.

Vacant Residential. Parcels defined as residential but having no dwelling units on them are assessed 2.178 EDU's/acre or any portion thereof with a minimum of 0.5 EDU. This allocation has been developed by dividing the standard residential lot size of 10,000 sq. ft. into 43,560 sq. ft. (1 acre) and dividing that by two (2). This is half the rate of a commercial/industrial parcel.

Vacant Commercial/Industrial. Parcels defined as commercial/industrial but having no commercial/industrial structures on that parcel are assessed half the allocated commercial rate with a minimum of 0.5 EDU.

Agricultural Land. Parcels of Land listed on the County Assessor's record in the Agricultural classification will be assessed at 0.2 EDU/acre or any portion thereof.

Exempt. Parcels of land defined in the County Assessor's records as being exempt will be exempt for the assessment. These parcels include but are not limited to areas of all public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, all easements and rights-of-way, all public parks, greenbelts and parkways, common areas, and other public property unless determined to benefit pursuant to Proposition 218.

C. Zone Classification

A system of zones, encompassing both street lighting and landscaping levels of service has been developed. (See Assessment Diagram.) These zones and subzones will provide means to designate the benefits received by the property owners from the improvements maintained by the District. The zones are as follows:

Zone A95 - Tract 13521 - This 90 parcel tract was developed during 2003-04. Improvements include operation and maintenance of lighting, landscaping and appurtenances. A revised Engineer's Report was adopted and the tract is eligible for assessment. Assessments shall commence in the 2004/05 fiscal year.

Zone B95 - Tract 12222 - This 109 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping and appurtenances.

Zone C96 - Tract 15306 - Apartments converted to residences require improvements, which include operation and maintenance of lighting and appurtenances.

Zone D96 - Tract 14294-2 and Tract 14294 - These two tracts totaling 103 parcels require improvements, which include operation and maintenance of lighting, landscaping and appurtenances.

Zone E96 - Parcel Map 13851 - This 3 lot parcel map requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone F97 - Tract 15661 and Tract 15661-1 - These two tracts totaling 34 parcels require improvements, which include operation and maintenance of lighting, landscaping and appurtenances.

Zone G98 - Tract 15182 - This 16 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone H98 - Tract 14852-1, 14852-2, and Assessor's Parcels 0322-291-03 and -36 - These tracts and Assessor's Parcels totaling 212 parcels require improvements, which include operation and maintenance of lighting, landscaping and appurtenances.

Zone I98 - Tract 14592 - This 11 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone J98 - Tract 14100 - This 7 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone K98 - Parcel Map 14693 - This parcel map contains 4 residential lots with a remainder parcel and requires improvements which include operation and maintenance of lighting, landscaping and appurtenances.

Zone L98 - Tract 15765 - This 28 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances. One existing residence will not be assessed.

Zone M98 - Tract 14287 - This 6 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone N98 - Tract 15848 - This 67 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone O98 - Tracts 13799, 13799-1, 13799-2 and 13799-3 - These four tracts totaling 34 parcels, require improvements, which include operation and maintenance of lighting, landscaping and appurtenances.

Zone P99 - Tract 15468 - This 23 parcel tract requires improvements, which include operation and maintenance of lighting, fencing and appurtenances. Two existing residences will not be assessed.

Zone Q99 - Tract 14502 - This 9 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances. One existing residence will not be assessed.

Zone R99 - Tract 15758 - This 18 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone S00 - Tract 13589 - This tract requires improvements which include operation and maintenance of lighting and appurtenances, maintenance of landscaping, irrigation and appurtenances, within the Landscape Maintenance District boundary adjacent to Wildwood Canyon Road and maintenance of the landscaping within the Landscape Maintenance District boundary at the rear of lots 7 thru 14, inclusive, and 23 thru 34, inclusive, for fuel modification within Tract 13589.

Zone T01 - Tract 15548 - This 62 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping and appurtenances.

Zone U01 - Tract 10130-1 - This 15 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping and appurtenances, within the Landscape Maintenance District boundary adjacent to Douglas Street.

Zone V01 - Tract 16088 - This 47 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping and appurtenances.

Zone W01 - Tract 15967-1 & 15967-2 - This 33 parcel tract requires improvements which include operation and maintenance of lighting, landscaping and appurtenances.

Zone X01 - Tract 16031 - This 71 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone Y - Tract 16060 - This 20 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone Z - Tract 15854 - This 14 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone AA - Tract 15933 - This 8 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone BB - Tract 16538 - This 18 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone CC - Tract 16152 - This 15 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone DD - Tract 16293 - This 16 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone FF - Tract 16453 - This 27 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone GG - Tract 14625 - This 71 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone HH - Tract 16355 - This 10 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone II - Tract 16531 - This 16 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone JJ - Tract 16405 - This 10 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone KK - Tract 16030 - This 33 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone LL - Tract 16783 - This 16 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone NN - Tract 16801 - This 6 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone OO - Tract 16802 - This 5 parcel tract requires improvements, which include operation and maintenance of lighting.

Zone PP - Tract 16694 - This 16 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone QQ - Tract 16055 - This 14 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone RR - Tract 16633 - This 6 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone TT - Tract 17056 - This 7 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone VV - Tract 16555 - This 5 parcel tract requires improvements, which include operation and maintenance of lighting, landscaping, irrigation and appurtenances.

Zone WW - Tract 17145 - This 8 parcel tract requires improvements, which include operation and maintenance of drainage facilities, lighting, landscaping, irrigation and appurtenances.

Zone YY - Tract 17901 - This 4 parcel tract requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone ZZ - Tract 15195 - This 16 parcel tract requires improvements, which include operation and maintenance of storm drains, lighting, landscaping, irrigation and appurtenances.

Zone BBB - Tract 14806 - This 8 parcel tract requires improvements, which include operation and maintenance of storm drains, lighting, landscaping, irrigation and appurtenances.

Zone CCC - This 17 parcel neighborhood requires improvements, which include operation and maintenance of lighting and appurtenances.

Zone DDD - This 101 parcel neighborhood requires improvements, which include operation and maintenance of lighting and appurtenances.

D. **Categories of Benefit**

1. Landscaping

Maintenance of the landscaping installed within the boundaries of the District, including parkway and open space within the public right-of-way or dedicated easements, and drainage facilities, the proportional share of the cost should be spread to parcels within the zone.

2. Local Lighting

Local lighting installed on public streets within the zone benefit all properties within the District and a proportional share of the cost of local lighting should be spread to all parcels within the district.

3. Maintenance District Incidentals

Maintenance District incidentals include administrative and legal work, assessment engineering for servicing and administering the District and the formation of the District, and should be spread to all parcels within the District.

SECTION 4

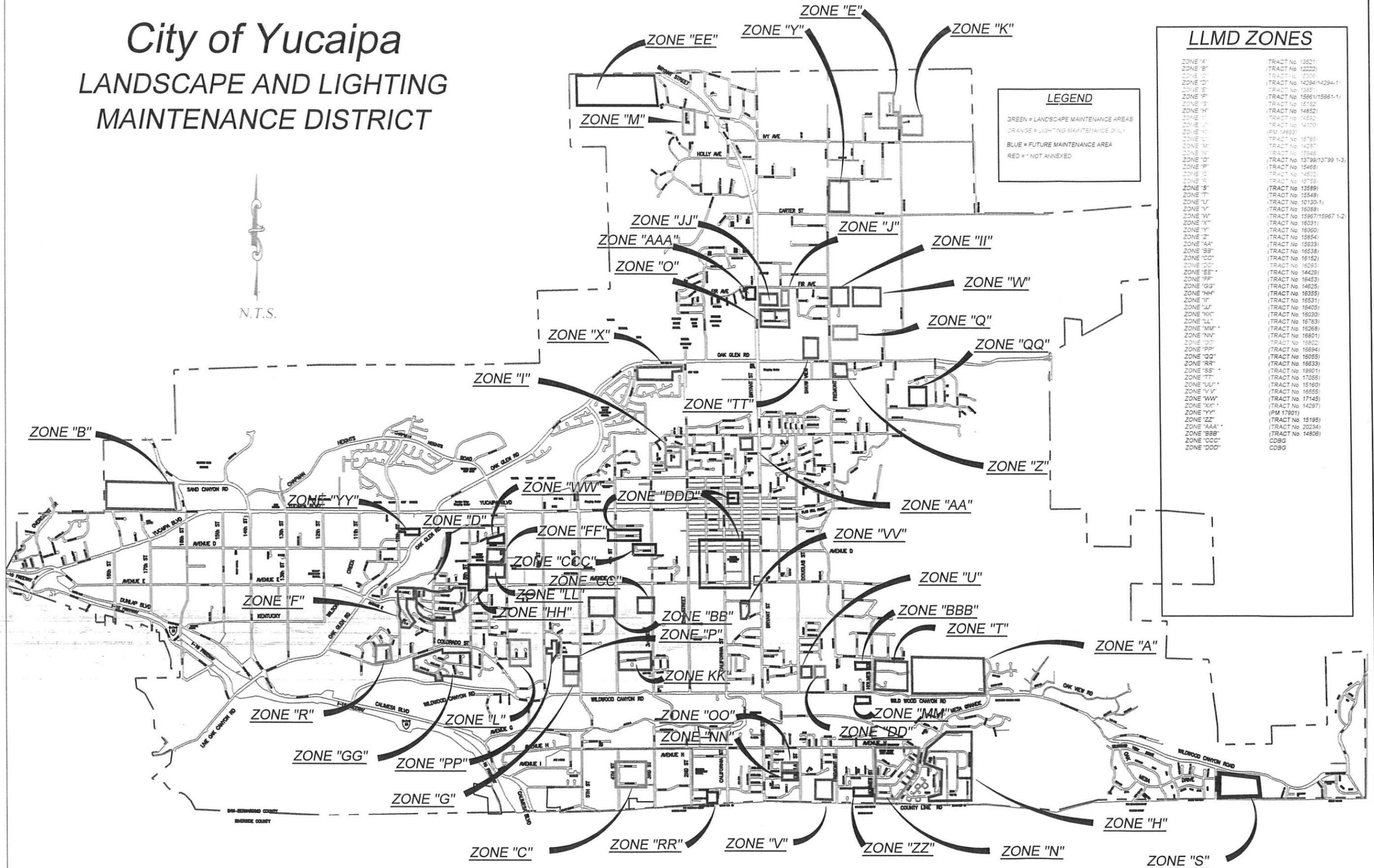
DIAGRAM

**MAINTENANCE DISTRICT NO. 1
CITY OF YUCAIPA**

A DIAGRAM of the Maintenance District. Said Diagram shows the exterior boundaries of the District and the boundaries of zones within the District. Reference is made to the County Assessor's Map for a detailed description of the lines and dimensions of any lot or parcel. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

City of Yucaipa

LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT



LLMD ZONES	
ZONE "A"	(TRACT No 15521)
ZONE "B"	(TRACT No 12222)
ZONE "C"	(TRACT No 22222)
ZONE "D"	(TRACT No 14294/14294-1)
ZONE "E"	(TRACT No 13851)
ZONE "F"	(TRACT No 15861/15861-1)
ZONE "G"	(TRACT No 15132)
ZONE "H"	(TRACT No 14852)
ZONE "I"	(TRACT No 14552)
ZONE "J"	(TRACT No 14170)
ZONE "K"	(PM 14869)
ZONE "L"	(TRACT No 15795)
ZONE "M"	(TRACT No 14287)
ZONE "N"	(TRACT No 15548)
ZONE "O"	(TRACT No 13799/13799 1-3)
ZONE "P"	(TRACT No 15468)
ZONE "Q"	(TRACT No 14502)
ZONE "R"	(TRACT No 15735)
ZONE "S"	(TRACT No 13589)
ZONE "T"	(TRACT No 15548)
ZONE "U"	(TRACT No 10130-1)
ZONE "V"	(TRACT No 15088)
ZONE "W"	(TRACT No 15967/15967 1-2)
ZONE "X"	(TRACT No 16031)
ZONE "Y"	(TRACT No 16090)
ZONE "Z"	(TRACT No 15854)
ZONE "AA"	(TRACT No 15933)
ZONE "BB"	(TRACT No 16538)
ZONE "CC"	(TRACT No 16152)
ZONE "DD"	(TRACT No 16393)
ZONE "EE"	(TRACT No 14429)
ZONE "FF"	(TRACT No 16453)
ZONE "GG"	(TRACT No 14625)
ZONE "HH"	(TRACT No 16355)
ZONE "II"	(TRACT No 16531)
ZONE "JJ"	(TRACT No 16405)
ZONE "KK"	(TRACT No 16030)
ZONE "LL"	(TRACT No 16783)
ZONE "MM"	(TRACT No 16268)
ZONE "NN"	(TRACT No 16501)
ZONE "OO"	(TRACT No 16802)
ZONE "PP"	(TRACT No 16694)
ZONE "QQ"	(TRACT No 16055)
ZONE "RR"	(TRACT No 16633)
ZONE "SS"	(TRACT No 19901)
ZONE "TT"	(TRACT No 17056)
ZONE "UU"	(TRACT No 15160)
ZONE "VV"	(TRACT No 16555)
ZONE "WW"	(TRACT No 17145)
ZONE "XX"	(TRACT No 14297)
ZONE "YY"	(PM 17901)
ZONE "ZZ"	(TRACT No 15195)
ZONE "AAA"	(TRACT No 20234)
ZONE "BBB"	(TRACT No 14806)
ZONE "CCC"	CDBG
ZONE "DDD"	CDBG