CITY COUNCIL / LRA BOARD

Mayor/Chair
Rachel Hernandez
Council/Authority Members
District 1 — Luis Uribe
District 2 — Cindy Fosi
Vice Mayor, District 3 — John Pimentel
District 4 — Stacy Call

CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

Council Chambers
6707 Third Street, Suite B
Riverbank, CA 95367

choose civility

TUESDAY,JUNE 23, 2026 — 6:00 PM

(THE AGENDA PACKET IS ONLINE AT HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/)

**** Para Traduccion en Español favor de referirse a la ultima pagina de la agenda ****

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **INVOCATION**
4. **ROLL CALL**
5. **AGENDA CHANGES**
6. **CONFLICT OF INTEREST**

   Any Council/Authority Member who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time. Pursuant to Government Code Section 84308 (Levine Act), any Council /Authority Member who has received a contribution of $500 or more within the preceding 12 months from a party, participant, or their agent related to an item on the agenda must disclose that contribution on the record prior to participation in the discussion or decision on the item and may be required to recuse themselves, as applicable.

7. **PRESENTATIONS (Informational only)**

   Item 7.1. **Proclamation** — Pride Month 2026 — It is recommended that the City Council read and present a Proclamation for Pride Month to CalPride Stanislaus

   Item 7.2. **Proclamation** — Parks and Recreation Month— It is recommended that the City Council read and present the Proclamation for Parks & Recreation Month for July 2026 to the City of Riverbank Parks & Recreation Department.

   Item 7.3. **Presentation** — Honoring Melissa Holdaway on her Retirement from the City of Riverbank

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council / LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office 6707 Third St., Suite A, Riverbank.

Item 7.4. **Presentation- AB 2561 Vacancy Reporting for 2025-** It is recommended City Council receive the annual presentation on Riverbank's vacancy, recruitment, and retention efforts for the 2025 calendar year

Item 7.5. **Presentation - Illegal Fireworks –** Presentation by Alex Tovar, Community Resource Deputy

8. PUBLIC COMMENTS (No action can be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a maximum of 3 minutes (or as stated by the presiding Officer) and time cannot be yielded to another person. Under State law, matters presented during the public comment period cannot be discussed or acted upon.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.

IN PERSON COMMENTS: Please fill out a Comment Card and return it to the City Clerk.

9. CONSENT CALENDAR (No obligation to read aloud)

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless requested by an individual Council/Authority Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the City Council/LRA Board.

Item 9.1. **Waiver of Readings**

Item 9.2. **Approval** of the City Council and Local Redevelopment Authority Board Meeting Minutes for June 09, 2026.

Item 9.3. **Resolution** of Acceptance of Current and Previously Adopted Salary Schedules

10. PUBLIC HEARING

The public notice for item **10.1 through 10.7** was published in the newspaper on **05/13/2026**.

The public notice for item **10.8, 10.9,10.10** was published in the newspaper on **06/10/2026**.

Item 10.1.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

Item 10.2.

1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and

Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

Item 10.3.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2026/2027.

Item 10.4.

1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2026/2027

Item 10.5.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027

Item 10.6.

Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council / LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office 6707 Third St., Suite A, Riverbank.

Item 10.7.

Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2026/2027

Item 10.8.

6th Cycle Housing Element. City Council to Consider the Following:

Resolution Approving a General Plan Amendment to Adopt the 6th Cycle Housing Element and to Authorize Staff to Submit the 6th Cycle Housing Element to the State of California Department of Housing and Community Development (GPA 01-2025).

Resolution Approving a General Plan Amendment of Four (4) Properties from Industrial/Business Park (I/BP), Mixed Use (MU), Community Commercial (C/C) and Lower Density Residential (LDR) to Higher Density Residential (HDR) and Mixed Use (MU) (GPA 01-2025).

Introduce and Conduct First Reading of an Ordinance Amending the Crossroads Community Specific Plan (SP-1) to add the Mixed Use (CX-1) Designation, and to Rezone Seven (7) Properties from Light Industrial (M-1), Neighborhood Commercial (NC)(SP-1), Highway Commercial (HC)(SP-1), Neighborhood Park/Basin (NP/B)(SP-1), and Planned Development (P-D 71) to Multiple Family Residential (R-3), Medium/High Density Residential (MHR) (SP-1), and Mixed Use (CX-1) (SP-1) (SPA 01-2025, REZ 02-2025).

Resolution Approving a General Plan Amendment to Amend the General Plan Land Use Element to Establish a Maximum Density for the Higher Density Residential and Mixed Use General Plan Land Use Designations (GPA 01-2025).

Introduce and Conduct First Reading of an Ordinance Amending the Riverbank Municipal Code by Amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay” (ZOA 01-2025).

Item 10.9. **Resolution** Adopting the Fiscal Year 2026-27 Local Redevelopment Authority (LRA) Budget

Item 10.10. **Resolution** Adopting the Fiscal Year 2026-27 Annual Operating Budget

11. NEW BUSINESS

Item 11.1. **Resolution** Appointing Members To the Budget Advisory Committee and Establishing Staggered Terms of Office

Item 11.2. **Resolution** Considering the Approval of a Memorandum of Understanding Between the City of Riverbank and Opportunity Stanislaus for Economic Development Services for the 2026-27 Fiscal Year

Item 11.3. **Resolution** to Award a Professional Services Agreement for the Comprehensive Water Utility Rate Study to LT Municipal Consultants.

12. **COMMENTS/REPORTS**

A brief report on notable attendance of a meeting or conference or other notable topics of City business shall be made. The Brown Act does not allow for discussion or action of items by the City Council/LRA Board during this time.

Item 12.1. **Staff**

Item 12.2. **Council / Authority Member**

Item 12.3. **Mayor / Chair**

13. **ADJOURNMENT** The Next Regular City Council Meeting is Scheduled for July 28, 2026 at 6:00 P.M.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act.
Posted this 17th Day of June 2026 /s/Gabriela Hernandez, CMC, City Clerk

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at cityclerk@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

NOTICE REGARDING NON-ENGLISH SPEAKERS

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC "LIVE" VIEWING

- Government Channels: Charter — 2 and AT&T U-VERSE — 99
- YouTube Live — City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the date of the meeting in order for them to be distributed to the Council prior to consideration of the matter.

Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 p.m., please call the City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 5:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn: City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** cityclerk@riverbank.org
  (Note: This technology is not a guaranteed method.)
    - Indicate Agenda Item # in the *subject line*. (Call 209-863-7198 / 209-863-7122 to ensure receipt.)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:**The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
    - **Using a computer** — click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
    - **Using a Phone** — press *9 to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.
    - (Please make sure the volume on your device is on and that any nearby device or any nearby device is turned down.)

Teleconference Phone Number: (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM

while making oral comments, please immediately call the teleconference phone number (209) 863-7151 so that Council may receive your comments. Council will be waiting for your call. Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

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Join by accessing website: https://zoom.us/join — enter Webinar ID: **894 4341 5826**

Join by telephone: 1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: **894 4341 5826**

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RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 7.1.

SECTION : PRESENTATIONS

Meeting Date:	6/23/2026
Subject:	**Proclamation** — Pride Month 2026 — It is recommended that the City Council read and present a Proclamation for Pride Month to CalPride Stanislaus
From:	Marisela H. Garcia, City Manager
Submitted by:	Jessica Campos, Administrative Assistant-Confidential

RECOMMENDATION

It is recommended that the City Council read and present a Proclamation for Pride Month to CalPride Stanislaus. CalPride Stanislaus is being represented by Roman Scanlon, Vice President of Managed Care and Strategic Initiatives and Jessica Parman, Executive Director.

SUMMARY

CalPride started in 2015 as “The Central California LGBTQ+ Collaborative” serving Stanislaus County. As CalPride has grown and expanded services, they have unified all the centers and serve Stanislaus, Merced, Madera, Tuolumne, Calaveras, Amador, and Mariposa County. CalPride is an organization dedicated to the empowerment of the LGBTQ+ community through intersectional advocacy, transparent education, and trauma-informed care.

STRATEGIC PLAN

This item does not affect the Strategic Plan, but is important to commemorate Pride Month for the ongoing pursuit of equality, inclusion, and respect for all individuals regardless of sexual orientation or gender identity.

BACKGROUND

In June 1969, patrons and supporters of the Stonewall Inn in New York City staged an uprising to resist the police harassment and persecution to which LGBT Americans were commonly subjected. This uprising marks the beginning of a movement to outlaw discriminatory laws and practices against LGBT Americans.

Pride parades, picnics, parties, workshops, and concerts, LGBT Pride Month events are all part of the celebration of Pride month in June. These celebrations attract millions of participants around the world. Memorials are held during this month for those members of the community who have been lost to hate crimes or HIV/AIDS. The purpose of the commemorative month is to recognize the impact that LGBTQ+ individuals have had on history locally, nationally, and internationally.

FINANCIAL IMPACT

No financial impact.

ATTACHMENTS

1. Proclamation_Pride Month 2026

CITY OF RIVERBANK
PROCLAMATION

Pride Month - June 2026

WHEREAS, this nation was founded upon and is guided by a set of principles, including that every person has been created equal, that all have rights to their life, liberty and pursuit of happiness, and that all shall be afforded the full recognition and protection of the law; and

WHEREAS, the City of Riverbank has been and continues to be a place that values all people while recognizing and appreciating the importance of equality and freedom; and

WHEREAS, the City of Riverbank is strengthened by and thrives upon the rich diversity of ethnic, cultural, racial, sexual orientation and gender identities of its residents, all of which contribute to the vibrant character of the City; and

WHEREAS, it is imperative to acknowledge the need for education and awareness to end all types discrimination; and

WHEREAS, residents who are part of the LGBTQ+ community contribute to the enrichment of our community; and

WHEREAS, June has become a symbolic month in which the LGBTQ+ community and supporters come together in various celebrations of pride;

NOW, THEREFORE, BE IT RESOLVED, that the City of Riverbank, does hereby proclaim June as “LGBTQ+ Pride Month” in Riverbank and encourage all residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality and liberty.

June 23, 2026

_____

Rachel Hernandez, Mayor

RIVERBANK CITY COUNCIL:
District 1 – Luis Uribe, District 2 – Cindy Fosi, District 4 – Stacy Call,
Vice Mayor – District 3 John Pimentel, Mayor – Rachel Hernandez

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 7.2.

SECTION : PRESENTATIONS

Meeting Date:	6/23/2026
Subject:	**Proclamation** — Parks and Recreation Month— It is recommended that the City Council read and present the Proclamation for Parks & Recreation Month for July 2026 to the City of Riverbank Parks & Recreation Department.
From:	Marisela H. Garcia, City Manager
Submitted by:	David McDaniel, Recreation Supervisor

RECOMMENDATION

It is recommended that the City Council read and present the Proclamation for Parks & Recreation Month to the City of Riverbank Parks & Recreation Department for their service to our community.

SUMMARY

The City of Riverbank and its residents recognize that our parks & recreation professionals are crucial to the health, well-being, and positive development of this community which depends immensely on these programs, facilities and services. Their planning and execution are greatly dependent upon the efforts, skill, and knowledge of the City's Parks & Recreation Department staff.

STRATEGIC PLAN

Although it doesn't have any effect on the strategic plan, Parks and Recreation Month is important because it highlights how parks, trails, community centers, and recreation programs improve physical health, mental well-being, social connection, and local economies.

BACKGROUND

Both the National Recreation and Parks Association (NRPA) and California Park & Recreation Society (CPRS) have promoted and celebrated National Parks & Recreation Month for a number of years. The California Park & Recreation Society, in particular, has acknowledged the month since its inception in 1946.

The upkeep of City recreational facilities and services could not be provided without the efforts of parks & recreation professionals, who are managers and employees at all levels of government, who are responsible for fostering, improving, and programming essential services for our citizens.

FINANCIAL IMPACT

No financial impact.

ATTACHMENTS

1. Proclamation Parks & Recreation Month 2026

CITY OF RIVERBANK
PROCLAMATION

Parks and Recreation Month

WHEREAS, Parks and Recreation promotes physical activity, emotional, and mental health and wellness through organized and self-directed fitness, play, and connecting people to nature; and

WHEREAS, Parks and Recreation creates memorable experiences through youth sports and enrichment activities, teen centers and programs, adult fitness, and enrichment programs, free special events, and beyond; and

WHEREAS, Parks and Recreation fosters social cohesiveness in communities by celebrating cultural diversity, providing spaces to come together peacefully, access to local park & trails, promoting social equity; and

WHEREAS, Parks and Recreation remains versatile and innovative in providing vital services to communities through local, national, or global emergencies, all while adhering to guidelines set forth by governing agencies.

NOW, THEREFORE, I, Rachel Hernandez, Mayor of the City of Riverbank, on behalf of the City Council and our community, do hereby proclaim July 2026 as Parks & Recreation Month. I encourage all residents to celebrate by visiting our local parks, participating in recreational programs, and attending special events that showcase the dedication of our parks and recreation professionals, managers, and staff. Let us recognize and honor their vital contributions to enriching lives, promoting health and wellness, and enhancing the overall quality of life in Riverbank.

June 23, 2026

_____
Rachel Hernandez, Mayor

RIVERBANK CITY COUNCIL:
District 1 – Luis Uribe, District 2 – Cindy Fosi, District 4 – Stacy Call,
District 3 - Vice Mayor John Pimentel, Mayor – Rachel Hernandez

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 7.3.

SECTION : PRESENTATIONS

Meeting Date:	6/23/2026
Subject:	**Presentation** — Honoring Melissa Holdaway on her Retirement from the City of Riverbank
From:	Marisela H. Garcia, City Manager
Submitted by:	Marisela Garcia, City Manager

RECOMMENDATION

The City Council to recognize and honor Melissa Holdaway for her over 24 years of dedicated service to the City of Riverbank and extend their congratulations and best wishes upon her retirement as of July 10, 2026.

SUMMARY

STRATEGIC PLAN

While this item is not directly related to the City Council's Strategic Plan, it does exemplify the Core Value of "Respect."

BACKGROUND

The City proudly recognizes and honors Melissa Holdaway on the occasion of her retirement from city services, effective July 10, 2026.

Melissa has proudly served the community of Riverbank for over 24 years. Melissa earned promotions allowing her to serve Riverbank in various capacities including:

- 2002: Account Clerk in the Finance Department
- 2004: Promoted to Housing and Economic Development Assistant in the Economic Development Department
- 2010: Transferred to the Local Redevelopment Agency (LRA) as an Economic Development and Housing Specialist II
- 2013: Reclassified as an Administrative Analyst II position in the Local Redevelopment Agency
- 2026: Reclassified to the newly created Local Redevelopment Agency Program Manager position

Melissa has been instrumental in the development and oversight of the LRA and the success of the Riverbank Industrial Complex as we continue to work towards conveyance of the property from the

U.S. Army to the City of Riverbank.

The City Council and City Staff extend our deepest gratitude to Melissa for her years of exemplary service to our community and her contributions to the success of the Riverbank Industrial Complex will be remembered for years to come.

FINANCIAL IMPACT

There is no financial impact associated with this presentation.

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 7.4.

SECTION : PRESENTATIONS

Meeting Date:	6/23/2026
Subject:	**Presentation- AB 2561 Vacancy Reporting for 2025-** It is recommended City Council receive the annual presentation on Riverbank's vacancy, recruitment, and retention efforts for the 2025 calendar year
From:	Marisela H. Garcia, City Manager
Submitted by:	Cheryl Stefani, Human Resources Analyst

RECOMMENDATION

Pursuant to Assembly Bill 2561 (AB 2561), the Council will receive a report during a public meeting on the City of Riverbank's vacancy, recruitment, and retention efforts for the 2025 calendar year. The report will include data covering the two represented bargaining units, unrepresented Executive Management, and the overall City organization. This report is required to be presented prior to the adoption of the final budget for the new fiscal year beginning in July 2026.

SUMMARY

AB 2561 was enacted on September 22, 2024, and added Government Code Section §3502.3 to the Meyers-Milias-Brown Act (MMBA). The new law took effect on January 1, 2025, and requires public agencies to report on staffing vacancies, recruitment efforts, and employee retention, including any challenges or policy-related obstacles to recruitment. Additionally, if the vacancy rate within any employee bargaining unit exceeds 20%, the agency must provide further detailed information upon request by that bargaining unit. AB 2561 requires public agencies to annually assess and address staffing vacancies to help prevent the negative impacts of understaffing on both the delivery of public services and the well-being of public employees.

STRATEGIC PLAN

This item directly supports the 2025-2030 Strategic Plan Goal to "Recruit and Retain Staff."

BACKGROUND

The City maintains two represented employee bargaining groups: the Miscellaneous Employees Bargaining Unit, represented by Laborers' International Union of North America (LiUNA) Local #1130, and the Riverbank Mid-Management Employees Association, represented by Goyette, Ruano & Thompson (GRT Law). As of December 31, 2025, the Miscellaneous Bargaining Unit consisted of 38 full-time employees, while the Mid-Management Employees Association consisted of 20 full-time employees.

Vacancies and Recruitments

In 2025, the Miscellaneous Bargaining Unit included 27 budgeted full-time equivalent (FTE) positions and employed 38 individuals. The unit experienced two staffing changes during the year, the replacement of one Water Utility Worker I position and the addition of one Maintenance Worker I

position. Recruitment for the Water Utility Worker I position was posted in January 2025, and the position was filled in April 2025. Recruitment for the Maintenance Worker I position was posted in August 2025, with interviews conducted in December 2025; however, no candidate was selected. Following the interview process, the Director of Public Works and Public Works Supervisor elected not to extend a conditional offer of employment and determined that a new recruitment would be initiated in 2026. Based on recruitment data for the Water Utility Worker I position, the Actual Time To Hire was 99 days. Due to the unfilled Maintenance Worker I position, the Miscellaneous Bargaining Unit experienced an overall Vacancy Rate of 3.7%.

The Mid-Management Bargaining Unit consisted of 20 budgeted full-time equivalent (FTE) positions, including a new Human Resources Technician position approved by the City Council in June 2025. Recruitment for the position was initially posted in November 2025 but was subsequently rescinded and reclassified as a Human Resources Specialist position based on recommendations provided by Evergreen Solutions, LLC during the City's Total Classification and Compensation Study. The recruitment was reposted the same day and was successfully filled in 2026, and associated recruitment data will be reported as part of the City's 2026 Vacancy Report. Since the recruitment remained open at the close of 2025, the Mid-Management Unit recorded a Vacancy Rate of 5%.

In summary, both represented employee groups maintained vacancy rates well below the established 20% threshold.

Recruitment Strategies

The City utilizes a variety of recruitment strategies and outreach methods to attract qualified candidates and maintain a competitive applicant pool. Employment opportunities are advertised through the City's website, official social media platforms, and the City's electronic message board. In addition, vacancies are distributed through targeted job board advertising services, including JobElephant, to expand the reach of recruitment efforts.

Depending on the position being recruited, the City also advertises employment opportunities through professional associations and industry-specific networks, including the California Park & Recreation Society (CPRS), California Society of Municipal Finance Officers (CSMFO), and California Online Public Sector Opportunities (CalOpps). These recruitment efforts are designed to maximize exposure to qualified candidates and support the City's ongoing commitment to attracting and retaining a highly skilled workforce.

Staff Retention

Recruitment and retention of qualified employees remain key priorities for the City of Riverbank and directly support the City's Strategic Plan goal to "Recruit and Retain Staff." The City is committed to fostering a positive workplace environment that emphasizes teamwork, employee engagement, and professional growth while maintaining a "work family" culture. Through investments in employee training and development opportunities, as well as a competitive compensation and benefits package, the City strives to ensure employees feel valued, supported, and appreciated for their contributions to the organization.

As part of its ongoing commitment to attracting and retaining a highly qualified workforce, the City initiated a comprehensive Classification and Compensation Study in 2025. The study evaluated the City's classifications and compensation structure against comparable public agencies of similar size and organizational structure, helping to ensure that compensation remains competitive within the municipal labor market. The findings and recommendations of the study provide a valuable

framework for maintaining equitable compensation practices and supporting the City's long-term workforce goals.

As a result of these ongoing efforts, the City achieved a retention rate of 100% in 2025, representing an increase from the 98.31% retention rate reported in 2024. This increase reflects the City's continued commitment to maintaining a stable and engaged workforce.

FINANCIAL IMPACT

None

ATTACHMENTS

1. AB2561_Vacancy_Report_2025

ITEM
PRESENTATION OF
AB 2561
VACANCY REPORTING FOR 2025

Review of AB 2561

- Enacted: September 22, 2024
- Effective: January 1, 2025
- Requires vacancy, recruitment, and retention reporting

AB2561 Vacancy Report

City of Riverbank

Status of Calendar Year

January 1, 2025 to December 31, 2025

Purpose of Report

Key Requirements under AB 2561:

- Present an annual assessment of staffing vacancies
- Identify policy challenges and vacancy issues
- Provide additional details if the vacancy rate is greater than 20% in any unit

Bargaining Units:

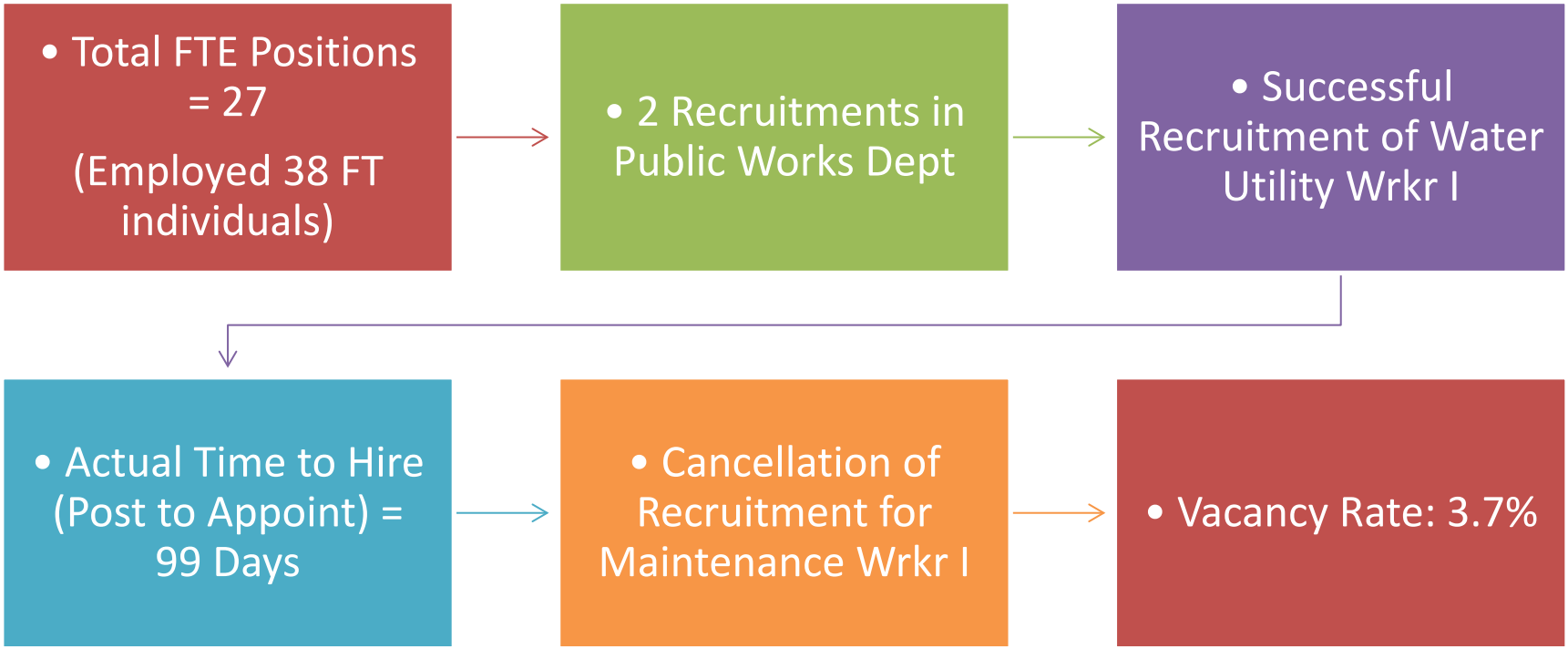
- Miscellaneous
- Mid-Management
- Executive Management
- Entire City Organization

Required before FY 2026–2027 budget adoption

Represented Bargaining Units & At Will

- Miscellaneous: LiUNA #1130 (38 Full-Time Employees)
- Mid-Management: Goyette, Ruano & Thompson Law (20 Full-Time Employees)
- Executive Management: At-Will (5 Full-Time Employees)

Miscellaneous Unit – 2025 Highlights



Mid-Management – 2025 Highlights

- Total FTEs: 20
- 1 recruitment – Human Resources Specialist. Remained open at the end of 2025.
- Successfully filled in 2026 and will be included in Vacancy Reporting 2026.
- Vacancy Rate: 5%

Citywide Retention & Strategies

- Retention Rate over the Miscellaneous, Mid-Management and Executive Units: combined = 100% in 2025

- Strategies: Social media and job boards

Strategic Goal

- Foster 'work family' culture

- Promote development: training & tuition

- Competitive benefits

Started Class & Compensation Study

Summary

- Neither of the two represented bargaining units came near to or exceeded a 20% Vacancy Rate

- One of two recruitments in 2025 was filled

- High retention rate = a strong workforce

- The City continues to foster a “Work Family” culture

- Met AB 2561 compliance for 2025

(in accordance with the following metrics)

Metrics	Definition	Formula	Example
FTE (Full Time Equivalent)	Organization's total number of approved positions. Some Full Time positions may be comprised from smaller percentages of FTE approved.	sum of total number of positions identified as FTE	Total # of positions: 500 # of posiitions idenfitied as FTE: 450 # of FTE: 450
Average time to Hire	Measures the average number of days it takes to fill a job vacancies.	sum of (days to fill each position)/ total number of positions filled	Position 1: 60 days Posiiton 2: 90 days Position 3: 50 Days Total # of positions filled: 3 Avg. Time to Hire = (60+90+50)/3 = 200/3 = 66.7 days
Vacancy Rate	Measures the percentage of unfilled posiitons within an organization.	(# of vacant positions/total # of positions) x 100	Total budgeting positions: 200 Number of vacant positions: 15 Vacancy Rate: (15/200) x 100 = 7.5%
Vacancy Rate (Bargaining Unit)	Measure the percentage of unfilled positions within a specific bargaining unit.	(# of vacant positions in BU/ total # of positions in BU) x 100	Total budgeting positions in BU:200 Number of vacant positions in BU: 15 Vacancy Rate in BU: (15/200) x 100 = 7.5%
Retention Rate	Measures the percentage of employees who remain with an organization over a given period of time.	(# of employees at end of period/ # of employees at start of period) x 100 *** Note-- This metric can be grouped by Department, BU, Supervisor, etc.*	Employees at start of the year: 500 Employees at the end of the year: 450 Retention Rate: (450/500) x 100 = 90% **rule of thumb: high retention >90%; low retention rate <80%
Average Turnover Rate	Measures the percentage of employees who leave an organization over a given period.	(# of employees who separate during the period/ average # of employees during period) x 100 *** Note-- This metric can be grouped by Department, BU, Supervisor, etc.*	Employees at the start of the year: 500 Employees at the end of the year: 450 Total separations during the year: 60 1) avg # of employees = (500+450)/2 = 475 2) Turnover Rate = (60/475) x 100 = 12.6%

Questions or Comments

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 7.5.

SECTION : PRESENTATIONS

Meeting Date:	6/23/2026
Subject:	**Presentation - Illegal Fireworks –** Presentation by Alex Tovar, Community Resource Deputy
From:	Marisela H. Garcia, City Manager
Submitted by:	David Hickman Admin Sgt. Riverbank Police Services

RECOMMENDATION

It is recommended that the City Council receive a presentation from Community Resource Deputy Tovar on illegal fireworks in preparation for the upcoming 4th of July Holiday.

SUMMARY

The City of Riverbank is committed to the safety and well-being of all residents. As part of this commitment, Deputies with Riverbank Police Services will be actively looking for illegal firework activity. Those found in the possession or discharge of illegal fireworks will be sent an administrative citation of $1,000 for the first offense, $2,000 for the second, and $3,000 for any subsequent offense.

The goal of the safety campaign is to provide education and make residents aware of the potential risks of using fireworks and the consequences of possessing/using illegal fireworks, and provide tips on how to correctly use legal fireworks for safe 4th of July celebrations.

To report misuse of fireworks and possession/use of illegal fireworks, contact non-emergency dispatch's phone line at (209) 552-2472. Only call 9-1-1 in an emergency.

STRATEGIC PLAN

This item is directly related to the Strategic Plan Goal to "Support Public Safety."

BACKGROUND

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.1.

SECTION : CONSENT CALENDAR

Meeting Date:	6/23/2026
Subject:	**Waiver of Readings**
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended that the City Council / LRA Board approve the waiver of readings of any proposed ordinances and resolutions for consideration, except by title.

SUMMARY

In lieu of reading the entire text of a proposed ordinance or resolution that is introduced for consideration for adoption and approval, by majority vote, the City Council/LRA Board may waive the reading of the text and introduce the ordinance or resolution by title only for the record. The full text of the proposed ordinances and resolutions, and any related documents that are part of the agenda packet, are available for review by the public on the City's website and in the City Clerk's office at City Hall (North) upon distribution to a majority of the City Council/LRA Board; typically 72 hours prior to the scheduled date and time of the meeting.

STRATEGIC PLAN

Waiver of reading supports the City's 2025-2030 Strategic Plan by promoting efficient and transparent decision-making.

BACKGROUND

The full readings are being waved to allow the City Council/LRA Board to introduce and consider the items in a timely and efficient manner. The items have been provided to the City Council/LRA Board in advance of the meeting for review.

FINANCIAL IMPACT

There is no financial impact associated with this item.

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.2.

SECTION : CONSENT CALENDAR

Meeting Date:	6/23/2026
Subject:	**Approval** of the City Council and Local Redevelopment Authority Board Meeting Minutes for June 09, 2026.
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended that the City Council/Local Redevelopment Authority Board approve the City Council/LRA Meeting Minutes for June 9, 2026.

SUMMARY

The Draft Minutes of the City Council and the Local Redevelopment Authority Board meeting have been prepared for review and approval.

STRATEGIC PLAN

Preparation and approval of the meeting minutes align with the City's 2025-2030 Strategic Plan core values of transparency and accountability.

BACKGROUND

The meeting minutes provide an official record of the actions taken and discussions held during the City Council Meetings. Staff prepares the minutes in accordance with the applicable laws and established procedures, and they are presented for review and approval to ensure accuracy and transparency.

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. Minutes_CC LRA Meeting-06-09-2026

CITY COUNCIL / LRA BOARD

Mayor/Chair
Rachel Hernandez
Council/Authority Members
District 1 — Luis Uribe
District 2 — Cindy Fosi
Vice Mayor, District 3 — John Pimentel
District 4 — Stacy Call

CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

Council Chambers
6707 Third Street, Suite B
Riverbank, CA 95367

choose civility

MEETING MINUTES
TUESDAY, JUNE 9, 2026 — 6:00 PM
(THE AGENDA PACKET IS ONLINE AT HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/)
**** Para Traduccion en Español, favor de referirse a la ultima pagina de la agenda****

1. CALL TO ORDER
Mayor Hernandez called the meeting to order at 6:00 P.M.

2. FLAG SALUTE
Vice Mayor Pimentel led the pledge allegiance.

3. ROLL CALL
City Clerk Hernandez conducted Roll Call:

Members of the City Council / Local Redevelopment Authority Board present:
Council Member / Authority Member District 1 Luis Uribe
Council Member / Authority Member District 2 Cindy Fosi
Council Member / Authority Member District 4 Stacy Call
Vice Mayor/ Vice Chair District 3 John Pimentel
Mayor/ Chair Rachel Hernandez

4. AGENDA CHANGES
The Public Hearing Items 9.1 through 9.7 will be continued to the June 23rd Meeting.

5. CONFLICT OF INTEREST
None Declared.

6. PRESENTATIONS

Item 6.1. **Proclamation** — Juneteenth Freedom Day 2026 — It is recommended that the City Council read and present the Proclamation for Juneteenth Freedom Day 2026 to Oliver Tomas Grandvoinet.

Mayor Hernandez read and presented the proclamation for Juneteenth Freedom Day 2026 to Oliver Tomas Grandvoinet.

Item 6.2. **Presentation** — Sierra House Services Update by Cambridge Academies-It is recommended that the City Council receive a presentation regarding Sierra House from Julia Hernandez, Sierra House Enterprise RESTART Facilitator and Hallie Van Deventer, Director with Cambridge Academies.

Julia Hernandez, Sierra House Facilitator and Hallie Van Deventer, Director with Cambridge Academies gave a PowerPoint presentation on the updates and services provided at Sierra House.

Item 6.3. **Presentation- Bicycle Safety**- It is recommended that the City Council receive a presentation from Deputy Orr regarding bicycle safety.

Deputy Orr gave a PowerPoint Presentation on Bicycle Safety.

7. PUBLIC COMMENTS

Mayor Hernandez Opened the Public Comment Period at 7:00 P.M.

Michael Christie, Riverbank resident, in favor of a bike ordinance. Expressed his support for an additional Deputy. Would like more info on what kind of donations Sierra House is in need of so he can help. Status update regarding Roselle Rd. opening in October.

Diego Hernandez, Riverbank resident, with regard to the future bicycle ordinance. Why not just enforce the existing traffic laws?

Jordan Davidson, Riverbank resident, to express support for a bike ordinance for the city. Written comment please see attached.

Mayor Hernandez Closed the Public Comment Period at 7:07 P.M.

8. CONSENT CALENDAR

Item 8.1. **Waiver of Readings**

Item 8.2. **Approval** of the City Council and Local Redevelopment Authority Board Meeting Minutes for May 26, 2026.

Item 8.3. **Resolution** Approving the Joint Powers Agreement with the Stanislaus Special Investigations Unit from July 1, 2026 - June 30, 2029 and Authorize the City Manager to Execute the Agreement

Resolution 2026-053

Item 8.4. **Resolution** to Award Bid for the Micro Slurry 2026 Project to VSS International, Inc. and Authorize Execution of Future Change Orders

Resolution 2026-054

Item 8.5. **Resolution** Calling and Giving Notice for the Holding of a General Municipal Election to be held on Tuesday, November 3, 2026, the By-District Elections of Councilmember District 1 and Councilmember District 3, and a Ballot Measure Placed by Citizen Initiative Petition, as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; to Request the Stanislaus County Board of Supervisors to Permit the County Elections Official to Render Election Services to the City of Riverbank; and to Request the Consolidation of said Election with the Statewide General Election held on the same date

Resolution 2026-055

ACTION: *By motion moved and seconded (Fosi / Uribe 5/0) to approve the **Consent Calendar** as Presented.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

9. PUBLIC HEARING

Item 9.1.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

Mayor Hernandez Opened the Public Hearing at 7:08 P.M.

Mayor Hernandez Closed the Public Hearing at 7:08 P.M.

ACTION: *By motion moved and seconded (Uribe / Fosi 5/0) to continue item 9.1 to the June 23, 2026 Meeting.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 9.2.

1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

Mayor Hernandez Opened the Public Hearing at 7:09 P.M.

Mayor Hernandez Closed the Public Hearing at 7:09 P.M.

ACTION: *By motion moved and seconded (Uribe / Pimentel 5/0) to continue item 9.2 to the June 23, 2026 Meeting.*

Motion carried by City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 9.3.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2026/2027.

Mayor Hernandez Opened the Public Hearing at 7:09 P.M.

Mayor Hernandez Closed the Public Hearing at 7:10 P.M.

ACTION: *By motion moved and seconded (Uribe / Fosi 5/0) to continue item 9.3 to the June 23, 2026 Meeting.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 9.4.

1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2026/2027

Mayor Hernandez Opened the Public Hearing at 7:10 P.M.

Mayor Hernandez Closed the Public Hearing at 7:11 P.M.

ACTION: *By motion moved and seconded (Pimentel / Fosi 5/0) to continue item 9.4 to the June 23, 2026 Meeting.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 9.5.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027

Mayor Hernandez Opened the Public Hearing at 7:11 P.M.

Mayor Hernandez Closed the Public Hearing at 7:11 P.M.

ACTION: *By motion moved and seconded (Fosi / Uribe 5/0) to continue item 9.5 to the June 23, 2026 Meeting.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 9.6.

Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027

Mayor Hernandez Opened the Public Hearing at 7:12 P.M.

Mayor Hernandez Closed the Public Hearing at 7:12 P.M.

ACTION: *By motion moved and seconded (Fosi / Pimentel 5/0) to continue item 9.6 to the June 23, 2026 Meeting.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 9.7.

Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2026/2027

Mayor Hernandez Opened the Public Hearing at 7:13 P.M.

Mayor Hernandez Closed the Public Hearing at 7:13 P.M.

ACTION: *By motion moved and seconded (Pimentel / Uribe 5/0) to continue item 9.7 to the June 23, 2026 Meeting.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

10. NEW BUSINESS

Item 10.1. **Workshop** - Fiscal Year 2026-27 Major Fund Budget

Assistant City Manager Alcantor gave a comprehensive report and PowerPoint presentation on the Fiscal Year 2026-2027 Major Fund proposed budgets.

City Council discussed item with staff.

Michael Christie, Riverbank resident, had questions regarding the Senator Eggman funds. Can they be used for Sierra House?

Diego Hernandez, Riverbank resident, to express his concern regarding Item 10.1.

There being no further public comments, Mayor Hernandez brought the item back to City Council.

DIRECTION: *Direction and Feedback was provided to staff.*

Item 10.2. **Resolution** to Appoint Kelly Velasco to the Parks and Recreation Advisory Committee

Director of Parks & Recreation Patton gave a comprehensive staff report and PowerPoint presentation on the recommendation to appoint Kelly Velasco to the Parks & Recreation Advisory Committee.

City Council discussed the item with staff.

There being no public comment, Mayor Hernandez brought the item back for City Council consideration.

ACTION: *By motion moved and seconded (Fosi / Uribe 5/0) to approve* ***Resolution 2026-056*** *Appointing Kelly Velasco to the Parks and Recreation Advisory Committee.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Mayor moved to Recess at: 8:24 P.M.

Reconvened from Recess at 8:33 P.M.

Item 10.3. **Resolution** Adopting the "Disruption of Remote Participation During City Council /Board Meetings Policy" as Required by Senate Bill 707

City Clerk Hernandez gave a comprehensive report and PowerPoint Presentation on the Disruption of Remote Participation During City Council and Board Meetings Policy required by Senate Bill 707.

City Council discussed item with staff.

There being no public comment, Mayor Hernandez brought the item back for City Council consideration.

ACTION: *By motion moved and seconded (Uribe / Call 5/0) to approve* ***Resolution 2026-057*** *approving the Disruption of Remote Participation during City Council and Board Meetings Policy.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 10.4.

Resolution to Consider Approving Park System Development Fee (SDF) Credits for LGI Homes for Construction of a Dog Park on Lot A within the River's Edge 36-Lot Residential Subdivision.

Director of Community Development Mann gave a comprehensive report and PowerPoint Presentation on the consideration of Park System Development Fee Credits for LGI Homes for Construction of a Dog Park in River's Edge Subdivision.

City Council discussed item with staff.

There being no public comment, Mayor Hernandez brought the item back for City Council consideration.

ACTION: *By motion moved and seconded (Uribe / Call 5/0) to approve* ***Resolution 2026-058*** *approving the Park System Development Fee Credits for LGI Homes Dog Park at River's Edge 36-Lot Residential Subdivision.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 10.5. **Resolution** to Consider Approval of a Modification to Condition of Approval No. 9 for Vesting Tentative Map No. 01-2025 for the Meadowview Subdivision to Allow a Slope Easement in Lieu of a Block Retaining Wall Along the Rear Property Lines of Lots 18 through 31

Director of Community Development, Mann, gave a comprehensive report and PowerPoint Presentation on the modification to condition of Approval No.9 for Vesting Tentative Map for Meadowview Subdivision to Allow a slope Easement in Lieu of a Block Retaining Wall at rear property lines.

City Council discussed item with staff.

Cary Pope, Applicant, to provide more information regarding Item 10.5 and answer any questions Council may have.

There being no public comment, Mayor Hernandez brought the item back for City Council consideration.

ACTION: *By motion moved and seconded (Uribe / Fosi 5/0) to approve* ***Resolution 2026-059*** *approval of a Modification to Condition of Approval No. 9 for vesting Tentative Map No. 01-2025 for the Meadowview Subdivision to Allow a Slope Easement in Lieu of a Block Retaining Wall Along the Rear Property Lines of Lots 18 through 31.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 10.6. **Resolution** Approving the First Amendment to the Employment Agreements for Michael Patton, Director of Parks and Recreation and Joshua Mann, Director of Community Development

City Manager Garcia gave a comprehensive report and PowerPoint Presentation on First Amendment to

City Council discussed item with staff.

There being no public comment, Mayor Hernandez brought the item back for City Council consideration.

ACTION: *By motion moved and seconded (Uribe / Call 5/0) to approve* ***Resolution 2026-060*** *approving the First Amendment to the Employment Contracts for Michael Patton, Director of Parks and Recreation and Joshua Mann, Director of Community Development.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 10.7. **Resolution** Approving an Employment Agreement Between the City of Riverbank and Cody Bridgewater, Director of Public Works/Interim Local Redevelopment Agency Director and Authorize the City Manager to Execute the Agreement

City Manager Garcia gave a comprehensive report and PowerPoint Presentation on the Employment Agreement for Cody Bridgewater, Director of Public Works/Interim Local Redevelopment Agency Director.

City Council discussed item with staff.

There being no public comment, Mayor Hernandez brought the item back for City Council consideration.

ACTION: *By motion moved and seconded (Uribe / Call 5/0) to approve* ***Resolution 2026-061*** *approving the Employment Agreement between the City of Riverbank, Director of Public Works/Interim Local Redevelopment Agency Director.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 10.8. **Resolution** Approving an Employment Agreement Between the City of Riverbank and Tamera Alcantor, Assistant City Manager/Administrative Services Director and Authorize the City Manager to Execute the Agreement

City Manager Garcia gave a comprehensive report and PowerPoint Presentation on the Employment Agreement for Tamera Alcantor, Assistant City Manager/Administrative Services Director.

City Council discussed item with staff.

There being no public comment, Mayor Hernandez brought the item back for City Council consideration.

ACTION: *By motion moved and seconded (Fosi / Uribe 5/0) to approve* ***Resolution 2026-062*** *approving the Employment Agreement between the City of Riverbank and Tamera Alcantor, Assistant City Manager / Administrative Services Director.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

11. COMMENTS/REPORTS

Item 11.1. Staff

City Manager Garcia:

- *City Hall offices will be closed Thursday, June 18th and Friday, June 19th for the Juneteenth holiday.*

- *From the City Clerk, the candidate nomination period for the November 2026 election will be open starting July 13th through August 7th of 2026 for the following City Council District seats of District 1 and District 3. Residents that are interested in becoming a candidate or learning more about the nomination process are encouraged to contact the City Clerk's office for information on eligibility requirements, nomination documents and important election deadlines. For more information, you can reach out to the City Clerk, Gaby Hernandez, or you can visit her at City Hall North, Suite A.*

Item 11.2. Council / Authority Member

Vice Mayor Pimentel:

- *No Comments.*

Councilmember Uribe:

- *I would like to invite everyone to get involved with the Riverbank Thrive, formerly known as the Blue Zones Project Committee. They're just getting started. Tomorrow is going to be their third open to the public meeting. For anyone interested in helping shape the mission and the identity of this new community initiative, we are going to be in the Council Chambers from 5:30pm-6:30pm, so we'd love to see you there.*
- *I will be hosting a Park and Play event on July 4th at Castle Park, 5:30pm to 7:30pm. It's going to be while supplies last, so there's going to be free pizza and interactive games for all. There's going to be free books, and we're going to have some free fireworks that we are going give to the parents to light for the children so they can light them off the park. So bring your family, your neighbors, so we can celebrate America's 250th together here in Riverbank.*

Councilmember Fosi:

- *I'd like to thank Deputy Orr for his presentation on bike safety. Certainly, it did teach me a lot about bike safety, and I look forward to moving forward with an ordinance to make our citizens be more safe. I also want to remind everybody that there is a Bike Rodeo tomorrow in Plaza del Rio here from 5:30 p.m. to 8:00 p.m. You got a bike? Come ride it.*

Councilmember Call:

- *Yesterday I attended the Chamber of Commerce ribbon cutting at American Chevrolet. I know that American Chevrolet is not in Riverbank. However, they have shown to be a tremendous community partner in many efforts. I know that I've personally done when it comes to Sierra House, and Life jackets. So it's really awesome to kind of have that full circle moment and be there for that ribbon cutting.*
- *The Life Jacket drive officially ended. We were able to donate 80 life jackets to Parks and Recreation to use over at Jacob Myers Park.*
- *No, Non-district East Ad Hoc committee updates at this time.*
- *I want to thank Riverbank Police Services for coming to present today.*

Item 11.3. Mayor / Chair

Mayor Hernandez:

- *Stanislaus Regional Transit Authority is looking at likely cuts to routes by 15% countywide by next year due to state funding cuts, mandates, overall inflation. So we're making an effort and a push to get feedback on what those cuts will look like. There are some propositions now and then also do a push on updating everybody on what that will look like eventually.*
- *Stan Cog completed an independent review as a result of the Grand Jury report. This exemplified some policy gaps that existed. And that is being worked on at this time. Jean Floetta is no longer with the organization separately from that, giving you general updates. And there is going to be a meeting next week.*
- *I just want to give an update to the entire Council and residents on the communications plan. We've been moving forward with it week after week, very intentionally, to ensure that all communication concerns and trends are addressed. The first phase was to talk to residents, staff and the Council to assess where we are in our communications and to kind of create a preliminary draft and framework on what our plan is going to look like. And so we're very excited because that's going to address, I mean, anything from elections to our day-to-day updates, to any crisis response that may be needed and get us all on the same page and how we communicate information out. So there's more to come on that. There's going to be some trainings now for the public and for our Council.*

12. CLOSED SESSION

Item 12.1.

LIABILITY CLAIMS
(Pursuant to Govt. Code § 54961)
Claimant: Jeff Emens
Agency Claimed Against: City of Riverbank

There being no public comment, Mayor Hernandez moved to Closed Session at 9:16 P.M.

Recovened from Closed Session at 9:26 P.M.

13. REPORT FROM CLOSED SESSION

Item 13.1. Report From Closed Session Item 12.1
LIABILITY CLAIMS
(Pursuant to Govt. Code § 54961)
Claimant: Jeff Emens Agency Claimed Against: City of Riverbank

ACTION: *Unanimously voted to deny the claim.*

14. ADJOURNMENT

There being no further business, Mayor/Chair Hernandez adjourned the regular city council meeting at 9:26 P.M. to the next regular scheduled city Council / LRA Meeting on June 23, 2026 at 6:00P.M.

ATTEST: (Adopted 00/00/0000)

APPROVED:

_____

Gabriela Hernandez, CMC
City Clerk / LRA Recorder

_____

Rachel Hernandez
Mayor/Chair

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.3.

SECTION : CONSENT CALENDAR

Meeting Date:	6/23/2026
Subject:	**Resolution** of Acceptance of Current and Previously Adopted Salary Schedules
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager

RECOMMENDATION

It is recommended that the City Council adopt a Resolution accepting and ratifying the City's current and previously adopted salary schedules in accordance with California Public Employees' Retirement System (CalPERS) requirements.

SUMMARY

The attached resolution would formally accept and ratify the City's salary schedules previously approved through City Council action, including schedules associated with:

- Miscellaneous Employees
- Mid-Management Employees
- Contract Employees

This action helps ensure the City's compensation records remain complete, transparent, and compliant with CalPERS requirements related to pensionable compensation and publicly available pay schedules.

Staff has reviewed the City's salary schedule documentation and determined that formal acceptance by resolution is appropriate to memorialize and reaffirm the schedules currently maintained by the City.

STRATEGIC PLAN

While the action does not directly advance a specific Strategic Plan Goal, it supports the City’s commitment to sound governance, accountability, transparency, and effective organizational administration.

BACKGROUND

The City maintains salary schedules for all classifications and bargaining groups in accordance with applicable Memoranda of Understanding (MOUs), Personnel Rules, and City Council actions. These salary schedules establish compensation ranges for City employees and are updated periodically through negotiated labor agreements, classification and compensation studies, organizational changes, and other Council-approved actions.

During a recent administrative review of compensation records and salary schedule documentation, staff identified the need to formally consolidate and reaffirm acceptance of current and previously adopted salary schedules to ensure consistency with CalPERS reporting and compensation administration requirements.

CalPERS regulations require that pay rates reported for retirement purposes be supported by publicly available salary schedules that have been duly approved and maintained by the governing body. While the City has historically approved compensation changes through various resolutions, MOUs, and salary schedule updates, this action is intended to formally acknowledge and ratify those salary schedules currently in effect and previously adopted by the City.

This action is administrative in nature and does not create new compensation, modify existing employee compensation, or provide additional benefits beyond those previously approved by the City Council.

FINANCIAL IMPACT

There is no direct fiscal impact associated with the acceptance and ratification of the salary schedules. This action does not authorize new compensation or modify existing salary structures previously approved by the City Council.

ATTACHMENTS

1. Resolution_2026-Salary Schedules
2. 2021-07 2022-01_Riverbank Compensation Plan
3. 2021-07 2022-01_Riverbank Compensation Plan_Updated 2022-02-24
4. 2021-07 2022-01_Riverbank Compensation Plan_Updated 2022-04-14
5. 2021-07 2022-01_Riverbank Compensation Plan_Updated 2022-06-15
6. 2022-07 Misc Comp Plan effective July 2022
7. 2022-01 MM and Exec_Compensation Plan_Updated 2022-07-27
8. 2022-01 MM and Exec_Compensation Plan_Updated 2022-11-16
9. 2022-01 MM and Exec_Compensation Plan_Updated 2022-12-14
10. 2023-01 MM and Exec_Compensation Plan_2023-01-13
11. 2023-07 Compensation Plan_Misc Barg Unit effective July 14, 2023
12. 2023-01 MM and Exec_Compensation Plan_Updated 2023-11-15
13. 2024-01 MM and Exec_Compensation Plan_2024-01-12
14. 2024-01 MM and Exec_Compensation Plan_Updated 2024-04-24
15. 2024-07 Compensation Plan_Misc Barg Unit effective 07-2024
16. 2024-01 MM and Exec_Compensation Plan_Updated 2024-09-20
17. 2024-01 MM and Exec_Compensation Plan_Updated 2024-12-12
18. 2025-01 Compensation Plan_Mid-Mgmt_Executive Employee
19. 2025-01 MM and Exec_Compensation Plan_Updated 2025-01-21
20. 2025-09-19_Miscellaneous Comp Plan
21. 2025-01 MM and Exec_Compensation Plan_Updated 2025-11-17
22. 2026-01-09_MM and Exec_Compensation Plan
23. 2026-04-17_Riverbank MM Compensation Plan
24. 2026-04-17_Riverbank Misc Compensation Plan
25. 2026-02-06_Riverbank Contract Employees Compensation Plan

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ACCEPTING AND RATIFYING CURRENT AND PREVIOUSLY ADOPTED SALARY SCHEDULES IN ACCORDANCE WITH CALPERS REQUIREMENTS

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, these salary schedules establish compensation ranges for City employees and are periodically updated through negotiated labor agreements, classification and compensation studies, organizational changes, and other City Council-approved actions; and

WHEREAS, the City Council has historically approved compensation changes through resolutions, labor agreements, employment agreements, and salary schedule updates; and

WHEREAS, this action is administrative in nature and does not create new compensation, modify existing employee compensation, or provide additional benefits beyond those previously approved by the City Council;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby accept, reaffirm, and ratify the current and previously adopted salary schedules maintained by the City of Riverbank, including salary schedules applicable to:

1. Miscellaneous Employees;
2. Mid-Management Employees;
3. Contract Employees

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager, Assistant City Manager/Administrative Services Director, and City Clerk are authorized to maintain and make available such salary schedules as required by law and CalPERS regulations.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

Attachments: Salary Schedules

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
43	Account Clerk I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Account Clerk II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
125	Accountant	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
65	Accounting Technician	Hourly	24.88	26.12	27.43	28.80	30.24
		Bi-Weekly	1,990.26	2,089.77	2,194.26	2,303.97	2,419.17
		Monthly	4,312.23	4,527.84	4,754.23	4,991.94	5,241.54
		Annual	51,746.76	54,334.08	57,050.76	59,903.28	62,898.48
75	Administrative Analyst I	Hourly	27.48	28.85	30.30	31.81	33.40
		Bi-Weekly	2,198.47	2,308.40	2,423.82	2,545.01	2,672.26
		Monthly	4,763.36	5,001.53	5,251.61	5,514.19	5,789.90
		Annual	57,160.32	60,018.36	63,019.32	66,170.28	69,478.80
128	Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
66	Administrative Assistant	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
111	Administrative Assistant - Confidential	Hourly	26.29	27.60	28.98	30.43	31.96
		Bi-Weekly	2,103.19	2,208.35	2,318.77	2,434.71	2,556.44
		Monthly	4,556.91	4,784.76	5,024.00	5,275.20	5,538.96
		Annual	54,682.92	57,417.12	60,288.00	63,302.40	66,467.52
30	Administrative Clerk	Hourly	17.56	18.44	19.36	20.33	21.35
		Bi-Weekly	1,404.96	1,475.21	1,548.96	1,626.41	1,707.73
		Monthly	3,044.08	3,196.28	3,356.09	3,523.89	3,700.08
		Annual	36,528.96	38,355.36	40,273.08	42,286.68	44,400.96
255	Assistant City Manager	Hourly	68.30	71.71	75.30	79.06	83.01
		Bi-Weekly	5,463.63	5,736.81	6,023.65	6,324.83	6,641.08
		Monthly	11,837.87	12,429.76	13,051.25	13,703.81	14,389.00
		Annual	142,054.38	149,157.10	156,615.00	164,445.70	172,668.00
166	Assistant Finance Director	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
56	Assistant Mechanic	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
81	Assistant Planner	Hourly	29.17	30.63	32.16	33.77	35.46
		Bi-Weekly	2,333.73	2,450.41	2,572.93	2,701.58	2,836.66
		Monthly	5,056.41	5,309.23	5,574.69	5,853.42	6,146.09
		Annual	60,676.92	63,710.76	66,896.28	70,241.04	73,753.08
91	Associate Planner	Hourly	32.22	33.83	35.53	37.30	39.17
		Bi-Weekly	2,577.88	2,706.78	2,842.11	2,984.22	3,133.43
		Monthly	5,585.41	5,864.68	6,157.91	6,465.81	6,789.10
		Annual	67,024.92	70,376.16	73,894.92	77,589.72	81,469.20
76	Building Inspector I	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
86	Building Inspector II	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
155	Building Official	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
156	City Clerk	Hourly	41.14	43.20	45.36	47.62	50.00
		Bi-Weekly	3,291.11	3,455.66	3,628.44	3,809.87	4,000.36
		Monthly	7,130.73	7,487.27	7,861.63	8,254.71	8,667.45
		Annual	85,568.76	89,847.24	94,339.56	99,056.52	104,009.40
263	City Manager	Hourly	67.31	70.67	74.21	77.92	81.81
		Bi-Weekly	5,384.62	5,653.85	5,936.54	6,233.37	6,545.03
		Monthly	11,666.67	12,250.00	12,862.50	13,505.63	14,180.91
		Annual	140,000.00	147,000.00	154,350.00	162,067.60	170,170.90
70	City Mechanic	Hourly	26.15	27.45	28.83	30.27	31.78
		Bi-Weekly	2,091.78	2,196.37	2,306.19	2,421.50	2,542.58
		Monthly	4,532.20	4,758.81	4,996.75	5,246.59	5,508.92
		Annual	54,386.40	57,105.72	59,961.00	62,959.08	66,107.04
174	City Planner	Hourly	49.21	51.67	54.25	56.96	59.81
		Bi-Weekly	3,936.63	4,133.46	4,340.14	4,557.14	4,785.00
		Monthly	8,529.37	8,955.84	9,403.63	9,873.81	10,367.50
		Annual	102,352.44	107,470.08	112,843.56	118,485.72	124,410.00
43	Community Development Specialist I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Community Development Specialist II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
86	Construction Inspector I	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
96	Construction Inspector II	Hourly	33.87	35.56	37.34	39.21	41.17
		Bi-Weekly	2,709.36	2,844.83	2,987.07	3,136.43	3,293.25
		Monthly	5,870.29	6,163.80	6,471.99	6,795.59	7,135.37
		Annual	70,443.48	73,965.60	77,663.88	81,547.08	85,624.44
66	Deputy City Clerk	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
166	Development Services Administration Manager	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
226	Director of Administrative Services/City Clerk	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
226	Director of Parks & Recreation	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
243.1	Director of Public Works/Interim RLRA Director	Hourly	57.44	58.88	60.35	61.86	63.41
		Bi-Weekly	4,595.39	4,710.27	4,828.03	4,948.73	5,072.45
		Monthly	9,956.67	10,205.59	10,460.73	10,722.25	10,990.31
		Annual	119,480.04	122,467.08	125,528.76	128,667.00	131,883.72
61	Engineer Technician I	Hourly	23.91	25.10	26.36	27.68	29.06
		Bi-Weekly	1,912.59	2,008.22	2,108.64	2,214.07	2,324.77
		Monthly	4,143.95	4,351.15	4,568.71	4,797.15	5,037.01
		Annual	49,727.40	52,213.80	54,824.52	57,565.80	60,444.12
71	Engineer Technician II	Hourly	26.41	27.73	29.12	30.57	32.10
		Bi-Weekly	2,112.70	2,218.33	2,329.25	2,445.72	2,568.00
		Monthly	4,577.51	4,806.39	5,046.71	5,299.05	5,564.00
		Annual	54,930.12	57,676.68	60,560.52	63,588.60	66,768.00
43	Facilities Maintenance Worker I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
47	Facilities Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
66	Housing & Economic Development Specialist I	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
76	Housing & Economic Development Specialist II	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
125	Human Resources Analyst	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
159	Human Resources Manager	Hourly	42.39	44.50	46.73	49.07	51.52
		Bi-Weekly	3,390.82	3,560.36	3,738.38	3,925.30	4,121.57
		Monthly	7,346.78	7,714.12	8,099.83	8,504.82	8,930.06
		Annual	88,161.36	92,569.44	97,197.96	102,057.84	107,160.72
73	Human Services Specialist	Hourly	26.94	28.29	29.70	31.19	32.75
		Bi-Weekly	2,155.17	2,262.93	2,376.07	2,494.88	2,619.62
		Monthly	4,669.53	4,903.01	5,148.16	5,405.57	5,675.85
		Annual	56,034.36	58,836.12	61,777.92	64,866.84	68,110.20
128	Human Services Specialist/Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
37	Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
56	Neighborhood Improvement Officer I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
66	Neighborhood Improvement Officer II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
123	Parks & Facilities Maintenance Supervisor	Hourly	29.62	31.11	32.66	34.29	36.01
		Bi-Weekly	2,369.93	2,488.43	2,612.85	2,743.49	2,880.66
		Monthly	5,134.85	5,391.59	5,661.17	5,944.23	6,241.44
		Annual	61,618.20	64,699.08	67,934.04	71,330.76	74,897.28
37	Park Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Park Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
176	Planning & Building Manager	Hourly	50.20	52.71	55.34	58.11	61.01
		Bi-Weekly	4,015.76	4,216.55	4,427.37	4,648.74	4,881.18
		Monthly	8,700.81	9,135.85	9,592.64	10,072.27	10,575.88
		Annual	104,409.72	109,630.20	115,111.68	120,867.24	126,910.56
76	Project Coordinator	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
169	Public Works Superintendent	Hourly	46.82	49.16	51.62	54.20	56.91
		Bi-Weekly	3,745.58	3,932.86	4,129.50	4,335.97	4,552.77
		Monthly	8,115.42	8,521.19	8,947.25	9,394.61	9,864.34
		Annual	97,385.04	102,254.28	107,367.00	112,735.32	118,372.08
132	Public Works Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
42	Recreation Coordinator	Hourly	19.79	20.78	21.82	22.91	24.05
		Bi-Weekly	1,583.15	1,662.30	1,745.42	1,832.69	1,924.32
		Monthly	3,430.15	3,601.66	3,781.74	3,970.83	4,169.37
		Annual	41,161.80	43,219.92	45,380.88	47,649.96	50,032.44
125	Recreation Supervisor	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
140	Senior Building Inspector	Hourly	35.08	36.84	38.68	40.61	42.64
		Bi-Weekly	2,806.71	2,947.05	3,094.40	3,249.12	3,411.58
		Monthly	6,081.21	6,385.27	6,704.53	7,039.76	7,391.75
		Annual	72,974.52	76,623.24	80,454.36	84,477.12	88,701.00
122	Senior Community Development Specialist	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
155	Senior Construction Inspector	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
56	Senior Facilities Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
56	Senior Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
146	Senior Management Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
56	Senior Park Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
68	Senior Wastewater Treatment Plant Operator	Hourly	25.63	26.91	28.26	29.67	31.16
		Bi-Weekly	2,050.57	2,153.10	2,260.75	2,373.79	2,492.48
		Monthly	4,442.90	4,665.05	4,898.30	5,143.22	5,400.38
		Annual	53,314.80	55,980.60	58,779.60	61,718.64	64,804.56
64	Senior Water Utility Worker	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
53	Transportation Coordinator	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	20.59	21.62	22.70	23.84	25.03
		Bi-Weekly	1,647.43	1,729.80	1,816.29	1,907.11	2,002.46
		Monthly	3,569.43	3,747.90	3,935.30	4,132.07	4,338.67
		Annual	42,833.16	44,974.80	47,223.60	49,584.84	52,064.04
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
66	Wastewater Treatment Plant Maintenance Techncian II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
49	Wastewater Treatment Plant Operator I	Hourly	21.22	22.28	23.39	24.56	25.79
		Bi-Weekly	1,697.34	1,782.21	1,871.32	1,964.89	2,063.13
		Monthly	3,677.58	3,861.46	4,054.53	4,257.26	4,470.12
		Annual	44,130.96	46,337.52	48,654.36	51,087.12	53,641.44

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
59	Wastewater Treatment Plant Operator II	Hourly	23.44	24.61	25.84	27.13	28.49
		Bi-Weekly	1,874.91	1,968.66	2,067.09	2,170.44	2,278.96
		Monthly	4,062.30	4,265.42	4,478.69	4,702.62	4,937.75
		Annual	48,747.60	51,185.04	53,744.28	56,431.44	59,253.00
43	Wastewater Treatment Plant Operator-In-Training	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
132	Wastewater Treatment Plant Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
132	Water Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
45	Water Utility Worker I	Hourly	20.39	21.41	22.48	23.60	24.78
		Bi-Weekly	1,631.11	1,712.66	1,798.30	1,888.21	1,982.63
		Monthly	3,534.07	3,710.77	3,896.31	4,091.13	4,295.69
		Annual	42,408.84	44,529.24	46,755.72	49,093.56	51,548.28
55	Water Utility Worker II	Hourly	22.52	23.65	24.83	26.07	27.38
		Bi-Weekly	1,801.76	1,891.85	1,986.44	2,085.76	2,190.05
		Monthly	3,903.81	4,099.00	4,303.95	4,519.15	4,745.11
		Annual	46,845.72	49,188.00	51,647.40	54,229.80	56,941.32

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED FEBRUARY 24, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
43	Account Clerk I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Account Clerk II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
125	Accountant	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
65	Accounting Technician	Hourly	24.88	26.12	27.43	28.80	30.24
		Bi-Weekly	1,990.26	2,089.77	2,194.26	2,303.97	2,419.17
		Monthly	4,312.23	4,527.84	4,754.23	4,991.94	5,241.54
		Annual	51,746.76	54,334.08	57,050.76	59,903.28	62,898.48
75	Administrative Analyst I	Hourly	27.48	28.85	30.30	31.81	33.40
		Bi-Weekly	2,198.47	2,308.40	2,423.82	2,545.01	2,672.26
		Monthly	4,763.36	5,001.53	5,251.61	5,514.19	5,789.90
		Annual	57,160.32	60,018.36	63,019.32	66,170.28	69,478.80
128	Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
66	Administrative Assistant	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
111	Administrative Assistant - Confidential	Hourly	26.29	27.60	28.98	30.43	31.96
		Bi-Weekly	2,103.19	2,208.35	2,318.77	2,434.71	2,556.44
		Monthly	4,556.91	4,784.76	5,024.00	5,275.20	5,538.96
		Annual	54,682.92	57,417.12	60,288.00	63,302.40	66,467.52
30	Administrative Clerk	Hourly	17.56	18.44	19.36	20.33	21.35
		Bi-Weekly	1,404.96	1,475.21	1,548.96	1,626.41	1,707.73
		Monthly	3,044.08	3,196.28	3,356.09	3,523.89	3,700.08
		Annual	36,528.96	38,355.36	40,273.08	42,286.68	44,400.96
255	Assistant City Manager	Hourly	68.30	71.71	75.30	79.06	83.01
		Bi-Weekly	5,463.63	5,736.81	6,023.65	6,324.83	6,641.08
		Monthly	11,837.87	12,429.76	13,051.25	13,703.81	14,389.00
		Annual	142,054.38	149,157.10	156,615.00	164,445.70	172,668.00
166	Assistant Finance Director	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
56	Assistant Mechanic	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED FEBRUARY 24, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
81	Assistant Planner	Hourly	29.17	30.63	32.16	33.77	35.46
		Bi-Weekly	2,333.73	2,450.41	2,572.93	2,701.58	2,836.66
		Monthly	5,056.41	5,309.23	5,574.69	5,853.42	6,146.09
		Annual	60,676.92	63,710.76	66,896.28	70,241.04	73,753.08
91	Associate Planner	Hourly	32.22	33.83	35.53	37.30	39.17
		Bi-Weekly	2,577.88	2,706.78	2,842.11	2,984.22	3,133.43
		Monthly	5,585.41	5,864.68	6,157.91	6,465.81	6,789.10
		Annual	67,024.92	70,376.16	73,894.92	77,589.72	81,469.20
76	Building Inspector I	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
86	Building Inspector II	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
155	Building Official	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
156	City Clerk	Hourly	41.14	43.20	45.36	47.62	50.00
		Bi-Weekly	3,291.11	3,455.66	3,628.44	3,809.87	4,000.36
		Monthly	7,130.73	7,487.27	7,861.63	8,254.71	8,667.45
		Annual	85,568.76	89,847.24	94,339.56	99,056.52	104,009.40
263	City Manager	Hourly	67.31	70.67	74.21	77.92	81.81
		Bi-Weekly	5,384.62	5,653.85	5,936.54	6,233.37	6,545.04
		Monthly	11,666.67	12,250.00	12,862.50	13,505.63	14,180.91
		Annual	140,000.04	147,000.00	154,350.00	162,067.56	170,170.92
70	City Mechanic	Hourly	26.15	27.45	28.83	30.27	31.78
		Bi-Weekly	2,091.78	2,196.37	2,306.19	2,421.50	2,542.58
		Monthly	4,532.20	4,758.81	4,996.75	5,246.59	5,508.92
		Annual	54,386.40	57,105.72	59,961.00	62,959.08	66,107.04
174	City Planner	Hourly	49.21	51.67	54.25	56.96	59.81
		Bi-Weekly	3,936.63	4,133.46	4,340.14	4,557.14	4,785.00
		Monthly	8,529.37	8,955.84	9,403.63	9,873.81	10,367.50
		Annual	102,352.44	107,470.08	112,843.56	118,485.72	124,410.00
43	Community Development Specialist I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Community Development Specialist II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED FEBRUARY 24, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
86	Construction Inspector I	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
96	Construction Inspector II	Hourly	33.87	35.56	37.34	39.21	41.17
		Bi-Weekly	2,709.36	2,844.83	2,987.07	3,136.43	3,293.25
		Monthly	5,870.29	6,163.80	6,471.99	6,795.59	7,135.37
		Annual	70,443.48	73,965.60	77,663.88	81,547.08	85,624.44
66	Deputy City Clerk	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
166	Development Services Administration Manager	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
226	Director of Administrative Services/City Clerk	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
226	Director of Parks & Recreation	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
243.1	Director of Public Works/Interim RLRA Director	Hourly	57.44	58.88	60.35	61.86	63.41
		Bi-Weekly	4,595.39	4,710.27	4,828.03	4,948.73	5,072.45
		Monthly	9,956.67	10,205.59	10,460.73	10,722.25	10,990.31
		Annual	119,480.04	122,467.08	125,528.76	128,667.00	131,883.72
61	Engineer Technician I	Hourly	23.91	25.10	26.36	27.68	29.06
		Bi-Weekly	1,912.59	2,008.22	2,108.64	2,214.07	2,324.77
		Monthly	4,143.95	4,351.15	4,568.71	4,797.15	5,037.01
		Annual	49,727.40	52,213.80	54,824.52	57,565.80	60,444.12
71	Engineer Technician II	Hourly	26.41	27.73	29.12	30.57	32.10
		Bi-Weekly	2,112.70	2,218.33	2,329.25	2,445.72	2,568.00
		Monthly	4,577.51	4,806.39	5,046.71	5,299.05	5,564.00
		Annual	54,930.12	57,676.68	60,560.52	63,588.60	66,768.00
43	Facilities Maintenance Worker I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED FEBRUARY 24, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
47	Facilities Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
66	Housing & Economic Development Specialist I	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
76	Housing & Economic Development Specialist II	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
125	Human Resources Analyst	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
159	Human Resources Manager	Hourly	42.39	44.50	46.73	49.07	51.52
		Bi-Weekly	3,390.82	3,560.36	3,738.38	3,925.30	4,121.57
		Monthly	7,346.78	7,714.12	8,099.83	8,504.82	8,930.06
		Annual	88,161.36	92,569.44	97,197.96	102,057.84	107,160.72
73	Human Services Specialist	Hourly	26.94	28.29	29.70	31.19	32.75
		Bi-Weekly	2,155.17	2,262.93	2,376.07	2,494.88	2,619.62
		Monthly	4,669.53	4,903.01	5,148.16	5,405.57	5,675.85
		Annual	56,034.36	58,836.12	61,777.92	64,866.84	68,110.20
128	Human Services Specialist/Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
37	Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
56	Neighborhood Improvement Officer I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
66	Neighborhood Improvement Officer II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED FEBRUARY 24, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
123	Parks & Facilities Maintenance Supervisor	Hourly	29.62	31.11	32.66	34.29	36.01
		Bi-Weekly	2,369.93	2,488.43	2,612.85	2,743.49	2,880.66
		Monthly	5,134.85	5,391.59	5,661.17	5,944.23	6,241.44
		Annual	61,618.20	64,699.08	67,934.04	71,330.76	74,897.28
37	Park Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Park Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
176	Planning & Building Manager	Hourly	50.20	52.71	55.34	58.11	61.01
		Bi-Weekly	4,015.76	4,216.55	4,427.37	4,648.74	4,881.18
		Monthly	8,700.81	9,135.85	9,592.64	10,072.27	10,575.88
		Annual	104,409.72	109,630.20	115,111.68	120,867.24	126,910.56
76	Project Coordinator	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
169	Public Works Superintendent	Hourly	46.82	49.16	51.62	54.20	56.91
		Bi-Weekly	3,745.58	3,932.86	4,129.50	4,335.97	4,552.77
		Monthly	8,115.42	8,521.19	8,947.25	9,394.61	9,864.34
		Annual	97,385.04	102,254.28	107,367.00	112,735.32	118,372.08
132	Public Works Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
42	Recreation Coordinator	Hourly	19.79	20.78	21.82	22.91	24.05
		Bi-Weekly	1,583.15	1,662.30	1,745.42	1,832.69	1,924.32
		Monthly	3,430.15	3,601.66	3,781.74	3,970.83	4,169.37
		Annual	41,161.80	43,219.92	45,380.88	47,649.96	50,032.44
125	Recreation Supervisor	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
140	Senior Building Inspector	Hourly	35.08	36.84	38.68	40.61	42.64
		Bi-Weekly	2,806.71	2,947.05	3,094.40	3,249.12	3,411.58
		Monthly	6,081.21	6,385.27	6,704.53	7,039.76	7,391.75
		Annual	72,974.52	76,623.24	80,454.36	84,477.12	88,701.00
122	Senior Community Development Specialist	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
155	Senior Construction Inspector	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
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***UPDATED FEBRUARY 24, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
56	Senior Facilities Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
56	Senior Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
146	Senior Management Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
56	Senior Park Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
128	**Senior Project Coordinator**	Hourly	31.14	32.69	34.33	36.04	37.85
	***New position effective 07/01/2021; Approved at CCM 02/22/2022**	Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
68	Senior Wastewater Treatment Plant Operator	Hourly	25.63	26.91	28.26	29.67	31.16
		Bi-Weekly	2,050.57	2,153.10	2,260.75	2,373.79	2,492.48
		Monthly	4,442.90	4,665.05	4,898.30	5,143.22	5,400.38
		Annual	53,314.80	55,980.60	58,779.60	61,718.64	64,804.56
64	Senior Water Utility Worker	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
53	Transportation Coordinator	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	20.59	21.62	22.70	23.84	25.03
		Bi-Weekly	1,647.43	1,729.80	1,816.29	1,907.11	2,002.46
		Monthly	3,569.43	3,747.90	3,935.30	4,132.07	4,338.67
		Annual	42,833.16	44,974.80	47,223.60	49,584.84	52,064.04
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
66	Wastewater Treatment Plant Maintenance Techncian II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED FEBRUARY 24, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
49	Wastewater Treatment Plant Operator I	Hourly	21.22	22.28	23.39	24.56	25.79
		Bi-Weekly	1,697.34	1,782.21	1,871.32	1,964.89	2,063.13
		Monthly	3,677.58	3,861.46	4,054.53	4,257.26	4,470.12
		Annual	44,130.96	46,337.52	48,654.36	51,087.12	53,641.44
59	Wastewater Treatment Plant Operator II	Hourly	23.44	24.61	25.84	27.13	28.49
		Bi-Weekly	1,874.91	1,968.66	2,067.09	2,170.44	2,278.96
		Monthly	4,062.30	4,265.42	4,478.69	4,702.62	4,937.75
		Annual	48,747.60	51,185.04	53,744.28	56,431.44	59,253.00
43	Wastewater Treatment Plant Operator-In-Training	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
132	Wastewater Treatment Plant Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
132	Water Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
45	Water Utility Worker I	Hourly	20.39	21.41	22.48	23.60	24.78
		Bi-Weekly	1,631.11	1,712.66	1,798.30	1,888.21	1,982.63
		Monthly	3,534.07	3,710.77	3,896.31	4,091.13	4,295.69
		Annual	42,408.84	44,529.24	46,755.72	49,093.56	51,548.28
55	Water Utility Worker II	Hourly	22.52	23.65	24.83	26.07	27.38
		Bi-Weekly	1,801.76	1,891.85	1,986.44	2,085.76	2,190.05
		Monthly	3,903.81	4,099.00	4,303.95	4,519.15	4,745.11
		Annual	46,845.72	49,188.00	51,647.40	54,229.80	56,941.32

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED APRIL 14, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
43	Account Clerk I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Account Clerk II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
125	Accountant	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
65	Accounting Technician	Hourly	24.88	26.12	27.43	28.80	30.24
		Bi-Weekly	1,990.26	2,089.77	2,194.26	2,303.97	2,419.17
		Monthly	4,312.23	4,527.84	4,754.23	4,991.94	5,241.54
		Annual	51,746.76	54,334.08	57,050.76	59,903.28	62,898.48
75	Administrative Analyst I	Hourly	27.48	28.85	30.30	31.81	33.40
		Bi-Weekly	2,198.47	2,308.40	2,423.82	2,545.01	2,672.26
		Monthly	4,763.36	5,001.53	5,251.61	5,514.19	5,789.90
		Annual	57,160.32	60,018.36	63,019.32	66,170.28	69,478.80
128	Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
66	Administrative Assistant	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
111	Administrative Assistant - Confidential	Hourly	26.29	27.60	28.98	30.43	31.96
		Bi-Weekly	2,103.19	2,208.35	2,318.77	2,434.71	2,556.44
		Monthly	4,556.91	4,784.76	5,024.00	5,275.20	5,538.96
		Annual	54,682.92	57,417.12	60,288.00	63,302.40	66,467.52
30	Administrative Clerk	Hourly	17.56	18.44	19.36	20.33	21.35
		Bi-Weekly	1,404.96	1,475.21	1,548.96	1,626.41	1,707.73
		Monthly	3,044.08	3,196.28	3,356.09	3,523.89	3,700.08
		Annual	36,528.96	38,355.36	40,273.08	42,286.68	44,400.96
255	Assistant City Manager	Hourly	68.30	71.71	75.30	79.06	83.01
		Bi-Weekly	5,463.63	5,736.81	6,023.65	6,324.83	6,641.08
		Monthly	11,837.87	12,429.76	13,051.25	13,703.81	14,389.00
		Annual	142,054.38	149,157.10	156,615.00	164,445.70	172,668.00
166	Assistant Finance Director	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
56	Assistant Mechanic	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED APRIL 14, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
81	Assistant Planner	Hourly	29.17	30.63	32.16	33.77	35.46
		Bi-Weekly	2,333.73	2,450.41	2,572.93	2,701.58	2,836.66
		Monthly	5,056.41	5,309.23	5,574.69	5,853.42	6,146.09
		Annual	60,676.92	63,710.76	66,896.28	70,241.04	73,753.08
91	Associate Planner	Hourly	32.22	33.83	35.53	37.30	39.17
		Bi-Weekly	2,577.88	2,706.78	2,842.11	2,984.22	3,133.43
		Monthly	5,585.41	5,864.68	6,157.91	6,465.81	6,789.10
		Annual	67,024.92	70,376.16	73,894.92	77,589.72	81,469.20
76	Building Inspector I	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
86	Building Inspector II	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
155	Building Official	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
156	City Clerk	Hourly	41.14	43.20	45.36	47.62	50.00
		Bi-Weekly	3,291.11	3,455.66	3,628.44	3,809.87	4,000.36
		Monthly	7,130.73	7,487.27	7,861.63	8,254.71	8,667.45
		Annual	85,568.76	89,847.24	94,339.56	99,056.52	104,009.40
*277	**City Manager**	Hourly	87.03	70.67	74.21	77.92	81.81
	***Updated Range from 263 to 277; Approved at CCM 04/12/2022**	Bi-Weekly	6,962.80	5,653.85	5,936.54	6,233.37	6,545.04
		Monthly	15,086.06	12,250.00	12,862.50	13,505.63	14,180.91
		Annual	181,032.72	147,000.00	154,350.00	162,067.56	170,170.92
70	City Mechanic	Hourly	26.15	27.45	28.83	30.27	31.78
		Bi-Weekly	2,091.78	2,196.37	2,306.19	2,421.50	2,542.58
		Monthly	4,532.20	4,758.81	4,996.75	5,246.59	5,508.92
		Annual	54,386.40	57,105.72	59,961.00	62,959.08	66,107.04
174	City Planner	Hourly	49.21	51.67	54.25	56.96	59.81
		Bi-Weekly	3,936.63	4,133.46	4,340.14	4,557.14	4,785.00
		Monthly	8,529.37	8,955.84	9,403.63	9,873.81	10,367.50
		Annual	102,352.44	107,470.08	112,843.56	118,485.72	124,410.00
43	Community Development Specialist I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Community Development Specialist II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED APRIL 14, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
86	Construction Inspector I	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
96	Construction Inspector II	Hourly	33.87	35.56	37.34	39.21	41.17
		Bi-Weekly	2,709.36	2,844.83	2,987.07	3,136.43	3,293.25
		Monthly	5,870.29	6,163.80	6,471.99	6,795.59	7,135.37
		Annual	70,443.48	73,965.60	77,663.88	81,547.08	85,624.44
66	Deputy City Clerk	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
166	Development Services Administration Manager	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
226	Director of Administrative Services/City Clerk	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
226	Director of Parks & Recreation	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
243.1	Director of Public Works/Interim RLRA Director	Hourly	57.44	58.88	60.35	61.86	63.41
		Bi-Weekly	4,595.39	4,710.27	4,828.03	4,948.73	5,072.45
		Monthly	9,956.67	10,205.59	10,460.73	10,722.25	10,990.31
		Annual	119,480.04	122,467.08	125,528.76	128,667.00	131,883.72
61	Engineer Technician I	Hourly	23.91	25.10	26.36	27.68	29.06
		Bi-Weekly	1,912.59	2,008.22	2,108.64	2,214.07	2,324.77
		Monthly	4,143.95	4,351.15	4,568.71	4,797.15	5,037.01
		Annual	49,727.40	52,213.80	54,824.52	57,565.80	60,444.12
71	Engineer Technician II	Hourly	26.41	27.73	29.12	30.57	32.10
		Bi-Weekly	2,112.70	2,218.33	2,329.25	2,445.72	2,568.00
		Monthly	4,577.51	4,806.39	5,046.71	5,299.05	5,564.00
		Annual	54,930.12	57,676.68	60,560.52	63,588.60	66,768.00
43	Facilities Maintenance Worker I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED APRIL 14, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
47	Facilities Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
66	Housing & Economic Development Specialist I	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
76	Housing & Economic Development Specialist II	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
125	Human Resources Analyst	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
159	Human Resources Manager	Hourly	42.39	44.50	46.73	49.07	51.52
		Bi-Weekly	3,390.82	3,560.36	3,738.38	3,925.30	4,121.57
		Monthly	7,346.78	7,714.12	8,099.83	8,504.82	8,930.06
		Annual	88,161.36	92,569.44	97,197.96	102,057.84	107,160.72
73	Human Services Specialist	Hourly	26.94	28.29	29.70	31.19	32.75
		Bi-Weekly	2,155.17	2,262.93	2,376.07	2,494.88	2,619.62
		Monthly	4,669.53	4,903.01	5,148.16	5,405.57	5,675.85
		Annual	56,034.36	58,836.12	61,777.92	64,866.84	68,110.20
128	Human Services Specialist/Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
37	Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
56	Neighborhood Improvement Officer I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
66	Neighborhood Improvement Officer II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED APRIL 14, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
123	Parks & Facilities Maintenance Supervisor	Hourly	29.62	31.11	32.66	34.29	36.01
		Bi-Weekly	2,369.93	2,488.43	2,612.85	2,743.49	2,880.66
		Monthly	5,134.85	5,391.59	5,661.17	5,944.23	6,241.44
		Annual	61,618.20	64,699.08	67,934.04	71,330.76	74,897.28
37	Park Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Park Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
176	Planning & Building Manager	Hourly	50.20	52.71	55.34	58.11	61.01
		Bi-Weekly	4,015.76	4,216.55	4,427.37	4,648.74	4,881.18
		Monthly	8,700.81	9,135.85	9,592.64	10,072.27	10,575.88
		Annual	104,409.72	109,630.20	115,111.68	120,867.24	126,910.56
76	Project Coordinator	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
169	Public Works Superintendent	Hourly	46.82	49.16	51.62	54.20	56.91
		Bi-Weekly	3,745.58	3,932.86	4,129.50	4,335.97	4,552.77
		Monthly	8,115.42	8,521.19	8,947.25	9,394.61	9,864.34
		Annual	97,385.04	102,254.28	107,367.00	112,735.32	118,372.08
132	Public Works Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
42	Recreation Coordinator	Hourly	19.79	20.78	21.82	22.91	24.05
		Bi-Weekly	1,583.15	1,662.30	1,745.42	1,832.69	1,924.32
		Monthly	3,430.15	3,601.66	3,781.74	3,970.83	4,169.37
		Annual	41,161.80	43,219.92	45,380.88	47,649.96	50,032.44
125	Recreation Supervisor	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
140	Senior Building Inspector	Hourly	35.08	36.84	38.68	40.61	42.64
		Bi-Weekly	2,806.71	2,947.05	3,094.40	3,249.12	3,411.58
		Monthly	6,081.21	6,385.27	6,704.53	7,039.76	7,391.75
		Annual	72,974.52	76,623.24	80,454.36	84,477.12	88,701.00
122	Senior Community Development Specialist	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
155	Senior Construction Inspector	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED APRIL 14, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
56	Senior Facilities Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
56	Senior Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
146	Senior Management Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
56	Senior Park Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
128	Senior Project Coordinator	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
68	Senior Wastewater Treatment Plant Operator	Hourly	25.63	26.91	28.26	29.67	31.16
		Bi-Weekly	2,050.57	2,153.10	2,260.75	2,373.79	2,492.48
		Monthly	4,442.90	4,665.05	4,898.30	5,143.22	5,400.38
		Annual	53,314.80	55,980.60	58,779.60	61,718.64	64,804.56
64	Senior Water Utility Worker	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
53	Transportation Coordinator	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	20.59	21.62	22.70	23.84	25.03
		Bi-Weekly	1,647.43	1,729.80	1,816.29	1,907.11	2,002.46
		Monthly	3,569.43	3,747.90	3,935.30	4,132.07	4,338.67
		Annual	42,833.16	44,974.80	47,223.60	49,584.84	52,064.04
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
66	Wastewater Treatment Plant Maintenance Techncian II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED APRIL 14, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
49	Wastewater Treatment Plant Operator I	Hourly	21.22	22.28	23.39	24.56	25.79
		Bi-Weekly	1,697.34	1,782.21	1,871.32	1,964.89	2,063.13
		Monthly	3,677.58	3,861.46	4,054.53	4,257.26	4,470.12
		Annual	44,130.96	46,337.52	48,654.36	51,087.12	53,641.44
59	Wastewater Treatment Plant Operator II	Hourly	23.44	24.61	25.84	27.13	28.49
		Bi-Weekly	1,874.91	1,968.66	2,067.09	2,170.44	2,278.96
		Monthly	4,062.30	4,265.42	4,478.69	4,702.62	4,937.75
		Annual	48,747.60	51,185.04	53,744.28	56,431.44	59,253.00
43	Wastewater Treatment Plant Operator-In-Training	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
132	Wastewater Treatment Plant Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
132	Water Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
45	Water Utility Worker I	Hourly	20.39	21.41	22.48	23.60	24.78
		Bi-Weekly	1,631.11	1,712.66	1,798.30	1,888.21	1,982.63
		Monthly	3,534.07	3,710.77	3,896.31	4,091.13	4,295.69
		Annual	42,408.84	44,529.24	46,755.72	49,093.56	51,548.28
55	Water Utility Worker II	Hourly	22.52	23.65	24.83	26.07	27.38
		Bi-Weekly	1,801.76	1,891.85	1,986.44	2,085.76	2,190.05
		Monthly	3,903.81	4,099.00	4,303.95	4,519.15	4,745.11
		Annual	46,845.72	49,188.00	51,647.40	54,229.80	56,941.32

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED JUNE 15, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
43	Account Clerk I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Account Clerk II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
125	Accountant	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
65	Accounting Technician	Hourly	24.88	26.12	27.43	28.80	30.24
		Bi-Weekly	1,990.26	2,089.77	2,194.26	2,303.97	2,419.17
		Monthly	4,312.23	4,527.84	4,754.23	4,991.94	5,241.54
		Annual	51,746.76	54,334.08	57,050.76	59,903.28	62,898.48
75	Administrative Analyst I	Hourly	27.48	28.85	30.30	31.81	33.40
		Bi-Weekly	2,198.47	2,308.40	2,423.82	2,545.01	2,672.26
		Monthly	4,763.36	5,001.53	5,251.61	5,514.19	5,789.90
		Annual	57,160.32	60,018.36	63,019.32	66,170.28	69,478.80
128	Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
66	Administrative Assistant	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
111	Administrative Assistant - Confidential	Hourly	26.29	27.60	28.98	30.43	31.96
		Bi-Weekly	2,103.19	2,208.35	2,318.77	2,434.71	2,556.44
		Monthly	4,556.91	4,784.76	5,024.00	5,275.20	5,538.96
		Annual	54,682.92	57,417.12	60,288.00	63,302.40	66,467.52
30	Administrative Clerk	Hourly	17.56	18.44	19.36	20.33	21.35
		Bi-Weekly	1,404.96	1,475.21	1,548.96	1,626.41	1,707.73
		Monthly	3,044.08	3,196.28	3,356.09	3,523.89	3,700.08
		Annual	36,528.96	38,355.36	40,273.08	42,286.68	44,400.96
255	Assistant City Manager	Hourly	68.30	71.71	75.30	79.06	83.01
		Bi-Weekly	5,463.63	5,736.81	6,023.65	6,324.83	6,641.08
		Monthly	11,837.87	12,429.76	13,051.25	13,703.81	14,389.00
		Annual	142,054.38	149,157.10	156,615.00	164,445.70	172,668.00
166	Assistant Finance Director	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
56	Assistant Mechanic	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED JUNE 15, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
81	Assistant Planner	Hourly	29.17	30.63	32.16	33.77	35.46
		Bi-Weekly	2,333.73	2,450.41	2,572.93	2,701.58	2,836.66
		Monthly	5,056.41	5,309.23	5,574.69	5,853.42	6,146.09
		Annual	60,676.92	63,710.76	66,896.28	70,241.04	73,753.08
91	Associate Planner	Hourly	32.22	33.83	35.53	37.30	39.17
		Bi-Weekly	2,577.88	2,706.78	2,842.11	2,984.22	3,133.43
		Monthly	5,585.41	5,864.68	6,157.91	6,465.81	6,789.10
		Annual	67,024.92	70,376.16	73,894.92	77,589.72	81,469.20
76	Building Inspector I	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
86	Building Inspector II	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
155	Building Official	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
156	City Clerk	Hourly	41.14	43.20	45.36	47.62	50.00
		Bi-Weekly	3,291.11	3,455.66	3,628.44	3,809.87	4,000.36
		Monthly	7,130.73	7,487.27	7,861.63	8,254.71	8,667.45
		Annual	85,568.76	89,847.24	94,339.56	99,056.52	104,009.40
277	City Manager	Hourly	87.03	70.67	74.21	77.92	81.81
		Bi-Weekly	6,962.80	5,653.85	5,936.54	6,233.37	6,545.04
		Monthly	15,086.06	12,250.00	12,862.50	13,505.63	14,180.91
		Annual	181,032.72	147,000.00	154,350.00	162,067.56	170,170.92
70	City Mechanic	Hourly	26.15	27.45	28.83	30.27	31.78
		Bi-Weekly	2,091.78	2,196.37	2,306.19	2,421.50	2,542.58
		Monthly	4,532.20	4,758.81	4,996.75	5,246.59	5,508.92
		Annual	54,386.40	57,105.72	59,961.00	62,959.08	66,107.04
174	City Planner	Hourly	49.21	51.67	54.25	56.96	59.81
		Bi-Weekly	3,936.63	4,133.46	4,340.14	4,557.14	4,785.00
		Monthly	8,529.37	8,955.84	9,403.63	9,873.81	10,367.50
		Annual	102,352.44	107,470.08	112,843.56	118,485.72	124,410.00
43	Community Development Specialist I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
53	Community Development Specialist II	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED JUNE 15, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
86	Construction Inspector I	Hourly	30.66	32.19	33.80	35.49	37.27
		Bi-Weekly	2,452.76	2,575.40	2,704.17	2,839.38	2,981.34
		Monthly	5,314.31	5,580.03	5,859.03	6,151.98	6,459.58
		Annual	63,771.72	66,960.36	70,308.36	73,823.76	77,514.96
96	Construction Inspector II	Hourly	33.87	35.56	37.34	39.21	41.17
		Bi-Weekly	2,709.36	2,844.83	2,987.07	3,136.43	3,293.25
		Monthly	5,870.29	6,163.80	6,471.99	6,795.59	7,135.37
		Annual	70,443.48	73,965.60	77,663.88	81,547.08	85,624.44
66	Deputy City Clerk	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
166	Development Services Administration Manager	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
226	Director of Administrative Services/City Clerk	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
226	Director of Parks & Recreation	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
243.1	Director of Public Works/Interim RLRA Director	Hourly	57.44	58.88	60.35	61.86	63.41
		Bi-Weekly	4,595.39	4,710.27	4,828.03	4,948.73	5,072.45
		Monthly	9,956.67	10,205.59	10,460.73	10,722.25	10,990.31
		Annual	119,480.04	122,467.08	125,528.76	128,667.00	131,883.72
61	Engineer Technician I	Hourly	23.91	25.10	26.36	27.68	29.06
		Bi-Weekly	1,912.59	2,008.22	2,108.64	2,214.07	2,324.77
		Monthly	4,143.95	4,351.15	4,568.71	4,797.15	5,037.01
		Annual	49,727.40	52,213.80	54,824.52	57,565.80	60,444.12
71	Engineer Technician II	Hourly	26.41	27.73	29.12	30.57	32.10
		Bi-Weekly	2,112.70	2,218.33	2,329.25	2,445.72	2,568.00
		Monthly	4,577.51	4,806.39	5,046.71	5,299.05	5,564.00
		Annual	54,930.12	57,676.68	60,560.52	63,588.60	66,768.00
43	Facilities Maintenance Worker I	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED JUNE 15, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
47	Facilities Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
66	Housing & Economic Development Specialist I	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
76	Housing & Economic Development Specialist II	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
125	Human Resources Analyst	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
159	Human Resources Manager	Hourly	42.39	44.50	46.73	49.07	51.52
		Bi-Weekly	3,390.82	3,560.36	3,738.38	3,925.30	4,121.57
		Monthly	7,346.78	7,714.12	8,099.83	8,504.82	8,930.06
		Annual	88,161.36	92,569.44	97,197.96	102,057.84	107,160.72
73	Human Services Specialist	Hourly	26.94	28.29	29.70	31.19	32.75
		Bi-Weekly	2,155.17	2,262.93	2,376.07	2,494.88	2,619.62
		Monthly	4,669.53	4,903.01	5,148.16	5,405.57	5,675.85
		Annual	56,034.36	58,836.12	61,777.92	64,866.84	68,110.20
128	Human Services Specialist/Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
37	Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
56	Neighborhood Improvement Officer I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
66	Neighborhood Improvement Officer II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
EFFECTIVE: JANUARY 14, 2022 MID-MANAGEMENT EMPLOYEE ASSOCIATION (2% COLA)
***UPDATED JUNE 15, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
123	Parks & Facilities Maintenance Supervisor	Hourly	29.62	31.11	32.66	34.29	36.01
		Bi-Weekly	2,369.93	2,488.43	2,612.85	2,743.49	2,880.66
		Monthly	5,134.85	5,391.59	5,661.17	5,944.23	6,241.44
		Annual	61,618.20	64,699.08	67,934.04	71,330.76	74,897.28
37	Park Maintenance Worker I	Hourly	18.83	19.77	20.76	21.80	22.89
		Bi-Weekly	1,506.30	1,581.61	1,660.69	1,743.73	1,830.91
		Monthly	3,263.65	3,426.83	3,598.17	3,778.08	3,966.98
		Annual	39,163.80	41,121.96	43,178.04	45,336.96	47,603.76
47	Park Maintenance Worker II	Hourly	20.80	21.84	22.93	24.08	25.28
		Bi-Weekly	1,663.89	1,747.09	1,834.44	1,926.17	2,022.48
		Monthly	3,605.10	3,785.36	3,974.63	4,173.36	4,382.03
		Annual	43,261.20	45,424.32	47,695.56	50,080.32	52,584.36
176	Planning & Building Manager	Hourly	50.20	52.71	55.34	58.11	61.01
		Bi-Weekly	4,015.76	4,216.55	4,427.37	4,648.74	4,881.18
		Monthly	8,700.81	9,135.85	9,592.64	10,072.27	10,575.88
		Annual	104,409.72	109,630.20	115,111.68	120,867.24	126,910.56
76	Project Coordinator	Hourly	27.76	29.14	30.60	32.13	33.74
		Bi-Weekly	2,220.46	2,331.48	2,448.06	2,570.46	2,698.99
		Monthly	4,811.00	5,051.55	5,304.13	5,569.34	5,847.81
		Annual	57,732.00	60,618.60	63,649.56	66,832.08	70,173.72
169	Public Works Superintendent	Hourly	46.82	49.16	51.62	54.20	56.91
		Bi-Weekly	3,745.58	3,932.86	4,129.50	4,335.97	4,552.77
		Monthly	8,115.42	8,521.19	8,947.25	9,394.61	9,864.34
		Annual	97,385.04	102,254.28	107,367.00	112,735.32	118,372.08
132	Public Works Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
42	Recreation Coordinator	Hourly	19.79	20.78	21.82	22.91	24.05
		Bi-Weekly	1,583.15	1,662.30	1,745.42	1,832.69	1,924.32
		Monthly	3,430.15	3,601.66	3,781.74	3,970.83	4,169.37
		Annual	41,161.80	43,219.92	45,380.88	47,649.96	50,032.44
125	Recreation Supervisor	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
140	Senior Building Inspector	Hourly	35.08	36.84	38.68	40.61	42.64
		Bi-Weekly	2,806.71	2,947.05	3,094.40	3,249.12	3,411.58
		Monthly	6,081.21	6,385.27	6,704.53	7,039.76	7,391.75
		Annual	72,974.52	76,623.24	80,454.36	84,477.12	88,701.00
122	Senior Community Development Specialist	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
155	Senior Construction Inspector	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
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***UPDATED JUNE 15, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
56	Senior Facilities Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
56	Senior Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
146	Senior Management Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
*122	**Senior Neighborhood Improvement Officer**	Hourly	29.33	30.80	32.34	33.95	35.65
	***New position effective 06/14/2022; Approved at CCM 06/14/2022**	Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
56	Senior Park Maintenance Worker	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
128	Senior Project Coordinator	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
68	Senior Wastewater Treatment Plant Operator	Hourly	25.63	26.91	28.26	29.67	31.16
		Bi-Weekly	2,050.57	2,153.10	2,260.75	2,373.79	2,492.48
		Monthly	4,442.90	4,665.05	4,898.30	5,143.22	5,400.38
		Annual	53,314.80	55,980.60	58,779.60	61,718.64	64,804.56
64	Senior Water Utility Worker	Hourly	24.63	25.86	27.16	28.51	29.94
		Bi-Weekly	1,970.56	2,069.09	2,172.54	2,281.17	2,395.23
		Monthly	4,269.54	4,483.02	4,707.17	4,942.53	5,189.66
		Annual	51,234.48	53,796.24	56,486.04	59,310.36	62,275.92
53	Transportation Coordinator	Hourly	22.08	23.18	24.34	25.56	26.84
		Bi-Weekly	1,766.25	1,854.56	1,947.29	2,044.66	2,146.89
		Monthly	3,826.88	4,018.22	4,219.13	4,430.09	4,651.59
		Annual	45,922.56	48,218.64	50,629.56	53,161.08	55,819.08
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	20.59	21.62	22.70	23.84	25.03
		Bi-Weekly	1,647.43	1,729.80	1,816.29	1,907.11	2,002.46
		Monthly	3,569.43	3,747.90	3,935.30	4,132.07	4,338.67
		Annual	42,833.16	44,974.80	47,223.60	49,584.84	52,064.04
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	22.75	23.88	25.08	26.33	27.65
		Bi-Weekly	1,819.78	1,910.76	2,006.30	2,106.62	2,211.95
		Monthly	3,942.85	4,139.99	4,346.99	4,564.34	4,792.56
		Annual	47,314.20	49,679.88	52,163.88	54,772.08	57,510.72

CITY OF RIVERBANK
COMPENSATION PLAN
EFFECTIVE: JULY 2, 2021 MISCELLANEOUS BARGAINING UNIT (2% COLA)
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***UPDATED JUNE 15, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
66	Wastewater Treatment Plant Maintenance Technician II	Hourly	25.13	26.38	27.70	29.09	30.54
		Bi-Weekly	2,010.16	2,110.67	2,216.20	2,327.01	2,443.36
		Monthly	4,355.34	4,573.11	4,801.77	5,041.86	5,293.95
		Annual	52,264.08	54,877.32	57,621.24	60,502.32	63,527.40
49	Wastewater Treatment Plant Operator I	Hourly	21.22	22.28	23.39	24.56	25.79
		Bi-Weekly	1,697.34	1,782.21	1,871.32	1,964.89	2,063.13
		Monthly	3,677.58	3,861.46	4,054.53	4,257.26	4,470.12
		Annual	44,130.96	46,337.52	48,654.36	51,087.12	53,641.44
59	Wastewater Treatment Plant Operator II	Hourly	23.44	24.61	25.84	27.13	28.49
		Bi-Weekly	1,874.91	1,968.66	2,067.09	2,170.44	2,278.96
		Monthly	4,062.30	4,265.42	4,478.69	4,702.62	4,937.75
		Annual	48,747.60	51,185.04	53,744.28	56,431.44	59,253.00
43	Wastewater Treatment Plant Operator-In-Training	Hourly	19.99	20.99	22.04	23.14	24.29
		Bi-Weekly	1,598.98	1,678.93	1,762.87	1,851.02	1,943.57
		Monthly	3,464.46	3,637.68	3,819.56	4,010.54	4,211.07
		Annual	41,573.52	43,652.16	45,834.72	48,126.48	50,532.84
132	Wastewater Treatment Plant Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
132	Water Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
45	Water Utility Worker I	Hourly	20.39	21.41	22.48	23.60	24.78
		Bi-Weekly	1,631.11	1,712.66	1,798.30	1,888.21	1,982.63
		Monthly	3,534.07	3,710.77	3,896.31	4,091.13	4,295.69
		Annual	42,408.84	44,529.24	46,755.72	49,093.56	51,548.28
55	Water Utility Worker II	Hourly	22.52	23.65	24.83	26.07	27.38
		Bi-Weekly	1,801.76	1,891.85	1,986.44	2,085.76	2,190.05
		Monthly	3,903.81	4,099.00	4,303.95	4,519.15	4,745.11
		Annual	46,845.72	49,188.00	51,647.40	54,229.80	56,941.32

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT
EFFECTIVE: JULY 1, 2022 (7% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
43	Account Clerk I	Hourly	21.39	22.46	23.58	24.76	26.00
		Bi-Weekly	1,710.91	1,796.46	1,886.28	1,980.60	2,079.62
		Monthly	3,706.97	3,892.32	4,086.94	4,291.29	4,505.85
		Annual	44,483.64	46,707.84	49,043.28	51,495.48	54,070.20
53	Account Clerk II	Hourly	23.62	24.80	26.05	27.35	28.71
		Bi-Weekly	1,889.89	1,984.38	2,083.61	2,187.78	2,297.17
		Monthly	4,094.76	4,299.50	4,514.48	4,740.20	4,977.21
		Annual	49,137.12	51,594.00	54,173.76	56,882.40	59,726.52
65	Accounting Technician	Hourly	26.62	27.95	29.35	30.82	32.36
		Bi-Weekly	2,129.58	2,236.06	2,347.86	2,465.25	2,588.52
		Monthly	4,614.09	4,844.79	5,087.03	5,341.38	5,608.45
		Annual	55,369.08	58,137.48	61,044.36	64,096.56	67,301.40
75	Administrative Analyst I	Hourly	29.40	30.87	32.42	34.04	35.74
		Bi-Weekly	2,352.37	2,469.99	2,593.49	2,723.16	2,859.32
		Monthly	5,096.80	5,351.64	5,619.22	5,900.18	6,195.19
		Annual	61,161.60	64,219.68	67,430.64	70,802.16	74,342.28
66	Administrative Assistant	Hourly	26.89	28.23	29.64	31.12	32.68
		Bi-Weekly	2,150.87	2,258.41	2,371.33	2,489.89	2,614.39
		Monthly	4,660.21	4,893.22	5,137.88	5,394.77	5,664.51
		Annual	55,922.52	58,718.64	61,654.56	64,737.24	67,974.12
30	Administrative Clerk	Hourly	18.79	19.73	20.72	21.75	22.84
		Bi-Weekly	1,503.31	1,578.48	1,657.40	1,740.27	1,827.28
		Monthly	3,257.17	3,420.03	3,591.03	3,770.58	3,959.11
		Annual	39,086.04	41,040.36	43,092.36	45,246.96	47,509.32
56	Assistant Mechanic	Hourly	24.34	25.56	26.83	28.18	29.58
		Bi-Weekly	1,947.16	2,044.52	2,146.74	2,254.08	2,366.78
		Monthly	4,218.85	4,429.79	4,651.28	4,883.84	5,128.03
		Annual	50,626.20	53,157.48	55,815.36	58,606.08	61,536.36
81	Assistant Planner	Hourly	31.21	32.77	34.41	36.13	37.94
		Bi-Weekly	2,497.09	2,621.94	2,753.04	2,890.69	3,035.23
		Monthly	5,410.36	5,680.88	5,964.92	6,263.17	6,576.33
		Annual	64,924.32	68,170.56	71,579.04	75,158.04	78,915.96
91	Associate Planner	Hourly	34.48	36.20	38.01	39.91	41.91
		Bi-Weekly	2,758.33	2,896.25	3,041.06	3,193.12	3,352.77
		Monthly	5,976.39	6,275.21	6,588.97	6,918.42	7,264.34
		Annual	71,716.68	75,302.52	79,067.64	83,021.04	87,172.08
76	Building Inspector I	Hourly	29.70	31.18	32.74	34.38	36.10
		Bi-Weekly	2,375.89	2,494.69	2,619.42	2,750.40	2,887.92
		Monthly	5,147.77	5,405.16	5,675.42	5,959.19	6,257.15
		Annual	61,773.24	64,861.92	68,105.04	71,510.28	75,085.80
86	Building Inspector II	Hourly	32.81	34.45	36.17	37.98	39.88
		Bi-Weekly	2,624.45	2,755.68	2,893.46	3,038.13	3,190.04
		Monthly	5,686.31	5,970.63	6,269.16	6,582.62	6,911.75
		Annual	68,235.72	71,647.56	75,229.92	78,991.44	82,941.00
70	City Mechanic	Hourly	27.98	29.38	30.85	32.39	34.01
		Bi-Weekly	2,238.21	2,350.12	2,467.62	2,591.01	2,720.56
		Monthly	4,849.45	5,091.92	5,346.52	5,613.85	5,894.54
		Annual	58,193.40	61,103.04	64,158.24	67,366.20	70,734.48

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT
EFFECTIVE: JULY 1, 2022 (7% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
43	Community Development Specialist I	Hourly	21.39	22.46	23.58	24.76	26.00
		Bi-Weekly	1,710.91	1,796.46	1,886.28	1,980.60	2,079.62
		Monthly	3,706.97	3,892.32	4,086.94	4,291.29	4,505.85
		Annual	44,483.64	46,707.84	49,043.28	51,495.48	54,070.20
53	Community Development Specialist II	Hourly	23.62	24.80	26.05	27.35	28.71
		Bi-Weekly	1,889.89	1,984.38	2,083.61	2,187.78	2,297.17
		Monthly	4,094.76	4,299.50	4,514.48	4,740.20	4,977.21
		Annual	49,137.12	51,594.00	54,173.76	56,882.40	59,726.52
86	Construction Inspector I	Hourly	32.81	34.45	36.17	37.98	39.88
		Bi-Weekly	2,624.45	2,755.68	2,893.46	3,038.13	3,190.04
		Monthly	5,686.31	5,970.63	6,269.16	6,582.62	6,911.75
		Annual	68,235.72	71,647.56	75,229.92	78,991.44	82,941.00
96	Construction Inspector II	Hourly	36.24	38.05	39.95	41.95	44.05
		Bi-Weekly	2,899.02	3,043.97	3,196.17	3,355.98	3,523.77
		Monthly	6,281.21	6,595.27	6,925.03	7,271.28	7,634.84
		Annual	75,374.52	79,143.24	83,100.36	87,255.36	91,618.08
66	Deputy City Clerk	Hourly	26.89	28.23	29.64	31.12	32.68
		Bi-Weekly	2,150.87	2,258.41	2,371.33	2,489.89	2,614.39
		Monthly	4,660.21	4,893.22	5,137.88	5,394.77	5,664.51
		Annual	55,922.52	58,718.64	61,654.56	64,737.24	67,974.12
61	Engineer Technician I	Hourly	25.58	26.86	28.20	29.61	31.09
		Bi-Weekly	2,046.48	2,148.80	2,256.24	2,369.05	2,487.51
		Monthly	4,434.03	4,655.73	4,888.52	5,132.95	5,389.60
		Annual	53,208.36	55,868.76	58,662.24	61,595.40	64,675.20
71	Engineer Technician II	Hourly	28.26	29.67	31.15	32.71	34.35
		Bi-Weekly	2,260.59	2,373.62	2,492.30	2,616.91	2,747.76
		Monthly	4,897.94	5,142.84	5,399.98	5,669.98	5,953.48
		Annual	58,775.28	61,714.08	64,799.76	68,039.76	71,441.76
43	Facilities Maintenance Worker I	Hourly	21.39	22.46	23.58	24.76	26.00
		Bi-Weekly	1,710.91	1,796.46	1,886.28	1,980.60	2,079.62
		Monthly	3,706.97	3,892.32	4,086.94	4,291.29	4,505.85
		Annual	44,483.64	46,707.84	49,043.28	51,495.48	54,070.20
47	Facilities Maintenance Worker II	Hourly	22.25	23.37	24.54	25.76	27.05
		Bi-Weekly	1,780.37	1,869.38	1,962.85	2,061.00	2,164.04
		Monthly	3,857.46	4,050.33	4,252.85	4,465.49	4,688.76
		Annual	46,289.52	48,603.96	51,034.20	53,585.88	56,265.12
66	Housing & Economic Development Specialist I	Hourly	26.89	28.23	29.64	31.12	32.68
		Bi-Weekly	2,150.87	2,258.41	2,371.33	2,489.89	2,614.39
		Monthly	4,660.21	4,893.22	5,137.88	5,394.77	5,664.51
		Annual	55,922.52	58,718.64	61,654.56	64,737.24	67,974.12
76	Housing & Economic Development Specialist II	Hourly	29.70	31.18	32.74	34.38	36.10
		Bi-Weekly	2,375.89	2,494.69	2,619.42	2,750.40	2,887.92
		Monthly	5,147.77	5,405.16	5,675.42	5,959.19	6,257.15
		Annual	61,773.24	64,861.92	68,105.04	71,510.28	75,085.80
73	Human Services Specialist	Hourly	28.83	30.27	31.78	33.37	35.04
		Bi-Weekly	2,306.03	2,421.33	2,542.40	2,669.52	2,803.00
		Monthly	4,996.40	5,246.22	5,508.53	5,783.96	6,073.16
		Annual	59,956.80	62,954.64	66,102.36	69,407.52	72,877.92

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT
EFFECTIVE: JULY 1, 2022 (7% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
37	Maintenance Worker I	Hourly	20.15	21.15	22.21	23.32	24.49
		Bi-Weekly	1,611.74	1,692.33	1,776.95	1,865.80	1,959.09
		Monthly	3,492.11	3,666.72	3,850.06	4,042.56	4,244.69
		Annual	41,905.32	44,000.64	46,200.72	48,510.72	50,936.28
47	Maintenance Worker II	Hourly	22.25	23.37	24.54	25.76	27.05
		Bi-Weekly	1,780.37	1,869.38	1,962.85	2,061.00	2,164.04
		Monthly	3,857.46	4,050.33	4,252.85	4,465.49	4,688.76
		Annual	46,289.52	48,603.96	51,034.20	53,585.88	56,265.12
56	Neighborhood Improvement Officer I	Hourly	24.34	25.56	26.83	28.18	29.58
		Bi-Weekly	1,947.16	2,044.52	2,146.74	2,254.08	2,366.78
		Monthly	4,218.85	4,429.79	4,651.28	4,883.84	5,128.03
		Annual	50,626.20	53,157.48	55,815.36	58,606.08	61,536.36
66	Neighborhood Improvement Officer II	Hourly	26.89	28.23	29.64	31.12	32.68
		Bi-Weekly	2,150.87	2,258.41	2,371.33	2,489.89	2,614.39
		Monthly	4,660.21	4,893.22	5,137.88	5,394.77	5,664.51
		Annual	55,922.52	58,718.64	61,654.56	64,737.24	67,974.12
37	Park Maintenance Worker I	Hourly	20.15	21.15	22.21	23.32	24.49
		Bi-Weekly	1,611.74	1,692.33	1,776.95	1,865.80	1,959.09
		Monthly	3,492.11	3,666.72	3,850.06	4,042.56	4,244.69
		Annual	41,905.32	44,000.64	46,200.72	48,510.72	50,936.28
47	Park Maintenance Worker II	Hourly	22.25	23.37	24.54	25.76	27.05
		Bi-Weekly	1,780.37	1,869.38	1,962.85	2,061.00	2,164.04
		Monthly	3,857.46	4,050.33	4,252.85	4,465.49	4,688.76
		Annual	46,289.52	48,603.96	51,034.20	53,585.88	56,265.12
76	Project Coordinator	Hourly	29.70	31.18	32.74	34.38	36.10
		Bi-Weekly	2,375.89	2,494.69	2,619.42	2,750.40	2,887.92
		Monthly	5,147.77	5,405.16	5,675.42	5,959.19	6,257.15
		Annual	61,773.24	64,861.92	68,105.04	71,510.28	75,085.80
42	Recreation Coordinator	Hourly	21.17	22.23	23.34	24.51	25.74
		Bi-Weekly	1,693.97	1,778.66	1,867.60	1,960.98	2,059.02
		Monthly	3,670.26	3,853.77	4,046.46	4,248.78	4,461.22
		Annual	44,043.12	46,245.24	48,557.52	50,985.36	53,534.64
56	Senior Facilities Maintenance Worker	Hourly	24.34	25.56	26.83	28.18	29.58
		Bi-Weekly	1,947.16	2,044.52	2,146.74	2,254.08	2,366.78
		Monthly	4,218.85	4,429.79	4,651.28	4,883.84	5,128.03
		Annual	50,626.20	53,157.48	55,815.36	58,606.08	61,536.36
56	Senior Maintenance Worker	Hourly	24.34	25.56	26.83	28.18	29.58
		Bi-Weekly	1,947.16	2,044.52	2,146.74	2,254.08	2,366.78
		Monthly	4,218.85	4,429.79	4,651.28	4,883.84	5,128.03
		Annual	50,626.20	53,157.48	55,815.36	58,606.08	61,536.36
56	Senior Park Maintenance Worker	Hourly	24.34	25.56	26.83	28.18	29.58
		Bi-Weekly	1,947.16	2,044.52	2,146.74	2,254.08	2,366.78
		Monthly	4,218.85	4,429.79	4,651.28	4,883.84	5,128.03
		Annual	50,626.20	53,157.48	55,815.36	58,606.08	61,536.36
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	26.36	27.67	29.06	30.51	32.04
		Bi-Weekly	2,108.50	2,213.92	2,324.62	2,440.85	2,562.89
		Monthly	4,568.41	4,796.83	5,036.67	5,288.50	5,552.93
		Annual	54,820.92	57,561.96	60,440.04	63,462.00	66,635.16

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT
EFFECTIVE: JULY 1, 2022 (7% COLA)

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
68	Senior Wastewater Treatment Plant Operator	Hourly	27.43	28.80	30.24	31.75	33.34
		Bi-Weekly	2,194.11	2,303.82	2,419.01	2,539.96	2,666.95
		Monthly	4,753.90	4,991.60	5,241.18	5,503.24	5,778.40
		Annual	57,046.80	59,899.20	62,894.16	66,038.88	69,340.80
64	Senior Water Utility Worker	Hourly	26.36	27.67	29.06	30.51	32.04
		Bi-Weekly	2,108.50	2,213.92	2,324.62	2,440.85	2,562.89
		Monthly	4,568.41	4,796.83	5,036.67	5,288.50	5,552.93
		Annual	54,820.92	57,561.96	60,440.04	63,462.00	66,635.16
53	Transportation Coordinator	Hourly	23.62	24.80	26.05	27.35	28.71
		Bi-Weekly	1,889.89	1,984.38	2,083.61	2,187.78	2,297.17
		Monthly	4,094.76	4,299.50	4,514.48	4,740.20	4,977.21
		Annual	49,137.12	51,594.00	54,173.76	56,882.40	59,726.52
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	22.03	23.14	24.29	25.51	26.78
		Bi-Weekly	1,762.75	1,850.88	1,943.43	2,040.60	2,142.63
		Monthly	3,819.29	4,010.25	4,210.76	4,421.30	4,642.37
		Annual	45,831.48	48,123.00	50,529.12	53,055.60	55,708.44
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	24.34	25.56	26.83	28.18	29.58
		Bi-Weekly	1,947.16	2,044.52	2,146.74	2,254.08	2,366.78
		Monthly	4,218.85	4,429.79	4,651.28	4,883.84	5,128.03
		Annual	50,626.20	53,157.48	55,815.36	58,606.08	61,536.36
66	Wastewater Treatment Plant Maintenance Techncian II	Hourly	26.89	28.23	29.64	31.12	32.68
		Bi-Weekly	2,150.87	2,258.41	2,371.33	2,489.89	2,614.39
		Monthly	4,660.21	4,893.22	5,137.88	5,394.77	5,664.51
		Annual	55,922.52	58,718.64	61,654.56	64,737.24	67,974.12
49	Wastewater Treatment Plant Operator I	Hourly	22.70	23.84	25.03	26.28	27.59
		Bi-Weekly	1,816.16	1,906.97	2,002.32	2,102.43	2,207.55
		Monthly	3,935.01	4,131.76	4,338.35	4,555.27	4,783.03
		Annual	47,220.12	49,581.12	52,060.20	54,663.24	57,396.36
59	Wastewater Treatment Plant Operator II	Hourly	25.08	26.33	27.65	29.03	30.48
		Bi-Weekly	2,006.15	2,106.46	2,211.78	2,322.37	2,438.49
		Monthly	4,346.66	4,563.99	4,792.19	5,031.80	5,283.39
		Annual	52,159.92	54,767.88	57,506.28	60,381.60	63,400.68
43	Wastewater Treatment Plant Operator-In-Training	Hourly	21.39	22.46	23.58	24.76	26.00
		Bi-Weekly	1,710.91	1,796.46	1,886.28	1,980.60	2,079.62
		Monthly	3,706.97	3,892.32	4,086.94	4,291.29	4,505.85
		Annual	44,483.64	46,707.84	49,043.28	51,495.48	54,070.20
45	Water Utility Worker I	Hourly	21.82	22.91	24.05	25.25	26.52
		Bi-Weekly	1,745.28	1,832.55	1,924.18	2,020.38	2,121.41
		Monthly	3,781.45	3,970.52	4,169.05	4,377.50	4,596.38
		Annual	45,377.40	47,646.24	50,028.60	52,530.00	55,156.56
55	Water Utility Worker II	Hourly	24.10	25.30	26.57	27.90	29.29
		Bi-Weekly	1,927.88	2,024.28	2,125.49	2,231.76	2,343.35
		Monthly	4,177.08	4,385.93	4,605.23	4,835.49	5,077.26
		Annual	50,124.96	52,631.16	55,262.76	58,025.88	60,927.12

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
*UPDATED JULY 27, 2022

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
128	Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
111	Administrative Assistant - Confidential	Hourly	26.29	27.60	28.98	30.43	31.96
		Bi-Weekly	2,103.19	2,208.35	2,318.77	2,434.71	2,556.44
		Monthly	4,556.91	4,784.76	5,024.00	5,275.20	5,538.96
		Annual	54,682.92	57,417.12	60,288.00	63,302.40	66,467.52
255	Assistant City Manager	Hourly	68.30	71.71	75.30	79.06	83.01
		Bi-Weekly	5,463.63	5,736.81	6,023.65	6,324.84	6,641.08
		Monthly	11,837.87	12,429.76	13,051.25	13,703.81	14,389.00
		Annual	142,054.44	149,157.12	156,615.00	164,445.72	172,668.00
166	Assistant Finance Director	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
155	Building Official	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
156	City Clerk	Hourly	41.14	43.20	45.36	47.62	50.00
		Bi-Weekly	3,291.11	3,455.66	3,628.44	3,809.87	4,000.36
		Monthly	7,130.73	7,487.27	7,861.63	8,254.71	8,667.45
		Annual	85,568.76	89,847.24	94,339.56	99,056.52	104,009.40
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	49.21	51.67	54.25	56.96	59.81
		Bi-Weekly	3,936.63	4,133.46	4,340.14	4,557.14	4,785.00
		Monthly	8,529.37	8,955.84	9,403.63	9,873.81	10,367.50
		Annual	102,352.44	107,470.08	112,843.56	118,485.72	124,410.00
166	Development Services Administration Manager	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
226	Director of Administrative Services/City Clerk	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
***UPDATED JULY 27, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
226	Director of Parks & Recreation	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
243.1	Director of Public Works/Interim RLRA Director	Hourly	57.44	58.88	60.35	61.86	63.41
		Bi-Weekly	4,595.39	4,710.27	4,828.03	4,948.73	5,072.45
		Monthly	9,956.67	10,205.59	10,460.73	10,722.25	10,990.31
		Annual	119,480.04	122,467.08	125,528.76	128,667.00	131,883.72
*146	Human Resources Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
	***Updated Range from 125 to 146; Approved at CCM 07/26/2022**	Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
159	Human Resources Manager	Hourly	42.39	44.50	46.73	49.07	51.52
		Bi-Weekly	3,390.82	3,560.36	3,738.38	3,925.30	4,121.57
		Monthly	7,346.78	7,714.12	8,099.83	8,504.82	8,930.06
		Annual	88,161.36	92,569.44	97,197.96	102,057.84	107,160.72
128	Human Services Specialist/Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
123	Parks & Facilities Maintenance Supervisor	Hourly	29.62	31.11	32.66	34.29	36.01
		Bi-Weekly	2,369.93	2,488.43	2,612.85	2,743.49	2,880.66
		Monthly	5,134.85	5,391.59	5,661.17	5,944.23	6,241.44
		Annual	61,618.20	64,699.08	67,934.04	71,330.76	74,897.28
176	Planning & Building Manager	Hourly	50.20	52.71	55.34	58.11	61.01
		Bi-Weekly	4,015.76	4,216.55	4,427.37	4,648.74	4,881.18
		Monthly	8,700.81	9,135.85	9,592.64	10,072.27	10,575.88
		Annual	104,409.72	109,630.20	115,111.68	120,867.24	126,910.56
169	Public Works Superintendent	Hourly	46.82	49.16	51.62	54.20	56.91
		Bi-Weekly	3,745.58	3,932.86	4,129.50	4,335.97	4,552.77
		Monthly	8,115.42	8,521.19	8,947.25	9,394.61	9,864.34
		Annual	97,385.04	102,254.28	107,367.00	112,735.32	118,372.08
132	Public Works Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
125	Recreation Supervisor	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.90	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
***UPDATED JULY 27, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
140	Senior Building Inspector	Hourly	35.08	36.84	38.68	40.61	42.64
		Bi-Weekly	2,806.71	2,947.05	3,094.40	3,249.12	3,411.58
		Monthly	6,081.21	6,385.27	6,704.53	7,039.76	7,391.75
		Annual	72,974.52	76,623.24	80,454.36	84,477.12	88,701.00
122	Senior Community Development Specialist	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
155	Senior Construction Inspector	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
146	Senior Management Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
122	Senior Neighborhood Improvement Officer	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
128	Senior Project Coordinator	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
132	Wastewater Treatment Plant Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
132	Water Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
*UPDATED NOVEMBER 16, 2022

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
128	Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
111	Administrative Assistant - Confidential	Hourly	26.29	27.60	28.98	30.43	31.96
		Bi-Weekly	2,103.19	2,208.35	2,318.77	2,434.71	2,556.44
		Monthly	4,556.91	4,784.76	5,024.00	5,275.20	5,538.96
		Annual	54,682.92	57,417.12	60,288.00	63,302.40	66,467.52
255	Assistant City Manager	Hourly	68.30	71.71	75.30	79.06	83.01
		Bi-Weekly	5,463.63	5,736.81	6,023.65	6,324.84	6,641.08
		Monthly	11,837.87	12,429.76	13,051.25	13,703.81	14,389.00
		Annual	142,054.44	149,157.12	156,615.00	164,445.72	172,668.00
166	Assistant Finance Director	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
155	Building Official	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
156	City Clerk	Hourly	41.14	43.20	45.36	47.62	50.00
		Bi-Weekly	3,291.11	3,455.66	3,628.44	3,809.87	4,000.36
		Monthly	7,130.73	7,487.27	7,861.63	8,254.71	8,667.45
		Annual	85,568.76	89,847.24	94,339.56	99,056.52	104,009.40
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	49.21	51.67	54.25	56.96	59.81
		Bi-Weekly	3,936.63	4,133.46	4,340.14	4,557.14	4,785.00
		Monthly	8,529.37	8,955.84	9,403.63	9,873.81	10,367.50
		Annual	102,352.44	107,470.08	112,843.56	118,485.72	124,410.00
166	Development Services Administration Manager	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
226	Director of Administrative Services/City Clerk	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
***UPDATED NOVEMBER 16, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
226	Director of Parks & Recreation	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
*253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
	***Updated Range from 243.1 to 253; Approved at CCM 11/15/2022**	Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
159	Human Resources Manager	Hourly	42.39	44.50	46.73	49.07	51.52
		Bi-Weekly	3,390.82	3,560.36	3,738.38	3,925.30	4,121.57
		Monthly	7,346.78	7,714.12	8,099.83	8,504.82	8,930.06
		Annual	88,161.36	92,569.44	97,197.96	102,057.84	107,160.72
128	Human Services Specialist/Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
123	Parks & Facilities Maintenance Supervisor	Hourly	29.62	31.11	32.66	34.29	36.01
		Bi-Weekly	2,369.93	2,488.43	2,612.85	2,743.49	2,880.66
		Monthly	5,134.85	5,391.59	5,661.17	5,944.23	6,241.44
		Annual	61,618.20	64,699.08	67,934.04	71,330.76	74,897.28
176	Planning & Building Manager	Hourly	50.20	52.71	55.34	58.11	61.01
		Bi-Weekly	4,015.76	4,216.55	4,427.37	4,648.74	4,881.18
		Monthly	8,700.81	9,135.85	9,592.64	10,072.27	10,575.88
		Annual	104,409.72	109,630.20	115,111.68	120,867.24	126,910.56
169	Public Works Superintendent	Hourly	46.82	49.16	51.62	54.20	56.91
		Bi-Weekly	3,745.58	3,932.86	4,129.50	4,335.97	4,552.77
		Monthly	8,115.42	8,521.19	8,947.25	9,394.61	9,864.34
		Annual	97,385.04	102,254.28	107,367.00	112,735.32	118,372.08
132	Public Works Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
125	Recreation Supervisor	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.90	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
***UPDATED NOVEMBER 16, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
140	Senior Building Inspector	Hourly	35.08	36.84	38.68	40.61	42.64
		Bi-Weekly	2,806.71	2,947.05	3,094.40	3,249.12	3,411.58
		Monthly	6,081.21	6,385.27	6,704.53	7,039.76	7,391.75
		Annual	72,974.52	76,623.24	80,454.36	84,477.12	88,701.00
122	Senior Community Development Specialist	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
155	Senior Construction Inspector	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
146	Senior Management Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
122	Senior Neighborhood Improvement Officer	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
128	Senior Project Coordinator	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
132	Wastewater Treatment Plant Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
132	Water Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
*UPDATED DECEMBER 14, 2022

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.70	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68
128	Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
111	Administrative Assistant - Confidential	Hourly	26.29	27.60	28.98	30.43	31.96
		Bi-Weekly	2,103.19	2,208.35	2,318.77	2,434.71	2,556.44
		Monthly	4,556.91	4,784.76	5,024.00	5,275.20	5,538.96
		Annual	54,682.92	57,417.12	60,288.00	63,302.40	66,467.52
*258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
	***Updated Range from 255 to 258; Approved at CCM 12/13/2022**	Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
155	Building Official	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
156	City Clerk	Hourly	41.14	43.20	45.36	47.62	50.00
		Bi-Weekly	3,291.11	3,455.66	3,628.44	3,809.87	4,000.36
		Monthly	7,130.73	7,487.27	7,861.63	8,254.71	8,667.45
		Annual	85,568.76	89,847.24	94,339.56	99,056.52	104,009.40
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	49.21	51.67	54.25	56.96	59.81
		Bi-Weekly	3,936.63	4,133.46	4,340.14	4,557.14	4,785.00
		Monthly	8,529.37	8,955.84	9,403.63	9,873.81	10,367.50
		Annual	102,352.44	107,470.08	112,843.56	118,485.72	124,410.00
166	Development Services Administration Manager	Hourly	45.44	47.72	50.10	52.61	55.24
		Bi-Weekly	3,635.43	3,817.20	4,008.06	4,208.46	4,418.89
		Monthly	7,876.76	8,270.60	8,684.13	9,118.34	9,574.26
		Annual	94,521.12	99,247.20	104,209.56	109,420.08	114,891.12
226	Director of Administrative Services/City Clerk	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
***UPDATED DECEMBER 14, 2022**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
226	Director of Parks & Recreation	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
159	Human Resources Manager	Hourly	42.39	44.50	46.73	49.07	51.52
		Bi-Weekly	3,390.82	3,560.36	3,738.38	3,925.30	4,121.57
		Monthly	7,346.78	7,714.12	8,099.83	8,504.82	8,930.06
		Annual	88,161.36	92,569.44	97,197.96	102,057.84	107,160.72
128	Human Services Specialist/Administrative Analyst II	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
123	Parks & Facilities Maintenance Supervisor	Hourly	29.62	31.11	32.66	34.29	36.01
		Bi-Weekly	2,369.93	2,488.43	2,612.85	2,743.49	2,880.66
		Monthly	5,134.85	5,391.59	5,661.17	5,944.23	6,241.44
		Annual	61,618.20	64,699.08	67,934.04	71,330.76	74,897.28
176	Planning & Building Manager	Hourly	50.20	52.71	55.34	58.11	61.01
		Bi-Weekly	4,015.76	4,216.55	4,427.37	4,648.74	4,881.18
		Monthly	8,700.81	9,135.85	9,592.64	10,072.27	10,575.88
		Annual	104,409.72	109,630.20	115,111.68	120,867.24	126,910.56
169	Public Works Superintendent	Hourly	46.82	49.16	51.62	54.20	56.91
		Bi-Weekly	3,745.58	3,932.86	4,129.50	4,335.97	4,552.77
		Monthly	8,115.42	8,521.19	8,947.25	9,394.61	9,864.34
		Annual	97,385.04	102,254.28	107,367.00	112,735.32	118,372.08
132	Public Works Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
125	Recreation Supervisor	Hourly	30.22	31.73	33.32	34.98	36.73
		Bi-Weekly	2,417.56	2,538.44	2,665.36	2,798.63	2,938.56
		Monthly	5,238.05	5,499.95	5,774.95	6,063.90	6,366.89
		Annual	62,856.60	65,999.40	69,299.40	72,764.40	76,402.68

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 14, 2022
***UPDATED DECEMBER 14, 2022**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
140	Senior Building Inspector	Hourly	35.08	36.84	38.68	40.61	42.64
		Bi-Weekly	2,806.71	2,947.05	3,094.40	3,249.12	3,411.58
		Monthly	6,081.21	6,385.27	6,704.53	7,039.76	7,391.75
		Annual	72,974.52	76,623.24	80,454.36	84,477.12	88,701.00
122	Senior Community Development Specialist	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
155	Senior Construction Inspector	Hourly	40.73	42.77	44.91	47.15	49.51
		Bi-Weekly	3,258.51	3,421.44	3,592.51	3,772.14	3,960.75
		Monthly	7,060.11	7,413.12	7,783.78	8,172.97	8,581.62
		Annual	84,721.32	88,957.44	93,405.36	98,075.64	102,979.44
146	Senior Management Analyst	Hourly	37.24	39.10	41.06	43.11	45.27
		Bi-Weekly	2,979.38	3,128.35	3,284.77	3,449.01	3,621.46
		Monthly	6,455.33	6,778.10	7,117.01	7,472.86	7,846.50
		Annual	77,463.96	81,337.20	85,404.12	89,674.32	94,158.00
122	Senior Neighborhood Improvement Officer	Hourly	29.33	30.80	32.34	33.95	35.65
		Bi-Weekly	2,346.46	2,463.78	2,586.97	2,716.32	2,852.14
		Monthly	5,084.00	5,338.20	5,605.11	5,885.37	6,179.64
		Annual	61,008.00	64,058.40	67,261.32	70,624.44	74,155.68
128	Senior Project Coordinator	Hourly	31.14	32.69	34.33	36.04	37.85
		Bi-Weekly	2,490.82	2,615.36	2,746.13	2,883.44	3,027.61
		Monthly	5,396.78	5,666.62	5,949.95	6,247.45	6,559.82
		Annual	64,761.36	67,999.44	71,399.40	74,969.40	78,717.84
132	Wastewater Treatment Plant Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16
132	Water Supervisor	Hourly	32.40	34.02	35.72	37.51	39.38
		Bi-Weekly	2,591.95	2,721.55	2,857.63	3,000.52	3,150.54
		Monthly	5,615.90	5,896.70	6,191.54	6,501.12	6,826.18
		Annual	67,390.80	70,760.40	74,298.48	78,013.44	81,914.16

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 13, 2023

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
125	Accountant	Hourly	32.33	33.95	35.65	37.43	39.30
		Bi-Weekly	2,586.79	2,716.13	2,851.94	2,994.54	3,144.26
		Monthly	5,604.71	5,884.95	6,179.20	6,488.16	6,812.57
		Annual	67,256.52	70,619.40	74,150.40	77,857.92	81,750.84
128	Administrative Analyst II	Hourly	33.31	34.98	36.73	38.57	40.49
		Bi-Weekly	2,665.18	2,798.44	2,938.36	3,085.27	3,239.54
		Monthly	5,774.55	6,063.28	6,366.44	6,684.76	7,019.00
		Annual	69,294.60	72,759.36	76,397.28	80,217.12	84,228.00
111	Administrative Assistant - Confidential	Hourly	28.13	29.54	31.01	32.56	34.19
		Bi-Weekly	2,250.41	2,362.93	2,481.07	2,605.13	2,735.38
		Monthly	4,875.89	5,119.68	5,375.66	5,644.44	5,926.66
		Annual	58,510.68	61,436.16	64,507.92	67,733.28	71,119.92
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	48.62	51.06	53.61	56.29	59.10
		Bi-Weekly	3,889.91	4,084.40	4,288.62	4,503.06	4,728.21
		Monthly	8,428.13	8,849.54	9,292.02	9,756.62	10,244.45
		Annual	101,137.56	106,194.48	111,504.24	117,079.44	122,933.40
155	Building Official	Hourly	43.58	45.76	48.05	50.45	52.97
		Bi-Weekly	3,486.61	3,660.94	3,843.99	4,036.19	4,237.99
		Monthly	7,554.32	7,932.04	8,328.64	8,745.07	9,182.32
		Annual	90,651.84	95,184.48	99,943.68	104,940.84	110,187.84
156	City Clerk	Hourly	44.02	46.22	48.53	50.96	53.50
		Bi-Weekly	3,521.48	3,697.56	3,882.43	4,076.56	4,280.39
		Monthly	7,629.88	8,011.37	8,411.94	8,832.54	9,274.17
		Annual	91,558.56	96,136.44	100,943.28	105,990.48	111,290.04
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	52.65	55.29	58.05	60.95	64.00
		Bi-Weekly	4,212.20	4,422.81	4,643.95	4,876.14	5,119.95
		Monthly	9,126.43	9,582.75	10,061.89	10,564.98	11,093.23
		Annual	109,517.16	114,993.00	120,742.68	126,779.76	133,118.76
166	Development Services Administration Manager	Hourly	48.62	51.06	53.61	56.29	59.10
		Bi-Weekly	3,889.91	4,084.40	4,288.62	4,503.06	4,728.21
		Monthly	8,428.13	8,849.54	9,292.02	9,756.62	10,244.45
		Annual	101,137.56	106,194.48	111,504.24	117,079.44	122,933.40
226	Director of Administrative Services/City Clerk	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 13, 2023

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
226	Director of Parks & Recreation	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	39.85	41.84	43.93	46.13	48.44
		Bi-Weekly	3,187.94	3,347.34	3,514.70	3,690.44	3,874.96
		Monthly	6,907.20	7,252.56	7,615.19	7,995.95	8,395.75
		Annual	82,886.40	87,030.72	91,382.28	95,951.40	100,749.00
159	Human Resources Manager	Hourly	45.35	47.62	50.00	52.50	55.13
		Bi-Weekly	3,628.18	3,809.58	4,000.07	4,200.07	4,410.07
		Monthly	7,861.05	8,254.10	8,666.81	9,100.15	9,555.16
		Annual	94,332.60	99,049.20	104,001.72	109,201.80	114,661.92
128	Human Services Specialist/Administrative Analyst II	Hourly	33.31	34.98	36.73	38.57	40.49
		Bi-Weekly	2,665.18	2,798.44	2,938.36	3,085.27	3,239.54
		Monthly	5,774.55	6,063.28	6,366.44	6,684.76	7,019.00
		Annual	69,294.60	72,759.36	76,397.28	80,217.12	84,228.00
226	Local Redevelopment Authority Executive Director	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
123	Parks & Facilities Maintenance Supervisor	Hourly	31.70	33.28	34.95	36.69	38.53
		Bi-Weekly	2,535.83	2,662.62	2,795.75	2,935.53	3,082.31
		Monthly	5,494.29	5,769.00	6,057.45	6,360.32	6,678.34
		Annual	65,931.48	69,228.00	72,689.40	76,323.84	80,140.08
176	Planning & Building Manager	Hourly	53.71	56.40	59.22	62.18	65.29
		Bi-Weekly	4,296.86	4,511.70	4,737.29	4,974.16	5,222.87
		Monthly	9,309.87	9,775.36	10,264.13	10,777.34	11,316.21
		Annual	111,718.44	117,304.32	123,169.56	129,328.08	135,794.52
169	Public Works Superintendent	Hourly	50.10	52.60	55.23	57.99	60.89
		Bi-Weekly	4,007.77	4,208.16	4,418.57	4,639.50	4,871.47
		Monthly	8,683.50	9,117.68	9,573.56	10,052.24	10,554.85
		Annual	104,202.00	109,412.16	114,882.72	120,626.88	126,658.20
132	Public Works Supervisor	Hourly	34.67	36.40	38.22	40.13	42.14
		Bi-Weekly	2,773.39	2,912.06	3,057.66	3,210.54	3,371.07
		Monthly	6,009.01	6,309.46	6,624.93	6,956.18	7,303.99
		Annual	72,108.12	75,713.52	79,499.16	83,474.16	87,647.88
125	Recreation Supervisor	Hourly	32.33	33.95	35.65	37.43	39.30
		Bi-Weekly	2,586.79	2,716.13	2,851.94	2,994.54	3,144.26
		Monthly	5,604.71	5,884.95	6,179.20	6,488.16	6,812.57
		Annual	67,256.52	70,619.40	74,150.40	77,857.92	81,750.84

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 13, 2023

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
140	Senior Building Inspector	Hourly	37.54	39.42	41.39	43.46	45.63
		Bi-Weekly	3,003.18	3,153.34	3,311.00	3,476.55	3,650.38
		Monthly	6,506.89	6,832.23	7,173.84	7,532.53	7,909.16
		Annual	78,082.68	81,986.76	86,086.08	90,390.36	94,909.92
122	Senior Community Development Specialist	Hourly	31.38	32.95	34.60	36.33	38.15
		Bi-Weekly	2,510.71	2,636.25	2,768.06	2,906.46	3,051.78
		Monthly	5,439.88	5,711.87	5,997.46	6,297.33	6,612.20
		Annual	65,278.56	68,542.44	71,969.52	75,567.96	79,346.40
155	Senior Construction Inspector	Hourly	43.58	45.76	48.05	50.45	52.97
		Bi-Weekly	3,486.61	3,660.94	3,843.99	4,036.19	4,237.99
		Monthly	7,554.32	7,932.04	8,328.64	8,745.07	9,182.32
		Annual	90,651.84	95,184.48	99,943.68	104,940.84	110,187.84
146	Senior Management Analyst	Hourly	39.85	41.84	43.93	46.13	48.44
		Bi-Weekly	3,187.94	3,347.34	3,514.70	3,690.44	3,874.96
		Monthly	6,907.20	7,252.56	7,615.19	7,995.95	8,395.75
		Annual	82,886.40	87,030.72	91,382.28	95,951.40	100,749.00
122	Senior Neighborhood Improvement Officer	Hourly	31.38	32.95	34.60	36.33	38.15
		Bi-Weekly	2,510.71	2,636.25	2,768.06	2,906.46	3,051.78
		Monthly	5,439.88	5,711.87	5,997.46	6,297.33	6,612.20
		Annual	65,278.56	68,542.44	71,969.52	75,567.96	79,346.40
141	Senior Planner	Hourly	37.92	39.81	41.80	43.89	46.09
		Bi-Weekly	3,033.22	3,184.88	3,344.12	3,511.33	3,686.89
		Monthly	6,571.97	6,900.57	7,245.60	7,607.88	7,988.27
		Annual	78,863.64	82,806.84	86,947.20	91,294.56	95,859.24
128	Senior Project Coordinator	Hourly	33.31	34.98	36.73	38.57	40.49
		Bi-Weekly	2,665.18	2,798.44	2,938.36	3,085.27	3,239.54
		Monthly	5,774.55	6,063.28	6,366.44	6,684.76	7,019.00
		Annual	69,294.60	72,759.36	76,397.28	80,217.12	84,228.00
132	Wastewater Treatment Plant Supervisor	Hourly	34.67	36.40	38.22	40.13	42.14
		Bi-Weekly	2,773.39	2,912.06	3,057.66	3,210.54	3,371.07
		Monthly	6,009.01	6,309.46	6,624.93	6,956.18	7,303.99
		Annual	72,108.12	75,713.52	79,499.16	83,474.16	87,647.88
132	Water Supervisor	Hourly	34.67	36.40	38.22	40.13	42.14
		Bi-Weekly	2,773.39	2,912.06	3,057.66	3,210.54	3,371.07
		Monthly	6,009.01	6,309.46	6,624.93	6,956.18	7,303.99
		Annual	72,108.12	75,713.52	79,499.16	83,474.16	87,647.88

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (3% COLA)
EFFECTIVE: JULY 14, 2023

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
43	Account Clerk I	Hourly	22.03	23.13	24.29	25.50	26.78
		Bi-Weekly	1,762.24	1,850.35	1,942.86	2,040.01	2,142.01
		Monthly	3,818.18	4,009.09	4,209.54	4,420.02	4,641.02
		Annual	45,818.16	48,109.08	50,514.48	53,040.24	55,692.24
53	Account Clerk II	Hourly	24.33	25.55	26.83	28.17	29.58
		Bi-Weekly	1,946.58	2,043.91	2,146.11	2,253.42	2,366.09
		Monthly	4,217.60	4,428.48	4,649.90	4,882.40	5,126.52
		Annual	50,611.20	53,141.76	55,798.80	58,588.80	61,518.24
65	Accounting Technician	Hourly	27.42	28.79	30.23	31.74	33.33
		Bi-Weekly	2,193.47	2,303.14	2,418.30	2,539.21	2,666.17
		Monthly	4,752.51	4,990.14	5,239.65	5,501.63	5,776.71
		Annual	57,030.12	59,881.68	62,875.80	66,019.56	69,320.52
75	Administrative Analyst I	Hourly	30.29	31.80	33.39	35.06	36.81
		Bi-Weekly	2,422.94	2,544.09	2,671.29	2,804.86	2,945.10
		Monthly	5,249.70	5,512.19	5,787.80	6,077.19	6,381.05
		Annual	62,996.40	66,146.28	69,453.60	72,926.28	76,572.60
66	Administrative Assistant	Hourly	27.69	29.08	30.53	32.06	33.66
		Bi-Weekly	2,215.39	2,326.16	2,442.47	2,564.59	2,692.82
		Monthly	4,800.02	5,040.02	5,292.02	5,556.62	5,834.45
		Annual	57,600.24	60,480.24	63,504.24	66,679.44	70,013.40
30	Administrative Clerk	Hourly	19.36	20.32	21.34	22.41	23.53
		Bi-Weekly	1,548.41	1,625.83	1,707.12	1,792.48	1,882.10
		Monthly	3,354.89	3,522.63	3,698.76	3,883.70	4,077.89
		Annual	40,258.68	42,271.56	44,385.12	46,604.40	48,934.68
56	Assistant Mechanic	Hourly	25.07	26.32	27.64	29.02	30.47
		Bi-Weekly	2,005.58	2,105.86	2,211.15	2,321.70	2,437.79
		Monthly	4,345.42	4,562.69	4,790.82	5,030.36	5,281.88
		Annual	52,145.04	54,752.28	57,489.84	60,364.32	63,382.56
81	Assistant Planner	Hourly	32.15	33.76	35.45	37.22	39.08
		Bi-Weekly	2,572.00	2,700.60	2,835.63	2,977.41	3,126.28
		Monthly	5,572.67	5,851.30	6,143.87	6,451.06	6,773.61
		Annual	66,872.04	70,215.60	73,726.44	77,412.72	81,283.32
91	Associate Planner	Hourly	35.51	37.29	39.15	41.11	43.17
		Bi-Weekly	2,841.08	2,983.14	3,132.29	3,288.90	3,453.35
		Monthly	6,155.68	6,463.46	6,786.63	7,125.96	7,482.26
		Annual	73,868.16	77,561.52	81,439.56	85,511.52	89,787.12
76	Building Inspector I	Hourly	30.59	32.12	33.73	35.41	37.18
		Bi-Weekly	2,447.17	2,569.53	2,698.01	2,832.90	2,974.55
		Monthly	5,302.20	5,567.31	5,845.68	6,137.96	6,444.86
		Annual	63,626.40	66,807.72	70,148.16	73,655.52	77,338.32
86	Building Inspector II	Hourly	33.79	35.48	37.25	39.12	41.07
		Bi-Weekly	2,703.18	2,838.35	2,980.26	3,129.28	3,285.74
		Monthly	5,856.90	6,149.75	6,457.24	6,780.10	7,119.11
		Annual	70,282.80	73,797.00	77,486.88	81,361.20	85,429.32
70	City Mechanic	Hourly	28.82	30.26	31.77	33.36	35.03
		Bi-Weekly	2,305.35	2,420.62	2,541.65	2,668.74	2,802.17
		Monthly	4,994.93	5,244.68	5,506.91	5,782.26	6,071.37
		Annual	59,939.16	62,936.16	66,082.92	69,387.12	72,856.44

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (3% COLA)
EFFECTIVE: JULY 14, 2023

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
43	Community Development Specialist I	Hourly	22.03	23.13	24.29	25.50	26.78
		Bi-Weekly	1,762.24	1,850.35	1,942.86	2,040.01	2,142.01
		Monthly	3,818.18	4,009.09	4,209.54	4,420.02	4,641.02
		Annual	45,818.16	48,109.08	50,514.48	53,040.24	55,692.24
53	Community Development Specialist II	Hourly	24.33	25.55	26.83	28.17	29.58
		Bi-Weekly	1,946.58	2,043.91	2,146.11	2,253.42	2,366.09
		Monthly	4,217.60	4,428.48	4,649.90	4,882.40	5,126.52
		Annual	50,611.20	53,141.76	55,798.80	58,588.80	61,518.24
86	Construction Inspector I	Hourly	33.79	35.48	37.25	39.12	41.07
		Bi-Weekly	2,703.18	2,838.35	2,980.26	3,129.28	3,285.74
		Monthly	5,856.90	6,149.75	6,457.24	6,780.10	7,119.11
		Annual	70,282.80	73,797.00	77,486.88	81,361.20	85,429.32
96	Construction Inspector II	Hourly	37.32	39.19	41.15	43.21	45.37
		Bi-Weekly	2,985.99	3,135.29	3,292.06	3,456.66	3,629.49
		Monthly	6,469.65	6,793.13	7,132.79	7,489.43	7,863.90
		Annual	77,635.80	81,517.56	85,593.48	89,873.16	94,366.80
66	Deputy City Clerk	Hourly	27.69	29.08	30.53	32.06	33.66
		Bi-Weekly	2,215.39	2,326.16	2,442.47	2,564.59	2,692.82
		Monthly	4,800.02	5,040.02	5,292.02	5,556.62	5,834.45
		Annual	57,600.24	60,480.24	63,504.24	66,679.44	70,013.40
61	Engineer Technician I	Hourly	26.35	27.67	29.05	30.50	32.03
		Bi-Weekly	2,107.87	2,213.26	2,323.92	2,440.12	2,562.13
		Monthly	4,567.05	4,795.40	5,035.17	5,286.93	5,551.28
		Annual	54,804.60	57,544.80	60,422.04	63,443.16	66,615.36
71	Engineer Technician II	Hourly	29.11	30.56	32.09	33.69	35.38
		Bi-Weekly	2,328.41	2,444.82	2,567.07	2,695.42	2,830.19
		Monthly	5,044.88	5,297.12	5,561.98	5,840.08	6,132.08
		Annual	60,538.56	63,565.44	66,743.76	70,080.96	73,584.96
43	Facilities Maintenance Worker I	Hourly	22.03	23.13	24.29	25.50	26.78
		Bi-Weekly	1,762.24	1,850.35	1,942.86	2,040.01	2,142.01
		Monthly	3,818.18	4,009.09	4,209.54	4,420.02	4,641.02
		Annual	45,818.16	48,109.08	50,514.48	53,040.24	55,692.24
47	Facilities Maintenance Worker II	Hourly	22.92	24.07	25.27	26.54	27.86
		Bi-Weekly	1,833.78	1,925.46	2,021.74	2,122.82	2,228.96
		Monthly	3,973.18	4,171.84	4,380.43	4,599.45	4,829.42
		Annual	47,678.16	50,062.08	52,565.16	55,193.40	57,953.04
66	Housing & Economic Development Specialist I	Hourly	27.69	29.08	30.53	32.06	33.66
		Bi-Weekly	2,215.39	2,326.16	2,442.47	2,564.59	2,692.82
		Monthly	4,800.02	5,040.02	5,292.02	5,556.62	5,834.45
		Annual	57,600.24	60,480.24	63,504.24	66,679.44	70,013.40
76	Housing & Economic Development Specialist II	Hourly	30.59	32.12	33.73	35.41	37.18
		Bi-Weekly	2,447.17	2,569.53	2,698.01	2,832.90	2,974.55
		Monthly	5,302.20	5,567.31	5,845.68	6,137.96	6,444.86
		Annual	63,626.40	66,807.72	70,148.16	73,655.52	77,338.32
73	Human Services Specialist	Hourly	29.69	31.17	32.73	34.37	36.09
		Bi-Weekly	2,375.21	2,493.97	2,618.67	2,749.60	2,887.08
		Monthly	5,146.29	5,403.60	5,673.78	5,957.47	6,255.34
		Annual	61,755.48	64,843.20	68,085.36	71,489.64	75,064.08

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (3% COLA)
EFFECTIVE: JULY 14, 2023

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
37	Maintenance Worker I	Hourly	20.75	21.79	22.88	24.02	25.22
		Bi-Weekly	1,660.09	1,743.10	1,830.25	1,921.77	2,017.86
		Monthly	3,596.87	3,776.71	3,965.55	4,163.83	4,372.02
		Annual	43,162.44	45,320.52	47,586.60	49,965.96	52,464.24
47	Maintenance Worker II	Hourly	22.92	24.07	25.27	26.54	27.86
		Bi-Weekly	1,833.78	1,925.46	2,021.74	2,122.82	2,228.96
		Monthly	3,973.18	4,171.84	4,380.43	4,599.45	4,829.42
		Annual	47,678.16	50,062.08	52,565.16	55,193.40	57,953.04
56	Neighborhood Improvement Officer I	Hourly	25.07	26.32	27.64	29.02	30.47
		Bi-Weekly	2,005.58	2,105.86	2,211.15	2,321.70	2,437.79
		Monthly	4,345.42	4,562.69	4,790.82	5,030.36	5,281.88
		Annual	52,145.04	54,752.28	57,489.84	60,364.32	63,382.56
66	Neighborhood Improvement Officer II	Hourly	27.69	29.08	30.53	32.06	33.66
		Bi-Weekly	2,215.39	2,326.16	2,442.47	2,564.59	2,692.82
		Monthly	4,800.02	5,040.02	5,292.02	5,556.62	5,834.45
		Annual	57,600.24	60,480.24	63,504.24	66,679.44	70,013.40
37	Park Maintenance Worker I	Hourly	20.75	21.79	22.88	24.02	25.22
		Bi-Weekly	1,660.09	1,743.10	1,830.25	1,921.77	2,017.86
		Monthly	3,596.87	3,776.71	3,965.55	4,163.83	4,372.02
		Annual	43,162.44	45,320.52	47,586.60	49,965.96	52,464.24
47	Park Maintenance Worker II	Hourly	22.92	24.07	25.27	26.54	27.86
		Bi-Weekly	1,833.78	1,925.46	2,021.74	2,122.82	2,228.96
		Monthly	3,973.18	4,171.84	4,380.43	4,599.45	4,829.42
		Annual	47,678.16	50,062.08	52,565.16	55,193.40	57,953.04
76	Project Coordinator	Hourly	30.59	32.12	33.73	35.41	37.18
		Bi-Weekly	2,447.17	2,569.53	2,698.01	2,832.90	2,974.55
		Monthly	5,302.20	5,567.31	5,845.68	6,137.96	6,444.86
		Annual	63,626.40	66,807.72	70,148.16	73,655.52	77,338.32
42	Recreation Coordinator	Hourly	21.81	22.90	24.05	25.25	26.51
		Bi-Weekly	1,744.79	1,832.03	1,923.63	2,019.81	2,120.80
		Monthly	3,780.37	3,969.39	4,167.86	4,376.25	4,595.06
		Annual	45,364.44	47,632.68	50,014.32	52,515.00	55,140.72
56	Senior Facilities Maintenance Worker	Hourly	25.07	26.32	27.64	29.02	30.47
		Bi-Weekly	2,005.58	2,105.86	2,211.15	2,321.70	2,437.79
		Monthly	4,345.42	4,562.69	4,790.82	5,030.36	5,281.88
		Annual	52,145.04	54,752.28	57,489.84	60,364.32	63,382.56
56	Senior Maintenance Worker	Hourly	25.07	26.32	27.64	29.02	30.47
		Bi-Weekly	2,005.58	2,105.86	2,211.15	2,321.70	2,437.79
		Monthly	4,345.42	4,562.69	4,790.82	5,030.36	5,281.88
		Annual	52,145.04	54,752.28	57,489.84	60,364.32	63,382.56
56	Senior Park Maintenance Worker	Hourly	25.07	26.32	27.64	29.02	30.47
		Bi-Weekly	2,005.58	2,105.86	2,211.15	2,321.70	2,437.79
		Monthly	4,345.42	4,562.69	4,790.82	5,030.36	5,281.88
		Annual	52,145.04	54,752.28	57,489.84	60,364.32	63,382.56
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	27.15	28.50	29.93	31.43	33.00
		Bi-Weekly	2,171.75	2,280.34	2,394.36	2,514.07	2,639.78
		Monthly	4,705.46	4,940.73	5,187.77	5,447.16	5,719.52
		Annual	56,465.52	59,288.76	62,253.24	65,365.92	68,634.24

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (3% COLA)
EFFECTIVE: JULY 14, 2023

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
68	Senior Wastewater Treatment Plant Operator	Hourly	28.25	29.66	31.14	32.70	34.34
		Bi-Weekly	2,259.93	2,372.93	2,491.58	2,616.16	2,746.97
		Monthly	4,896.52	5,141.35	5,398.42	5,668.34	5,951.76
		Annual	58,758.24	61,696.20	64,781.04	68,020.08	71,421.12
64	Senior Water Utility Worker	Hourly	27.15	28.50	29.93	31.43	33.00
		Bi-Weekly	2,171.75	2,280.34	2,394.36	2,514.07	2,639.78
		Monthly	4,705.46	4,940.73	5,187.77	5,447.16	5,719.52
		Annual	56,465.52	59,288.76	62,253.24	65,365.92	68,634.24
53	Transportation Coordinator	Hourly	24.33	25.55	26.83	28.17	29.58
		Bi-Weekly	1,946.58	2,043.91	2,146.11	2,253.42	2,366.09
		Monthly	4,217.60	4,428.48	4,649.90	4,882.40	5,126.52
		Annual	50,611.20	53,141.76	55,798.80	58,588.80	61,518.24
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	22.70	23.83	25.02	26.27	27.59
		Bi-Weekly	1,815.63	1,906.41	2,001.73	2,101.82	2,206.91
		Monthly	3,933.87	4,130.56	4,337.09	4,553.94	4,781.64
		Annual	47,206.44	49,566.72	52,045.08	54,647.28	57,379.68
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	25.07	26.32	27.64	29.02	30.47
		Bi-Weekly	2,005.58	2,105.86	2,211.15	2,321.70	2,437.79
		Monthly	4,345.42	4,562.69	4,790.82	5,030.36	5,281.88
		Annual	52,145.04	54,752.28	57,489.84	60,364.32	63,382.56
66	Wastewater Treatment Plant Maintenance Techncian II	Hourly	27.69	29.08	30.53	32.06	33.66
		Bi-Weekly	2,215.39	2,326.16	2,442.47	2,564.59	2,692.82
		Monthly	4,800.02	5,040.02	5,292.02	5,556.62	5,834.45
		Annual	57,600.24	60,480.24	63,504.24	66,679.44	70,013.40
49	Wastewater Treatment Plant Operator I	Hourly	23.38	24.55	25.78	27.07	28.42
		Bi-Weekly	1,870.64	1,964.17	2,062.38	2,165.51	2,273.78
		Monthly	4,053.06	4,255.71	4,468.50	4,691.93	4,926.53
		Annual	48,636.72	51,068.52	53,622.00	56,303.16	59,118.36
59	Wastewater Treatment Plant Operator II	Hourly	25.83	27.12	28.48	29.90	31.40
		Bi-Weekly	2,066.34	2,169.65	2,278.14	2,392.04	2,511.65
		Monthly	4,477.06	4,700.91	4,935.96	5,182.76	5,441.90
		Annual	53,724.72	56,410.92	59,231.52	62,193.12	65,302.80
43	Wastewater Treatment Plant Operator-In-Training	Hourly	22.03	23.13	24.29	25.50	26.78
		Bi-Weekly	1,762.24	1,850.35	1,942.86	2,040.01	2,142.01
		Monthly	3,818.18	4,009.09	4,209.54	4,420.02	4,641.02
		Annual	45,818.16	48,109.08	50,514.48	53,040.24	55,692.24
45	Water Utility Worker I	Hourly	22.47	23.59	24.77	26.01	27.31
		Bi-Weekly	1,797.64	1,887.52	1,981.90	2,080.99	2,185.04
		Monthly	3,894.89	4,089.63	4,294.11	4,508.82	4,734.26
		Annual	46,738.68	49,075.56	51,529.32	54,105.84	56,811.12
55	Water Utility Worker II	Hourly	24.82	26.06	27.37	28.73	30.17
		Bi-Weekly	1,985.72	2,085.00	2,189.26	2,298.72	2,413.66
		Monthly	4,302.39	4,517.51	4,743.39	4,980.56	5,229.59
		Annual	51,628.68	54,210.12	56,920.68	59,766.72	62,755.08

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 13, 2023
UPDATED NOVEMBER 15, 2023

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	32.33	33.95	35.65	37.43	39.30
		Bi-Weekly	2,586.79	2,716.13	2,851.94	2,994.54	3,144.26
		Monthly	5,604.71	5,884.95	6,179.20	6,488.16	6,812.57
		Annual	67,256.52	70,619.40	74,150.40	77,857.92	81,750.84
128	Administrative Analyst II	Hourly	33.31	34.98	36.73	38.57	40.49
		Bi-Weekly	2,665.18	2,798.44	2,938.36	3,085.27	3,239.54
		Monthly	5,774.55	6,063.28	6,366.44	6,684.76	7,019.00
		Annual	69,294.60	72,759.36	76,397.28	80,217.12	84,228.00
111	Administrative Assistant - Confidential	Hourly	28.13	29.54	31.01	32.56	34.19
		Bi-Weekly	2,250.41	2,362.93	2,481.07	2,605.13	2,735.38
		Monthly	4,875.89	5,119.68	5,375.66	5,644.44	5,926.66
		Annual	58,510.68	61,436.16	64,507.92	67,733.28	71,119.92
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	48.62	51.06	53.61	56.29	59.10
		Bi-Weekly	3,889.91	4,084.40	4,288.62	4,503.06	4,728.21
		Monthly	8,428.13	8,849.54	9,292.02	9,756.62	10,244.45
		Annual	101,137.56	106,194.48	111,504.24	117,079.44	122,933.40
155	Building Official	Hourly	43.58	45.76	48.05	50.45	52.97
		Bi-Weekly	3,486.61	3,660.94	3,843.99	4,036.19	4,237.99
		Monthly	7,554.32	7,932.04	8,328.64	8,745.07	9,182.32
		Annual	90,651.84	95,184.48	99,943.68	104,940.84	110,187.84
156	City Clerk	Hourly	44.02	46.22	48.53	50.96	53.50
		Bi-Weekly	3,521.48	3,697.56	3,882.43	4,076.56	4,280.39
		Monthly	7,629.88	8,011.37	8,411.94	8,832.54	9,274.17
		Annual	91,558.56	96,136.44	100,943.28	105,990.48	111,290.04
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	52.65	55.29	58.05	60.95	64.00
		Bi-Weekly	4,212.20	4,422.81	4,643.95	4,876.14	5,119.95
		Monthly	9,126.43	9,582.75	10,061.89	10,564.98	11,093.23
		Annual	109,517.16	114,993.00	120,742.68	126,779.76	133,118.76
166	Development Services Administration Manager	Hourly	48.62	51.06	53.61	56.29	59.10
		Bi-Weekly	3,889.91	4,084.40	4,288.62	4,503.06	4,728.21
		Monthly	8,428.13	8,849.54	9,292.02	9,756.62	10,244.45
		Annual	101,137.56	106,194.48	111,504.24	117,079.44	122,933.40
226	Director of Administrative Services/City Clerk	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 13, 2023
UPDATED NOVEMBER 15, 2023

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
*253	Director of Parks & Recreation	Hourly	56.06	58.87	61.81	64.90	68.15
	***Updated Range from 226 to 253; Approved at CCM 11/14/2023**	Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	39.85	41.84	43.93	46.13	48.44
		Bi-Weekly	3,187.94	3,347.34	3,514.70	3,690.44	3,874.96
		Monthly	6,907.20	7,252.56	7,615.19	7,995.95	8,395.75
		Annual	82,886.40	87,030.72	91,382.28	95,951.40	100,749.00
159	Human Resources Manager	Hourly	45.35	47.62	50.00	52.50	55.13
		Bi-Weekly	3,628.18	3,809.58	4,000.07	4,200.07	4,410.07
		Monthly	7,861.05	8,254.10	8,666.81	9,100.15	9,555.16
		Annual	94,332.60	99,049.20	104,001.72	109,201.80	114,661.92
128	Human Services Specialist/Administrative Analyst II	Hourly	33.31	34.98	36.73	38.57	40.49
		Bi-Weekly	2,665.18	2,798.44	2,938.36	3,085.27	3,239.54
		Monthly	5,774.55	6,063.28	6,366.44	6,684.76	7,019.00
		Annual	69,294.60	72,759.36	76,397.28	80,217.12	84,228.00
226	Local Redevelopment Authority Executive Director	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
123	Parks & Facilities Maintenance Supervisor	Hourly	31.70	33.28	34.95	36.69	38.53
		Bi-Weekly	2,535.83	2,662.62	2,795.75	2,935.53	3,082.31
		Monthly	5,494.29	5,769.00	6,057.45	6,360.32	6,678.34
		Annual	65,931.48	69,228.00	72,689.40	76,323.84	80,140.08
176	Planning & Building Manager	Hourly	53.71	56.40	59.22	62.18	65.29
		Bi-Weekly	4,296.86	4,511.70	4,737.29	4,974.16	5,222.87
		Monthly	9,309.87	9,775.36	10,264.13	10,777.34	11,316.21
		Annual	111,718.44	117,304.32	123,169.56	129,328.08	135,794.52
169	Public Works Superintendent	Hourly	50.10	52.60	55.23	57.99	60.89
		Bi-Weekly	4,007.77	4,208.16	4,418.57	4,639.50	4,871.47
		Monthly	8,683.50	9,117.68	9,573.56	10,052.24	10,554.85
		Annual	104,202.00	109,412.16	114,882.72	120,626.88	126,658.20
132	Public Works Supervisor	Hourly	34.67	36.40	38.22	40.13	42.14
		Bi-Weekly	2,773.39	2,912.06	3,057.66	3,210.54	3,371.07
		Monthly	6,009.01	6,309.46	6,624.93	6,956.18	7,303.99
		Annual	72,108.12	75,713.52	79,499.16	83,474.16	87,647.88
125	Recreation Supervisor	Hourly	32.33	33.95	35.65	37.43	39.30
		Bi-Weekly	2,586.79	2,716.13	2,851.94	2,994.54	3,144.26
		Monthly	5,604.71	5,884.95	6,179.20	6,488.46	6,812.57
		Annual	67,256.52	70,619.40	74,150.40	77,857.92	81,750.84

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (7% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 13, 2023
UPDATED NOVEMBER 15, 2023

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
140	Senior Building Inspector	Hourly	37.54	39.42	41.39	43.46	45.63
		Bi-Weekly	3,003.18	3,153.34	3,311.00	3,476.55	3,650.38
		Monthly	6,506.89	6,832.23	7,173.84	7,532.53	7,909.16
		Annual	78,082.68	81,986.76	86,086.08	90,390.36	94,909.92
122	Senior Community Development Specialist	Hourly	31.38	32.95	34.60	36.33	38.15
		Bi-Weekly	2,510.71	2,636.25	2,768.06	2,906.46	3,051.78
		Monthly	5,439.88	5,711.87	5,997.46	6,297.33	6,612.20
		Annual	65,278.56	68,542.44	71,969.52	75,567.96	79,346.40
155	Senior Construction Inspector	Hourly	43.58	45.76	48.05	50.45	52.97
		Bi-Weekly	3,486.61	3,660.94	3,843.99	4,036.19	4,237.99
		Monthly	7,554.32	7,932.04	8,328.64	8,745.07	9,182.32
		Annual	90,651.84	95,184.48	99,943.68	104,940.84	110,187.84
146	Senior Management Analyst	Hourly	39.85	41.84	43.93	46.13	48.44
		Bi-Weekly	3,187.94	3,347.34	3,514.70	3,690.44	3,874.96
		Monthly	6,907.20	7,252.56	7,615.19	7,995.95	8,395.75
		Annual	82,886.40	87,030.72	91,382.28	95,951.40	100,749.00
122	Senior Neighborhood Improvement Officer	Hourly	31.38	32.95	34.60	36.33	38.15
		Bi-Weekly	2,510.71	2,636.25	2,768.06	2,906.46	3,051.78
		Monthly	5,439.88	5,711.87	5,997.46	6,297.33	6,612.20
		Annual	65,278.56	68,542.44	71,969.52	75,567.96	79,346.40
141	Senior Planner	Hourly	37.92	39.81	41.80	43.89	46.09
		Bi-Weekly	3,033.22	3,184.88	3,344.12	3,511.33	3,686.89
		Monthly	6,571.97	6,900.57	7,245.60	7,607.88	7,988.27
		Annual	78,863.64	82,806.84	86,947.20	91,294.56	95,859.24
128	Senior Project Coordinator	Hourly	33.31	34.98	36.73	38.57	40.49
		Bi-Weekly	2,665.18	2,798.44	2,938.36	3,085.27	3,239.54
		Monthly	5,774.55	6,063.28	6,366.44	6,684.76	7,019.00
		Annual	69,294.60	72,759.36	76,397.28	80,217.12	84,228.00
132	Wastewater Treatment Plant Supervisor	Hourly	34.67	36.40	38.22	40.13	42.14
		Bi-Weekly	2,773.39	2,912.06	3,057.66	3,210.54	3,371.07
		Monthly	6,009.01	6,309.46	6,624.93	6,956.18	7,303.99
		Annual	72,108.12	75,713.52	79,499.16	83,474.16	87,647.88
132	Water Supervisor	Hourly	34.67	36.40	38.22	40.13	42.14
		Bi-Weekly	2,773.39	2,912.06	3,057.66	3,210.54	3,371.07
		Monthly	6,009.01	6,309.46	6,624.93	6,956.18	7,303.99
		Annual	72,108.12	75,713.52	79,499.16	83,474.16	87,647.88

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
125	Accountant	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.79	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16
128	Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
111	Administrative Assistant - Confidential	Hourly	28.97	30.42	31.94	33.54	35.22
		Bi-Weekly	2,317.92	2,433.82	2,555.51	2,683.29	2,817.45
		Monthly	5,022.17	5,273.28	5,536.94	5,813.79	6,104.48
		Annual	60,266.04	63,279.36	66,443.28	69,765.48	73,253.76
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	50.08	52.59	55.22	57.98	60.88
		Bi-Weekly	4,006.60	4,206.93	4,417.28	4,638.14	4,870.05
		Monthly	8,680.97	9,115.02	9,570.77	10,049.31	10,551.78
		Annual	104,171.64	109,380.24	114,849.24	120,591.72	126,621.36
155	Building Official	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
156	City Clerk	Hourly	45.34	47.61	49.99	52.49	55.11
		Bi-Weekly	3,627.13	3,808.49	3,998.91	4,198.86	4,408.80
		Monthly	7,858.78	8,251.72	8,664.31	9,097.53	9,552.41
		Annual	94,305.36	99,020.64	103,971.72	109,170.36	114,628.92
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	54.23	56.94	59.79	62.78	65.92
		Bi-Weekly	4,338.56	4,555.49	4,783.26	5,022.43	5,273.55
		Monthly	9,400.22	9,870.23	10,363.74	10,881.93	11,426.03
		Annual	112,802.64	118,442.76	124,364.88	130,583.16	137,112.36
166	Development Services Administration Manager	Hourly	50.08	52.59	55.22	57.98	60.88
		Bi-Weekly	4,006.60	4,206.93	4,417.28	4,638.14	4,870.05
		Monthly	8,680.97	9,115.02	9,570.77	10,049.31	10,551.78
		Annual	104,171.64	109,380.24	114,849.24	120,591.72	126,621.36
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60
226	Director of Finance	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
159	Human Resources Manager	Hourly	46.71	49.05	51.50	54.08	56.78
		Bi-Weekly	3,737.02	3,923.87	4,120.07	4,326.07	4,542.37
		Monthly	8,096.88	8,501.72	8,926.81	9,373.15	9,841.81
		Annual	97,162.56	102,020.64	107,121.72	112,477.80	118,101.72
128	Human Services Specialist/Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
226	Local Redevelopment Authority Executive Director	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
123	Parks & Facilities Maintenance Supervisor	Hourly	32.65	34.28	36.00	37.80	39.68
		Bi-Weekly	2,611.90	2,742.50	2,879.62	3,023.60	3,174.78
		Monthly	5,659.12	5,942.08	6,239.18	6,551.14	6,878.70
		Annual	67,909.44	71,304.96	74,870.16	78,613.68	82,544.40
176	Planning & Building Manager	Hourly	55.32	58.09	60.99	64.04	67.24
		Bi-Weekly	4,425.77	4,647.06	4,879.41	5,123.38	5,379.55
		Monthly	9,589.17	10,068.63	10,572.06	11,100.66	11,655.69
		Annual	115,070.04	120,823.56	126,864.72	133,207.92	139,868.28
169	Public Works Superintendent	Hourly	51.60	54.18	56.89	59.73	62.72
		Bi-Weekly	4,128.00	4,334.40	4,551.12	4,778.68	5,017.62
		Monthly	8,944.01	9,391.21	9,860.77	10,353.81	10,871.50
		Annual	107,328.12	112,694.52	118,329.24	124,245.72	130,458.00
132	Public Works Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
125	Recreation Supervisor	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.79	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16
140	Senior Building Inspector	Hourly	38.67	40.60	42.63	44.76	47.00
		Bi-Weekly	3,093.28	3,247.94	3,410.34	3,580.86	3,759.90
		Monthly	6,702.10	7,037.21	7,389.07	7,758.52	8,146.45
		Annual	80,425.20	84,446.52	88,668.84	93,102.24	97,757.40

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
122	Senior Community Development Specialist	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
155	Senior Construction Inspector	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
146	Senior Management Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
122	Senior Neighborhood Improvement Officer	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
141	Senior Planner	Hourly	39.05	41.01	43.06	45.21	47.47
		Bi-Weekly	3,124.21	3,280.43	3,444.45	3,616.67	3,797.51
		Monthly	6,769.13	7,107.59	7,462.97	7,836.12	8,227.93
		Annual	81,229.56	85,291.08	89,555.64	94,033.44	98,735.16
128	Senior Project Coordinator	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
132	Wastewater Treatment Plant Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
132	Water Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED APRIL 24, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.79	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16
128	Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
111	Administrative Assistant - Confidential	Hourly	28.97	30.42	31.94	33.54	35.22
		Bi-Weekly	2,317.92	2,433.82	2,555.51	2,683.29	2,817.45
		Monthly	5,022.17	5,273.28	5,536.94	5,813.79	6,104.48
		Annual	60,266.04	63,279.36	66,443.28	69,765.48	73,253.76
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	50.08	52.59	55.22	57.98	60.88
		Bi-Weekly	4,006.60	4,206.93	4,417.28	4,638.14	4,870.05
		Monthly	8,680.97	9,115.02	9,570.77	10,049.31	10,551.78
		Annual	104,171.64	109,380.24	114,849.24	120,591.72	126,621.36
155	Building Official	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
156	City Clerk	Hourly	45.34	47.61	49.99	52.49	55.11
		Bi-Weekly	3,627.13	3,808.49	3,998.91	4,198.86	4,408.80
		Monthly	7,858.78	8,251.72	8,664.31	9,097.53	9,552.41
		Annual	94,305.36	99,020.64	103,971.72	109,170.36	114,628.92
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	54.23	56.94	59.79	62.78	65.92
		Bi-Weekly	4,338.56	4,555.49	4,783.26	5,022.43	5,273.55
		Monthly	9,400.22	9,870.23	10,363.74	10,881.93	11,426.03
		Annual	112,802.64	118,442.76	124,364.88	130,583.16	137,112.36
166	Development Services Administration Manager	Hourly	50.08	52.59	55.22	57.98	60.88
		Bi-Weekly	4,006.60	4,206.93	4,417.28	4,638.14	4,870.05
		Monthly	8,680.97	9,115.02	9,570.77	10,049.31	10,551.78
		Annual	104,171.64	109,380.24	114,849.24	120,591.72	126,621.36
*253	**Director of Community Development**	Hourly	68.55	71.97	75.57	79.35	83.32
	***Addition of Classification at Range 253:Approved at CCM 04-23-24**	Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED APRIL 24, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
159	Human Resources Manager	Hourly	46.71	49.05	51.50	54.08	56.78
		Bi-Weekly	3,737.02	3,923.87	4,120.07	4,326.07	4,542.37
		Monthly	8,096.88	8,501.72	8,926.81	9,373.15	9,841.81
		Annual	97,162.56	102,020.64	107,121.72	112,477.80	118,101.72
128	Human Services Specialist/Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
226	Local Redevelopment Authority Executive Director	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
123	Parks & Facilities Maintenance Supervisor	Hourly	32.65	34.28	36.00	37.80	39.68
		Bi-Weekly	2,611.90	2,742.50	2,879.62	3,023.60	3,174.78
		Monthly	5,659.12	5,942.08	6,239.18	6,551.14	6,878.70
		Annual	67,909.44	71,304.96	74,870.16	78,613.68	82,544.40
176	Planning & Building Manager	Hourly	55.32	58.09	60.99	64.04	67.24
		Bi-Weekly	4,425.77	4,647.06	4,879.41	5,123.38	5,379.55
		Monthly	9,589.17	10,068.63	10,572.06	11,100.66	11,655.69
		Annual	115,070.04	120,823.56	126,864.72	133,207.92	139,868.28
169	Public Works Superintendent	Hourly	51.60	54.18	56.89	59.73	62.72
		Bi-Weekly	4,128.00	4,334.40	4,551.12	4,778.68	5,017.62
		Monthly	8,944.01	9,391.21	9,860.77	10,353.81	10,871.50
		Annual	107,328.12	112,694.52	118,329.24	124,245.72	130,458.00
132	Public Works Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
125	Recreation Supervisor	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.59	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED APRIL 24, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
140	Senior Building Inspector	Hourly	38.67	40.60	42.63	44.76	47.00
		Bi-Weekly	3,093.28	3,247.94	3,410.34	3,580.86	3,759.90
		Monthly	6,702.10	7,037.21	7,389.07	7,758.52	8,146.45
		Annual	80,425.20	84,446.52	88,668.84	93,102.24	97,757.40
122	Senior Community Development Specialist	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
155	Senior Construction Inspector	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
146	Senior Management Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
122	Senior Neighborhood Improvement Officer	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
141	Senior Planner	Hourly	39.05	41.01	43.06	45.21	47.47
		Bi-Weekly	3,124.21	3,280.43	3,444.45	3,616.67	3,797.51
		Monthly	6,769.13	7,107.59	7,462.97	7,836.12	8,227.93
		Annual	81,229.56	85,291.08	89,555.64	94,033.44	98,735.16
128	Senior Project Coordinator	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
132	Wastewater Treatment Plant Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
132	Water Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: JULY 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
43	Account Clerk I	Hourly	22.91	24.05	25.26	26.52	27.85
		Bi-Weekly	1,832.73	1,924.37	2,020.58	2,121.61	2,227.69
		Monthly	3,970.91	4,169.46	4,377.93	4,596.83	4,826.67
		Annual	47,650.92	50,033.52	52,535.16	55,161.96	57,920.04
53	Account Clerk II	Hourly	25.31	26.57	27.90	29.29	30.76
		Bi-Weekly	2,024.45	2,125.67	2,231.95	2,343.55	2,460.73
		Monthly	4,386.30	4,605.62	4,835.90	5,077.70	5,331.59
		Annual	52,635.60	55,267.44	58,030.80	60,932.40	63,979.08
65	Accounting Technician	Hourly	28.52	29.94	31.44	33.01	34.66
		Bi-Weekly	2,281.20	2,395.26	2,515.03	2,640.78	2,772.82
		Monthly	4,942.61	5,189.74	5,449.23	5,721.69	6,007.77
		Annual	59,311.32	62,276.88	65,390.76	68,660.28	72,093.24
75	Administrative Analyst I	Hourly	31.50	33.07	34.73	36.46	38.29
		Bi-Weekly	2,519.86	2,645.85	2,778.14	2,917.05	3,062.90
		Monthly	5,459.69	5,732.67	6,019.30	6,320.27	6,636.28
		Annual	65,516.28	68,792.04	72,231.60	75,843.24	79,635.36
66	Administrative Assistant	Hourly	28.80	30.24	31.75	33.34	35.01
		Bi-Weekly	2,304.01	2,419.21	2,540.17	2,667.18	2,800.54
		Monthly	4,992.02	5,241.62	5,503.70	5,778.89	6,067.83
		Annual	59,904.24	62,899.44	66,044.40	69,346.68	72,813.96
30	Administrative Clerk	Hourly	20.13	21.14	22.19	23.30	24.47
		Bi-Weekly	1,610.35	1,690.86	1,775.41	1,864.18	1,957.39
		Monthly	3,489.09	3,663.54	3,846.72	4,039.06	4,241.01
		Annual	41,869.08	43,962.48	46,160.64	48,468.72	50,892.12
56	Assistant Mechanic	Hourly	26.07	27.38	28.74	30.18	31.69
		Bi-Weekly	2,085.80	2,190.09	2,299.60	2,414.58	2,535.30
		Monthly	4,519.24	4,745.20	4,982.46	5,231.58	5,493.16
		Annual	54,230.88	56,942.40	59,789.52	62,778.96	65,917.92
81	Assistant Planner	Hourly	33.44	35.11	36.86	38.71	40.64
		Bi-Weekly	2,674.88	2,808.63	2,949.06	3,096.51	3,251.34
		Monthly	5,795.58	6,085.36	6,389.63	6,709.11	7,044.57
		Annual	69,546.96	73,024.32	76,675.56	80,509.32	84,534.84
91	Associate Planner	Hourly	36.93	38.78	40.72	42.76	44.89
		Bi-Weekly	2,954.73	3,102.47	3,257.59	3,420.47	3,591.49
		Monthly	6,401.91	6,722.01	7,058.11	7,411.02	7,781.57
		Annual	76,822.92	80,664.12	84,697.32	88,932.24	93,378.84
76	Building Inspector I	Hourly	31.81	33.40	35.07	36.83	38.67
		Bi-Weekly	2,545.06	2,672.31	2,805.92	2,946.22	3,093.53
		Monthly	5,514.29	5,790.00	6,079.50	6,383.48	6,702.65
		Annual	66,171.48	69,480.00	72,954.00	76,601.76	80,431.80
86	Building Inspector II	Hourly	35.14	36.90	38.74	40.68	42.71
		Bi-Weekly	2,811.31	2,951.88	3,099.48	3,254.45	3,417.18
		Monthly	6,091.18	6,395.74	6,715.53	7,051.31	7,403.88
		Annual	73,094.16	76,748.88	80,586.36	84,615.72	88,846.56
70	City Mechanic	Hourly	29.97	31.47	33.04	34.69	36.43
		Bi-Weekly	2,397.57	2,517.45	2,643.32	2,775.48	2,914.26
		Monthly	5,194.73	5,454.47	5,727.19	6,013.55	6,314.23
		Annual	62,336.76	65,453.64	68,726.28	72,162.60	75,770.76

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: JULY 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
43	Community Development Specialist I	Hourly	22.91	24.05	25.26	26.52	27.85
		Bi-Weekly	1,832.73	1,924.37	2,020.58	2,121.61	2,227.69
		Monthly	3,970.91	4,169.46	4,377.93	4,596.83	4,826.67
		Annual	47,650.92	50,033.52	52,535.16	55,161.96	57,920.04
53	Community Development Specialist II	Hourly	25.31	26.57	27.90	29.29	30.76
		Bi-Weekly	2,024.45	2,125.67	2,231.95	2,343.55	2,460.73
		Monthly	4,386.30	4,605.62	4,835.90	5,077.70	5,331.59
		Annual	52,635.60	55,267.44	58,030.80	60,932.40	63,979.08
86	Construction Inspector I	Hourly	35.14	36.90	38.74	40.68	42.71
		Bi-Weekly	2,811.31	2,951.88	3,099.48	3,254.45	3,417.18
		Monthly	6,091.18	6,395.74	6,715.53	7,051.31	7,403.88
		Annual	73,094.16	76,748.88	80,586.36	84,615.72	88,846.56
96	Construction Inspector II	Hourly	38.82	40.76	42.80	44.94	47.18
		Bi-Weekly	3,105.43	3,260.70	3,423.74	3,594.93	3,774.67
		Monthly	6,728.44	7,064.86	7,418.10	7,789.01	8,178.46
		Annual	80,741.28	84,778.32	89,017.20	93,468.12	98,141.52
66	Deputy City Clerk	Hourly	28.80	30.24	31.75	33.34	35.01
		Bi-Weekly	2,304.01	2,419.21	2,540.17	2,667.18	2,800.54
		Monthly	4,992.02	5,241.62	5,503.70	5,778.89	6,067.83
		Annual	59,904.24	62,899.44	66,044.40	69,346.68	72,813.96
61	Engineer Technician I	Hourly	27.40	28.77	30.21	31.72	33.31
		Bi-Weekly	2,192.18	2,301.79	2,416.88	2,537.73	2,664.61
		Monthly	4,749.73	4,987.22	5,236.58	5,498.41	5,773.33
		Annual	56,996.76	59,846.64	62,838.96	65,980.92	69,279.96
71	Engineer Technician II	Hourly	30.27	31.78	33.37	35.04	36.79
		Bi-Weekly	2,421.54	2,542.62	2,669.75	2,803.24	2,943.40
		Monthly	5,246.68	5,509.01	5,784.46	6,073.68	6,377.36
		Annual	62,960.16	66,108.12	69,413.52	72,884.16	76,528.32
43	Facilities Maintenance Worker I	Hourly	22.91	24.05	25.26	26.52	27.85
		Bi-Weekly	1,832.73	1,924.37	2,020.58	2,121.61	2,227.69
		Monthly	3,970.91	4,169.46	4,377.93	4,596.83	4,826.67
		Annual	47,650.92	50,033.52	52,535.16	55,161.96	57,920.04
47	Facilities Maintenance Worker II	Hourly	23.84	25.03	26.28	27.60	28.98
		Bi-Weekly	1,907.13	2,002.49	2,102.61	2,207.74	2,318.13
		Monthly	4,132.11	4,338.72	4,555.66	4,783.44	5,022.61
		Annual	49,585.32	52,064.64	54,667.92	57,401.28	60,271.32
66	Housing & Economic Development Specialist I	Hourly	28.80	30.24	31.75	33.34	35.01
		Bi-Weekly	2,304.01	2,419.21	2,540.17	2,667.18	2,800.54
		Monthly	4,992.02	5,241.62	5,503.70	5,778.89	6,067.83
		Annual	59,904.24	62,899.44	66,044.40	69,346.68	72,813.96
76	Housing & Economic Development Specialist II	Hourly	31.81	33.40	35.07	36.83	38.67
		Bi-Weekly	2,545.06	2,672.31	2,805.92	2,946.22	3,093.53
		Monthly	5,514.29	5,790.00	6,079.50	6,383.48	6,702.65
		Annual	66,171.48	69,480.00	72,954.00	76,601.76	80,431.80
73	Human Services Specialist	Hourly	30.88	32.42	34.04	35.74	37.53
		Bi-Weekly	2,470.22	2,593.73	2,723.42	2,859.59	3,002.57
		Monthly	5,352.14	5,619.75	5,900.74	6,195.78	6,505.57
		Annual	64,225.68	67,437.00	70,808.88	74,349.36	78,066.84

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: JULY 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
37	Maintenance Worker I	Hourly	21.58	22.66	23.79	24.98	26.23
		Bi-Weekly	1,726.50	1,812.82	1,903.46	1,998.64	2,098.57
		Monthly	3,740.74	3,927.78	4,124.17	4,330.38	4,546.90
		Annual	44,888.88	47,133.36	49,490.04	51,964.56	54,562.80
47	Maintenance Worker II	Hourly	23.84	25.03	26.28	27.60	28.98
		Bi-Weekly	1,907.13	2,002.49	2,102.61	2,207.74	2,318.13
		Monthly	4,132.11	4,338.72	4,555.66	4,783.44	5,022.61
		Annual	49,585.32	52,064.64	54,667.92	57,401.28	60,271.32
56	Neighborhood Improvement Officer I	Hourly	26.07	27.38	28.74	30.18	31.69
		Bi-Weekly	2,085.80	2,190.09	2,299.60	2,414.58	2,535.30
		Monthly	4,519.24	4,745.20	4,982.46	5,231.58	5,493.16
		Annual	54,230.88	56,942.40	59,789.52	62,778.96	65,917.92
66	Neighborhood Improvement Officer II	Hourly	28.80	30.24	31.75	33.34	35.01
		Bi-Weekly	2,304.01	2,419.21	2,540.17	2,667.18	2,800.54
		Monthly	4,992.02	5,241.62	5,503.70	5,778.89	6,067.83
		Annual	59,904.24	62,899.44	66,044.40	69,346.68	72,813.96
37	Park Maintenance Worker I	Hourly	21.58	22.66	23.79	24.98	26.23
		Bi-Weekly	1,726.50	1,812.82	1,903.46	1,998.64	2,098.57
		Monthly	3,740.74	3,927.78	4,124.17	4,330.38	4,546.90
		Annual	44,888.88	47,133.36	49,490.04	51,964.56	54,562.80
47	Park Maintenance Worker II	Hourly	23.84	25.03	26.28	27.60	28.98
		Bi-Weekly	1,907.13	2,002.49	2,102.61	2,207.74	2,318.13
		Monthly	4,132.11	4,338.72	4,555.66	4,783.44	5,022.61
		Annual	49,585.32	52,064.64	54,667.92	57,401.28	60,271.32
76	Project Coordinator	Hourly	31.81	33.40	35.07	36.83	38.67
		Bi-Weekly	2,545.06	2,672.31	2,805.92	2,946.22	3,093.53
		Monthly	5,514.29	5,790.00	6,079.50	6,383.48	6,702.65
		Annual	66,171.48	69,480.00	72,954.00	76,601.76	80,431.80
42	Recreation Coordinator	Hourly	22.68	23.82	25.01	26.26	27.57
		Bi-Weekly	1,814.58	1,905.30	2,000.57	2,100.60	2,205.63
		Monthly	3,931.58	4,128.16	4,334.57	4,551.30	4,778.87
		Annual	47,178.96	49,537.92	52,014.84	54,615.60	57,346.44
56	Senior Facilities Maintenance Worker	Hourly	26.07	27.38	28.74	30.18	31.69
		Bi-Weekly	2,085.80	2,190.09	2,299.60	2,414.58	2,535.30
		Monthly	4,519.24	4,745.20	4,982.46	5,231.58	5,493.16
		Annual	54,230.88	56,942.40	59,789.52	62,778.96	65,917.92
56	Senior Maintenance Worker	Hourly	26.07	27.38	28.74	30.18	31.69
		Bi-Weekly	2,085.80	2,190.09	2,299.60	2,414.58	2,535.30
		Monthly	4,519.24	4,745.20	4,982.46	5,231.58	5,493.16
		Annual	54,230.88	56,942.40	59,789.52	62,778.96	65,917.92
56	Senior Park Maintenance Worker	Hourly	26.07	27.38	28.74	30.18	31.69
		Bi-Weekly	2,085.80	2,190.09	2,299.60	2,414.58	2,535.30
		Monthly	4,519.24	4,745.20	4,982.46	5,231.58	5,493.16
		Annual	54,230.88	56,942.40	59,789.52	62,778.96	65,917.92
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	28.23	29.64	31.13	32.68	34.32
		Bi-Weekly	2,258.62	2,371.55	2,490.13	2,614.63	2,745.36
		Monthly	4,893.68	5,138.36	5,395.28	5,665.04	5,948.29
		Annual	58,724.16	61,660.32	64,743.36	67,980.48	71,379.48

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: JULY 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
68	Senior Wastewater Treatment Plant Operator	Hourly	29.38	30.85	32.39	34.01	35.71
		Bi-Weekly	2,350.33	2,467.85	2,591.24	2,720.80	2,856.84
		Monthly	5,092.38	5,347.00	5,614.35	5,895.07	6,189.82
		Annual	61,108.56	64,164.00	67,372.20	70,740.84	74,277.84
64	Senior Water Utility Worker	Hourly	28.23	29.64	31.13	32.68	34.32
		Bi-Weekly	2,258.62	2,371.55	2,490.13	2,614.63	2,745.36
		Monthly	4,893.68	5,138.36	5,395.28	5,665.04	5,948.29
		Annual	58,724.16	61,660.32	64,743.36	67,980.48	71,379.48
53	Transportation Coordinator	Hourly	25.31	26.57	27.90	29.29	30.76
		Bi-Weekly	2,024.45	2,125.67	2,231.95	2,343.55	2,460.73
		Monthly	4,386.30	4,605.62	4,835.90	5,077.70	5,331.59
		Annual	52,635.60	55,267.44	58,030.80	60,932.40	63,979.08
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	23.60	24.78	26.02	27.32	28.69
		Bi-Weekly	1,888.26	1,982.67	2,081.80	2,185.89	2,295.19
		Monthly	4,091.22	4,295.78	4,510.57	4,736.10	4,972.91
		Annual	49,094.64	51,549.36	54,126.84	56,833.20	59,674.92
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	26.07	27.38	28.74	30.18	31.69
		Bi-Weekly	2,085.80	2,190.09	2,299.60	2,414.58	2,535.30
		Monthly	4,519.24	4,745.20	4,982.46	5,231.58	5,493.16
		Annual	54,230.88	56,942.40	59,789.52	62,778.96	65,917.92
66	Wastewater Treatment Plant Maintenance Techncian II	Hourly	28.80	30.24	31.75	33.34	35.01
		Bi-Weekly	2,304.01	2,419.21	2,540.17	2,667.18	2,800.54
		Monthly	4,992.02	5,241.62	5,503.70	5,778.89	6,067.83
		Annual	59,904.24	62,899.44	66,044.40	69,346.68	72,813.96
49	Wastewater Treatment Plant Operator I	Hourly	24.32	25.53	26.81	28.15	29.56
		Bi-Weekly	1,945.47	2,042.74	2,144.88	2,252.12	2,364.73
		Monthly	4,215.18	4,425.94	4,647.24	4,879.60	5,123.58
		Annual	50,582.16	53,111.28	55,766.88	58,555.20	61,482.96
59	Wastewater Treatment Plant Operator II	Hourly	26.86	28.21	29.62	31.10	32.65
		Bi-Weekly	2,148.99	2,256.44	2,369.26	2,487.72	2,612.11
		Monthly	4,656.14	4,888.95	5,133.40	5,390.07	5,659.57
		Annual	55,873.68	58,667.40	61,600.80	64,680.84	67,914.84
43	Wastewater Treatment Plant Operator-In-Training	Hourly	22.91	24.05	25.26	26.52	27.85
		Bi-Weekly	1,832.73	1,924.37	2,020.58	2,121.61	2,227.69
		Monthly	3,970.91	4,169.46	4,377.93	4,596.83	4,826.67
		Annual	47,650.92	50,033.52	52,535.16	55,161.96	57,920.04
45	Water Utility Worker I	Hourly	23.37	24.54	25.76	27.05	28.41
		Bi-Weekly	1,869.55	1,963.02	2,061.18	2,164.23	2,272.44
		Monthly	4,050.69	4,253.22	4,465.88	4,689.17	4,923.63
		Annual	48,608.28	51,038.64	53,590.56	56,270.04	59,083.56
55	Water Utility Worker II	Hourly	25.81	27.11	28.46	29.88	31.38
		Bi-Weekly	2,065.15	2,168.40	2,276.82	2,390.67	2,510.20
		Monthly	4,474.49	4,698.21	4,933.12	5,179.78	5,438.77
		Annual	53,693.88	56,378.52	59,197.44	62,157.36	65,265.24

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED SEPTEMBER 20, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.79	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16
128	Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
111	Administrative Assistant - Confidential	Hourly	28.97	30.42	31.94	33.54	35.22
		Bi-Weekly	2,317.92	2,433.82	2,555.51	2,683.29	2,817.45
		Monthly	5,022.17	5,273.28	5,536.94	5,813.79	6,104.48
		Annual	60,266.04	63,279.36	66,443.28	69,765.48	73,253.76
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	50.08	52.59	55.22	57.98	60.88
		Bi-Weekly	4,006.60	4,206.93	4,417.28	4,638.14	4,870.05
		Monthly	8,680.97	9,115.02	9,570.77	10,049.31	10,551.78
		Annual	104,171.64	109,380.24	114,849.24	120,591.72	126,621.36
155	Building Official	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
*179	**Capital Projects & Regulatory Compliance Manager**	Hourly	57.00	59.85	62.84	65.98	69.28
	***New position effective 07/12/2024; Approved at CCM 09/10/2024**	Bi-Weekly	4,559.87	4,787.87	5,027.26	5,278.62	5,542.56
		Monthly	9,879.72	10,373.71	10,892.40	11,437.02	12,008.87
		Annual	118,556.64	124,484.52	130,708.80	137,244.24	144,106.44
156	City Clerk	Hourly	45.34	47.61	49.99	52.49	55.11
		Bi-Weekly	3,627.13	3,808.49	3,998.91	4,198.86	4,408.80
		Monthly	7,858.78	8,251.72	8,664.31	9,097.53	9,552.41
		Annual	94,305.36	99,020.64	103,971.72	109,170.36	114,628.92
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	54.23	56.94	59.79	62.78	65.92
		Bi-Weekly	4,338.56	4,555.49	4,783.26	5,022.43	5,273.55
		Monthly	9,400.22	9,870.23	10,363.74	10,881.93	11,426.03
		Annual	112,802.64	118,442.76	124,364.88	130,583.16	137,112.36
253	Director of Community Development	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED SEPTEMBER 20, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
159	Human Resources Manager	Hourly	46.71	49.05	51.50	54.08	56.78
		Bi-Weekly	3,737.02	3,923.87	4,120.07	4,326.07	4,542.37
		Monthly	8,096.88	8,501.72	8,926.81	9,373.15	9,841.81
		Annual	97,162.56	102,020.64	107,121.72	112,477.80	118,101.72
128	Human Services Specialist/Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
226	Local Redevelopment Authority Executive Director	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
123	Parks & Facilities Maintenance Supervisor	Hourly	32.65	34.28	36.00	37.80	39.68
		Bi-Weekly	2,611.90	2,742.50	2,879.62	3,023.60	3,174.78
		Monthly	5,659.12	5,942.08	6,239.18	6,551.14	6,878.70
		Annual	67,909.44	71,304.96	74,870.16	78,613.68	82,544.40
176	Planning & Building Manager	Hourly	55.32	58.09	60.99	64.04	67.24
		Bi-Weekly	4,425.77	4,647.06	4,879.41	5,123.38	5,379.55
		Monthly	9,589.17	10,068.63	10,572.06	11,100.66	11,655.69
		Annual	115,070.04	120,823.56	126,864.72	133,207.92	139,868.28
169	Public Works Superintendent	Hourly	51.60	54.18	56.89	59.73	62.72
		Bi-Weekly	4,128.00	4,334.40	4,551.12	4,778.68	5,017.62
		Monthly	8,944.01	9,391.21	9,860.77	10,353.81	10,871.50
		Annual	107,328.12	112,694.52	118,329.24	124,245.72	130,458.00
132	Public Works Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
125	Recreation Supervisor	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.59	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED SEPTEMBER 20, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
140	Senior Building Inspector	Hourly	38.67	40.60	42.63	44.76	47.00
		Bi-Weekly	3,093.28	3,247.94	3,410.34	3,580.86	3,759.90
		Monthly	6,702.10	7,037.21	7,389.07	7,758.52	8,146.45
		Annual	80,425.20	84,446.52	88,668.84	93,102.24	97,757.40
122	Senior Community Development Specialist	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
155	Senior Construction Inspector	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
146	Senior Management Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
122	Senior Neighborhood Improvement Officer	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
141	Senior Planner	Hourly	39.05	41.01	43.06	45.21	47.47
		Bi-Weekly	3,124.21	3,280.43	3,444.45	3,616.67	3,797.51
		Monthly	6,769.13	7,107.59	7,462.97	7,836.12	8,227.93
		Annual	81,229.56	85,291.08	89,555.64	94,033.44	98,735.16
128	Senior Project Coordinator	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
132	Wastewater Treatment Plant Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
132	Water Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED DECEMBER 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.79	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16
128	Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
111	Administrative Assistant - Confidential	Hourly	28.97	30.42	31.94	33.54	35.22
		Bi-Weekly	2,317.92	2,433.82	2,555.51	2,683.29	2,817.45
		Monthly	5,022.17	5,273.28	5,536.94	5,813.79	6,104.48
		Annual	60,266.04	63,279.36	66,443.28	69,765.48	73,253.76
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	50.08	52.59	55.22	57.98	60.88
		Bi-Weekly	4,006.60	4,206.93	4,417.28	4,638.14	4,870.05
		Monthly	8,680.97	9,115.02	9,570.77	10,049.31	10,551.78
		Annual	104,171.64	109,380.24	114,849.24	120,591.72	126,621.36
155	Building Official	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
179	Capital Projects & Regulatory Compliance Manager	Hourly	57.00	59.85	62.84	65.98	69.28
		Bi-Weekly	4,559.87	4,787.87	5,027.26	5,278.62	5,542.56
		Monthly	9,879.72	10,373.71	10,892.40	11,437.02	12,008.87
		Annual	118,556.64	124,484.52	130,708.80	137,244.24	144,106.44
156	City Clerk	Hourly	45.34	47.61	49.99	52.49	55.11
		Bi-Weekly	3,627.13	3,808.49	3,998.91	4,198.86	4,408.80
		Monthly	7,858.78	8,251.72	8,664.31	9,097.53	9,552.41
		Annual	94,305.36	99,020.64	103,971.72	109,170.36	114,628.92
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	54.23	56.94	59.79	62.78	65.92
		Bi-Weekly	4,338.56	4,555.49	4,783.26	5,022.43	5,273.55
		Monthly	9,400.22	9,870.23	10,363.74	10,881.93	11,426.03
		Annual	112,802.64	118,442.76	124,364.88	130,583.16	137,112.36
253	Director of Community Development	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED DECEMBER 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
159	Human Resources Manager	Hourly	46.71	49.05	51.50	54.08	56.78
		Bi-Weekly	3,737.02	3,923.87	4,120.07	4,326.07	4,542.37
		Monthly	8,096.88	8,501.72	8,926.81	9,373.15	9,841.81
		Annual	97,162.56	102,020.64	107,121.72	112,477.80	118,101.72
128	Human Services Specialist/Administrative Analyst II	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
226	Local Redevelopment Authority Executive Director	Hourly	56.06	58.87	61.81	64.90	68.15
		Bi-Weekly	4,485.16	4,709.42	4,944.89	5,192.14	5,451.74
		Monthly	9,717.85	10,203.74	10,713.93	11,249.63	11,812.11
		Annual	116,614.20	122,444.88	128,567.16	134,995.56	141,745.32
*132	**Parks & Facilities Maintenance Supervisor**	Hourly	35.71	37.49	39.37	41.34	43.40
	***Reclassification from 123 to 132 eff. 12/12/2024**	Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
	Approved at CCM 12/10/2024	Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
176	Planning & Building Manager	Hourly	55.32	58.09	60.99	64.04	67.24
		Bi-Weekly	4,425.77	4,647.06	4,879.41	5,123.38	5,379.55
		Monthly	9,589.17	10,068.63	10,572.06	11,100.66	11,655.69
		Annual	115,070.04	120,823.56	126,864.72	133,207.92	139,868.28
169	Public Works Superintendent	Hourly	51.60	54.18	56.89	59.73	62.72
		Bi-Weekly	4,128.00	4,334.40	4,551.12	4,778.68	5,017.62
		Monthly	8,944.01	9,391.21	9,860.77	10,353.81	10,871.50
		Annual	107,328.12	112,694.52	118,329.24	124,245.72	130,458.00
132	Public Works Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
125	Recreation Supervisor	Hourly	33.30	34.97	36.72	38.55	40.48
		Bi-Weekly	2,664.39	2,797.61	2,937.49	3,084.36	3,238.58
		Monthly	5,772.85	6,061.49	6,364.56	6,682.59	7,016.93
		Annual	69,274.20	72,737.88	76,374.72	80,193.48	84,203.16

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (3% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 12, 2024
UPDATED DECEMBER 12, 2024

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
140	Senior Building Inspector	Hourly	38.67	40.60	42.63	44.76	47.00
		Bi-Weekly	3,093.28	3,247.94	3,410.34	3,580.86	3,759.90
		Monthly	6,702.10	7,037.21	7,389.07	7,758.52	8,146.45
		Annual	80,425.20	84,446.52	88,668.84	93,102.24	97,757.40
122	Senior Community Development Specialist	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
155	Senior Construction Inspector	Hourly	44.89	47.13	49.49	51.97	54.56
		Bi-Weekly	3,591.21	3,770.77	3,959.31	4,157.28	4,365.14
		Monthly	7,780.95	8,170.00	8,578.50	9,007.43	9,457.80
		Annual	93,371.40	98,040.00	102,942.00	108,089.16	113,493.60
146	Senior Management Analyst	Hourly	41.04	43.10	45.25	47.51	49.89
		Bi-Weekly	3,283.58	3,447.76	3,620.15	3,801.15	3,991.21
		Monthly	7,114.42	7,470.14	7,843.65	8,235.83	8,647.62
		Annual	85,373.04	89,641.68	94,123.80	98,829.96	103,771.44
122	Senior Neighborhood Improvement Officer	Hourly	32.33	33.94	35.64	37.42	39.29
		Bi-Weekly	2,586.04	2,715.34	2,851.10	2,993.66	3,143.34
		Monthly	5,603.08	5,883.23	6,177.39	6,486.26	6,810.57
		Annual	67,236.96	70,598.76	74,128.68	77,835.12	81,726.84
141	Senior Planner	Hourly	39.05	41.01	43.06	45.21	47.47
		Bi-Weekly	3,124.21	3,280.43	3,444.45	3,616.67	3,797.51
		Monthly	6,769.13	7,107.59	7,462.97	7,836.12	8,227.93
		Annual	81,229.56	85,291.08	89,555.64	94,033.44	98,735.16
128	Senior Project Coordinator	Hourly	34.31	36.03	37.83	39.72	41.71
		Bi-Weekly	2,745.13	2,882.39	3,026.51	3,177.84	3,336.73
		Monthly	5,947.79	6,245.18	6,557.44	6,885.31	7,229.58
		Annual	71,373.48	74,942.16	78,689.28	82,623.72	86,754.96
132	Wastewater Treatment Plant Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20
132	Water Supervisor	Hourly	35.71	37.49	39.37	41.34	43.40
		Bi-Weekly	2,856.59	2,999.42	3,149.39	3,306.86	3,472.20
		Monthly	6,189.28	6,498.74	6,823.68	7,164.86	7,523.10
		Annual	74,271.36	77,984.88	81,884.16	85,978.32	90,277.20

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
125	Accountant	Hourly	34.64	36.37	38.19	40.10	42.10
		Bi-Weekly	2,770.97	2,909.52	3,054.99	3,207.74	3,368.13
		Monthly	6,003.76	6,303.95	6,619.15	6,950.11	7,297.62
		Annual	72,045.12	75,647.40	79,429.80	83,401.32	87,571.44
128	Administrative Analyst II	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
111	Administrative Assistant - Confidential	Hourly	30.13	31.64	33.22	34.88	36.63
		Bi-Weekly	2,410.64	2,531.17	2,657.73	2,790.62	2,930.15
		Monthly	5,223.06	5,484.21	5,758.42	6,046.34	6,348.66
		Annual	62,676.72	65,810.52	69,101.04	72,556.08	76,183.92
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	142,054.38	149,157.10	156,615.00	164,445.70	172,668.00
166	Assistant Finance Director	Hourly	52.09	54.69	57.42	60.30	63.31
		Bi-Weekly	4,166.87	4,375.21	4,593.97	4,823.67	5,064.85
		Monthly	9,028.21	9,479.62	9,953.60	10,451.28	10,973.84
		Annual	108,338.52	113,755.44	119,443.20	125,415.36	131,686.08
155	Building Official	Hourly	46.69	49.02	51.47	54.04	56.75
		Bi-Weekly	3,734.86	3,921.60	4,117.68	4,323.56	4,539.74
		Monthly	8,092.19	8,496.80	8,921.64	9,367.72	9,836.11
		Annual	97,106.28	101,961.60	107,059.68	112,412.64	118,033.32
179	Capital Projects & Regulatory Compliance Manager	Hourly	59.28	62.24	65.35	68.62	72.05
		Bi-Weekly	4,742.27	4,979.38	5,228.35	5,489.76	5,764.25
		Monthly	10,274.91	10,788.66	11,328.09	11,894.49	12,489.21
		Annual	123,298.92	129,463.92	135,937.08	142,733.88	149,870.52
156	City Clerk	Hourly	47.15	49.51	51.99	54.59	57.31
		Bi-Weekly	3,772.21	3,960.83	4,158.87	4,366.81	4,585.15
		Monthly	8,173.13	8,581.79	9,010.88	9,461.42	9,934.49
		Annual	98,077.56	102,981.48	108,130.56	113,537.04	119,213.88
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	56.40	59.22	62.18	65.29	68.56
		Bi-Weekly	4,512.11	4,737.71	4,974.60	5,223.32	5,484.49
		Monthly	9,776.23	10,265.04	10,778.29	11,317.20	11,883.06
		Annual	117,314.76	123,180.48	129,339.48	135,806.40	142,596.72
253	Director of Community Development	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	42.69	44.82	47.06	49.42	51.89
		Bi-Weekly	3,414.92	3,585.67	3,764.95	3,953.20	4,150.86
		Monthly	7,399.00	7,768.95	8,157.40	8,565.27	8,993.53
		Annual	88,788.00	93,227.40	97,888.80	102,783.24	107,922.36
159	Human Resources Manager	Hourly	48.58	51.01	53.56	56.24	59.05
		Bi-Weekly	3,886.50	4,080.83	4,284.87	4,499.11	4,724.07
		Monthly	8,420.76	8,841.80	9,283.89	9,748.08	10,235.48
		Annual	101,049.12	106,101.60	111,406.68	116,976.96	122,825.76
128	Human Services Specialist/Administrative Analyst II	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
132	Parks & Facilities Maintenance Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24
176	Planning & Building Manager	Hourly	57.54	60.41	63.43	66.60	69.93
		Bi-Weekly	4,602.80	4,832.94	5,074.59	5,328.32	5,594.74
		Monthly	9,972.74	10,471.38	10,994.95	11,544.70	12,121.94
		Annual	119,672.88	125,656.56	131,939.40	138,536.40	145,463.28
169	Public Works Superintendent	Hourly	53.66	56.35	59.16	62.12	65.23
		Bi-Weekly	4,293.12	4,507.78	4,733.17	4,969.83	5,218.32
		Monthly	9,301.77	9,766.86	10,255.20	10,767.96	11,306.36
		Annual	111,621.24	117,202.32	123,062.40	129,215.52	135,676.32
132	Public Works Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24
125	Recreation Supervisor	Hourly	34.64	36.37	38.19	40.10	42.10
		Bi-Weekly	2,770.97	2,909.52	3,054.99	3,207.74	3,368.13
		Monthly	6,003.76	6,303.95	6,619.15	6,950.11	7,297.62
		Annual	72,045.12	75,647.40	79,429.80	83,401.32	87,571.44

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
140	Senior Building Inspector	Hourly	40.21	42.22	44.33	46.55	48.88
		Bi-Weekly	3,217.01	3,377.86	3,546.75	3,724.08	3,910.29
		Monthly	6,970.18	7,318.69	7,684.62	8,068.85	8,472.29
		Annual	83,642.16	87,824.28	92,215.44	96,826.20	101,667.48
122	Senior Community Development Specialist	Hourly	33.62	35.30	37.06	38.92	40.86
		Bi-Weekly	2,689.48	2,823.95	2,965.15	3,113.40	3,269.08
		Monthly	5,827.20	6,118.56	6,424.49	6,745.71	7,083.00
		Annual	69,926.40	73,422.72	77,093.88	80,948.52	84,996.00
155	Senior Construction Inspector	Hourly	46.69	49.02	51.47	54.04	56.75
		Bi-Weekly	3,734.86	3,921.60	4,117.68	4,323.56	4,539.74
		Monthly	8,092.19	8,496.80	8,921.64	9,367.72	9,836.11
		Annual	97,106.28	101,961.60	107,059.68	112,412.64	118,033.32
146	Senior Management Analyst	Hourly	42.69	44.82	47.06	49.42	51.89
		Bi-Weekly	3,414.92	3,585.67	3,764.95	3,953.20	4,150.86
		Monthly	7,399.00	7,768.95	8,157.40	8,565.27	8,993.53
		Annual	88,788.00	93,227.40	97,888.80	102,783.24	107,922.36
122	Senior Neighborhood Improvement Officer	Hourly	33.62	35.30	37.06	38.92	40.86
		Bi-Weekly	2,689.48	2,823.95	2,965.15	3,113.40	3,269.08
		Monthly	5,827.20	6,118.56	6,424.49	6,745.71	7,083.00
		Annual	69,926.40	73,422.72	77,093.88	80,948.52	84,996.00
141	Senior Planner	Hourly	40.61	42.65	44.78	47.02	49.37
		Bi-Weekly	3,249.18	3,411.65	3,582.23	3,761.34	3,949.41
		Monthly	7,039.90	7,391.90	7,761.50	8,149.58	8,557.06
		Annual	84,478.80	88,702.80	93,138.00	97,794.96	102,684.72
128	Senior Project Coordinator	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
132	Wastewater Treatment Plant Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24
132	Water Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025
***UPDATED JANUARY 21, 2025**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	34.64	36.37	38.19	40.10	42.10
		Bi-Weekly	2,770.97	2,909.52	3,054.99	3,207.74	3,368.13
		Monthly	6,003.76	6,303.95	6,619.15	6,950.11	7,297.62
		Annual	72,045.12	75,647.40	79,429.80	83,401.32	87,571.44
128	Administrative Analyst II	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
111	Administrative Assistant - Confidential	Hourly	30.13	31.64	33.22	34.88	36.63
		Bi-Weekly	2,410.64	2,531.17	2,657.73	2,790.62	2,930.15
		Monthly	5,223.06	5,484.21	5,758.42	6,046.34	6,348.66
		Annual	62,676.72	65,810.52	69,101.04	72,556.08	76,183.92
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	52.09	54.69	57.42	60.30	63.31
		Bi-Weekly	4,166.87	4,375.21	4,593.97	4,823.67	5,064.85
		Monthly	9,028.21	9,479.62	9,953.60	10,451.28	10,973.84
		Annual	108,338.52	113,755.44	119,443.20	125,415.36	131,686.08
155	Building Official	Hourly	46.69	49.02	51.47	54.04	56.75
		Bi-Weekly	3,734.86	3,921.60	4,117.68	4,323.56	4,539.74
		Monthly	8,092.19	8,496.80	8,921.64	9,367.72	9,836.11
		Annual	97,106.28	101,961.60	107,059.68	112,412.64	118,033.32
179	Capital Projects & Regulatory Compliance Manager	Hourly	59.28	62.24	65.35	68.62	72.05
		Bi-Weekly	4,742.27	4,979.38	5,228.35	5,489.76	5,764.25
		Monthly	10,274.91	10,788.66	11,328.09	11,894.49	12,489.21
		Annual	123,298.92	129,463.92	135,937.08	142,733.88	149,870.52
161	**City Clerk**	Hourly	49.56	52.04	54.64	57.37	60.24
	***Reclassification from Range 156 to 161; Approved at CCM 01/14/2025**	Bi-Weekly	3,964.61	4,162.84	4,370.98	4,589.53	4,819.01
		Monthly	8,589.99	9,019.49	9,470.46	9,943.98	10,441.18
		Annual	103,079.88	108,233.88	113,645.52	119,327.76	125,294.16
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	56.40	59.22	62.18	65.29	68.56
		Bi-Weekly	4,512.11	4,737.71	4,974.60	5,223.32	5,484.49
		Monthly	9,776.23	10,265.04	10,778.29	11,317.20	11,883.06
		Annual	117,314.76	123,180.48	129,339.48	135,806.40	142,596.72
253	Director of Community Development	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025
***UPDATED JANUARY 21, 2025**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	42.69	44.82	47.06	49.42	51.89
		Bi-Weekly	3,414.92	3,585.67	3,764.95	3,953.20	4,150.86
		Monthly	7,399.00	7,768.95	8,157.40	8,565.27	8,993.53
		Annual	88,788.00	93,227.40	97,888.80	102,783.24	107,922.36
159	Human Resources Manager	Hourly	48.58	51.01	53.56	56.24	59.05
		Bi-Weekly	3,886.50	4,080.83	4,284.87	4,499.11	4,724.07
		Monthly	8,420.76	8,841.80	9,283.89	9,748.08	10,235.48
		Annual	101,049.12	106,101.60	111,406.68	116,976.96	122,825.76
128	Human Services Specialist/Administrative Analyst II	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
132	Parks & Facilities Maintenance Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24
176	Planning & Building Manager	Hourly	57.54	60.41	63.43	66.60	69.93
		Bi-Weekly	4,602.80	4,832.94	5,074.59	5,328.32	5,594.74
		Monthly	9,972.74	10,471.38	10,994.95	11,544.70	12,121.94
		Annual	119,672.88	125,656.56	131,939.40	138,536.40	145,463.28
169	Public Works Superintendent	Hourly	53.66	56.35	59.16	62.12	65.23
		Bi-Weekly	4,293.12	4,507.78	4,733.17	4,969.83	5,218.32
		Monthly	9,301.77	9,766.86	10,255.20	10,767.96	11,306.36
		Annual	111,621.24	117,202.32	123,062.40	129,215.52	135,676.32
132	Public Works Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025
***UPDATED JANUARY 21, 2025**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Recreation Supervisor	Hourly	34.64	36.37	38.19	40.10	42.10
		Bi-Weekly	2,770.97	2,909.52	3,054.99	3,207.74	3,368.13
		Monthly	6,003.76	6,303.95	6,619.15	6,950.11	7,297.62
		Annual	72,045.12	75,647.40	79,429.80	83,401.32	87,571.44
140	Senior Building Inspector	Hourly	40.21	42.22	44.33	46.55	48.88
		Bi-Weekly	3,217.01	3,377.86	3,546.75	3,724.08	3,910.29
		Monthly	6,970.18	7,318.69	7,684.62	8,068.85	8,472.29
		Annual	83,642.16	87,824.28	92,215.44	96,826.20	101,667.48
122	Senior Community Development Specialist	Hourly	33.62	35.30	37.06	38.92	40.86
		Bi-Weekly	2,689.48	2,823.95	2,965.15	3,113.40	3,269.08
		Monthly	5,827.20	6,118.56	6,424.49	6,745.71	7,083.00
		Annual	69,926.40	73,422.72	77,093.88	80,948.52	84,996.00
155	Senior Construction Inspector	Hourly	46.69	49.02	51.47	54.04	56.75
		Bi-Weekly	3,734.86	3,921.60	4,117.68	4,323.56	4,539.74
		Monthly	8,092.19	8,496.80	8,921.64	9,367.72	9,836.11
		Annual	97,106.28	101,961.60	107,059.68	112,412.64	118,033.32
146	Senior Management Analyst	Hourly	42.69	44.82	47.06	49.42	51.89
		Bi-Weekly	3,414.92	3,585.67	3,764.95	3,953.20	4,150.86
		Monthly	7,399.00	7,768.95	8,157.40	8,565.27	8,993.53
		Annual	88,788.00	93,227.40	97,888.80	102,783.24	107,922.36
122	Senior Neighborhood Improvement Officer	Hourly	33.62	35.30	37.06	38.92	40.86
		Bi-Weekly	2,689.48	2,823.95	2,965.15	3,113.40	3,269.08
		Monthly	5,827.20	6,118.56	6,424.49	6,745.71	7,083.00
		Annual	69,926.40	73,422.72	77,093.88	80,948.52	84,996.00
141	Senior Planner	Hourly	40.61	42.65	44.78	47.02	49.37
		Bi-Weekly	3,249.18	3,411.65	3,582.23	3,761.34	3,949.41
		Monthly	7,039.90	7,391.90	7,761.50	8,149.58	8,557.06
		Annual	84,478.80	88,702.80	93,138.00	97,794.96	102,684.72
128	Senior Project Coordinator	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
132	Wastewater Treatment Plant Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24
132	Water Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: SEPTEMBER 19, 2025

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
43	Account Clerk I	Hourly	23.83	25.02	26.27	27.58	28.96
		Bi-Weekly	1,906.04	2,001.34	2,101.41	2,206.48	2,316.80
		Monthly	4,129.75	4,336.24	4,553.05	4,780.70	5,019.74
		Annual	49,557.00	52,034.88	54,636.60	57,368.40	60,236.88
53	Account Clerk II	Hourly	26.32	27.63	29.02	30.47	31.99
		Bi-Weekly	2,105.42	2,210.70	2,321.23	2,437.29	2,559.16
		Monthly	4,561.75	4,789.84	5,029.33	5,280.80	5,544.84
		Annual	54,741.00	57,478.08	60,351.96	63,369.60	66,538.08
65	Accounting Technician	Hourly	29.66	31.14	32.70	34.33	36.05
		Bi-Weekly	2,372.45	2,491.08	2,615.63	2,746.41	2,883.73
		Monthly	5,140.31	5,397.33	5,667.20	5,950.56	6,248.09
		Annual	61,683.72	64,767.96	68,006.40	71,406.72	74,977.08
75	Administrative Analyst I	Hourly	32.76	34.40	36.12	37.92	39.82
		Bi-Weekly	2,620.65	2,751.68	2,889.27	3,033.73	3,185.41
		Monthly	5,678.08	5,961.98	6,260.08	6,573.08	6,901.73
		Annual	68,136.96	71,543.76	75,120.96	78,876.96	82,820.76
66	Administrative Assistant	Hourly	29.95	31.45	33.02	34.67	36.41
		Bi-Weekly	2,396.17	2,515.98	2,641.78	2,773.86	2,912.56
		Monthly	5,191.70	5,451.29	5,723.85	6,010.04	6,310.54
		Annual	62,300.40	65,415.48	68,686.20	72,120.48	75,726.48
30	Administrative Clerk	Hourly	20.93	21.98	23.08	24.23	25.45
		Bi-Weekly	1,674.76	1,758.50	1,846.42	1,938.74	2,035.68
		Monthly	3,628.65	3,810.08	4,000.58	4,200.61	4,410.64
		Annual	43,543.80	45,720.96	48,006.96	50,407.32	52,927.68
56	Assistant Mechanic	Hourly	27.12	28.47	29.89	31.39	32.96
		Bi-Weekly	2,169.24	2,277.70	2,391.58	2,511.16	2,636.72
		Monthly	4,700.01	4,935.01	5,181.76	5,440.85	5,712.89
		Annual	56,400.12	59,220.12	62,181.12	65,290.20	68,554.68
81	Assistant Planner	Hourly	34.77	36.51	38.34	40.25	42.27
		Bi-Weekly	2,781.88	2,920.97	3,067.02	3,220.37	3,381.39
		Monthly	6,027.40	6,328.77	6,645.21	6,977.47	7,326.34
		Annual	72,328.80	75,945.24	79,742.52	83,729.64	87,916.08
91	Associate Planner	Hourly	38.41	40.33	42.35	44.47	46.69
		Bi-Weekly	3,072.92	3,226.56	3,387.89	3,557.28	3,735.15
		Monthly	6,657.99	6,990.89	7,340.43	7,707.45	8,092.82
		Annual	79,895.88	83,890.68	88,085.16	92,489.40	97,113.84
76	Building Inspector I	Hourly	33.09	34.74	36.48	38.30	40.22
		Bi-Weekly	2,646.86	2,779.20	2,918.16	3,064.07	3,217.27
		Monthly	5,734.86	6,021.60	6,322.68	6,638.81	6,970.75
		Annual	68,818.32	72,259.20	75,872.16	79,665.72	83,649.00
86	Building Inspector II	Hourly	36.55	38.37	40.29	42.31	44.42
		Bi-Weekly	2,923.77	3,069.96	3,223.45	3,384.63	3,553.86
		Monthly	6,334.83	6,651.57	6,984.15	7,333.36	7,700.03
		Annual	76,017.96	79,818.84	83,809.80	88,000.32	92,400.36
70	City Mechanic	Hourly	31.17	32.73	34.36	36.08	37.89
		Bi-Weekly	2,493.47	2,618.15	2,749.05	2,886.50	3,030.83
		Monthly	5,402.52	5,672.65	5,956.28	6,254.09	6,566.79
		Annual	64,830.24	68,071.80	71,475.36	75,049.08	78,801.48

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: SEPTEMBER 19, 2025

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
43	Community Development Specialist I	Hourly	23.83	25.02	26.27	27.58	28.96
		Bi-Weekly	1,906.04	2,001.34	2,101.41	2,206.48	2,316.80
		Monthly	4,129.75	4,336.24	4,553.05	4,780.70	5,019.74
		Annual	49,557.00	52,034.88	54,636.60	57,368.40	60,236.88
53	Community Development Specialist II	Hourly	26.32	27.63	29.02	30.47	31.99
		Bi-Weekly	2,105.42	2,210.70	2,321.23	2,437.29	2,559.16
		Monthly	4,561.75	4,789.84	5,029.33	5,280.80	5,544.84
		Annual	54,741.00	57,478.08	60,351.96	63,369.60	66,538.08
86	Construction Inspector I	Hourly	36.55	38.37	40.29	42.31	44.42
		Bi-Weekly	2,923.77	3,069.96	3,223.45	3,384.63	3,553.86
		Monthly	6,334.83	6,651.57	6,984.15	7,333.36	7,700.03
		Annual	76,017.96	79,818.84	83,809.80	88,000.32	92,400.36
96	Construction Inspector II	Hourly	40.37	42.39	44.51	46.73	49.07
		Bi-Weekly	3,229.65	3,391.14	3,560.69	3,738.72	3,925.66
		Monthly	6,997.58	7,347.46	7,714.83	8,100.57	8,505.60
		Annual	83,970.96	88,169.52	92,577.96	97,206.84	102,067.20
66	Deputy City Clerk	Hourly	29.95	31.45	33.02	34.67	36.41
		Bi-Weekly	2,396.17	2,515.98	2,641.78	2,773.86	2,912.56
		Monthly	5,191.70	5,451.29	5,723.85	6,010.04	6,310.54
		Annual	62,300.40	65,415.48	68,686.20	72,120.48	75,726.48
61	Engineer Technician I	Hourly	28.50	29.92	31.42	32.99	34.64
		Bi-Weekly	2,279.87	2,393.87	2,513.56	2,639.24	2,771.20
		Monthly	4,939.72	5,186.71	5,446.05	5,718.35	6,004.27
		Annual	59,276.64	62,240.52	65,352.60	68,620.20	72,051.24
71	Engineer Technician II	Hourly	31.48	33.05	34.71	36.44	38.26
		Bi-Weekly	2,518.41	2,644.33	2,776.55	2,915.37	3,061.14
		Monthly	5,456.55	5,729.38	6,015.85	6,316.64	6,632.47
		Annual	65,478.60	68,752.56	72,190.20	75,799.68	79,589.64
43	Facilities Maintenance Worker I	Hourly	23.83	25.02	26.27	27.58	28.96
		Bi-Weekly	1,906.04	2,001.34	2,101.41	2,206.48	2,316.80
		Monthly	4,129.75	4,336.24	4,553.05	4,780.70	5,019.74
		Annual	49,557.00	52,034.88	54,636.60	57,368.40	60,236.88
47	Facilities Maintenance Worker II	Hourly	24.79	26.03	27.33	28.70	30.14
		Bi-Weekly	1,983.41	2,082.58	2,186.71	2,296.04	2,410.85
		Monthly	4,297.39	4,512.26	4,737.87	4,974.76	5,223.50
		Annual	51,568.68	54,147.12	56,854.44	59,697.12	62,682.00
66	Housing & Economic Development Specialist I	Hourly	29.95	31.45	33.02	34.67	36.41
		Bi-Weekly	2,396.17	2,515.98	2,641.78	2,773.86	2,912.56
		Monthly	5,191.70	5,451.29	5,723.85	6,010.04	6,310.54
		Annual	62,300.40	65,415.48	68,686.20	72,120.48	75,726.48
76	Housing & Economic Development Specialist II	Hourly	33.09	34.74	36.48	38.30	40.22
		Bi-Weekly	2,646.86	2,779.20	2,918.16	3,064.07	3,217.27
		Monthly	5,734.86	6,021.60	6,322.68	6,638.81	6,970.75
		Annual	68,818.32	72,259.20	75,872.16	79,665.72	83,649.00
73	Human Services Specialist	Hourly	32.11	33.72	35.40	37.17	39.03
		Bi-Weekly	2,569.03	2,697.48	2,832.36	2,973.97	3,122.67
		Monthly	5,566.23	5,844.54	6,136.77	6,443.61	6,765.79
		Annual	66,794.76	70,134.48	73,641.24	77,323.32	81,189.48

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: SEPTEMBER 19, 2025

Revision June 23, 2026

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
37	Maintenance Worker I	Hourly	22.44	23.57	24.74	25.98	27.28
		Bi-Weekly	1,795.56	1,885.33	1,979.60	2,078.58	2,182.51
		Monthly	3,890.37	4,084.89	4,289.13	4,503.59	4,728.77
		Annual	46,684.44	49,018.68	51,469.56	54,043.08	56,745.24
47	Maintenance Worker II	Hourly	24.79	26.03	27.33	28.70	30.14
		Bi-Weekly	1,983.41	2,082.58	2,186.71	2,296.04	2,410.85
		Monthly	4,297.39	4,512.26	4,737.87	4,974.76	5,223.50
		Annual	51,568.68	54,147.12	56,854.44	59,697.12	62,682.00
56	Neighborhood Improvement Officer I	Hourly	27.12	28.47	29.89	31.39	32.96
		Bi-Weekly	2,169.24	2,277.70	2,391.58	2,511.16	2,636.72
		Monthly	4,700.01	4,935.01	5,181.76	5,440.85	5,712.89
		Annual	56,400.12	59,220.12	62,181.12	65,290.20	68,554.68
66	Neighborhood Improvement Officer II	Hourly	29.95	31.45	33.02	34.67	36.41
		Bi-Weekly	2,396.17	2,515.98	2,641.78	2,773.86	2,912.56
		Monthly	5,191.70	5,451.29	5,723.85	6,010.04	6,310.54
		Annual	62,300.40	65,415.48	68,686.20	72,120.48	75,726.48
37	Park Maintenance Worker I	Hourly	22.44	23.57	24.74	25.98	27.28
		Bi-Weekly	1,795.56	1,885.33	1,979.60	2,078.58	2,182.51
		Monthly	3,890.37	4,084.89	4,289.13	4,503.59	4,728.77
		Annual	46,684.44	49,018.68	51,469.56	54,043.08	56,745.24
47	Park Maintenance Worker II	Hourly	24.79	26.03	27.33	28.70	30.14
		Bi-Weekly	1,983.41	2,082.58	2,186.71	2,296.04	2,410.85
		Monthly	4,297.39	4,512.26	4,737.87	4,974.76	5,223.50
		Annual	51,568.68	54,147.12	56,854.44	59,697.12	62,682.00
76	Project Coordinator	Hourly	33.09	34.74	36.48	38.30	40.22
		Bi-Weekly	2,646.86	2,779.20	2,918.16	3,064.07	3,217.27
		Monthly	5,734.86	6,021.60	6,322.68	6,638.81	6,970.75
		Annual	68,818.32	72,259.20	75,872.16	79,665.72	83,649.00
42	Recreation Coordinator	Hourly	23.59	24.77	26.01	27.31	28.67
		Bi-Weekly	1,887.16	1,981.51	2,080.59	2,184.62	2,293.85
		Monthly	4,088.84	4,293.28	4,507.94	4,733.34	4,970.01
		Annual	49,066.08	51,519.36	54,095.28	56,800.08	59,640.12
56	Senior Facilities Maintenance Worker	Hourly	27.12	28.47	29.89	31.39	32.96
		Bi-Weekly	2,169.24	2,277.70	2,391.58	2,511.16	2,636.72
		Monthly	4,700.01	4,935.01	5,181.76	5,440.85	5,712.89
		Annual	56,400.12	59,220.12	62,181.12	65,290.20	68,554.68
56	Senior Maintenance Worker	Hourly	27.12	28.47	29.89	31.39	32.96
		Bi-Weekly	2,169.24	2,277.70	2,391.58	2,511.16	2,636.72
		Monthly	4,700.01	4,935.01	5,181.76	5,440.85	5,712.89
		Annual	56,400.12	59,220.12	62,181.12	65,290.20	68,554.68
56	Senior Park Maintenance Worker	Hourly	27.12	28.47	29.89	31.39	32.96
		Bi-Weekly	2,169.24	2,277.70	2,391.58	2,511.16	2,636.72
		Monthly	4,700.01	4,935.01	5,181.76	5,440.85	5,712.89
		Annual	56,400.12	59,220.12	62,181.12	65,290.20	68,554.68
64	Senior Park Maintenance Worker/Facilities Technician	Hourly	29.36	30.83	32.37	33.99	35.69
		Bi-Weekly	2,348.97	2,466.42	2,589.74	2,719.23	2,855.19
		Monthly	5,089.43	5,343.90	5,611.10	5,891.66	6,186.24
		Annual	61,073.16	64,126.80	67,333.20	70,699.92	74,234.88

CITY OF RIVERBANK
COMPENSATION PLAN
MISCELLANEOUS BARGAINING UNIT (4% COLA)
EFFECTIVE: SEPTEMBER 19, 2025

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
68	Senior Wastewater Treatment Plant Operator	Hourly	30.55	32.08	33.69	35.37	37.14
		Bi-Weekly	2,444.34	2,566.56	2,694.89	2,829.63	2,971.11
		Monthly	5,296.08	5,560.88	5,838.92	6,130.87	6,437.41
		Annual	63,552.96	66,730.56	70,067.04	73,570.44	77,248.92
64	Senior Water Utility Worker	Hourly	29.36	30.83	32.37	33.99	35.69
		Bi-Weekly	2,348.97	2,466.42	2,589.74	2,719.23	2,855.19
		Monthly	5,089.43	5,343.90	5,611.10	5,891.66	6,186.24
		Annual	61,073.16	64,126.80	67,333.20	70,699.92	74,234.88
53	Transportation Coordinator	Hourly	26.32	27.63	29.02	30.47	31.99
		Bi-Weekly	2,105.42	2,210.70	2,321.23	2,437.29	2,559.16
		Monthly	4,561.75	4,789.84	5,029.33	5,280.80	5,544.84
		Annual	54,741.00	57,478.08	60,351.96	63,369.60	66,538.08
46	Wastewater Treatment Plant Maintenance Technician Trainee	Hourly	24.55	25.77	27.06	28.42	29.84
		Bi-Weekly	1,963.79	2,061.97	2,165.07	2,273.33	2,386.99
		Monthly	4,254.87	4,467.61	4,690.99	4,925.54	5,171.82
		Annual	51,058.44	53,611.32	56,291.88	59,106.48	62,061.84
56	Wastewater Treatment Plant Maintenance Technician I	Hourly	27.12	28.47	29.89	31.39	32.96
		Bi-Weekly	2,169.24	2,277.70	2,391.58	2,511.16	2,636.72
		Monthly	4,700.01	4,935.01	5,181.76	5,440.85	5,712.89
		Annual	56,400.12	59,220.12	62,181.12	65,290.20	68,554.68
66	Wastewater Treatment Plant Maintenance Techncian II	Hourly	29.95	31.45	33.02	34.67	36.41
		Bi-Weekly	2,396.17	2,515.98	2,641.78	2,773.86	2,912.56
		Monthly	5,191.70	5,451.29	5,723.85	6,010.04	6,310.54
		Annual	62,300.40	65,415.48	68,686.20	72,120.48	75,726.48
49	Wastewater Treatment Plant Operator I	Hourly	25.29	26.56	27.88	29.28	30.74
		Bi-Weekly	2,023.29	2,124.45	2,230.68	2,342.21	2,459.32
		Monthly	4,383.79	4,602.98	4,833.13	5,074.79	5,328.53
		Annual	52,605.48	55,235.76	57,997.56	60,897.48	63,942.36
59	Wastewater Treatment Plant Operator II	Hourly	27.94	29.33	30.80	32.34	33.96
		Bi-Weekly	2,234.95	2,346.70	2,464.03	2,587.24	2,716.60
		Monthly	4,842.39	5,084.51	5,338.74	5,605.68	5,885.96
		Annual	58,108.68	61,014.12	64,064.88	67,268.16	70,631.52
43	Wastewater Treatment Plant Operator-In-Training	Hourly	23.83	25.02	26.27	27.58	28.96
		Bi-Weekly	1,906.04	2,001.34	2,101.41	2,206.48	2,316.80
		Monthly	4,129.75	4,336.24	4,553.05	4,780.70	5,019.74
		Annual	49,557.00	52,034.88	54,636.60	57,368.40	60,236.88
45	Water Utility Worker I	Hourly	24.30	25.52	26.80	28.14	29.54
		Bi-Weekly	1,944.33	2,041.55	2,143.63	2,250.81	2,363.35
		Monthly	4,212.72	4,423.36	4,644.53	4,876.76	5,120.60
		Annual	50,552.64	53,080.32	55,734.36	58,521.12	61,447.20
55	Water Utility Worker II	Hourly	26.85	28.19	29.60	31.08	32.63
		Bi-Weekly	2,147.76	2,255.14	2,367.90	2,486.29	2,610.61
		Monthly	4,653.47	4,886.14	5,130.45	5,386.97	5,656.32
		Annual	55,841.64	58,633.68	61,565.40	64,643.64	67,875.84

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025
***UPDATED NOVEMBER 17, 2025**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	34.64	36.37	38.19	40.10	42.10
		Bi-Weekly	2,770.97	2,909.52	3,054.99	3,207.74	3,368.13
		Monthly	6,003.76	6,303.95	6,619.15	6,950.11	7,297.62
		Annual	72,045.12	75,647.40	79,429.80	83,401.32	87,571.44
128	Administrative Analyst II	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
111	Administrative Assistant - Confidential	Hourly	30.13	31.64	33.22	34.88	36.63
		Bi-Weekly	2,410.64	2,531.17	2,657.73	2,790.62	2,930.15
		Monthly	5,223.06	5,484.21	5,758.42	6,046.34	6,348.66
		Annual	62,676.72	65,810.52	69,101.04	72,556.08	76,183.92
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	52.09	54.69	57.42	60.30	63.31
		Bi-Weekly	4,166.87	4,375.21	4,593.97	4,823.67	5,064.85
		Monthly	9,028.21	9,479.62	9,953.60	10,451.28	10,973.84
		Annual	108,338.52	113,755.44	119,443.20	125,415.36	131,686.08
155	Building Official	Hourly	46.69	49.02	51.47	54.04	56.75
		Bi-Weekly	3,734.86	3,921.60	4,117.68	4,323.56	4,539.74
		Monthly	8,092.19	8,496.80	8,921.64	9,367.72	9,836.11
		Annual	97,106.28	101,961.60	107,059.68	112,412.64	118,033.32
179	Capital Projects & Regulatory Compliance Manager	Hourly	59.28	62.24	65.35	68.62	72.05
		Bi-Weekly	4,742.27	4,979.38	5,228.35	5,489.76	5,764.25
		Monthly	10,274.91	10,788.66	11,328.09	11,894.49	12,489.21
		Annual	123,298.92	129,463.92	135,937.08	142,733.88	149,870.52
161	City Clerk	Hourly	49.56	52.04	54.64	57.37	60.24
		Bi-Weekly	3,964.61	4,162.84	4,370.98	4,589.53	4,819.01
		Monthly	8,589.99	9,019.49	9,470.46	9,943.98	10,441.18
		Annual	103,079.88	108,233.88	113,645.52	119,327.76	125,294.16
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	56.40	59.22	62.18	65.29	68.56
		Bi-Weekly	4,512.11	4,737.71	4,974.60	5,223.32	5,484.49
		Monthly	9,776.23	10,265.04	10,778.29	11,317.20	11,883.06
		Annual	117,314.76	123,180.48	129,339.48	135,806.40	142,596.72
253	Director of Community Development	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025
***UPDATED NOVEMBER 17, 2025**

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	42.69	44.82	47.06	49.42	51.89
		Bi-Weekly	3,414.92	3,585.67	3,764.95	3,953.20	4,150.86
		Monthly	7,399.00	7,768.95	8,157.40	8,565.27	8,993.53
		Annual	88,788.00	93,227.40	97,888.80	102,783.24	107,922.36
*108	**Human Resources Specialist**	Hourly	29.25	30.71	32.24	33.86	35.55
	***New position effective 11/17/2025; Approved at CCM 06/25/2025**	Bi-Weekly	2,339.75	2,456.74	2,579.58	2,708.55	2,843.98
		Monthly	5,069.46	5,322.93	5,589.08	5,868.53	6,161.96
		Annual	60,833.52	63,875.16	67,068.96	70,422.36	73,943.52
159	Human Resources Manager	Hourly	48.58	51.01	53.56	56.24	59.05
		Bi-Weekly	3,886.50	4,080.83	4,284.87	4,499.11	4,724.07
		Monthly	8,420.76	8,841.80	9,283.89	9,748.08	10,235.48
		Annual	101,049.12	106,101.60	111,406.68	116,976.96	122,825.76
128	Human Services Specialist/Administrative Analyst II	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
132	Parks & Facilities Maintenance Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24
176	Planning & Building Manager	Hourly	57.54	60.41	63.43	66.60	69.93
		Bi-Weekly	4,602.80	4,832.94	5,074.59	5,328.32	5,594.74
		Monthly	9,972.74	10,471.38	10,994.95	11,544.70	12,121.94
		Annual	119,672.88	125,656.56	131,939.40	138,536.40	145,463.28
169	Public Works Superintendent	Hourly	53.66	56.35	59.16	62.12	65.23
		Bi-Weekly	4,293.12	4,507.78	4,733.17	4,969.83	5,218.32
		Monthly	9,301.77	9,766.86	10,255.20	10,767.96	11,306.36
		Annual	111,621.24	117,202.32	123,062.40	129,215.52	135,676.32
132	Public Works Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 10, 2025
***UPDATED NOVEMBER 17, 2025**

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
125	Recreation Supervisor	Hourly	34.64	36.37	38.19	40.10	42.10
		Bi-Weekly	2,770.97	2,909.52	3,054.99	3,207.74	3,368.13
		Monthly	6,003.76	6,303.95	6,619.15	6,950.11	7,297.62
		Annual	72,045.12	75,647.40	79,429.80	83,401.32	87,571.44
140	Senior Building Inspector	Hourly	40.21	42.22	44.33	46.55	48.88
		Bi-Weekly	3,217.01	3,377.86	3,546.75	3,724.08	3,910.29
		Monthly	6,970.18	7,318.69	7,684.62	8,068.85	8,472.29
		Annual	83,642.16	87,824.28	92,215.44	96,826.20	101,667.48
122	Senior Community Development Specialist	Hourly	33.62	35.30	37.06	38.92	40.86
		Bi-Weekly	2,689.48	2,823.95	2,965.15	3,113.40	3,269.08
		Monthly	5,827.20	6,118.56	6,424.49	6,745.71	7,083.00
		Annual	69,926.40	73,422.72	77,093.88	80,948.52	84,996.00
155	Senior Construction Inspector	Hourly	46.69	49.02	51.47	54.04	56.75
		Bi-Weekly	3,734.86	3,921.60	4,117.68	4,323.56	4,539.74
		Monthly	8,092.19	8,496.80	8,921.64	9,367.72	9,836.11
		Annual	97,106.28	101,961.60	107,059.68	112,412.64	118,033.32
146	Senior Management Analyst	Hourly	42.69	44.82	47.06	49.42	51.89
		Bi-Weekly	3,414.92	3,585.67	3,764.95	3,953.20	4,150.86
		Monthly	7,399.00	7,768.95	8,157.40	8,565.27	8,993.53
		Annual	88,788.00	93,227.40	97,888.80	102,783.24	107,922.36
122	Senior Neighborhood Improvement Officer	Hourly	33.62	35.30	37.06	38.92	40.86
		Bi-Weekly	2,689.48	2,823.95	2,965.15	3,113.40	3,269.08
		Monthly	5,827.20	6,118.56	6,424.49	6,745.71	7,083.00
		Annual	69,926.40	73,422.72	77,093.88	80,948.52	84,996.00
141	Senior Planner	Hourly	40.61	42.65	44.78	47.02	49.37
		Bi-Weekly	3,249.18	3,411.65	3,582.23	3,761.34	3,949.41
		Monthly	7,039.90	7,391.90	7,761.50	8,149.58	8,557.06
		Annual	84,478.80	88,702.80	93,138.00	97,794.96	102,684.72
128	Senior Project Coordinator	Hourly	35.69	37.47	39.34	41.31	43.38
		Bi-Weekly	2,854.94	2,997.69	3,147.57	3,304.95	3,470.20
		Monthly	6,185.70	6,494.99	6,819.74	7,160.73	7,518.77
		Annual	74,228.40	77,939.88	81,836.88	85,928.76	90,225.24
132	Wastewater Treatment Plant Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24
132	Water Supervisor	Hourly	37.14	38.99	40.94	42.99	45.14
		Bi-Weekly	2,970.85	3,119.40	3,275.36	3,439.13	3,611.09
		Monthly	6,436.85	6,758.69	7,096.62	7,451.45	7,824.02
		Annual	77,242.20	81,104.28	85,159.44	89,417.40	93,888.24

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 9, 2026

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
125	Accountant	Hourly	36.02	37.82	39.71	41.70	43.79
		Bi-Weekly	2,881.80	3,025.90	3,177.19	3,336.06	3,502.86
		Monthly	6,243.91	6,556.11	6,883.92	7,228.12	7,589.53
		Annual	74,926.92	78,673.32	82,607.04	86,737.44	91,074.36
128	Administrative Analyst II	Hourly	37.11	38.97	40.92	42.96	45.11
		Bi-Weekly	2,969.14	3,117.60	3,273.48	3,437.15	3,609.01
		Monthly	6,433.13	6,754.79	7,092.53	7,447.16	7,819.52
		Annual	77,197.56	81,057.48	85,110.36	89,365.92	93,834.24
111	Administrative Assistant - Confidential	Hourly	31.34	32.91	34.55	36.28	38.09
		Bi-Weekly	2,507.07	2,632.42	2,764.04	2,902.25	3,047.36
		Monthly	5,431.98	5,703.58	5,988.76	6,288.20	6,602.61
		Annual	65,183.76	68,442.96	71,865.12	75,458.40	79,231.32
258	Assistant City Manager	Hourly	72.04	75.64	79.43	83.40	87.57
		Bi-Weekly	5,763.38	6,051.55	6,354.12	6,671.83	7,005.42
		Monthly	12,487.32	13,111.69	13,767.27	14,455.63	15,178.41
		Annual	149,847.84	157,340.28	165,207.24	173,467.56	182,140.92
166	Assistant Finance Director	Hourly	54.17	56.88	59.72	62.71	65.84
		Bi-Weekly	4,333.54	4,550.22	4,777.73	5,016.62	5,267.45
		Monthly	9,389.34	9,858.81	10,351.75	10,869.34	11,412.81
		Annual	112,672.08	118,305.72	124,221.00	130,432.08	136,953.72
155	Building Official	Hourly	48.55	50.98	53.53	56.21	59.02
		Bi-Weekly	3,884.25	4,078.46	4,282.38	4,496.51	4,721.33
		Monthly	8,415.88	8,836.67	9,278.50	9,742.43	10,229.55
		Annual	100,990.56	106,040.04	111,342.00	116,909.16	122,754.60
179	Capital Projects & Regulatory Compliance Manager	Hourly	61.65	64.73	67.97	71.37	74.94
		Bi-Weekly	4,931.96	5,178.56	5,437.49	5,709.36	5,994.83
		Monthly	10,685.91	11,220.21	11,781.22	12,370.28	12,988.79
		Annual	128,230.92	134,642.52	141,374.64	148,443.36	155,865.48
161	City Clerk	Hourly	51.54	54.12	56.82	59.66	62.65
		Bi-Weekly	4,123.20	4,329.36	4,545.82	4,773.11	5,011.77
		Monthly	8,933.59	9,380.27	9,849.28	10,341.74	10,858.83
		Annual	107,203.08	112,563.24	118,191.36	124,100.88	130,305.96
277	City Manager	Hourly	87.03	91.39	95.96	100.75	105.79
		Bi-Weekly	6,962.80	7,310.94	7,676.48	8,060.31	8,463.32
		Monthly	15,086.06	15,840.36	16,632.38	17,464.00	18,337.20
		Annual	181,032.72	190,084.32	199,588.56	209,568.00	220,046.40
174	City Planner	Hourly	58.66	61.59	64.67	67.90	71.30
		Bi-Weekly	4,692.59	4,927.22	5,173.58	5,432.26	5,703.87
		Monthly	10,167.28	10,675.64	11,209.42	11,769.89	12,358.38
		Annual	122,007.36	128,107.68	134,513.04	141,238.68	148,300.56
253	Director of Community Development	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
234	Director of Development Services	Hourly	56.74	59.58	62.55	65.68	68.97
		Bi-Weekly	4,539.06	4,766.01	5,004.31	5,254.53	5,517.25
		Monthly	9,834.63	10,326.36	10,842.68	11,384.81	11,954.05
		Annual	118,015.56	123,916.32	130,112.16	136,617.72	143,448.60

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 9, 2026

RANGE	TITLE	BASE	SALARY STEP A	B	C	D	E
226	Director of Finance	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
253	Director of Parks & Recreation	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
253	Director of Public Works/Interim RLRA Director	Hourly	68.55	71.97	75.57	79.35	83.32
		Bi-Weekly	5,483.65	5,757.83	6,045.72	6,348.01	6,665.41
		Monthly	11,881.24	12,475.30	13,099.07	13,754.02	14,441.72
		Annual	142,574.88	149,703.60	157,188.84	165,048.24	173,300.64
146	Human Resources Analyst	Hourly	44.39	46.61	48.94	51.39	53.96
		Bi-Weekly	3,551.52	3,729.10	3,915.55	4,111.33	4,316.90
		Monthly	7,694.96	8,079.71	8,483.70	8,907.89	9,353.28
		Annual	92,339.52	96,956.52	101,804.40	106,894.68	112,239.36
108	Human Resources Specialist	Hourly	30.42	31.94	33.53	35.21	36.97
		Bi-Weekly	2,433.34	2,555.01	2,682.76	2,816.89	2,957.74
		Monthly	5,272.24	5,535.85	5,812.64	6,103.27	6,408.43
		Annual	63,266.88	66,430.20	69,751.68	73,239.24	76,901.16
159	Human Resources Manager	Hourly	50.52	53.05	55.70	58.49	61.41
		Bi-Weekly	4,041.96	4,244.06	4,456.26	4,679.08	4,913.03
		Monthly	8,757.59	9,195.47	9,655.24	10,138.00	10,644.90
		Annual	105,091.08	110,345.64	115,862.88	121,656.00	127,738.80
128	Human Services Specialist/Administrative Analyst II	Hourly	37.11	38.97	40.92	42.96	45.11
		Bi-Weekly	2,969.14	3,117.60	3,273.48	3,437.15	3,609.01
		Monthly	6,433.13	6,754.79	7,092.53	7,447.16	7,819.52
		Annual	77,197.56	81,057.48	85,110.36	89,365.92	93,834.24
226	Local Redevelopment Authority Executive Director	Hourly	52.40	55.02	57.77	60.66	63.69
		Bi-Weekly	4,191.74	4,401.33	4,621.39	4,852.46	5,095.08
		Monthly	9,082.10	9,536.21	10,013.02	10,513.67	11,039.35
		Annual	108,985.20	114,434.52	120,156.24	126,164.04	132,472.20
132	Parks & Facilities Maintenance Supervisor	Hourly	38.62	40.55	42.58	44.71	46.94
		Bi-Weekly	3,089.69	3,244.17	3,406.38	3,576.70	3,755.53
		Monthly	6,694.32	7,029.04	7,380.49	7,749.51	8,136.99
		Annual	80,331.84	84,348.48	88,565.88	92,994.12	97,643.88
176	Planning & Building Manager	Hourly	59.84	62.83	65.97	69.27	72.73
		Bi-Weekly	4,786.92	5,026.26	5,277.57	5,541.45	5,818.52
		Monthly	10,371.65	10,890.23	11,434.74	12,006.48	12,606.80
		Annual	124,459.80	130,682.76	137,216.88	144,077.76	151,281.60
169	Public Works Superintendent	Hourly	55.81	58.60	61.53	64.61	67.84
		Bi-Weekly	4,464.85	4,688.09	4,922.50	5,168.62	5,427.05
		Monthly	9,673.84	10,157.53	10,665.41	11,198.68	11,758.61
		Annual	116,086.08	121,890.36	127,984.92	134,384.16	141,103.32
132	Public Works Supervisor	Hourly	38.62	40.55	42.58	44.71	46.94
		Bi-Weekly	3,089.69	3,244.17	3,406.38	3,576.70	3,755.53
		Monthly	6,694.32	7,029.04	7,380.49	7,749.51	8,136.99
		Annual	80,331.84	84,348.48	88,565.88	92,994.12	97,643.88

CITY OF RIVERBANK
COMPENSATION PLAN
MID-MANAGEMENT (4% COLA) & EXECUTIVE EMPLOYEES
EFFECTIVE: JANUARY 9, 2026

Revision June 23, 2026

RANGE	TITLE	BASE	SALARY STEP				
			A	B	C	D	E
125	Recreation Supervisor	Hourly	36.02	37.82	39.71	41.70	43.79
		Bi-Weekly	2,881.80	3,025.90	3,177.19	3,336.06	3,502.86
		Monthly	6,243.91	6,556.11	6,883.92	7,228.12	7,589.53
		Annual	74,926.92	78,673.32	82,607.04	86,737.44	91,074.36
140	Senior Building Inspector	Hourly	41.82	43.91	46.11	48.41	50.83
		Bi-Weekly	3,345.69	3,512.97	3,688.62	3,873.05	4,066.70
		Monthly	7,248.99	7,611.44	7,992.01	8,391.61	8,811.19
		Annual	86,987.88	91,337.28	95,904.12	100,699.32	105,734.28
122	Senior Community Development Specialist	Hourly	34.96	36.71	38.55	40.47	42.50
		Bi-Weekly	2,797.06	2,936.91	3,083.76	3,237.94	3,399.84
		Monthly	6,060.29	6,363.30	6,681.47	7,015.54	7,366.32
		Annual	72,723.48	76,359.60	80,177.64	84,186.48	88,395.84
155	Senior Construction Inspector	Hourly	48.55	50.98	53.53	56.21	59.02
		Bi-Weekly	3,884.25	4,078.46	4,282.38	4,496.51	4,721.33
		Monthly	8,415.88	8,836.67	9,278.50	9,742.43	10,229.55
		Annual	100,990.56	106,040.04	111,342.00	116,909.16	122,754.60
146	Senior Management Analyst	Hourly	44.39	46.61	48.94	51.39	53.96
		Bi-Weekly	3,551.52	3,729.10	3,915.55	4,111.33	4,316.90
		Monthly	7,694.96	8,079.71	8,483.70	8,907.89	9,353.28
		Annual	92,339.52	96,956.52	101,804.40	106,894.68	112,239.36
122	Senior Neighborhood Improvement Officer	Hourly	34.96	36.71	38.55	40.47	42.50
		Bi-Weekly	2,797.06	2,936.91	3,083.76	3,237.94	3,399.84
		Monthly	6,060.29	6,363.30	6,681.47	7,015.54	7,366.32
		Annual	72,723.48	76,359.60	80,177.64	84,186.48	88,395.84
141	Senior Planner	Hourly	42.24	44.35	46.57	48.90	51.34
		Bi-Weekly	3,379.15	3,548.11	3,725.52	3,911.80	4,107.39
		Monthly	7,321.50	7,687.58	8,071.96	8,475.56	8,899.34
		Annual	87,858.00	92,250.96	96,863.52	101,706.72	106,792.08
128	Senior Project Coordinator	Hourly	37.11	38.97	40.92	42.96	45.11
		Bi-Weekly	2,969.14	3,117.60	3,273.48	3,437.15	3,609.01
		Monthly	6,433.13	6,754.79	7,092.53	7,447.16	7,819.52
		Annual	77,197.56	81,057.48	85,110.36	89,365.92	93,834.24
132	Wastewater Treatment Plant Supervisor	Hourly	38.62	40.55	42.58	44.71	46.94
		Bi-Weekly	3,089.69	3,244.17	3,406.38	3,576.70	3,755.53
		Monthly	6,694.32	7,029.04	7,380.49	7,749.51	8,136.99
		Annual	80,331.84	84,348.48	88,565.88	92,994.12	97,643.88
132	Water Supervisor	Hourly	38.62	40.55	42.58	44.71	46.94
		Bi-Weekly	3,089.69	3,244.17	3,406.38	3,576.70	3,755.53
		Monthly	6,694.32	7,029.04	7,380.49	7,749.51	8,136.99
		Annual	80,331.84	84,348.48	88,565.88	92,994.12	97,643.88

CITY OF RIVERBANK

RIVERBANK MID-MANAGEMENT EMPLOYEES ASSOCIATION

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
ACCOUNTANT	208	Annual	$ 75,600.41	$ 79,380.43	$ 83,349.46	$ 87,516.93	$ 91,892.78
		MONTHLY	$ 6,300.03	$ 6,615.04	$ 6,945.79	$ 7,293.08	$ 7,657.73
		BI-WEEKLY	$ 2,907.71	$ 3,053.09	$ 3,205.75	$ 3,366.04	$ 3,534.34
		HOURLY	$ 36.35	$ 38.16	$ 40.07	$ 42.08	$ 44.18
ADMINISTRATIVE ANALYST II	210	Annual	$ 79,427.68	$ 83,399.07	$ 87,569.02	$ 91,947.47	$ 96,544.85
		MONTHLY	$ 6,618.97	$ 6,949.92	$ 7,297.42	$ 7,662.29	$ 8,045.40
		BI-WEEKLY	$ 3,054.91	$ 3,207.66	$ 3,368.04	$ 3,536.44	$ 3,713.26
		HOURLY	$ 38.19	$ 40.10	$ 42.10	$ 44.21	$ 46.42
ADMINISTRATIVE ANALYST III	211	Annual	$ 81,413.38	$ 85,484.05	$ 89,758.25	$ 94,246.16	$ 98,958.47
NEW CLASSIFICATION		MONTHLY	$ 6,784.45	$ 7,123.67	$ 7,479.85	$ 7,853.85	$ 8,246.54
		BI-WEEKLY	$ 3,131.28	$ 3,287.85	$ 3,452.24	$ 3,624.85	$ 3,806.09
		HOURLY	$ 39.14	$ 41.10	$ 43.15	$ 45.31	$ 47.58
ASSISTANT CITY ENGINEER	221	Annual	$ 109,361.71	$ 114,829.80	$ 120,571.28	$ 126,599.85	$ 132,929.84
NEW CLASSIFICATION		MONTHLY	$ 9,113.48	$ 9,569.15	$ 10,047.61	$ 10,549.99	$ 11,077.49
		BI-WEEKLY	$ 4,206.22	$ 4,416.53	$ 4,637.36	$ 4,869.22	$ 5,112.69
		HOURLY	$ 52.58	$ 55.21	$ 57.97	$ 60.87	$ 63.91
ASSISTANT FINANCE DIRECTOR	223	Annual	$ 120,571.28	$ 126,599.85	$ 132,929.84	$ 139,576.33	$ 146,555.15
		MONTHLY	$ 10,047.61	$ 10,549.99	$ 11,077.49	$ 11,631.36	$ 12,212.93
		BI-WEEKLY	$ 4,637.36	$ 4,869.22	$ 5,112.69	$ 5,368.32	$ 5,636.74
		HOURLY	$ 57.97	$ 60.87	$ 63.91	$ 67.10	$ 70.46
BUILDING OFFICIAL	223	Annual	$ 104,154.01	$ 109,361.71	$ 114,829.80	$ 120,571.28	$ 126,599.85
		MONTHLY	$ 8,679.50	$ 9,113.48	$ 9,569.15	$ 10,047.61	$ 10,549.99
		BI-WEEKLY	$ 4,005.92	$ 4,206.22	$ 4,416.53	$ 4,637.36	$ 4,869.22
		HOURLY	$ 50.07	$ 52.58	$ 55.21	$ 57.97	$ 60.87
CAPITAL PROJECT/REGULATORY COMPLIANCE MANAGER	224	Annual	$ 126,599.85	$ 132,929.84	$ 139,576.33	$ 146,555.15	$ 155,865.48
		MONTHLY	$ 10,549.99	$ 11,077.49	$ 11,631.36	$ 12,212.93	$ 12,988.79
		BI-WEEKLY	$ 4,869.22	$ 5,112.69	$ 5,368.32	$ 5,636.74	$ 5,994.83
		HOURLY	$ 60.87	$ 63.91	$ 67.10	$ 70.46	$ 74.94
CHIEF WASTEWATER PLANT OPERATOR	212	Annual	$ 83,448.71	$ 87,621.15	$ 92,002.20	$ 96,602.31	$ 101,432.43
PREVIOUSLY: WASTEWATER TREATMENT PLANT SUPERVISOR		MONTHLY	$ 6,954.06	$ 7,301.76	$ 7,666.85	$ 8,050.19	$ 8,452.70
		BI-WEEKLY	$ 3,209.57	$ 3,370.04	$ 3,538.55	$ 3,715.47	$ 3,901.25
		HOURLY	$ 40.12	$ 42.13	$ 44.23	$ 46.44	$ 48.77
CHIEF WATER DISTRIBUTION OPERATOR	212	Annual	$ 83,448.71	$ 87,621.15	$ 92,002.20	$ 96,602.31	$ 101,432.43
PREVIOUSLY: WATER SUPERVISOR		MONTHLY	$ 6,954.06	$ 7,301.76	$ 7,666.85	$ 8,050.19	$ 8,452.70
		BI-WEEKLY	$ 3,209.57	$ 3,370.04	$ 3,538.55	$ 3,715.47	$ 3,901.25
		HOURLY	$ 40.12	$ 42.13	$ 44.23	$ 46.44	$ 48.77
CITY CLERK	222	Annual	$ 114,829.80	$ 120,571.28	$ 126,599.85	$ 132,929.84	$ 139,576.33
		MONTHLY	$ 9,569.15	$ 10,047.61	$ 10,549.99	$ 11,077.49	$ 11,631.36
		BI-WEEKLY	$ 4,416.53	$ 4,637.36	$ 4,869.22	$ 5,112.69	$ 5,368.32
		HOURLY	$ 55.21	$ 57.97	$ 60.87	$ 63.91	$ 67.10

CITY OF RIVERBANK

RIVERBANK MID-MANAGEMENT EMPLOYEES ASSOCIATION

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
CITY PLANNER	224	Annual	$ 126,599.85	$ 132,929.84	$ 139,576.33	$ 146,555.15	$ 155,865.48
		MONTHLY	$ 10,549.99	$ 11,077.49	$ 11,631.36	$ 12,212.93	$ 12,988.79
		BI-WEEKLY	$ 4,869.22	$ 5,112.69	$ 5,368.32	$ 5,636.74	$ 5,994.83
		HOURLY	$ 60.87	$ 63.91	$ 67.10	$ 70.46	$ 74.94
EXECUTIVE ASSISTANT	202	Annual	$ 65,190.00	$ 68,449.50	$ 71,871.98	$ 75,465.57	$ 79,238.85
PREVIOUSLY: ADMINISTRATIVE ASSISTANT CONFIDENTIAL		MONTHLY	$ 5,432.50	$ 5,704.13	$ 5,989.33	$ 6,288.80	$ 6,603.24
		BI-WEEKLY	$ 2,507.31	$ 2,632.67	$ 2,764.31	$ 2,902.52	$ 3,047.65
		HOURLY	$ 31.34	$ 32.91	$ 34.55	$ 36.28	$ 38.10
HUMAN RESOURCES GENERALIST	217	Annual	$ 94,414.56	$ 99,135.29	$ 104,092.05	$ 109,296.65	$ 114,761.48
PREVIOUSLY HUMAN RESOURCES ANALYST		MONTHLY	$ 7,867.88	$ 8,261.27	$ 8,674.34	$ 9,108.05	$ 9,563.46
		BI-WEEKLY	$ 3,631.33	$ 3,812.90	$ 4,003.54	$ 4,203.72	$ 4,413.90
		HOURLY	$ 45.39	$ 47.66	$ 50.04	$ 52.55	$ 55.17
HUMAN RESOURCES MANAGER	221	Annual	$ 109,361.71	$ 114,829.80	$ 120,571.28	$ 126,599.85	$ 132,929.84
NEW CLASSIFICATION		MONTHLY	$ 9,113.48	$ 9,569.15	$ 10,047.61	$ 10,549.99	$ 11,077.49
		BI-WEEKLY	$ 4,206.22	$ 4,416.53	$ 4,637.36	$ 4,869.22	$ 5,112.69
		HOURLY	$ 52.58	$ 55.21	$ 57.97	$ 60.87	$ 63.91
HUMAN RESOURCES SPECIALIST	201	Annual	$ 63,600.00	$ 66,780.00	$ 70,119.00	$ 73,624.95	$ 77,306.20
		MONTHLY	$ 5,300.00	$ 5,565.00	$ 5,843.25	$ 6,135.41	$ 6,442.18
		BI-WEEKLY	$ 2,446.15	$ 2,568.46	$ 2,696.88	$ 2,831.73	$ 2,973.32
		HOURLY	$ 30.58	$ 32.11	$ 33.71	$ 35.40	$ 37.17
LOCAL REDEVELOPMENT AGENCY PROGRAM MANAGER	210	Annual	$ 79,427.68	$ 83,399.07	$ 87,569.02	$ 91,947.47	$ 96,544.85
NEW CLASSIFICATION		MONTHLY	$ 6,618.97	$ 6,949.92	$ 7,297.42	$ 7,662.29	$ 8,045.40
		BI-WEEKLY	$ 3,054.91	$ 3,207.66	$ 3,368.04	$ 3,536.44	$ 3,713.26
		HOURLY	$ 38.19	$ 40.10	$ 42.10	$ 44.21	$ 46.42
PARKS AND FACILITIES MAINTENANCE SUPERVISOR	211	Annual	$ 81,413.38	$ 85,484.05	$ 89,758.25	$ 94,246.16	$ 98,958.47
		MONTHLY	$ 6,784.45	$ 7,123.67	$ 7,479.85	$ 7,853.85	$ 8,246.54
		BI-WEEKLY	$ 3,131.28	$ 3,287.85	$ 3,452.24	$ 3,624.85	$ 3,806.09
		HOURLY	$ 39.14	$ 41.10	$ 43.15	$ 45.31	$ 47.58
PLANNING & BUILDING MANAGER	224	Annual	$ 126,599.85	$ 132,929.84	$ 139,576.33	$ 146,555.15	$ 155,865.48
		MONTHLY	$ 10,549.99	$ 11,077.49	$ 11,631.36	$ 12,212.93	$ 12,988.79
		BI-WEEKLY	$ 4,869.22	$ 5,112.69	$ 5,368.32	$ 5,636.74	$ 5,994.83
		HOURLY	$ 60.87	$ 63.91	$ 67.10	$ 70.46	$ 74.94
PUBLIC INFORMATION OFFICER	211	Annual	$ 81,413.38	$ 85,484.05	$ 89,758.25	$ 94,246.16	$ 98,958.47
NEW CLASSIFICATION		MONTHLY	$ 6,784.45	$ 7,123.67	$ 7,479.85	$ 7,853.85	$ 8,246.54
		BI-WEEKLY	$ 3,131.28	$ 3,287.85	$ 3,452.24	$ 3,624.85	$ 3,806.09
		HOURLY	$ 39.14	$ 41.10	$ 43.15	$ 45.31	$ 47.58
PUBLIC WORKS SUPERINTENDENT	223	Annual	$ 120,571.28	$ 126,599.85	$ 132,929.84	$ 139,576.33	$ 146,555.15
		MONTHLY	$ 10,047.61	$ 10,549.99	$ 11,077.49	$ 11,631.36	$ 12,212.93
		BI-WEEKLY	$ 4,637.36	$ 4,869.22	$ 5,112.69	$ 5,368.32	$ 5,636.74
		HOURLY	$ 57.97	$ 60.87	$ 63.91	$ 67.10	$ 70.46

CITY OF RIVERBANK

RIVERBANK MID-MANAGEMENT EMPLOYEES ASSOCIATION

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE							
Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
PUBLIC WORKS SUPERVISOR	211	Annual	$ 81,413.38	$ 85,484.05	$ 89,758.25	$ 94,246.16	$ 98,958.47
		MONTHLY	$ 6,784.45	$ 7,123.67	$ 7,479.85	$ 7,853.85	$ 8,246.54
		BI-WEEKLY	$ 3,131.28	$ 3,287.85	$ 3,452.24	$ 3,624.85	$ 3,806.09
		HOURLY	$ 39.14	$ 41.10	$ 43.15	$ 45.31	$ 47.58
RECREATION SUPERVISOR	209	Annual	$ 77,490.42	$ 81,364.95	$ 85,433.19	$ 89,704.85	$ 94,190.10
		MONTHLY	$ 6,457.54	$ 6,780.41	$ 7,119.43	$ 7,475.40	$ 7,849.17
		BI-WEEKLY	$ 2,980.40	$ 3,129.42	$ 3,285.89	$ 3,450.19	$ 3,622.70
		HOURLY	$ 37.26	$ 39.12	$ 41.07	$ 43.13	$ 45.28
SENIOR BUILDING INSPECTOR	214	Annual	$ 87,673.30	$ 92,056.97	$ 96,659.82	$ 101,492.81	$ 106,567.45
		MONTHLY	$ 7,306.11	$ 7,671.41	$ 8,054.98	$ 8,457.73	$ 8,880.62
		BI-WEEKLY	$ 3,372.05	$ 3,540.65	$ 3,717.69	$ 3,903.57	$ 4,098.75
		HOURLY	$ 42.15	$ 44.26	$ 46.47	$ 48.79	$ 51.23
SENIOR CODE ENFORCEMENT OFFICER	207	Annual	$ 73,756.50	$ 77,444.33	$ 81,316.54	$ 85,382.37	$ 89,651.49
PREVIOUSLY SENIOR NEIGHBORHOOD IMPROVEMENT OFFICER		MONTHLY	$ 6,146.38	$ 6,453.69	$ 6,776.38	$ 7,115.20	$ 7,470.96
		BI-WEEKLY	$ 2,836.79	$ 2,978.63	$ 3,127.56	$ 3,283.94	$ 3,448.13
		HOURLY	$ 35.46	$ 37.23	$ 39.09	$ 41.05	$ 43.10
SENIOR COMMUNITY DEVELOPMENT COORDINATOR	209	Annual	$ 77,490.42	$ 81,364.95	$ 85,433.19	$ 89,704.85	$ 94,190.10
PREVIOUSLY SENIOR COMMUNITY DEVELOPMENT SPECIALIST		MONTHLY	$ 6,457.54	$ 6,780.41	$ 7,119.43	$ 7,475.40	$ 7,849.17
		BI-WEEKLY	$ 2,980.40	$ 3,129.42	$ 3,285.89	$ 3,450.19	$ 3,622.70
		HOURLY	$ 37.26	$ 39.12	$ 41.07	$ 43.13	$ 45.28
SENIOR CONSTRUCTION INSPECTOR	220	Annual	$ 104,154.01	$ 109,361.71	$ 114,829.80	$ 120,571.28	$ 126,599.85
		MONTHLY	$ 8,679.50	$ 9,113.48	$ 9,569.15	$ 10,047.61	$ 10,549.99
		BI-WEEKLY	$ 4,005.92	$ 4,206.22	$ 4,416.53	$ 4,637.36	$ 4,869.22
		HOURLY	$ 50.07	$ 52.58	$ 55.21	$ 57.97	$ 60.87
SENIOR MANAGEMENT ANALYST	217	Annual	$ 94,414.56	$ 99,135.29	$ 104,092.05	$ 109,296.65	$ 114,761.48
		MONTHLY	$ 7,867.88	$ 8,261.27	$ 8,674.34	$ 9,108.05	$ 9,563.46
		BI-WEEKLY	$ 3,631.33	$ 3,812.90	$ 4,003.54	$ 4,203.72	$ 4,413.90
		HOURLY	$ 45.39	$ 47.66	$ 50.04	$ 52.55	$ 55.17
SENIOR PLANNER	215	Annual	$ 89,865.14	$ 94,358.39	$ 99,076.31	$ 104,030.13	$ 109,231.63
		MONTHLY	$ 7,488.76	$ 7,863.20	$ 8,256.36	$ 8,669.18	$ 9,102.64
		BI-WEEKLY	$ 3,456.35	$ 3,629.17	$ 3,810.63	$ 4,001.16	$ 4,201.22
		HOURLY	$ 43.20	$ 45.36	$ 47.63	$ 50.01	$ 52.52
SENIOR PROJECT COORDINATOR	210	Annual	$ 79,427.68	$ 83,399.07	$ 87,569.02	$ 91,947.47	$ 96,544.85
		MONTHLY	$ 6,618.97	$ 6,949.92	$ 7,297.42	$ 7,662.29	$ 8,045.40
		BI-WEEKLY	$ 3,054.91	$ 3,207.66	$ 3,368.04	$ 3,536.44	$ 3,713.26
		HOURLY	$ 38.19	$ 40.10	$ 42.10	$ 44.21	$ 46.42

*** Step has been modified to match the current wage to honor the "Hold Harmless" clause in the Class & Compensation Study.**

**** New Salary Schedule Developed through Class & Compensation Study new # pay range**

CITY OF RIVERBANK

RIVERBANK MISCELLANEOUS EMPLOYEE GROUP

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
ACCOUNT CLERK I	**107**	Annual	$ 50,500.01	$ 53,025.01	$ 55,676.26	$ 58,460.07	$ 61,383.08
		MONTHLY	$ 4,208.33	$ 4,418.75	$ 4,639.69	$ 4,871.67	$ 5,115.26
		BI-WEEKLY	$ 1,942.31	$ 2,305.44	$ 2,420.71	$ 2,541.74	$ 2,668.83
		HOURLY	$ 24.28	$ 25.49	$ 26.77	$ 28.11	$ 29.51
ACCOUNT CLERK II	**111**	Annual	$ 55,742.56	$ 58,529.69	$ 61,456.17	$ 64,528.98	$ 67,755.43
		MONTHLY	$ 4,645.21	$ 4,877.47	$ 5,121.35	$ 5,377.42	$ 5,646.29
		BI-WEEKLY	$ 2,143.94	$ 2,544.77	$ 2,672.01	$ 2,805.61	$ 2,945.89
		HOURLY	$ 26.80	$ 28.14	$ 29.55	$ 31.02	$ 32.57
ACCOUNTING TECHNICIAN	**116**	Annual	$ 63,067.59	$ 66,220.97	$ 69,532.02	$ 73,008.62	$ 76,659.05
		MONTHLY	$ 5,255.63	$ 5,518.41	$ 5,794.34	$ 6,084.05	$ 6,388.25
		BI-WEEKLY	$ 2,425.68	$ 2,879.17	$ 3,023.13	$ 3,174.29	$ 3,333.00
		HOURLY	$ 30.32	$ 31.84	$ 33.43	$ 35.10	$ 36.86
ADMINISTRATIVE ANALYST I	**118**	Annual	$ 66,260.39	$ 69,573.41	$ 73,052.08	$ 76,704.68	$ 80,539.92
		MONTHLY	$ 5,521.70	$ 5,797.78	$ 6,087.67	$ 6,392.06	$ 6,711.66
		BI-WEEKLY	$ 2,548.48	$ 3,024.93	$ 3,176.18	$ 3,334.99	$ 3,501.74
		HOURLY	$ 31.86	$ 33.45	$ 35.12	$ 36.88	$ 38.72
ADMINISTRATIVE ASSISTANT	**116**	Annual	$ 63,067.59	$ 66,220.97	$ 69,532.02	$ 73,008.62	$ 76,659.05
		MONTHLY	$ 5,255.63	$ 5,518.41	$ 5,794.34	$ 6,084.05	$ 6,388.25
		BI-WEEKLY	$ 2,425.68	$ 2,879.17	$ 3,023.13	$ 3,174.29	$ 3,333.00
		HOURLY	$ 30.32	$ 31.84	$ 33.43	$ 35.10	$ 36.86
ADMINISTRATIVE CLERK	**101**	Annual	$ 43,546.00	$ 45,723.30	$ 48,009.47	$ 50,409.94	$ 52,930.44
		MONTHLY	$ 3,628.83	$ 3,810.28	$ 4,000.79	$ 4,200.83	$ 4,410.87
		BI-WEEKLY	$ 1,674.85	$ 1,987.97	$ 2,087.37	$ 2,191.74	$ 2,301.32
		HOURLY	$ 20.94	$ 21.98	$ 23.08	$ 24.24	$ 25.45
ASSISTANT MECHANIC	**112**	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39
ASSISTANT PLANNER	**122**	Annual	$ 73,139.07	$ 76,796.02	$ 80,635.83	$ 84,667.62	$ 88,901.00
		MONTHLY	$ 6,094.92	$ 6,399.67	$ 6,719.65	$ 7,055.63	$ 7,408.42
		BI-WEEKLY	$ 2,813.04	$ 3,338.96	$ 3,505.91	$ 3,681.20	$ 3,865.26
		HOURLY	$ 35.16	$ 36.92	$ 38.77	$ 40.71	$ 42.74
ASSOCIATE PLANNER	**126**	Annual	$ 80,731.85	$ 84,768.44	$ 89,006.86	$ 93,457.21	$ 98,130.07
		MONTHLY	$ 6,727.65	$ 7,064.04	$ 7,417.24	$ 7,788.10	$ 8,177.51
		BI-WEEKLY	$ 3,105.07	$ 3,685.58	$ 3,869.86	$ 4,063.36	$ 4,266.52
		HOURLY	$ 38.81	$ 40.75	$ 42.79	$ 44.93	$ 47.18

CITY OF RIVERBANK

RIVERBANK MISCELLANEOUS EMPLOYEE GROUP

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
BUILDING INSPECTOR I	118	Annual	$ 66,260.39	$ 69,573.41	$ 73,052.08	$ 76,704.68	$ 80,539.92
		MONTHLY	$ 5,521.70	$ 5,797.78	$ 6,087.67	$ 6,392.06	$ 6,711.66
		BI-WEEKLY	$ 2,548.48	$ 3,024.93	$ 3,176.18	$ 3,334.99	$ 3,501.74
		HOURLY	$ 31.86	$ 33.45	$ 35.12	$ 36.88	$ 38.72
BUILDING INSPECTOR II	124	Annual	$ 76,841.74	$ 80,683.82	$ 84,718.01	$ 88,953.92	$ 93,401.61
		MONTHLY	$ 6,403.48	$ 6,723.65	$ 7,059.83	$ 7,412.83	$ 7,783.47
		BI-WEEKLY	$ 2,955.45	$ 3,507.99	$ 3,683.39	$ 3,867.56	$ 4,060.94
		HOURLY	$ 36.94	$ 38.79	$ 40.73	$ 42.77	$ 44.90
CODE ENFORCEMENT OFFICER I	112	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
PREVIOUSLY NEIGHBORHOOD IMPROVEMENT OFFICER I		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39
CODE ENFORCEMENT OFFICER II	116	Annual	$ 63,067.59	$ 66,220.97	$ 69,532.02	$ 73,008.62	$ 76,659.05
PREVIOUSLY NEIGHBORHOOD IMPROVEMENT OFFICER II		MONTHLY	$ 5,255.63	$ 5,518.41	$ 5,794.34	$ 6,084.05	$ 6,388.25
		BI-WEEKLY	$ 2,425.68	$ 2,879.17	$ 3,023.13	$ 3,174.29	$ 3,333.00
		HOURLY	$ 30.32	$ 31.84	$ 33.43	$ 35.10	$ 36.86
COMMUNITY DEVELOPMENT SPECIALIST I	108	Annual	$ 51,762.51	$ 54,350.64	$ 57,068.17	$ 59,921.58	$ 62,917.65
		MONTHLY	$ 4,313.54	$ 4,529.22	$ 4,755.68	$ 4,993.46	$ 5,243.14
		BI-WEEKLY	$ 1,990.87	$ 2,363.07	$ 2,481.22	$ 2,605.29	$ 2,735.55
		HOURLY	$ 24.89	$ 26.13	$ 27.44	$ 28.81	$ 30.25
COMMUNITY DEVELOPMENT SPECIALIST II	111	Annual	$ 55,742.56	$ 58,529.69	$ 61,456.17	$ 64,528.98	$ 67,755.43
		MONTHLY	$ 4,645.21	$ 4,877.47	$ 5,121.35	$ 5,377.42	$ 5,646.29
		BI-WEEKLY	$ 2,143.94	$ 2,544.77	$ 2,672.01	$ 2,805.61	$ 2,945.89
		HOURLY	$ 26.80	$ 28.14	$ 29.55	$ 31.02	$ 32.57
CONSTRUCTION INSPECTOR I	124	Annual	$ 76,841.74	$ 80,683.82	$ 84,718.01	$ 88,953.92	$ 93,401.61
		MONTHLY	$ 6,403.48	$ 6,723.65	$ 7,059.83	$ 7,412.83	$ 7,783.47
		BI-WEEKLY	$ 2,955.45	$ 3,507.99	$ 3,683.39	$ 3,867.56	$ 4,060.94
		HOURLY	$ 36.94	$ 38.79	$ 40.73	$ 42.77	$ 44.90
CONSTRUCTION INSPECTOR II	128	Annual	$ 84,818.90	$ 89,059.84	$ 93,512.84	$ 98,188.48	$ 103,097.90
		MONTHLY	$ 7,068.24	$ 7,421.65	$ 7,792.74	$ 8,182.37	$ 8,591.49
		BI-WEEKLY	$ 3,262.27	$ 3,872.17	$ 4,065.78	$ 4,269.06	$ 4,482.52
		HOURLY	$ 40.78	$ 42.82	$ 44.96	$ 47.21	$ 49.57
DEPUTY CITY CLERK	120	Annual	$ 69,614.82	$ 73,095.56	$ 76,750.34	$ 80,587.86	$ 84,617.25
		MONTHLY	$ 5,801.24	$ 6,091.30	$ 6,395.86	$ 6,715.65	$ 7,051.44
		BI-WEEKLY	$ 2,677.49	$ 3,178.07	$ 3,336.97	$ 3,503.82	$ 3,679.01
		HOURLY	$ 33.47	$ 35.14	$ 36.90	$ 38.74	$ 40.68
ELECTRICAL SYSTEMS TECHNICIAN	122	Annual	$ 73,139.07	$ 76,796.02	$ 80,635.83	$ 84,667.62	$ 88,901.00
NEW CLASSIFICATION		MONTHLY	$ 6,094.92	$ 6,399.67	$ 6,719.65	$ 7,055.63	$ 7,408.42
		BI-WEEKLY	$ 2,813.04	$ 3,338.96	$ 3,505.91	$ 3,681.20	$ 3,865.26
		HOURLY	$ 35.16	$ 36.92	$ 38.77	$ 40.71	$ 42.74

CITY OF RIVERBANK

RIVERBANK MISCELLANEOUS EMPLOYEE GROUP

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
ENGINEER TECHNICIAN I	113	Annual	$ 58,564.53	$ 61,492.76	$ 64,567.39	$ 67,795.76	$ 71,185.55
		MONTHLY	$ 4,880.38	$ 5,124.40	$ 5,380.62	$ 5,649.65	$ 5,932.13
		BI-WEEKLY	$ 2,252.48	$ 2,673.60	$ 2,807.28	$ 2,947.64	$ 3,095.02
		HOURLY	$ 28.16	$ 29.56	$ 31.04	$ 32.59	$ 34.22
ENGINEER TECHNICIAN II	117	Annual	$ 64,644.28	$ 67,876.50	$ 71,270.32	$ 74,833.84	$ 78,575.53
		MONTHLY	$ 5,387.02	$ 5,656.37	$ 5,939.19	$ 6,236.15	$ 6,547.96
		BI-WEEKLY	$ 2,486.32	$ 2,951.15	$ 3,098.71	$ 3,253.65	$ 3,416.33
		HOURLY	$ 31.08	$ 32.63	$ 34.26	$ 35.98	$ 37.78
FACILITIES MAINTENANCE WORKER I	107	Annual	$ 50,500.01	$ 53,025.01	$ 55,676.26	$ 58,460.07	$ 61,383.08
		MONTHLY	$ 4,208.33	$ 4,418.75	$ 4,639.69	$ 4,871.67	$ 5,115.26
		BI-WEEKLY	$ 1,942.31	$ 2,305.44	$ 2,420.71	$ 2,541.74	$ 2,668.83
		HOURLY	$ 24.28	$ 25.49	$ 26.77	$ 28.11	$ 29.51
FACILITIES MAINTENANCE WORKER II	109	Annual	$ 53,056.57	$ 55,709.40	$ 58,494.87	$ 61,419.61	$ 64,490.60
		MONTHLY	$ 4,421.38	$ 4,642.45	$ 4,874.57	$ 5,118.30	$ 5,374.22
		BI-WEEKLY	$ 2,040.64	$ 2,422.15	$ 2,543.26	$ 2,670.42	$ 2,803.94
		HOURLY	$ 25.51	$ 26.78	$ 28.12	$ 29.53	$ 31.01
FLEET COORDINATOR	118	Annual	$ 66,260.39	$ 69,573.41	$ 73,052.08	$ 76,704.68	$ 80,539.92
PREVIOUSLY CITY MECHANIC		MONTHLY	$ 5,521.70	$ 5,797.78	$ 6,087.67	$ 6,392.06	$ 6,711.66
		BI-WEEKLY	$ 2,548.48	$ 3,024.93	$ 3,176.18	$ 3,334.99	$ 3,501.74
		HOURLY	$ 31.86	$ 33.45	$ 35.12	$ 36.88	$ 38.72
HOUSING SPECIALIST I	116	Annual	$ 63,067.59	$ 66,220.97	$ 69,532.02	$ 73,008.62	$ 76,659.05
PREVIOUSLY HOUSING & ECONOMIC DEVELOPMENT SPECIALIST I		MONTHLY	$ 5,255.63	$ 5,518.41	$ 5,794.34	$ 6,084.05	$ 6,388.25
		BI-WEEKLY	$ 2,425.68	$ 2,879.17	$ 3,023.13	$ 3,174.29	$ 3,333.00
		HOURLY	$ 30.32	$ 31.84	$ 33.43	$ 35.10	$ 36.86
HOUSING SPECIALIST II	118	Annual	$ 66,260.39	$ 69,573.41	$ 73,052.08	$ 76,704.68	$ 80,539.92
PREVIOUSLY HOUSING & ECONOMIC DEVELOPMENT SPECIALIST II		MONTHLY	$ 5,521.70	$ 5,797.78	$ 6,087.67	$ 6,392.06	$ 6,711.66
		BI-WEEKLY	$ 2,548.48	$ 3,024.93	$ 3,176.18	$ 3,334.99	$ 3,501.74
		HOURLY	$ 31.86	$ 33.45	$ 35.12	$ 36.88	$ 38.72
MAINTENANCE WORKER I	105	Annual	$ 48,066.64	$ 50,469.97	$ 52,993.47	$ 55,643.14	$ 58,425.30
		MONTHLY	$ 4,005.55	$ 4,205.83	$ 4,416.12	$ 4,636.93	$ 4,868.77
		BI-WEEKLY	$ 1,848.72	$ 2,194.35	$ 2,304.06	$ 2,419.27	$ 2,540.23
		HOURLY	$ 23.11	$ 24.26	$ 25.48	$ 26.75	$ 28.09
MAINTENANCE WORKER II	109	Annual	$ 53,056.57	$ 55,709.40	$ 58,494.87	$ 61,419.61	$ 64,490.60
		MONTHLY	$ 4,421.38	$ 4,642.45	$ 4,874.57	$ 5,118.30	$ 5,374.22
		BI-WEEKLY	$ 2,040.64	$ 2,422.15	$ 2,543.26	$ 2,670.42	$ 2,803.94
		HOURLY	$ 25.51	$ 26.78	$ 28.12	$ 29.53	$ 31.01
METER TECHNICIAN I	105	Annual	$ 48,066.64	$ 50,469.97	$ 52,993.47	$ 55,643.14	$ 58,425.30
NEW CLASSIFICATION		MONTHLY	$ 4,005.55	$ 4,205.83	$ 4,416.12	$ 4,636.93	$ 4,868.77
		BI-WEEKLY	$ 1,848.72	$ 2,194.35	$ 2,304.06	$ 2,419.27	$ 2,540.23
		HOURLY	$ 23.11	$ 24.26	$ 25.48	$ 26.75	$ 28.09

CITY OF RIVERBANK

RIVERBANK MISCELLANEOUS EMPLOYEE GROUP

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
METER TECHNICIAN II	109	Annual	$ 53,056.57	$ 55,709.40	$ 58,494.87	$ 61,419.61	$ 64,490.60
NEW CLASSIFICATION		MONTHLY	$ 4,421.38	$ 4,642.45	$ 4,874.57	$ 5,118.30	$ 5,374.22
		BI-WEEKLY	$ 2,040.64	$ 2,422.15	$ 2,543.26	$ 2,670.42	$ 2,803.94
		HOURLY	$ 25.51	$ 26.78	$ 28.12	$ 29.53	$ 31.01
PARK MAINTENANCE WORKER I	105	Annual	$ 48,066.64	$ 50,469.97	$ 52,993.47	$ 55,643.14	$ 58,425.30
		MONTHLY	$ 4,005.55	$ 4,205.83	$ 4,416.12	$ 4,636.93	$ 4,868.77
		BI-WEEKLY	$ 1,848.72	$ 2,194.35	$ 2,304.06	$ 2,419.27	$ 2,540.23
		HOURLY	$ 23.11	$ 24.26	$ 25.48	$ 26.75	$ 28.09
PARK MAINTENANCE WORKER II	109	Annual	$ 53,056.57	$ 55,709.40	$ 58,494.87	$ 61,419.61	$ 64,490.60
		MONTHLY	$ 4,421.38	$ 4,642.45	$ 4,874.57	$ 5,118.30	$ 5,374.22
		BI-WEEKLY	$ 2,040.64	$ 2,422.15	$ 2,543.26	$ 2,670.42	$ 2,803.94
		HOURLY	$ 25.51	$ 26.78	$ 28.12	$ 29.53	$ 31.01
PROJECT COORDINATOR	118	Annual	$ 66,260.39	$ 69,573.41	$ 73,052.08	$ 76,704.68	$ 80,539.92
		MONTHLY	$ 5,521.70	$ 5,797.78	$ 6,087.67	$ 6,392.06	$ 6,711.66
		BI-WEEKLY	$ 2,548.48	$ 3,024.93	$ 3,176.18	$ 3,334.99	$ 3,501.74
		HOURLY	$ 31.86	$ 33.45	$ 35.12	$ 36.88	$ 38.72
RECREATION AND EVENTS COORDINATOR	109	Annual	$ 53,056.57	$ 55,709.40	$ 58,494.87	$ 61,419.61	$ 64,490.60
PREVIOUSLY RECREATION COORDINATOR		MONTHLY	$ 4,421.38	$ 4,642.45	$ 4,874.57	$ 5,118.30	$ 5,374.22
		BI-WEEKLY	$ 2,040.64	$ 2,422.15	$ 2,543.26	$ 2,670.42	$ 2,803.94
		HOURLY	$ 25.51	$ 26.78	$ 28.12	$ 29.53	$ 31.01
SENIOR ACCOUNTING TECHNICIAN	117	Annual	$ 64,644.28	$ 67,876.50	$ 71,270.32	$ 74,833.84	$ 78,575.53
NEW CLASSIFICATION		MONTHLY	$ 5,387.02	$ 5,656.37	$ 5,939.19	$ 6,236.15	$ 6,547.96
		BI-WEEKLY	$ 2,486.32	$ 2,951.15	$ 3,098.71	$ 3,253.65	$ 3,416.33
		HOURLY	$ 31.08	$ 32.63	$ 34.26	$ 35.98	$ 37.78
SENIOR FACILITIES MAINTENANCE WORKER	112	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39
SENIOR MAINTENANCE WORKER	112	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39
SENIOR PARK MAINTENANCE WORKER	112	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39
SENIOR PARK MAINTENANCE WORKER/FACILITIES TECHNICIAN	116	Annual	$ 63,067.59	$ 66,220.97	$ 69,532.02	$ 73,008.62	$ 76,659.05
		MONTHLY	$ 5,255.63	$ 5,518.41	$ 5,794.34	$ 6,084.05	$ 6,388.25
		BI-WEEKLY	$ 2,425.68	$ 2,879.17	$ 3,023.13	$ 3,174.29	$ 3,333.00
		HOURLY	$ 30.32	$ 31.84	$ 33.43	$ 35.10	$ 36.86

CITY OF RIVERBANK

RIVERBANK MISCELLANEOUS EMPLOYEE GROUP

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
SENIOR WASTEWATER TREATMENT PLANT OPERATOR	119	Annual	$ 67,916.90	$ 71,312.74	$ 74,878.38	$ 78,622.30	$ 82,553.41
		MONTHLY	$ 5,659.74	$ 5,942.73	$ 6,239.87	$ 6,551.86	$ 6,879.45
		BI-WEEKLY	$ 2,612.19	$ 3,100.55	$ 3,255.58	$ 3,418.36	$ 3,589.28
		HOURLY	$ 32.65	$ 34.28	$ 36.00	$ 37.80	$ 39.69
SENIOR WATER DISTRIBUTION OPERATOR	116	Annual	$ 63,067.59	$ 66,220.97	$ 69,532.02	$ 73,008.62	$ 76,659.05
PREVIOUSLY SENIOR WATER UTILITY WORKER		MONTHLY	$ 5,255.63	$ 5,518.41	$ 5,794.34	$ 6,084.05	$ 6,388.25
		BI-WEEKLY	$ 2,425.68	$ 2,879.17	$ 3,023.13	$ 3,174.29	$ 3,333.00
		HOURLY	$ 30.32	$ 31.84	$ 33.43	$ 35.10	$ 36.86
WASTEWATER TREATMENT PLANT MAINTENANCE TECHNICIAN I	112	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39
WASTEWATER TREATMENT PLANT MAINTENANCE TECHNICIAN II	118	Annual	$ 66,260.39	$ 69,573.41	$ 73,052.08	$ 76,704.68	$ 80,539.92
		MONTHLY	$ 5,521.70	$ 5,797.78	$ 6,087.67	$ 6,392.06	$ 6,711.66
		BI-WEEKLY	$ 2,548.48	$ 3,024.93	$ 3,176.18	$ 3,334.99	$ 3,501.74
		HOURLY	$ 31.86	$ 33.45	$ 35.12	$ 36.88	$ 38.72
WASTEWATER TREATMENT PLANT MAINTENANCE TECHNICIAN TRAINEE	108	Annual	$ 51,762.51	$ 54,350.64	$ 57,068.17	$ 59,921.58	$ 62,917.65
		MONTHLY	$ 4,313.54	$ 4,529.22	$ 4,755.68	$ 4,993.46	$ 5,243.14
		BI-WEEKLY	$ 1,990.87	$ 2,363.07	$ 2,481.22	$ 2,605.29	$ 2,735.55
		HOURLY	$ 24.89	$ 26.13	$ 27.44	$ 28.81	$ 30.25
WASTEWATER TREATMENT PLANT OPERATOR I	112	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39
WASTEWATER TREATMENT PLANT OPERATOR II	116	Annual	$ 63,067.59	$ 66,220.97	$ 69,532.02	$ 73,008.62	$ 76,659.05
		MONTHLY	$ 5,255.63	$ 5,518.41	$ 5,794.34	$ 6,084.05	$ 6,388.25
		BI-WEEKLY	$ 2,425.68	$ 2,879.17	$ 3,023.13	$ 3,174.29	$ 3,333.00
		HOURLY	$ 30.32	$ 31.84	$ 33.43	$ 35.10	$ 36.86
WASTEWATER TREATMENT PLANT OPERATOR-IN-TRAINING	107	Annual	$ 50,500.01	$ 53,025.01	$ 55,676.26	$ 58,460.07	$ 61,383.08
		MONTHLY	$ 4,208.33	$ 4,418.75	$ 4,639.69	$ 4,871.67	$ 5,115.26
		BI-WEEKLY	$ 1,942.31	$ 2,305.44	$ 2,420.71	$ 2,541.74	$ 2,668.83
		HOURLY	$ 24.28	$ 25.49	$ 26.77	$ 28.11	$ 29.51
WATER DISTRIBUTION OPERATOR I	109	Annual	$ 53,056.57	$ 55,709.40	$ 58,494.87	$ 61,419.61	$ 64,490.60
PREVIOUSLY WATER UTILITY WORKER I		MONTHLY	$ 4,421.38	$ 4,642.45	$ 4,874.57	$ 5,118.30	$ 5,374.22
		BI-WEEKLY	$ 2,040.64	$ 2,422.15	$ 2,543.26	$ 2,670.42	$ 2,803.94
		HOURLY	$ 25.51	$ 26.78	$ 28.12	$ 29.53	$ 31.01

CITY OF RIVERBANK

RIVERBANK MISCELLANEOUS EMPLOYEE GROUP

EFFECTIVE APRIL 17, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE

Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
WATER DISTRIBUTION OPERATOR II	**112**	Annual	$ 57,136.13	$ 59,992.93	$ 62,992.58	$ 66,142.21	$ 69,449.32
PREVIOUSLY WATER UTILITY WORKER II		MONTHLY	$ 4,761.34	$ 4,999.41	$ 5,249.38	$ 5,511.85	$ 5,787.44
		BI-WEEKLY	$ 2,197.54	$ 2,608.39	$ 2,738.81	$ 2,875.75	$ 3,019.54
		HOURLY	$ 27.47	$ 28.84	$ 30.28	$ 31.80	$ 33.39

**** New Salary Schedule Developed through Class & Compensation Study new # pay range**

CITY OF RIVERBANK

RIVERBANK CONTRACT EMPLOYEES

EFFECTIVE FEBRURARY 6, 2026 ADOPTION OF CLASSIFICATION AND COMPENSATION STUDY

COMPENSATION SCHEDULE							
Classification Title	Pay Range **	Pay Basis	Step A	Step B	Step C	Step D	Step E
LOCAL REDEVELOPMENT AUTHORITY EXECUTIVE DIRECTOR	301	Annual	$ 125,330.00	$ 131,596.50	$ 138,176.33	$ 145,085.14	$ 152,339.40
		MONTHLY	$ 10,444.17	$ 10,966.38	$ 11,514.69	$ 12,090.43	$ 12,694.95
		BI-WEEKLY	$ 4,820.38	$ 5,061.40	$ 5,314.47	$ 5,580.20	$ 5,859.21
		HOURLY	$ 60.25	$ 63.27	$ 66.43	$ 69.75	$ 73.24
DIRECTOR PARKS AND RECREATION	307	Annual	$ 145,344.38	$ 152,611.59	$ 160,242.17	$ 168,254.28	$ 176,667.00
		MONTHLY	$ 12,112.03	$ 12,717.63	$ 13,353.51	$ 14,021.19	$ 14,722.25
		BI-WEEKLY	$ 5,590.17	$ 5,869.68	$ 6,163.16	$ 6,471.32	$ 6,794.88
		HOURLY	$ 69.88	$ 73.37	$ 77.04	$ 80.89	$ 84.94
CITY ENGINEER	309	Annual	$ 152,702.44	$ 160,337.56	$ 168,354.43	$ 176,772.16	$ 185,610.76
		MONTHLY	$ 12,725.20	$ 13,361.46	$ 14,029.54	$ 14,731.01	$ 15,467.56
		BI-WEEKLY	$ 5,873.17	$ 6,166.83	$ 6,475.17	$ 6,798.93	$ 7,138.88
		HOURLY	$ 73.41	$ 77.09	$ 80.94	$ 84.99	$ 89.24
DIRECTOR OF COMMUNITY DEVELOPMENT	311	Annual	$ 160,433.00	$ 168,454.65	$ 176,877.38	$ 185,721.25	$ 195,007.31
		MONTHLY	$ 13,369.42	$ 14,037.89	$ 14,739.78	$ 15,476.77	$ 16,250.61
		BI-WEEKLY	$ 6,170.50	$ 6,479.02	$ 6,802.98	$ 7,143.12	$ 7,500.28
		HOURLY	$ 77.13	$ 80.99	$ 85.04	$ 89.29	$ 93.75
DIRECTOR OF FINANCE	311	Annual	$ 160,433.00	$ 168,454.65	$ 176,877.38	$ 185,721.25	$ 195,007.31
		MONTHLY	$ 13,369.42	$ 14,037.89	$ 14,739.78	$ 15,476.77	$ 16,250.61
		BI-WEEKLY	$ 6,170.50	$ 6,479.02	$ 6,802.98	$ 7,143.12	$ 7,500.28
		HOURLY	$ 77.13	$ 80.99	$ 85.04	$ 89.29	$ 93.75
DIRECTOR OF PUBLIC WORKS	311	Annual	$ 160,433.00	$ 168,454.65	$ 176,877.38	$ 185,721.25	$ 195,007.31
		MONTHLY	$ 13,369.42	$ 14,037.89	$ 14,739.78	$ 15,476.77	$ 16,250.61
		BI-WEEKLY	$ 6,170.50	$ 6,479.02	$ 6,802.98	$ 7,143.12	$ 7,500.28
		HOURLY	$ 77.13	$ 80.99	$ 85.04	$ 89.29	$ 93.75
ASSISTANT CITY MANAGER/ADMIN SERVICES DIRECTOR	315	Annual	$ 177,088.01	$ 185,942.41	$ 195,239.53	$ 205,001.51	$ 215,251.58
		MONTHLY	$ 14,757.33	$ 15,495.20	$ 16,269.96	$ 17,083.46	$ 17,937.63
		BI-WEEKLY	$ 6,811.08	$ 7,151.63	$ 7,509.21	$ 7,884.67	$ 8,278.91
		HOURLY	$ 85.14	$ 89.40	$ 93.87	$ 98.56	$ 103.49
CITY MANAGER	319	Annual	$ 195,472.03	$ 205,245.63	$ 215,507.91	$ 226,283.31	$ 237,597.47
		MONTHLY	$ 16,289.34	$ 17,103.80	$ 17,958.99	$ 18,856.94	$ 19,799.79
		BI-WEEKLY	$ 7,518.15	$ 7,894.06	$ 8,288.77	$ 8,703.20	$ 9,138.36
		HOURLY	$ 93.98	$ 98.68	$ 103.61	$ 108.79	$ 114.23

**** New Salary Schedule Developed through Class & Compensation Study new # pay range**

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.1.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027. 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

This item is being presented for City Council consideration following its continuance from the June 9, 2026 City Council meeting. It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District is a consolidation of several landscape and lighting districts formed pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). Each of the original districts are identified as benefit zones within the Consolidated District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually pursuant to the 1972 Act.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones. The attached resolutions represent the final steps in the annual levy of assessments on the district for fiscal year 2026/2027. The Engineer's Report represents 6 different Districts: Courtney Estates, South Bend Estates, Elmwood Estates, Chianti, Sterling Ridge and Eastwood Estates.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the

Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

	FY 25/26	FY 26/27	Change in Assessment
Courtney Estates	$ 35.70	$ 35.70	$10.20
South Bend Estates	$ 95.00	$ 95.00	$ 0.00
Elmwood Estates	$ 42.22	$ 42.22	$ 0.00
Chianti	$198.45	$214.34	$15.89
Sterling Ridge	$141.98	$141.98	$ 0.00
Eastwood Estates	$247.98	$304.36	$ 56.38

ATTACHMENTS

1. CC Resolution 2026_Consolidated_Collect
2. CC Resolution 2026_Consolidated_Report
3. FY2627 Riverbank Consolidated Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Consolidated Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Consolidated Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Consolidated L&L for FY2026-27

City of Riverbank

Consolidated Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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WILLDAN

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Consolidated Landscaping and Lighting District

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I - OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3

PART II - PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. GENERAL DESCRIPTION OF THE IMPROVEMENTS AND SERVICES 6
C. DISTRICT ZONES AND SPECIFIC IMPROVEMENTS 6

PART III - METHOD OF APPORTIONMENT 10

A. GENERAL 10
B. BENEFIT ANALYSIS 10
C. ASSESSMENT METHODOLOGY 12

PART IV - DISTRICT BUDGET FISCAL YEAR 2026/2027 14

PART V - DISTRICT BOUNDARY MAPS ERROR! BOOKMARK NOT DEFINED.

PART VI — 2026/2027 ASSESSMENT ROLL 18

PART I - OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Consolidated Landscaping and Lighting District ("District"). The District is a consolidation of several landscape and lighting districts formed pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act"). Each of the original districts is identified as benefit zones ("Zones") within the Consolidated District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually pursuant to the 1972 Act.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, all Zones and improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy for each Zone include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1, beginning with Section 22640* of the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District and respective Zones. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new

parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District and the Zones therein have been formed and are annually levied pursuant to the 1972 Act, beginning with Section 22500. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIII D* (enacted by the passage of Proposition 218 in November 1996).

Pursuant to the *California Constitution Article XIII D Section 5*, certain assessments that were existing on July 1, 1997, the effective date of *Article XIII D,* are exempt from the substantive and procedural requirements of *Article XIII D Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that the improvements and the annual assessment for each of the Zones within the Consolidated District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIII D Section 5(b),* all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessments identified in this Report) are exempt from the procedural requirements *Article XIII D Section 4*.

The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Although the current maximum assessment for each Zone within the District is identified as an exempt assessment pursuant to *Article XIII D Section 5(b)*, it is recognized that these assessments may not be sufficient to cover the annual cost of providing the improvements in the future. In such cases, the revenue shortfall maybe funded by other revenue sources or an assessment increase may be proposed. Pursuant to the provisions of the California Constitution Article XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIII D Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

PART II - PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping and/or street lighting, and related services within the public right-of-ways for specific developments within the City.

The District is comprised of specific developments (residential tracts) that were originally formed as separate 1972 Act districts. The districts were formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with the residential subdivisions and installed as part of the development of properties within those subdivisions. These districts were later consolidated into this single District pursuant to *Chapter 2 Article 2 Section 22605 (d)* of the 1972 Act, with each of the original districts being identified as a Zone. Each of the Zones includes parcels that are associated with specific improvements and services that provide a special benefit to the properties. The total cost of providing the improvements within each Zone are equitably spread among only the benefiting parcels.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

In Fiscal Year 2000/01, Zone 1 (Avery Estates) and Zone 4 (Sierra Vista Estates Unit 2) were detached from the Consolidated District.

- Zone 1 was initially established within the District to provide landscaping and lighting improvements within a planned residential development known as Avery Estates. This development was to include a small eleven-unit residential

subdivision generally located south of Townsend Avenue and east of Terminal Avenue, directly south and adjacent to Reich Lane. This residential subdivision was not developed and the proposed improvements to be installed never materialized. The tentative tract map for this subdivision has expired and therefore the Zone was detached from the District.

- Zone 4 was initially established within the District to provide landscaping and lighting improvements including street lighting, a drainage pond, and fencing within the development known as Sierra Vista Estates Unit 2. This development was to include a small ten-unit residential subdivision generally located south of Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue, and west of Claus Road. This original residential subdivision was not completed as planned and only the street lighting improvements had been installed. On February 14, 2000, the City formed Landscaping and Lighting District No. 2000-01 (Sierra Vista Estates) that incorporated the original Sierra Vista Estates Unit 2 (Zone 4) as well as other properties. Concurrently with the formation of this new 1972 Act district, Zone 4 was detached from the Consolidated District.

In Fiscal Year 2005/06, three zones were added, Zone 6 (Chianti), Zone 7 (Sterling Ridge) and Zone 8 (Eastwood Estates).

- Zone 6 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as the Chianti Subdivision.

- Zone 7 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Sterling Ridge.

- Zone 8 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Eastwood Estates.

In Fiscal Year 2011/12, 86 parcels in Elmwood Estates Unit 2 were added to Zone 5.

- Elmwood Estates Unit 2 — This residential tract encompasses an area located generally east of Roselle Avenue and north of the M.I.D. Main Canal at Rosebrook Drive and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000. This development provides funding for the perimeter parkway landscaping and street lighting associated with the development.

B. General Description of the Improvements and Services

Each Zone within the District consists of properties, subdivisions and developments that are clearly associated with the improvements maintained by the District. The parcels assessed for special benefits are all part of a development or subdivision that originally installed the improvements or are directly associated with the improvements by proximity and receive special benefits from those improvements.

The improvements within each Zone vary, but include specific street lighting facilities and/or landscaped areas associated with the properties within each Zone. The Improvements may include but are not limited to:

- Landscape improvements within the parkways, entryways and other public right-of-ways or open space areas including street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing.

- Street lighting improvements within or adjacent to the subdivisions and developments including electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.

- Any appurtenant facilities, services or improvements directly associated with any of the foregoing improvements including incidental expenses.

All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District and each Zone are determined by City staff. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual costs of providing the improvements within each Zone are spread among all benefiting parcels in proportion to the benefits received. Only parcels that receive special benefits from the services and improvements are assessed. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements in each Zone including all labor, personnel, equipment, materials and administrative expenses.

C. District Zones and Specific Improvements

The location, boundaries and specific improvements provided within each Zone are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the budget for each Zone.

Zone 2 (Courtney Estates) — This Zone is generally located south of Patterson Road and west of Jackson Avenue at Courtney Court. This Zone includes twelve (12) residential parcels within the residential subdivision known as Courtney Estates, identified on Book 75 Page 43 of the Stanislaus County Assessor's Parcel Maps.

The improvements maintained and serviced within Zone 2 include two (2) street lights installed as part of the residential development.

- One (1) street light is located at the west end of Courtney Court (end of the cul-de-sac);

- One (1) street light is located at the entrance to the development on the northwest corner of Courtney Court and Jackson Avenue.

Zone 3 (South Bend Estates Units 1 and 2) — This Zone is generally located south of Patterson Road (State Highway 108) and generally north and east of the M.I.D. Main Canal. This Zone includes seventy-one (71) residential parcels within the subdivision known as South Bend Estates Units 1 and 2; identified on Book 74 Page 22 of the Stanislaus County Assessor's Parcel Maps.

The improvements maintained and serviced within Zone 3 were installed as part of the residential development and include sixteen (16) street lights and approximately 1,310 linear feet of parkway landscaping.

- Five (5) street lights are located on the perimeter of the development on the south side of Patterson Road;

- The remaining eleven (11) street lights are located within the residential subdivision on Hot Springs Lane, Hot Springs Court, Sandy Ridge Drive, Red Rock Lane, Rock Creek Road, Clearwater Way and Rockypoint Way;

- Approximately 1,240 linear feet of parkway landscaping adjacent to the subdivision along the south side of Patterson Road (the entire length of the South Bend Estates Units 1 and 2 subdivisions);

- Approximately 70 linear feet of parkway landscaping at the intersection of Red Rock Lane and Clearwater Way within the subdivision.

Zone 5 (Elmwood Estates Units 1 and 2) — This Zone is located generally east of Roselle Avenue and north of the M.I.D. Main Canal at Rosebrook Drive. This Zone includes one hundred seventy-eight (178) residential parcels within the subdivision known as Elmwood Estates Units 1 and 2, identified on Book 75 Page 49 of the Stanislaus County Assessor's Parcel Maps and Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

The improvements maintained and serviced within Zone 5 were installed as part of the residential development and include ten (10) street lights and approximately 830 linear feet of parkway landscaping associated with the Elmwood Estates Unit 1 development and ten (10) street lights associated with the Elmwood Estates Unit 2 development.

- One (1) street light is located on the perimeter of the development at the northeast corner of Roselle Avenue and Rosebrook Drive;

- The remaining nine (9) street lights are locate within the residential subdivision on Greenoaks Court, Aspen Court, Rosebrook Drive, Greenoaks Drive and Aspen Lane;

- Approximately 830 linear feet of parkway landscaping adjacent to the subdivision along the east side of Roselle Avenue (the entire length of the Elmwood Estates Unit 1 subdivision).

- Ten (10) street lights are located within the residential subdivision Unit 2 on South Rosebrook Drive, Pierce Lane, Walnut Lane and Sutton Road;

Zone 6 (Chianti Subdivision Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Number 075-031-035 (2.816 acres) located west of Roselle Avenue and south of Morrill Road. It is proposed to include 13 Single-Family Residential lots at full development.

- The Improvements serviced and maintained within Zone 6 consist of 2,205 square feet of landscaping along Roselle Avenue and three (3) 150W street lights on Caviani Court.

Zone 7 (Sterling Ridge Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-015-010, 075-015-017, 075-015-021, and 075-020-006 (46.1 acres) located east of Roselle Avenue, between Talbot Avenue and Pocket Avenue. It is proposed to include 183 Single-Family Residential lots at full development.

- The Improvements serviced and maintained within Zone 7 consist of 111,589 square feet of perimeter landscaping along Litt Road south of Pocket Avenue and extending to the southern border of the development. In addition, thirty-three (33) 150W street lights are located throughout the Tract;

- Installation of tables, trees and other park improvements at Harless Park.

Zone 8 (Eastwood Estates Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 074-018-052 and 074-018-055 through 074-018-060, located west of Oakdale Road Street between Candlewood Place and Karen Alane Way. The Assessor Parcel Numbers represent 7 Single Family Residential lots.

- The Improvements serviced and maintained within Zone 8 consist of 800 square feet of landscaping along the west side of Oakdale Road south of Raintree Lane and north of Cherry Tree Lane. In addition, there are two (2) 150W street lights on Leo Court.

The table below lists the various Zones within the District and summarizes the number of parcels, the Equivalent Dwelling Units (EDU) and the improvements within each Zone:

Benefit Zones

Zone	Description	Number of Parcels	EDU	Improvements Lights	Landscape
2	Courtney Estates	12	12	2	0 LF
3	South Bend Units 1 & 2	71	71	16	1,310 LF
5	Elmwood Estates Units 1 & 2	178	178	20	830 LF
6	Chianti Subdivision	13	13	3	2,205 SF
7	Sterling Ridge	183	183	33	111,589 SF
8	Eastwood Estates	7	7	2	800 SF

PART III - METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *California Constitution Article XIII D Section 4* (with some exceptions), a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and their associated costs have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements and approval of an annual assessment were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to the *California Constitution Article XIII D Section 5(b),* the maximum assessment amounts identified in this Report were approved by all the property owners at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the existing assessment amount for each Zone is not subject to the procedural requirements of *Article XIII D Section 4* (property owner ballot proceedings). Although the current assessments do not require additional property owner approval, the improvements within each Zone clearly provide a special benefit to the parcels assessed and therefore, the existing assessments are in compliance with the substantive requirements of *Article XIII D Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District and Zones receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments associated with each Zone are for the maintenance of local landscaping and/or street lighting within the Zones. The desirability and security of

properties within each Zone are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits – The Zone improvements to be provided and maintained by the District are a direct result of property development within the Zones and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the Zone properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although the Zone improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the Zone improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District Zones or to the public at large.

C. ASSESSMENT METHODOLOGY

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit and assessment, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally from the improvements provided in each respective Zone. Therefore, each parcel is assigned 1.0 EDU and the costs associated with each Zone are actually spread equally among all benefiting parcels within that Zone.

The following formulas are used to calculate the annual assessments for each Zone. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy Per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the Total EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount. This process and formulas are applied separately to each Zone.

For Zone 6 Chianti, Zone 7 Sterling Ridge, and Zone 8 Eastwood Estates, the Maximum Assessment is equal to the Initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. Beginning in the second

fiscal year of the District and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The CPI used to calculate the Maximum Assessment for FY 2026/27 is 2.48%.

Total Balance to Levy / Total EDU in Zone = Levy per EDU (Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel's Levy Amount

Or more simply stated, since all Zone parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

PART IV - DISTRICT BUDGET FISCAL YEAR 2026/2027

	Zone No. 2 Courtney Estates	Zone No. 3 South Bend Estates Units 1 & 2	Zone No. 5 Elmwood Estates Units 1 & 2	Zone No. 6 Chianti Unit 1	Zone No. 7 Sterling Ridge Unit 1	Zone No. 8 Eastwood Estates Unit 1	District Totals
DIRECT COSTS							
Landscape Maintenance	$0	$6,720	$2,760	$2,520	$6,420	$2,520	$20,940
Landscape Utilities	0	0	0	0	0	0	0
Utilities	240	1,300	3,000	400	6,000	240	11,180
Repairs/Abatement	0	0	0	0	7,000	0	7,000
Street Lighting	0	0	0	0	0	0	0
Street Light Utilities	0	0	0	0	0	0	0
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Direct Costs (Subtotal)	**$240**	**$8,020**	**$5,760**	**$2,920**	**$19,420**	**$2,760**	**$39,120**
ADMINISTRATION COSTS							
City Administration & Overhead	$0	$700	$340	$260	$2,500	$0	$3,800
District Administration	75	442	1,107	81	1,138	44	2,887
County Administration Fee	3	15	37	3	38	1	97
Administration Costs (Subtotal)	**$77**	**$1,156**	**$1,484**	**$344**	**$3,677**	**$45**	**$6,783**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$317**	**$9,176**	**$7,244**	**$3,264**	**$23,097**	**$2,805**	**$45,903**
Reserve Collection/ (Transfers)	111	(2,431)	271	(477)	2,886	(675)	(315)
Contribution Replenishment	0	0	0	0	0	0	0
Other Revenues/General Fund Contribution	0	0	0	0	0	0	0
Capital Improvement Project Fund Collection/(Transfers)	0	0	0	0	0	0	0
Balance to Levy	**$428**	**$6,745**	**$7,516**	**$2,786**	**$25,982**	**$2,130**	**$45,588**
DISTRICT STATISTICS							
Total Parcels	12	71	178	13	188	7	469
Total Parcels Levied	12	71	178	13	183	7	464
Total Equivalent Dwelling Units (EDU)	12.00	71.00	178.00	13.00	183.00	7.00	464.00
Levy Per EDU	**$35.70**	**$95.00**	**$42.22**	**$214.34**	**$141.98**	**$304.35**	
Maximum Levy per EDU	**$42.64**	**$95.00**	**$59.60**	**$214.46**	**$392.37**	**$305.33**	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	($811)	($12,771)	($14,230)	($5,276)	$128,159	($4,034)	$91,038
Reseve Fund Activity	111	(2,431)	271	(477)	2,886	(675)	(315)
Ending Reserve Fund Balance (Projected)	**($700)**	**($15,202)**	**($13,959)**	**($5,753)**	**$131,045**	**($4,708)**	**$90,723**
Beginning Capital Improvement Project Fund	$0	$0	$0	$0	$0	$0	$0
Capital Improvement Project Fund Activity	0	0	0	0	0	0	0
Ending Capital Improvement Project Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

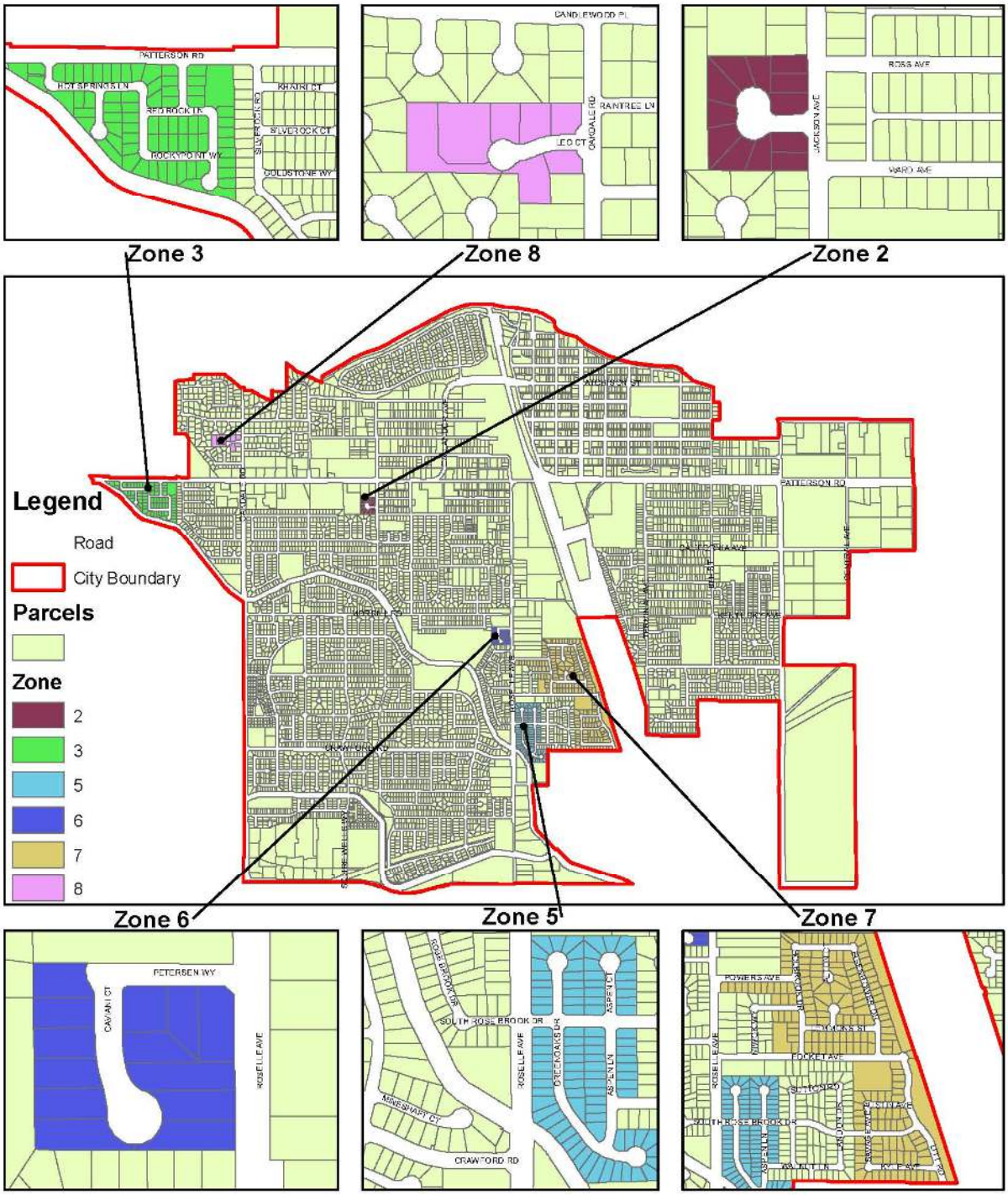
PART V - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

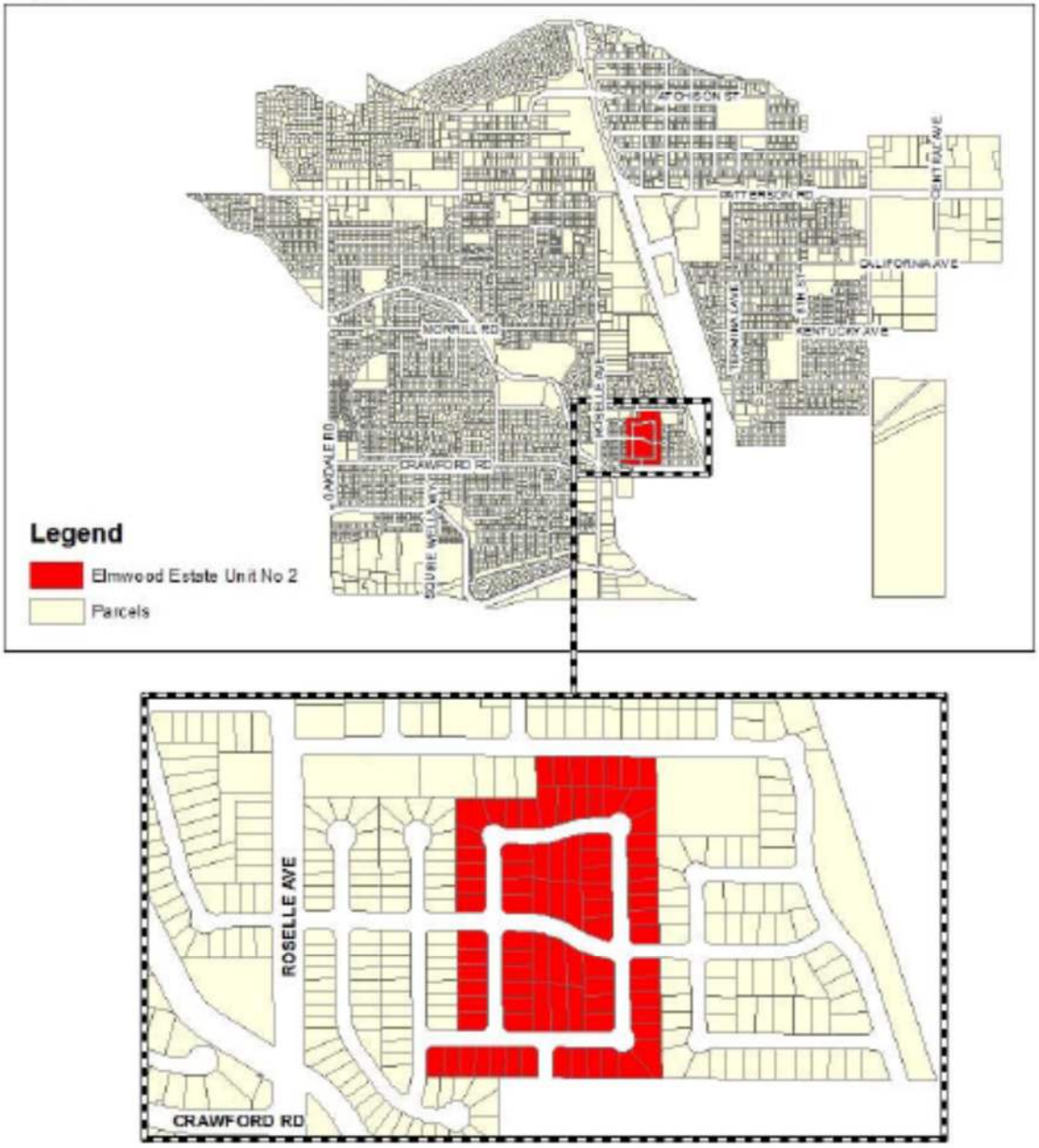
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District and Zone are those lines and dimensions shown on the Stanislaus County Assessor's Maps of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following pages are reproductions of the County Assessor's Parcel Maps associated with each subdivision and Zone.

Riverbank Consolidated Landscape and Lighting District



Riverbank
Elmwood Estate Unit No 2



PART VI — 2026/2027 ASSESSMENT ROLL

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

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDUs	Zone	Charge
075-043-056-000	1.00	2	$35.70
075-043-057-000	1.00	2	35.70
075-043-058-000	1.00	2	35.70
075-043-059-000	1.00	2	35.70
075-043-060-000	1.00	2	35.70
075-043-061-000	1.00	2	35.70
075-043-062-000	1.00	2	35.70
075-043-063-000	1.00	2	35.70
075-043-064-000	1.00	2	35.70
075-043-065-000	1.00	2	35.70
075-043-066-000	1.00	2	35.70
075-043-067-000	1.00	2	35.70
Total:	**12.00**		**$428.40**
074-022-001-000	1.00	3	$95.00
074-022-002-000	1.00	3	95.00
074-022-003-000	1.00	3	95.00
074-022-004-000	1.00	3	95.00
074-022-005-000	1.00	3	95.00
074-022-006-000	1.00	3	95.00
074-022-007-000	1.00	3	95.00
074-022-008-000	1.00	3	95.00
074-022-009-000	1.00	3	95.00
074-022-010-000	1.00	3	95.00
074-022-011-000	1.00	3	95.00
074-022-012-000	1.00	3	95.00
074-022-013-000	1.00	3	95.00
074-022-014-000	1.00	3	95.00
074-022-015-000	1.00	3	95.00
074-022-016-000	1.00	3	95.00
074-022-017-000	1.00	3	95.00
074-022-018-000	1.00	3	95.00
074-022-019-000	1.00	3	95.00
074-022-020-000	1.00	3	95.00
074-022-021-000	1.00	3	95.00
074-022-022-000	1.00	3	95.00
074-022-023-000	1.00	3	95.00
074-022-024-000	1.00	3	95.00
074-022-025-000	1.00	3	95.00
074-022-026-000	1.00	3	95.00
074-022-029-000	1.00	3	95.00
074-022-030-000	1.00	3	95.00
074-022-031-000	1.00	3	95.00
074-022-032-000	1.00	3	95.00
074-022-033-000	1.00	3	95.00
074-022-034-000	1.00	3	95.00
074-022-035-000	1.00	3	95.00
074-022-036-000	1.00	3	95.00
074-022-037-000	1.00	3	95.00
074-022-038-000	1.00	3	95.00

APN	EDUs	Zone	Charge
074-022-039-000	1.00	3	95.00
074-022-040-000	1.00	3	95.00
074-022-041-000	1.00	3	95.00
074-022-042-000	1.00	3	95.00
074-022-043-000	1.00	3	95.00
074-022-044-000	1.00	3	95.00
074-022-045-000	1.00	3	95.00
074-022-046-000	1.00	3	95.00
074-022-047-000	1.00	3	95.00
074-022-048-000	1.00	3	95.00
074-022-049-000	1.00	3	95.00
074-022-050-000	1.00	3	95.00
074-022-051-000	1.00	3	95.00
074-022-052-000	1.00	3	95.00
074-022-053-000	1.00	3	95.00
074-022-054-000	1.00	3	95.00
074-022-055-000	1.00	3	95.00
074-022-056-000	1.00	3	95.00
074-022-057-000	1.00	3	95.00
074-022-058-000	1.00	3	95.00
074-022-059-000	1.00	3	95.00
074-022-060-000	1.00	3	95.00
074-022-061-000	1.00	3	95.00
074-022-062-000	1.00	3	95.00
074-022-063-000	1.00	3	95.00
074-022-064-000	1.00	3	95.00
074-022-065-000	1.00	3	95.00
074-022-066-000	1.00	3	95.00
074-022-067-000	1.00	3	95.00
074-022-068-000	1.00	3	95.00
074-022-069-000	1.00	3	95.00
074-022-070-000	1.00	3	95.00
074-022-075-000	1.00	3	95.00
074-022-076-000	1.00	3	95.00
074-022-077-000	1.00	3	95.00
Total:	**71.00**		**$6,745.00**
075-049-001-000	1.00	5	$42.22
075-049-002-000	1.00	5	42.22
075-049-003-000	1.00	5	42.22
075-049-004-000	1.00	5	42.22
075-049-005-000	1.00	5	42.22
075-049-006-000	1.00	5	42.22
075-049-007-000	1.00	5	42.22
075-049-008-000	1.00	5	42.22
075-049-009-000	1.00	5	42.22
075-049-010-000	1.00	5	42.22
075-049-011-000	1.00	5	42.22
075-049-012-000	1.00	5	42.22
075-049-013-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-049-014-000	1.00	5	42.22
075-049-015-000	1.00	5	42.22
075-049-016-000	1.00	5	42.22
075-049-017-000	1.00	5	42.22
075-049-018-000	1.00	5	42.22
075-049-019-000	1.00	5	42.22
075-049-020-000	1.00	5	42.22
075-049-021-000	1.00	5	42.22
075-049-022-000	1.00	5	42.22
075-049-023-000	1.00	5	42.22
075-049-024-000	1.00	5	42.22
075-049-025-000	1.00	5	42.22
075-049-026-000	1.00	5	42.22
075-049-027-000	1.00	5	42.22
075-049-028-000	1.00	5	42.22
075-049-029-000	1.00	5	42.22
075-049-030-000	1.00	5	42.22
075-049-031-000	1.00	5	42.22
075-049-032-000	1.00	5	42.22
075-049-033-000	1.00	5	42.22
075-049-034-000	1.00	5	42.22
075-049-035-000	1.00	5	42.22
075-049-036-000	1.00	5	42.22
075-049-037-000	1.00	5	42.22
075-049-038-000	1.00	5	42.22
075-049-039-000	1.00	5	42.22
075-049-040-000	1.00	5	42.22
075-049-041-000	1.00	5	42.22
075-049-042-000	1.00	5	42.22
075-049-043-000	1.00	5	42.22
075-049-044-000	1.00	5	42.22
075-049-045-000	1.00	5	42.22
075-049-046-000	1.00	5	42.22
075-049-047-000	1.00	5	42.22
075-049-048-000	1.00	5	42.22
075-049-049-000	1.00	5	42.22
075-049-050-000	1.00	5	42.22
075-049-051-000	1.00	5	42.22
075-049-052-000	1.00	5	42.22
075-049-053-000	1.00	5	42.22
075-049-054-000	1.00	5	42.22
075-049-055-000	1.00	5	42.22
075-049-056-000	1.00	5	42.22
075-049-057-000	1.00	5	42.22
075-049-058-000	1.00	5	42.22
075-049-059-000	1.00	5	42.22
075-049-060-000	1.00	5	42.22
075-049-061-000	1.00	5	42.22
075-049-062-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-049-063-000	1.00	5	42.22
075-049-064-000	1.00	5	42.22
075-049-065-000	1.00	5	42.22
075-049-066-000	1.00	5	42.22
075-049-067-000	1.00	5	42.22
075-049-068-000	1.00	5	42.22
075-049-069-000	1.00	5	42.22
075-049-070-000	1.00	5	42.22
075-049-071-000	1.00	5	42.22
075-049-072-000	1.00	5	42.22
075-049-073-000	1.00	5	42.22
075-049-074-000	1.00	5	42.22
075-049-075-000	1.00	5	42.22
075-049-076-000	1.00	5	42.22
075-049-077-000	1.00	5	42.22
075-049-078-000	1.00	5	42.22
075-049-079-000	1.00	5	42.22
075-049-080-000	1.00	5	42.22
075-049-081-000	1.00	5	42.22
075-049-082-000	1.00	5	42.22
075-049-083-000	1.00	5	42.22
075-049-084-000	1.00	5	42.22
075-049-085-000	1.00	5	42.22
075-049-086-000	1.00	5	42.22
075-049-087-000	1.00	5	42.22
075-049-088-000	1.00	5	42.22
075-049-089-000	1.00	5	42.22
075-049-090-000	1.00	5	42.22
075-049-091-000	1.00	5	42.22
075-049-092-000	1.00	5	42.22
075-095-001-000	1.00	5	42.22
075-095-002-000	1.00	5	42.22
075-095-003-000	1.00	5	42.22
075-095-004-000	1.00	5	42.22
075-095-005-000	1.00	5	42.22
075-095-006-000	1.00	5	42.22
075-095-007-000	1.00	5	42.22
075-095-008-000	1.00	5	42.22
075-095-009-000	1.00	5	42.22
075-095-010-000	1.00	5	42.22
075-095-011-000	1.00	5	42.22
075-095-012-000	1.00	5	42.22
075-095-013-000	1.00	5	42.22
075-095-014-000	1.00	5	42.22
075-095-015-000	1.00	5	42.22
075-095-016-000	1.00	5	42.22
075-095-017-000	1.00	5	42.22
075-095-018-000	1.00	5	42.22
075-095-019-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-095-020-000	1.00	5	42.22
075-095-021-000	1.00	5	42.22
075-095-022-000	1.00	5	42.22
075-095-023-000	1.00	5	42.22
075-095-024-000	1.00	5	42.22
075-095-025-000	1.00	5	42.22
075-095-026-000	1.00	5	42.22
075-095-027-000	1.00	5	42.22
075-095-028-000	1.00	5	42.22
075-095-029-000	1.00	5	42.22
075-095-030-000	1.00	5	42.22
075-095-031-000	1.00	5	42.22
075-095-032-000	1.00	5	42.22
075-095-033-000	1.00	5	42.22
075-095-034-000	1.00	5	42.22
075-095-035-000	1.00	5	42.22
075-095-036-000	1.00	5	42.22
075-095-037-000	1.00	5	42.22
075-095-038-000	1.00	5	42.22
075-095-039-000	1.00	5	42.22
075-095-040-000	1.00	5	42.22
075-095-041-000	1.00	5	42.22
075-095-042-000	1.00	5	42.22
075-095-043-000	1.00	5	42.22
075-095-044-000	1.00	5	42.22
075-095-045-000	1.00	5	42.22
075-095-046-000	1.00	5	42.22
075-095-047-000	1.00	5	42.22
075-095-048-000	1.00	5	42.22
075-095-049-000	1.00	5	42.22
075-095-050-000	1.00	5	42.22
075-095-051-000	1.00	5	42.22
075-095-052-000	1.00	5	42.22
075-095-053-000	1.00	5	42.22
075-095-054-000	1.00	5	42.22
075-095-055-000	1.00	5	42.22
075-095-056-000	1.00	5	42.22
075-095-057-000	1.00	5	42.22
075-095-058-000	1.00	5	42.22
075-095-059-000	1.00	5	42.22
075-095-060-000	1.00	5	42.22
075-095-061-000	1.00	5	42.22
075-095-062-000	1.00	5	42.22
075-095-063-000	1.00	5	42.22
075-095-064-000	1.00	5	42.22
075-095-065-000	1.00	5	42.22
075-095-066-000	1.00	5	42.22
075-095-067-000	1.00	5	42.22
075-095-068-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-095-069-000	1.00	5	42.22
075-095-070-000	1.00	5	42.22
075-095-071-000	1.00	5	42.22
075-095-072-000	1.00	5	42.22
075-095-073-000	1.00	5	42.22
075-095-074-000	1.00	5	42.22
075-095-075-000	1.00	5	42.22
075-095-076-000	1.00	5	42.22
075-095-077-000	1.00	5	42.22
075-095-078-000	1.00	5	42.22
075-095-079-000	1.00	5	42.22
075-095-080-000	1.00	5	42.22
075-095-081-000	1.00	5	42.22
075-095-082-000	1.00	5	42.22
075-095-083-000	1.00	5	42.22
075-095-084-000	1.00	5	42.22
075-095-085-000	1.00	5	42.22
075-095-086-000	1.00	5	42.22
Total:	**178.00**		**$7,515.16**
075-031-036-000	1.00	6	$214.34
075-031-037-000	1.00	6	214.34
075-031-038-000	1.00	6	214.34
075-031-039-000	1.00	6	214.34
075-031-040-000	1.00	6	214.34
075-031-041-000	1.00	6	214.34
075-031-042-000	1.00	6	214.34
075-031-043-000	1.00	6	214.34
075-031-044-000	1.00	6	214.34
075-031-045-000	1.00	6	214.34
075-031-046-000	1.00	6	214.34
075-031-047-000	1.00	6	214.34
075-031-048-000	1.00	6	214.34
Total:	**13.00**		**$2,786.42**
075-088-001-000	1.00	7	$141.98
075-088-002-000	1.00	7	141.98
075-088-003-000	1.00	7	141.98
075-088-004-000	1.00	7	141.98
075-088-005-000	1.00	7	141.98
075-088-006-000	1.00	7	141.98
075-088-007-000	1.00	7	141.98
075-088-008-000	1.00	7	141.98
075-088-009-000	1.00	7	141.98
075-088-010-000	1.00	7	141.98
075-088-011-000	1.00	7	141.98
075-088-012-000	1.00	7	141.98
075-088-013-000	1.00	7	141.98
075-088-014-000	1.00	7	141.98
075-088-015-000	1.00	7	141.98
075-088-016-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-088-017-000	1.00	7	141.98
075-088-018-000	1.00	7	141.98
075-088-019-000	1.00	7	141.98
075-088-020-000	1.00	7	141.98
075-088-021-000	1.00	7	141.98
075-088-022-000	1.00	7	141.98
075-088-023-000	1.00	7	141.98
075-088-024-000	1.00	7	141.98
075-088-025-000	1.00	7	141.98
075-088-026-000	1.00	7	141.98
075-088-027-000	1.00	7	141.98
075-088-028-000	1.00	7	141.98
075-088-029-000	1.00	7	141.98
075-088-030-000	1.00	7	141.98
075-088-031-000	1.00	7	141.98
075-088-032-000	1.00	7	141.98
075-088-033-000	1.00	7	141.98
075-088-034-000	1.00	7	141.98
075-088-035-000	1.00	7	141.98
075-088-036-000	1.00	7	141.98
075-088-037-000	1.00	7	141.98
075-088-038-000	1.00	7	141.98
075-088-039-000	1.00	7	141.98
075-088-040-000	1.00	7	141.98
075-088-041-000	1.00	7	141.98
075-088-042-000	1.00	7	141.98
075-088-043-000	1.00	7	141.98
075-088-044-000	1.00	7	141.98
075-088-045-000	1.00	7	141.98
075-088-046-000	1.00	7	141.98
075-088-047-000	1.00	7	141.98
075-088-048-000	1.00	7	141.98
075-088-049-000	1.00	7	141.98
075-088-050-000	1.00	7	141.98
075-088-051-000	1.00	7	141.98
075-088-052-000	1.00	7	141.98
075-088-053-000	1.00	7	141.98
075-088-054-000	1.00	7	141.98
075-088-055-000	1.00	7	141.98
075-088-056-000	1.00	7	141.98
075-088-057-000	1.00	7	141.98
075-088-058-000	1.00	7	141.98
075-088-059-000	1.00	7	141.98
075-088-060-000	1.00	7	141.98
075-088-061-000	1.00	7	141.98
075-088-062-000	1.00	7	141.98
075-088-063-000	1.00	7	141.98
075-089-001-000	1.00	7	141.98
075-089-002-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-089-003-000	1.00	7	141.98
075-089-004-000	1.00	7	141.98
075-089-005-000	1.00	7	141.98
075-089-006-000	1.00	7	141.98
075-089-007-000	1.00	7	141.98
075-089-008-000	1.00	7	141.98
075-089-009-000	1.00	7	141.98
075-089-010-000	1.00	7	141.98
075-089-011-000	1.00	7	141.98
075-089-012-000	1.00	7	141.98
075-089-013-000	1.00	7	141.98
075-089-014-000	1.00	7	141.98
075-089-015-000	1.00	7	141.98
075-089-016-000	1.00	7	141.98
075-089-017-000	1.00	7	141.98
075-089-018-000	1.00	7	141.98
075-089-019-000	1.00	7	141.98
075-089-020-000	1.00	7	141.98
075-089-021-000	1.00	7	141.98
075-089-022-000	1.00	7	141.98
075-089-023-000	1.00	7	141.98
075-089-024-000	1.00	7	141.98
075-089-025-000	1.00	7	141.98
075-089-026-000	1.00	7	141.98
075-089-027-000	1.00	7	141.98
075-089-028-000	1.00	7	141.98
075-089-029-000	1.00	7	141.98
075-089-030-000	1.00	7	141.98
075-089-031-000	1.00	7	141.98
075-089-032-000	1.00	7	141.98
075-089-033-000	1.00	7	141.98
075-089-034-000	1.00	7	141.98
075-089-035-000	1.00	7	141.98
075-089-036-000	1.00	7	141.98
075-089-037-000	1.00	7	141.98
075-089-038-000	1.00	7	141.98
075-089-039-000	1.00	7	141.98
075-089-040-000	1.00	7	141.98
075-089-041-000	1.00	7	141.98
075-089-042-000	1.00	7	141.98
075-089-043-000	1.00	7	141.98
075-089-044-000	1.00	7	141.98
075-089-045-000	1.00	7	141.98
075-089-046-000	1.00	7	141.98
075-089-047-000	1.00	7	141.98
075-089-048-000	1.00	7	141.98
075-089-049-000	1.00	7	141.98
075-089-050-000	1.00	7	141.98
075-089-051-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-089-052-000	1.00	7	141.98
075-089-053-000	1.00	7	141.98
075-089-054-000	1.00	7	141.98
075-089-055-000	1.00	7	141.98
075-089-056-000	1.00	7	141.98
075-089-057-000	1.00	7	141.98
075-089-058-000	1.00	7	141.98
075-090-001-000	1.00	7	141.98
075-090-002-000	1.00	7	141.98
075-090-003-000	1.00	7	141.98
075-090-004-000	1.00	7	141.98
075-090-005-000	1.00	7	141.98
075-090-006-000	1.00	7	141.98
075-090-007-000	1.00	7	141.98
075-090-008-000	1.00	7	141.98
075-090-009-000	1.00	7	141.98
075-090-010-000	1.00	7	141.98
075-090-011-000	1.00	7	141.98
075-090-012-000	1.00	7	141.98
075-090-013-000	1.00	7	141.98
075-090-014-000	1.00	7	141.98
075-090-015-000	1.00	7	141.98
075-090-016-000	1.00	7	141.98
075-090-017-000	1.00	7	141.98
075-090-018-000	1.00	7	141.98
075-090-019-000	1.00	7	141.98
075-090-020-000	1.00	7	141.98
075-090-021-000	1.00	7	141.98
075-090-022-000	1.00	7	141.98
075-090-023-000	1.00	7	141.98
075-090-024-000	1.00	7	141.98
075-090-025-000	1.00	7	141.98
075-090-026-000	1.00	7	141.98
075-090-027-000	1.00	7	141.98
075-090-028-000	1.00	7	141.98
075-090-029-000	1.00	7	141.98
075-090-030-000	1.00	7	141.98
075-090-031-000	1.00	7	141.98
075-090-032-000	1.00	7	141.98
075-090-033-000	1.00	7	141.98
075-090-034-000	1.00	7	141.98
075-090-035-000	1.00	7	141.98
075-090-036-000	1.00	7	141.98
075-090-037-000	1.00	7	141.98
075-090-038-000	1.00	7	141.98
075-090-039-000	1.00	7	141.98
075-090-040-000	1.00	7	141.98
075-090-041-000	1.00	7	141.98
075-090-042-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-090-043-000	1.00	7	141.98
075-090-044-000	1.00	7	141.98
075-090-045-000	1.00	7	141.98
075-090-046-000	1.00	7	141.98
075-090-047-000	1.00	7	141.98
075-090-048-000	1.00	7	141.98
075-090-049-000	1.00	7	141.98
075-090-050-000	1.00	7	141.98
075-090-051-000	1.00	7	141.98
075-090-052-000	1.00	7	141.98
075-090-053-000	1.00	7	141.98
075-090-054-000	1.00	7	141.98
075-090-055-000	1.00	7	141.98
075-090-056-000	1.00	7	141.98
075-090-057-000	1.00	7	141.98
075-090-058-000	1.00	7	141.98
075-090-059-000	1.00	7	141.98
075-090-060-000	1.00	7	141.98
075-090-061-000	1.00	7	141.98
075-090-063-000	1.00	7	141.98
Total:	**183.00**		**$25,982.34**
074-018-052-000	1.00	8	$304.34
074-018-055-000	1.00	8	304.34
074-018-056-000	1.00	8	304.34
074-018-057-000	1.00	8	304.34
074-018-058-000	1.00	8	304.34
074-018-059-000	1.00	8	304.34
074-018-060-000	1.00	8	304.34
Total:	**7.00**		**$2,130.38**

*Totals may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.2.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027. 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

This item is being presented for City Council consideration following its continuance from the June 9, 2026 City Council meeting. It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 2001 and is levied annually pursuant to the 1972 Act and in compliance with the California Constitution, Article XIIID, Section 4 (Enacted by the passage of Proposition 218 in November 1996). The landscape maintenance, capital improvements, and street lighting associated with specific areas that provide a special benefit to the properties within those areas are grouped into Zones 1, 2, and 3. Subsequently, Zone 4 was established in 2003 in connection with several new residential developments within the District. There are currently no assessments for Zone 3.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information, including the district budgets and proposed annual assessments. The costs of improvements and the annual levy, including all expenditures, deficits, surpluses, revenues, and reserves, are assessed to each parcel within the District proportionate to the parcel's special benefit zones.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessments for Crossroads District Benefit and Zone 1, 2 and 4 will increase this year to cover increased maintenance costs and to build up the reserves. The increase will also help cover tree trimming and unforeseen irrigation repairs.

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2026/2027 are as follows:

	FY 25/26	FY 26/27	Change in Assessment
District Benefit:	$151.33	$166.46	$ 15.13
Zone 1:	$ 89.72	$ 94.21	$ 4.49
Zone 2:	$108.15	$111.39	$ 3.24
Zone 4:	$ 55.46	$ 61.01	$ 5.55

ATTACHMENTS

1. CC Resolution 2026_Crossroads_Collect
2. CC Resolution 2026_Crossroads_Report
3. FY2627 Riverbank Crossroads Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Crossroads Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez, CMC
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Crossroads Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Crossroads L&L District for FY 2026-27

City of Riverbank

Crossroads Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Crossroads Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

INTRODUCTION 1

A. LEGISLATIVE AUTHORITY 2

PART I — PLANS AND SPECIFICATIONS 4

A. DESCRIPTION OF THE DISTRICT 4
B. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II — METHOD OF APPORTIONMENT 15

A. GENERAL 15
B. BENEFIT ANALYSIS 15
C. ASSESSMENT METHODOLOGY 17
D. ASSESSMENT RANGE FORMULA 20

PART III — DISTRICT BUDGET FISCAL YEAR 2026/2027 22

PART V — DISTRICT DIAGRAMS 24

PART VI — 2026/2027 ASSESSMENT ROLL 26

INTRODUCTION

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the provisions of the *California State Constitution, Article XIII D* (hereafter referred to as the "Constitution" or "Proposition 218"), this Engineer's Report (hereafter referred to as "Report") has been prepared as required pursuant to Chapter 3, Section 22622 of the 1972 Act, in connection with the proceedings required for the annual levy of assessments for the district designated as:

Crossroads Landscaping and Lighting District

(hereafter referred to as "District"). This Report has been prepared and presented to the City Council of the City of Riverbank (hereafter referred to as "City"), County of Stanislaus, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027. In conjunction with this Report, the City Council proposes to levy and collect the annual assessments described herein on the County tax rolls, to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. Each fiscal year, utilizing the historical and estimated costs to maintain the improvements that provide special benefit to properties within the District, the City establishes the District's assessments. The costs of the improvements and the proposed annual assessments budgeted includes the estimated expenditures, deficits, surpluses, revenues, and reserve fund balances determined to be necessary to provide the improvements that are of special benefit to properties within the District. Each parcel is assessed proportionately for only those improvements and expenses for which it has been determined that the parcel receives special benefit.

This Report describes the District and changes to the District including modifications to the improvements or organization (zones of benefit), and the proposed budgets and assessments applicable for Fiscal Year 2026/2027. The maintenance, operation and servicing of the improvements associated with specific areas of the District that provide a special benefit to the properties within those areas are grouped into benefit zones that are identified in this District as Zones. These Zones identify the properties within various regions of the District that incorporate the undeveloped properties, commercial developments or residential subdivisions that benefit from specific improvements that were installed in connection with the development of those properties or directly benefit those properties. While many of the improvements provide special benefits to only the properties within a particular Zone, some improvements are associated with all properties within the District and were installed as part of the overall development of properties within the District and are considered a regional special benefit. The costs of providing the regional improvements are proportionately shared by all assessed properties, while the Zone specific improvements are proportionately shared by only the properties within that

Zone. Each parcel's annual assessment is therefore a combination of their proportional share of the regional improvements and their proportional share of their Zone improvements.

This Report has been prepared in accordance with the provisions of the 1972 Act and describes the District and assessments proposed for Fiscal Year 2026/2027 including

- A general description of the District including any modifications to the District structure, annexation of territory to the District or property development that facilitates any changes to the boundaries of the District or Zones therein;
- A description of the proposed improvements for the fiscal year including any substantial changes or expansion of the improvements or services;
- The method of apportionment used to calculate each parcel's respective special benefit;
- Financial information for the fiscal year including the district budgets that incorporate all anticipated maintenance expenditures, incidental expenses and fund balances including any deficits or surpluses from the previous fiscal year and any authorized reserve funds to establish the proposed annual assessments for each parcel within the District proportionate to each parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District and assessments for that fiscal year. Upon approval of the assessments by the City Council, the assessments for Fiscal Year 2026/2027 shall be submitted to the Stanislaus County Auditor/Controller for inclusion on the property tax roll for each parcel.

A. Legislative Authority

The District was formed in 2001 and is annually levied pursuant to the 1972 Act and in compliance with the *California Constitution, Article XIII D, Section 4*. (Enacted by the passage of Proposition 218 in November 1996). Accordingly, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels and the assessments and assessment range formula described in this Report have been or shall be approved by the property owners through a property owner protest ballot proceeding. The maximum assessments including the assessment range formula for the Regional (District-wide) improvements as well as Zones 1, 2 and 3 were approved by the property owners when the District was formed. Subsequently, Zone 4 was established in March 2003 in connection with several new residential developments

within the District and those property owners approved the assessments associated with the Zone's improvements.

Pursuant to the provisions of the California Constitution, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D, Section 4*, including a property owner protest proceeding (property owner assessment balloting). This Report consists of five (5) parts:

Part I

Plans and Specifications: Provides an overall description of the District and the improvements to be provided within said District and the zones of benefit ("Zones") therein. The District Zones are based on the various improvements and services that provide a special benefit to each property within the District.

Part II

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. The Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings.

Part III

District Budget: An estimate of the annual costs to maintain and service the improvements installed and constructed as part of the development of properties within the District. The maximum assessments and assessment range formula established for this District was originally based on the development plans and estimated annual cost and expenses associated with the proposed improvements and developments at build-out. The proposed assessments to provide the improvements for Fiscal Year 2026/2027 are based on the estimated net annual cost of operating and maintaining the District improvements for the year.

Part IV

District Diagram: A Diagram showing the boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the calculated assessments for each parcel as required pursuant to the provisions of the California Constitution. Said assessments represents each parcel's proportional amount of the improvement costs for Fiscal Year 2026/2027 based on the estimated net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District consists of all lots, parcels and subdivisions of land located in the development area known as the "Crossroads Specific Plan." The Crossroads Specific Plan/District covers approximately five hundred eighty-two (582) acres in the southwest region of the City. The District is generally located:

- South and West of the MID Main Canal centerline;
- East of the centerline of Oakdale Road; and,
- North of the centerline of Claribel Road.

The District currently includes approximately

- Three hundred forty-two (342) acres of low/medium density single-family residential housing currently subdivided or being subdivided, representing two thousand fourteen (2,014) residential units;
- Sixty-five (65) acres of commercial development or planned commercial development in the southwest section of the District;
- Thirty-five (35) acres of undeveloped land identified for Public/Quasi-Public/Commercial development or possible residential development; and
- One hundred forty (140) acres of streets, easements, open space and public lands.

A listing of all parcels within the District is provided in the Assessment Roll contained in Part V of this Report.

All improvements to be acquired, maintained and serviced in the District directly result from the development of properties within the Crossroads Specific Plan. They consist of parkway and median landscaping, street lighting, traffic signals, parks, trails, open space areas and appurtenant facilities. All the improvements to be funded by District assessments are public improvements within the District boundaries or adjacent public areas and right-of-ways constructed and installed as part of the development plans and agreements required and/or necessary to enhance the special benefits to each lot, parcel and subdivision therein. Properties within the District are grouped into zones of benefit

("Zones") based on their proximity and benefit from the various improvements provided by the District. Each Zone incorporates specific improvements that are associated with the properties in that Zone and the annual cost of providing those improvements are proportionately shared by the properties in that Zone. These Zones are discussed in more detail later in this section of the Report.

B. Description of Improvements and Services

Improvements Authorized by the 1972 Act

As generally defined by the Landscape and Lighting Act of 1972 and applicable to this District, improvements and the associated assessments may include one or more of the following:

- The installation or planting of landscaping;
- The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- The installation or construction of public lighting facilities including but not limited to street lights and traffic signals;
- The installation of park or recreational improvements including but not limited to all of the following:
    a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage;
    b. Lights, playground equipment, play courts, and public restrooms;
    c. The acquisition of land for park, recreational, or open-space purposes;
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- The acquisition of any associated existing improvement;
- The maintenance or servicing of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including, but not limited to:
    a. Repair, removal, or replacement of all or any part of any improvements;
    b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;

d. The removal of trimmings, rubbish, debris, and other solid waste;

e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;

f. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;

g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements;

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

a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

b. The costs of printing, advertising, and the publishing, posting and mailing of notices;

c. Compensation payable to the County for collection of assessments;

d. Compensation of any engineer or attorney employed to render services;

e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

f. Costs associated with any elections held for the approval of a new or increased assessment.

Overall District Improvements

The purpose of the District is to ensure the ongoing maintenance, operation and servicing of public landscaped areas and street lighting improvements within the District boundaries installed in connection with the development of properties within the Crossroads Specific Plan. These improvements may include but are not limited to all materials, equipment, utilities, labor, appurtenant facilities and incidental expenses related to those improvements. The improvements to be maintained and funded entirely or partially through the District assessments generally include the following:

- Parkway, median and traffic circle landscaping on the arterial and collector streets within the District boundaries;
- Parkway and perimeter landscaping associated with individual properties or developments including perimeter fencing, retaining walls, entryways, monuments; or similar improvements associated with the properties or specific developments within the District;
- Natural and passive parks, trails, open space areas, and landscape reserve areas that are maintained and/or abated;

- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, restrooms, sidewalks, landscaped areas and greenbelts);
- Public lighting facilities including street lighting, traffic signals, lighting within all parks and other public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received. The Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act and the provisions of the Constitution.

Regional — District-wide Benefit Improvements

In reviewing the overall improvements within the District as they currently exist and as outlined in the Crossroads Specific Plan, it has been determined that many of the District's improvements including various parks, trails, traffic signals, and arterial landscaping and street lighting provide a direct and special benefit to all properties within the District and are considered "Regional" (District-wide) improvements and the cost of providing these improvements shall proportionately be shared by all assessed parcels within the District in the fiscal year that the improvements are installed or accepted for maintenance by the City. To the extent that any portion of these improvements may be considered general benefit, that portion of the improvement costs is not assessed to the properties within the District. The following improvements have been identified as Regional improvements for the District:

Public Street Lighting: Public street lighting on the District's arterial and collector streets as well as various other public areas are included and funded by the regional assessments established for the District and may include, but is not limited to electrical energy, lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- All public street lights and appurtenant facilities located on the arterial streets and a portion of the collector streets within the District including but not limited to Oakdale Road, Claribel Road, Roselle Avenue, Morrill Road, Crawford Road, Chancellor Way, Homewood Way, Prospectors Parkway and Squire Wells Way. (A portion of the street lighting costs associated with some of the collector streets listed above are also identified and allocated as Zone specific benefits.);
- Traffic signals, safety lighting at intersections, and other lighting facilities within public areas such as the trails and parks within the District that was necessary for development of properties within the District.

Median Landscaping: Median island landscaping on the arterial and primary collector streets including the traffic circles within the District are included and funded by the

regional assessments established for the District and may include, but is not limited to ground cover, shrubs, trees, monuments, hardscape amenities, ornamental structures, and irrigation and drainage facilities identified as:

- The three (3) designated traffic circles, two located on Chancellor Way and one on Crawford Road with an estimated 78,890 square feet of landscaped area (1.81 acres) including significant turf and high density landscaping and amenities.
- Center medians on Crawford Road between Oakdale Road and Roselle Avenue, totaling approximately 2,360 linear feet and an estimated 33,040 square feet of landscaped area (0.76 acres);
- Center medians on Oakdale Road between Morrill Avenue and the Business Park Entryway, totaling approximately 2,500 linear feet and an estimated 30,000 square feet of landscaped area (0.69 acres); and;
- Center medians on Roselle Avenue between Crawford Road and Claribel Road, and Roselle Entryway, totaling approximately 1,580 linear feet at an estimated 18,960 square feet of landscaped area (0.44 acres).

Parkway Landscaping Parkway (street right-of-way) landscaping on the primary access streets within the District are included and funded by the regional assessments established for the District and may include, but is not limited to ground cover, shrubs, trees, hardscape amenities, irrigation and drainage facilities, entryway monuments, sidewalks, and block walls, or other fencing within the public right-of-way or landscape easements identified as:

- Landscape reservation areas on the north side of Claribel Road between Oakdale Road and Roselle Avenue that includes or will include:
- Approximately 4,200 linear feet of low density landscaping totaling an estimated 50,400 square feet (1.16 acres);
- An estimated 80 to 100 trees; and
- Approximately 10,000 square feet of sidewalk and hardscape amenities.
- Landscape parkway areas on the east side of Oakdale Road between the MID Main Canal extending south to the Business Park Entryway that includes or will include:
- Approximately 4,210 linear feet of moderate density landscaping, an estimated 22,100 square feet (0.51 acres);
- An estimated 100 to 150 trees; and
- Approximately 23,000 square feet of sidewalk and hardscape amenities.
- Landscaped parkway areas on both the east and west sides of Roselle Avenue from a point 500' north of Claribel Road, north to the MID Main Canal (District Boundary) that includes or will include:

- Approximately 4,230 linear feet of high density landscaping on each side of Roselle Avenue, totaling an estimated 21,000 square feet (0.5 acres);
- An estimated 100 to 200 trees; and
- Approximately 16,000 square feet of sidewalk and hardscape amenities.
- Landscape parkway areas on Morrill Road between the MID Main Canal extending west approximately 244 feet to a point midway between Homewood Court and Huntley Court totaling approximately 2,570 square feet of landscaping (0.059 acres);

Trails and Bike Paths: Within the District (The Crossroads Specific Plan) there is over 33,500 linear feet of trails and bike paths encompassing approximately 300,000 square feet of surface area that are included and funded by the regional assessments established for the District. In most areas these trails and pathways are surrounded by large areas of landscaping as much as seventeen square feet of landscaped area for every linear foot of trail. The trail system may include, but is not limited to turf, ground cover, shrubs, trees, natural vegetation, irrigation and drainage facilities, various trail and bike path surfaces, concrete sidewalks, lighting, fencing, rest areas, ornamental structures, signs, and various hardscape amenities. These trail and pathway areas are generally identified as:

- Claribel Road bike path area located between Oakdale Road and Roselle Avenue that includes:
- Approximately 5,200 linear feet of low density landscaping, an estimated 23,000 square feet of landscaped area;
- An estimated 80 to 150 trees; and
- Approximately 52,000 square feet of bike paths and hardscape amenities.
- The trail area along the MID Lateral # 6 canal that includes:
- Approximately 16,000 linear feet of moderate density landscaping, an estimated 240,000 square feet of landscaped area;
- An estimated 200 to 400 trees;
- Approximately 128,000 square feet of trail and hardscape amenities; and
- An estimated 32,000 linear feet of fencing associated with the trail and landscaped areas.
- The trail area adjacent to the MID Main Canal between Claribel Road and Morrill Road includes:
- Approximately 4,800 linear feet of moderate density landscaping, an estimated 72,000 square feet of landscaped area;
- An estimated 80 to 150 trees;
- Approximately 38,400 square feet of trail and hardscape amenities; and

- An estimated 4,800 linear feet of fencing associated with the trail and landscaped areas.
- The Oakdale Road bike path area located between Morrill Avenue and Claribel Road on the east side of Oakdale Road that includes:
- Approximately 4,900 linear feet of low density landscaping, an estimated 9,800 square feet of landscaped area;
- Approximately 49,000 square feet of bike path and hardscape amenities.

Pedestrian Connection Sites: Within the District there are fifteen (15) pedestrian connection sites that provide pedestrian access from various residential developments to the trail system or the arterial or collector streets within the District. While these pedestrian connection sites are within specific residential subdivisions, these connection sites provide pedestrian access to more than just the parcels within those subdivisions and are therefore included and funded by the regional assessments established for the District. These pedestrian connection sites include:

- Pedestrian Connection on Clock Tower Court east of Oakdale Road, south of Crawford parkway consisting of approximately 1,220 square feet of landscaped improvement area.
- Nine Cul-de-sac pedestrian connection points along the MID Lateral #6 trail at Blazer Court, Feather Court, Mayberry Court, Haystack Court, Horsetail Falls Court, Winding River Court, Gold River Court, Riverbed Court, and Coolwater Court; consisting of approximately 1,440 square feet of landscaped improvement area and 450 square feet of sidewalk area.
- Four Cul-de-sac pedestrian connection points on the south side of Crawford Road at Silvervale Court, Etherington Court, Medallion Court, and Claimstake Court; consisting of approximately 640 square feet of landscaped improvement area and 200 square feet of sidewalk area.
- One Cul-de-sac pedestrian connection point on the south side of Morrill Road at Homewood Court consisting of approximately 160 square feet of landscaped improvement area and 50 square feet of sidewalk area.

Miscellaneous Landscape Area: Within the District there are various landscaped areas that are included and funded by the regional assessments established for the District these landscaped areas include:

- Landscaping surrounding the water tank between the MID Main Canal and Saxon Way that has approximately 1,200 square feet of landscaped area, 350 linear feet of walls and 220 linear feet of fencing.
- Landscaped area associated with the Black Sands Creek Way Drainage Channel located northwest of the MID Lateral # 6 Canal and east of Roselle. This area includes approximately 47,560 square feet of landscaping and approximately 45 trees.

Parks and Open Space Areas: Within the District (The Crossroads Specific Plan) there is approximately thirty acres of park/open space. The park/open space improvements within the District were designed to provide a wide range of recreational opportunities as well as large areas of open space and green belts throughout the District. These areas may include, but are not limited to turf, ground cover, shrubs, trees, natural vegetation, ball fields, various courts, restroom facilities, play equipment, picnic areas, tot lots, lighting, ornamental structures, irrigation and drainage facilities, and various hardscape amenities. There are three primary park locations within the Crossroads Specific Plan.

- A Community Park, named Silva Park, includes over nine acres of parkland in the northwest region of the District located at Novi Drive and Chancellor Way. The park design consists of dense shrub areas, numerous trees, large turf areas and ball fields as well as other recreational facilities totaling an estimated 370,260 square feet of landscape improvements. Although this park is located well within the boundaries of the District, it is considered a Community Park and as such, will likely be utilized by property owners outside the District on a regular basis, however since the park is in the middle of the Crossroads, and utilized mostly by residents of the Crossroads, only a small portion of this park's maintenance and operation costs has been identified as a general benefit and is not assessed to property owners within the District. (It has been determined that up to a third of this park's total maintenance cost is considered general benefit).
- Neighborhood Parks: There are approximately twenty-one acres of land that have been completed as neighborhood parks. The neighborhood parks were specifically planned for the use and benefit of properties within the District. There are two primary neighborhood parks located within the District boundaries to optimize their use by the property owners. One park is located near the MID Main Canal trail system in the northeast region of the District and the other park is located just north of the Hetch Hetchy right-of-way in the southeast region of the District, which is also accessible by the trail system. The two neighborhood parks include approximately 914,760 square feet of landscaping that includes various types of landscape amenities ranging from natural non-irrigated open space area to large turf areas.

Local Benefit Improvements (Zone Specific)

The establishment of benefit zones is often necessary to equitably apportion the cost of the District improvements to those properties that receive special benefits from various improvements. Although several of the improvements installed and maintained within the District provide a direct and special benefit to all properties (Regional Improvements) and are assessed to all benefiting properties within the District, some improvements benefit only certain subdivision, parcels or regions of the District and are typically installed as part of developing properties in those areas.

Improvements such as perimeter landscaping (non-arterial landscaping), perimeter fencing and residential street lighting are typically associated with specific subdivisions or

properties and provide special benefits to only those properties (in some cases adjacent properties as well). These types of improvements are often identified as “Local” or “Tract Specific” improvements. It was determined that the cost of maintaining such improvements should be the financial obligation of the properties benefiting and the law requires that only those properties be assessed. To equitably apportion these improvement costs to only the benefiting properties, parcels within a district have been grouped into local benefit zones (“Zones”). Each of these Zones consists of specific parcels and subdivisions that benefit from similar or specific local improvements. The cost of providing local improvements within each Zone is proportionately spread to only the parcels within that Zone.

When the District was formed, the District included only a few residential subdivisions and much of the District was vacant undeveloped land. At that time, three zones of benefit were established:

- Zone 01 included parcels within the residential developments north of Morrill Road that had limited improvements (street lighting and perimeter fencing).
- Zone 02 incorporated the new residential developments south of Morrill Road, which installed tract specific street lighting and landscaping along the perimeters of these developments.
- Zone 03 incorporated the vacant undeveloped land that made up the rest of the District and because these properties had not yet developed, the Zone provided no local improvements and assessments for properties. Zone 03 consisted of only their proportional share of the costs to provide the Regional Improvements within the District.

In 2003, a significant portion of the undeveloped land was moving forward with development and Zone 04 was established to identify the improvements and properties associated with those residential developments, thus providing an appropriate allocation of the costs associated with the local landscaping and lighting improvements resulting from those developments. The following provides more specifics about the District’s four local Zones:

Zone 01 is located north of Morrill Road, east of Oakdale Road, and south and west of the MID Main Canal. This Zone includes all parcels of land identified on the Tract Maps for the subdivisions known as Oak Crest Estates; Hayes No. 1; Stonebridge No. 2. These subdivisions and parcels include one hundred thirty-eight (138) single-family residential parcels, one (1) multifamily residential parcel, and one (1) quasi/non-residential parcel. In addition to Regional improvements, these properties benefit and are assessed for the following:

- The maintenance, abatement and minor repairs of the block wall (approximately 3,350 linear feet) located along the south side of the MID Main Canal adjacent to the parcels within the Zone. Maintenance and abatement may include the occasional clearing and removal of weeds, debris, rubbish, and other solid wastes within the public right-of- way next to the wall; and the

cleaning, sandblasting, and painting of the wall deemed necessary to remove or cover graffiti.

- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

Zone 02 is located south of Morrill Road, east of Oakdale Road, generally north of Novi Drive and west of the MID Main Canal. This Zone includes all the residential parcels and subdivisions known as Hayes No. 2; Stonebridge at Crossroads; and Morrill Ranch. These subdivisions and parcels include three hundred seven (307) single-family residential properties. In addition to Regional improvements, these properties benefit and are assessed for the following:

- The parkway landscaping on the south side of Morrill Avenue from the northwest corner of the Morrill Ranch subdivision (Oakdale Road) east to the northeast corner of the Stonebridge at Crossroads subdivision (approximately 250 feet west of the MID Main Canal). The partially completed landscape improvement area includes:
- Approximately 2,525 linear feet of moderate density shrubs and trees, totaling an estimated 12,625 square feet;
- Approximately 1,825 linear feet of turf and trees, totaling an estimated 9,125 square feet;
- An estimated 110 to 140 trees;
- Approximately 12,700 square feet of sidewalk and hardscape amenities; and
- An estimated 3,500 linear feet of parkway fencing that is adjacent to the subdivisions on Morrill Avenue and Oakdale Road.
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

Zone 03 currently includes all properties within the District boundaries that are not included within Zones 01, 02 or 04. The parcels within this zone are currently only assessed for their proportional share of the Regional Improvements. As properties within this Zone are developed and subdivided, they will likely be incorporated into one of the District's other local Zones or a new local Zone may be established to address their specific improvement and benefits. In either case, these changes will facilitate increased assessments for the affected properties. All such assessment increases will be subject to the substantive and procedural requirements of Article XIII D.

Zone 04 incorporates a significant portion of the residential developments within the District and generally includes all residential subdivisions south and east of Zone 02 and north of the Commercial Center. The parcels and subdivisions of Zone 04 (including the

four new residential subdivisions known as the Heartlands, the Cottages, the Gables and Prospector's Court) represent one thousand six hundred eleven (1,611) single-family residential parcels, two (2) multifamily parcels, and one hundred seventeen (117) nonresidential or vacant parcels. In addition to Regional improvements, these properties benefit and are assessed for the following:

- Parkway landscaping including planting areas and turf along portions of Crawford Road and Roselle Avenue;
- Parkway landscaping (planting area, turf stamped concrete, and entryway, totaling approximately 131,534 square feet (57,110 square feet for planting area, 68,324 square feet for turf and 6,100 square feet for stamped concrete); Entrance medians, plant and turf areas and stamped concrete on a traffic circle located on Crawford Road and turf areas on Chancellor Way roundabouts;
- Split sidewalk landscaping on the north side of Prospector Way and the east side of Saxon Way adjacent to the school/park site and on the north side of Blacksand Creek Way adjacent to Hetch Hetchy;
- Entryway monument into the District at Roselle Avenue and Oakdale Road;
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

PART II — METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, parks, open space areas and appurtenant facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating all assessments for this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel. In addition, pursuant to *Article XIII D, Section 4* of the California State Constitution a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits may be assessed.

B. BENEFIT ANALYSIS

Each of the proposed improvements, the associated costs and assessments have been identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements provided by this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the majority of the District improvements and the annual costs of ensuring the maintenance and operation of the improvements are considered a direct and special benefit to the properties within the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from specific improvements. The desirability and security of properties is enhanced by the presence of street lighting, well maintained landscaping, parks and open space areas in close proximity to those properties.

Special Benefits

The special benefits associated with all landscaping, parks, trails and open space improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space, parks, trails, open space areas and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life and recreational opportunities through well maintained recreational facilities, equipment, green belts and trails.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and streets.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefit

The costs associated with a specific improvement that is considered a benefit to properties outside the District or to the public at large have been identified as general benefit and is not included in the District's annual assessments. In making this

determination it should be noted that parkway; perimeter landscaping and interior landscaping throughout the City is provided and maintained by individual property owners, associations or another assessment district. The City does not typically maintain these types of improvements from General Fund Revenues and like similar improvements within the City, the ongoing maintenance of these improvements are clearly a special benefit to the properties associated with those improvements. However, due to either their location or purpose, it has been determined that portions of the improvement costs associated with the Community Park, traffic signals and medians along Oakdale Road provide not only a special benefit to properties within this District, but also provide a general benefit to the residents and property owners in the City as a whole. The determination of the amount of each improvement cost that is considered general benefit is based on different factors. General benefit costs for the Community Park (shown as General Benefit in the District Budget) have been determined based on an estimated service area as well as the availability of similar improvements in the City. For traffic signals and median landscaping, the allocation of special benefit cost versus general benefit costs is based on both the location of the improvements in relation to other properties in the area and estimated traffic circulation.

C. ASSESSMENT METHODOLOGY

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The net amount to be assessed upon parcels within the District for each improvement or type of improvement or service is apportioned among only those parcels that benefit from the particular improvement in proportion to a weighted special benefit calculation that equates each parcel's special benefits as compared to other parcels in the District that benefit from those same improvements. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements, which is consistent with the provisions of the 1972 Act and *Article XIII D, Section 4* of the Constitution.

Equivalent Dwelling Units:
To assess benefits equitably, it is necessary to relate the different type of parcel development to each other. The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of benefit and assessment. Each single-family home site is assigned one (1.0) Equivalent Dwelling Unit ("EDU"). All other land uses within the District are assigned a weighted EDU that equates the property's specific development status, type of development (land use), and size (acres or units) to that of a single-family home site. The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel is apportioned as a function of land use type, size and development.

EDU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that all other land use types are compared and weighted against the special benefit received by the Single Family Residence, (i.e. 1.0 EDU).

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property or is part of a development that is considered multiple-unit complex. This land use is assessed 0.75 EDU per unit. (Currently this land use is applicable to only the new development known as Prospector's Court)

Planned-Residential Development — This land use is defined as any property not fully subdivided with a specific number of proposed single-family residential units or multi-family residential units to be developed on the parcel. This land use type is assessed at 1.0 EDU per planned single-family residential lot and or 0.75 EDU per multi-family residential unit.

Undefined Vacant Land — This land use is defined as property that is currently identified as vacant land, that is not actively being developed and/or is not directly adjacent to or associated with existing District improvements and infrastructure. This land use designation typically identifies rural vacant land. This land use is assessed at 1.0 EDU per parcel regardless of the size of the parcel.

Defined-Planned Vacant Land — This land use is defined as property that is currently identified as vacant land, but is either actively being developed and/or is directly adjacent to or associated with existing District improvements and infrastructure. This land use designation may include undeveloped residential or commercial properties that are part of an overall development plan. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Developed Commercial — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Commercial Property.

Recreational or Limited Commercial Use — This land use is defined as property used for recreational or commercial use that is not part of the improvements provided by the District. This land use classification may include but is not limited to golf courses, commercial parking lots or commercial properties that less than ten percent of the total acreage has been developed. This land use is assessed at 2.0 EDU per acre. Similar to commercial properties, there is no maximum acreage cap for this land use, but parcels less than 0.5 acres, are assigned a minimum 1.0 EDU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EDU. This land use classification may include but is not limited to lots or

parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, public greenbelts and parkways; utility rights-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, land use code designations, the Equivalent Dwelling Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EDU.

Property Type	EDU	Multiplier
Single Family Residential	1	Per Unit/Lot/Parcel
Multifamily Residential	0.75	Per Unit
Planned-Residential Development	1	Per Planned Single Family Unit
	0.75	Per Planned Multi-Family Unit
Undefined Vacant Lot	1	Per Parcel
Defined Planned Vacant Lot	1	Per Acre
Developed Commercial	4	Per Acre
Recreational or Limited Commercial Use	2	Per Acre
Exempt	0	Per Parcel

Land Use Codes and Equivalent Dwelling Units

The benefit formula applied to parcels within the District is based on the preceding discussion of Equivalent Dwelling Units and the table above. Each parcel's EDU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EDU (proportional benefit).

Parcel Type EDU x Acres or Units = Parcel's EDU

The total number of EDU's is the sum of all individual EDU's applied to parcels that receive a special benefit from the District improvements. An assessment rate per EDU ("Rate") is established by taking the "Balance to Levy" established for each Zone of the District (including the Regional Improvements) and dividing the total EDU's of all parcels benefiting from those improvements. This calculated "Rate per EDU" is then applied back to each parcel's assigned EDU to determine the parcel's proportionate benefit and assessment obligation for the improvement.

Total Balance to Levy / Total EDU = Rate per EDU
Rate per EDU x Parcel EDU = Parcel Levy Amount

The formulas described in the preceding description of calculating each parcel's Levy Amount is applied separately for both Regional (District-wide) Benefits and the Zone Benefits applicable to each parcel. The combined amount of the Regional and Zone

assessment is the parcel's annual assessment amount (Levy) that will be submitted to the County for inclusion on the property tax roll.

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment for all assessments in this District is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- Beginning in Fiscal Year 2002/03 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.
- The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
- The Maximum Assessment is adjusted each year independent of the annual assessment calculation. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3%, and in any given year the assessment may be applied at the Maximum Assessment.

Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

Although the Maximum Assessment will increase each year, the actual assessment may remain virtually unchanged. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and the assessment may be approved by the City Council without a property owner balloting. If the budget and the assessments calculated requires an assessment greater than the adjusted Maximum Assessment, the assessment would be considered an assessment increase and to impose such an increase the City must comply with the provisions of *Article XIII D, Section 4(c)* of the Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public

hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase before it can be imposed. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART III — DISTRICT BUDGET

The following summarizes the District's adjusted Maximum Assessment Rates for Fiscal Year 2026/2027:

- The Maximum Assessment Rate for District-Wide Improvements is $307.84/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is $100.62/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is $111.41/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is $0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is $115.08/EDU.

The Total Adjusted Maximum Assessment Rate applicable to parcels in each Zone is as follows:

- Zone 01 $408.46 ($307.84+$100.62)
- Zone 02 $419.25 ($307.84+$111.41)
- Zone 03 $307.84 ($307.84+$0.00)
- Zone 04 $422.92 ($307.84+$115.08)

The following page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2026/2027. The budget identifies the estimated expenses and cost allocation of the improvements for each of the District's Zone improvements to establish the proposed District assessments for Fiscal Year 2026/2027.

The Capital Improvement Project (CIP) fund is used to upgrade certain improvements within the District. These improvements have a useful life of five years or more and include:

- Roundabout improvements on Antique Rose Way
- Install benches, shade structures and playground improvements within Silva Community Park
- Install benches along the park trail
- Install shade structures within the Neighborhood Park
- Repair to sidewalks along Crawford Road
- Installation of benches along the basin on Homewood Way.
- Install public bathroom within the Neighborhood Park.
- Removal of trees and asphalt repairs

District Budget Fiscal Year 2026/2027

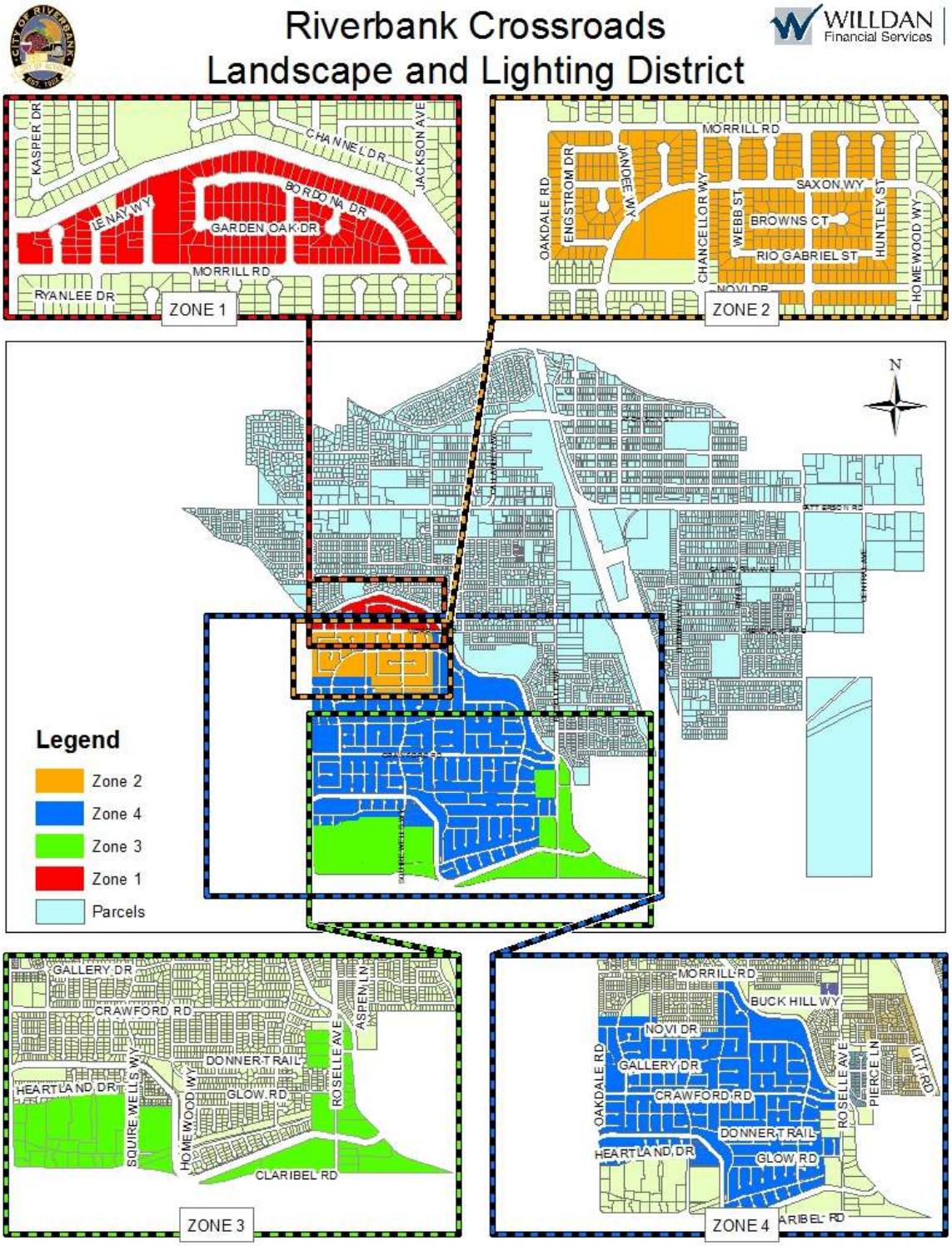
BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	$3,500	$34,180	$3,480	$10,800	$0	$29,940	$81,900
Median/Traffic Circle Maintenance	1,000	18,060	0	0	0	1,000	20,060
Trail Landscape Maintenance	0	36,960	0	0	0	0	36,960
Park/Open Space Landscape Maintenance	11,880	33,095	0	0	0	11,500	56,475
Drainage Channel Maintenance	0	0	0	0	0	5,000	5,000
Pedestrian Connection	0	360	0	0	0	800	1,160
Landscape Reserves/Weed Abatement	0	0	0	0	0	0	0
Repairs/Abatement	0	60,000	3,355	8,935	0	0	72,290
Landscape	0	0	0	0	0	0	0
Utilities	0	56,000	0	0	0	0	56,000
Neighborhood Park Maintenance	0	67,945	0	0	0	0	67,945
Miscellaneous/Materials/Equipment	0	1,620	0	0	0	0	1,620
Street Light Maintenance	0	0	0	0	0	0	0
Capital Expenditure	0	0	0	0	0	0	0
Direct Costs Subtotal	**$16,380**	**$308,220**	**$6,835**	**$19,735**	**$0**	**$48,240**	**$399,410**
ADMINISTRATION COSTS							
City Administration & Overhead	$500	$31,000	$500	$7,500	$0	$31,000	$70,500
District Administration	0	7,186	0	0	0	0	7,186
County Administration Fee	0	456	0	0	0	0	456
Miscellaneous Administration Expenses	0	0	0	0	0	0	0
Administrative Costs Subtotal	**$500**	**$38,642**	**$500**	**$7,500**	**$0**	**$31,000**	**$78,142**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$16,880**	**$346,862**	**$7,335**	**$27,235**	**$0**	**$79,240**	**$477,552**
Reserve Collection/ (Transfers)	0	62,816	6,705	6,963	0	25,710	102,195
Improvement Replacement Fund Collection	0	0	0	0	0	0	0
(Sub-Total) Levy Collection	**$16,880**	**$409,677**	**$14,040**	**$34,198**	**$0**	**$104,950**	**$579,746**
Reserve Fund Contribution	0	0	0	0	0	0	0
Capital Improvement Project Contributions	0	0	0	0	0	0	0
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	0	0	0	0	0	**0**	**0**
Balance to Levy	**$16,880**	**$409,677**	**$14,040**	**$34,198**	**$0**	**$104,950**	**$579,746**
DISTRICT STATISTICS							
Total Parcels		2,218	140	307	41	1,730	
Total Parcels Levied		2,186	140	307	40	1,699	
Total Equivalent Dwelling Units (EDU)		2,461.07	149.04	307.00	284.70	1,720.33	
Levy per EDU		**$166.46**	**$94.21**	**$111.39**	**$0.00**	**$61.01**	
Maximum Levy per EDU		**$307.84**	**$100.62**	**$111.41**	**$0.00**	**$115.08**	
FUND BALANCE INFORMATION							
Reserve Fund Balance		$25,217	$31,521	$86,158	$0	$67,245	$210,140
Reserve Fund Activity		62,816	6,705	6,963	0	25,710	102,195
Projected Ending Reserve Fund Balance		**$88,032**	**$38,227**	**$93,121**	**$0**	**$92,955**	**$312,335**
Capital Improvement Project Fund Balance		$0	$0	$0	$0	$0	$0
Capital Expenditure/Improvement Fund Activity		0	0	0	0	0	0
Projected Ending Improvement Fund Balance		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total Projected Available Fund Balance		**$88,032**	**$38,227**	**$93,121**	**$0**	**$92,955**	**$312,335**

PART V — DISTRICT DIAGRAMS

The parcels within the Riverbank Crossroads Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in the development area known as the “Crossroads Specific Plan”. The following page provides a Boundary Diagram that provides an overview of the District’s location and identifies the exterior boundaries of the District as well as the Zones within the District. Together the Boundary Diagram and the Assessment Roll contained in Part V of this Report constitute the District’s Assessment Diagram for Fiscal Year 2026/2027. Details regarding the lines and dimensions of the parcels within the District are shown on the Stanislaus County Assessor’s Parcel Maps (APN Maps) and by reference the APN Maps are made part of this Report.

MAP OF ASSESSED PARCELS WITHIN THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT

CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA



PART VI — 2026/2027 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. A listing of parcels assessed within this District, along with the proposed assessment amounts is included in the following pages.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-051-001-000	1	1.00	$166.46	$94.21	$260.66
075-051-002-000	1	1.00	166.46	94.21	260.66
075-051-003-000	1	1.00	166.46	94.21	260.66
075-051-004-000	1	1.00	166.46	94.21	260.66
075-051-005-000	1	1.00	166.46	94.21	260.66
075-051-006-000	1	1.00	166.46	94.21	260.66
075-051-007-000	1	1.00	166.46	94.21	260.66
075-051-008-000	1	1.00	166.46	94.21	260.66
075-051-009-000	1	1.00	166.46	94.21	260.66
075-051-010-000	1	1.00	166.46	94.21	260.66
075-051-011-000	1	1.00	166.46	94.21	260.66
075-051-012-000	1	1.00	166.46	94.21	260.66
075-051-013-000	1	1.00	166.46	94.21	260.66
075-051-014-000	1	1.00	166.46	94.21	260.66
075-051-015-000	1	1.00	166.46	94.21	260.66
075-051-016-000	1	1.00	166.46	94.21	260.66
075-051-017-000	1	1.00	166.46	94.21	260.66
075-051-018-000	1	1.00	166.46	94.21	260.66
075-051-019-000	1	1.00	166.46	94.21	260.66
075-051-020-000	1	1.00	166.46	94.21	260.66
075-051-021-000	1	1.00	166.46	94.21	260.66
075-051-022-000	1	1.00	166.46	94.21	260.66
075-051-023-000	1	1.00	166.46	94.21	260.66
075-051-024-000	1	1.00	166.46	94.21	260.66
075-051-025-000	1	1.00	166.46	94.21	260.66
075-051-026-000	1	1.00	166.46	94.21	260.66
075-051-027-000	1	1.00	166.46	94.21	260.66
075-051-028-000	1	1.00	166.46	94.21	260.66
075-051-029-000	1	1.00	166.46	94.21	260.66
075-051-030-000	1	1.00	166.46	94.21	260.66
075-051-032-000	1	1.00	166.46	94.21	260.66
075-051-033-000	1	1.00	166.46	94.21	260.66
075-051-034-000	1	1.00	166.46	94.21	260.66
075-051-035-000	1	1.00	166.46	94.21	260.66
075-051-036-000	1	1.00	166.46	94.21	260.66
075-051-037-000	1	1.00	166.46	94.21	260.66
075-051-038-000	1	1.00	166.46	94.21	260.66
075-051-039-000	1	1.00	166.46	94.21	260.66
075-051-040-000	1	1.00	166.46	94.21	260.66
075-051-041-000	1	1.00	166.46	94.21	260.66
075-051-042-000	1	1.00	166.46	94.21	260.66
075-051-043-000	1	1.00	166.46	94.21	260.66
075-051-044-000	1	1.00	166.46	94.21	260.66
075-051-045-000	1	1.00	166.46	94.21	260.66
075-051-046-000	1	1.00	166.46	94.21	260.66
075-051-047-000	1	1.00	166.46	94.21	260.66
075-051-048-000	1	1.00	166.46	94.21	260.66
075-051-049-000	1	1.00	166.46	94.21	260.66
075-051-050-000	1	1.00	166.46	94.21	260.66
075-051-051-000	1	1.00	166.46	94.21	260.66
075-051-052-000	1	1.00	166.46	94.21	260.66
075-051-053-000	1	1.00	166.46	94.21	260.66
075-051-054-000	1	1.00	166.46	94.21	260.66
075-051-055-000	1	1.00	166.46	94.21	260.66
075-051-056-000	1	1.00	166.46	94.21	260.66
075-051-057-000	1	1.00	166.46	94.21	260.66
075-051-058-000	1	1.00	166.46	94.21	260.66
075-051-059-000	1	1.00	166.46	94.21	260.66
075-051-060-000	1	1.00	166.46	94.21	260.66
075-051-061-000	1	1.00	166.46	94.21	260.66
075-051-062-000	1	1.00	166.46	94.21	260.66

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-051-063-000	1	1.00	166.46	94.21	260.66
075-051-064-000	1	1.00	166.46	94.21	260.66
075-051-065-000	1	1.00	166.46	94.21	260.66
075-051-066-000	1	1.00	166.46	94.21	260.66
075-051-067-000	1	1.00	166.46	94.21	260.66
075-051-068-000	1	1.00	166.46	94.21	260.66
075-051-069-000	1	1.00	166.46	94.21	260.66
075-051-070-000	1	1.00	166.46	94.21	260.66
075-053-001-000	1	1.00	166.46	94.21	260.66
075-053-002-000	1	1.00	166.46	94.21	260.66
075-053-003-000	1	1.00	166.46	94.21	260.66
075-053-004-000	1	1.00	166.46	94.21	260.66
075-053-005-000	1	1.00	166.46	94.21	260.66
075-053-006-000	1	1.00	166.46	94.21	260.66
075-053-007-000	1	1.00	166.46	94.21	260.66
075-053-008-000	1	1.00	166.46	94.21	260.66
075-053-009-000	1	1.00	166.46	94.21	260.66
075-053-010-000	1	1.00	166.46	94.21	260.66
075-053-011-000	1	1.00	166.46	94.21	260.66
075-053-012-000	1	1.00	166.46	94.21	260.66
075-053-013-000	1	1.00	166.46	94.21	260.66
075-053-014-000	1	1.00	166.46	94.21	260.66
075-053-015-000	1	1.00	166.46	94.21	260.66
075-053-016-000	1	1.00	166.46	94.21	260.66
075-053-017-000	1	1.00	166.46	94.21	260.66
075-053-018-000	1	1.00	166.46	94.21	260.66
075-053-019-000	1	1.00	166.46	94.21	260.66
075-053-020-000	1	1.00	166.46	94.21	260.66
075-053-021-000	1	1.00	166.46	94.21	260.66
075-053-022-000	1	1.00	166.46	94.21	260.66
075-053-023-000	1	1.00	166.46	94.21	260.66
075-053-024-000	1	1.00	166.46	94.21	260.66
075-053-025-000	1	1.00	166.46	94.21	260.66
075-053-026-000	1	1.00	166.46	94.21	260.66
075-053-027-000	1	1.00	166.46	94.21	260.66
075-053-028-000	1	1.00	166.46	94.21	260.66
075-053-029-000	1	1.00	166.46	94.21	260.66
075-053-030-000	1	1.00	166.46	94.21	260.66
075-053-031-000	1	1.00	166.46	94.21	260.66
075-053-032-000	1	1.00	166.46	94.21	260.66
075-053-033-000	1	1.00	166.46	94.21	260.66
075-053-034-000	1	1.00	166.46	94.21	260.66
075-053-035-000	1	1.00	166.46	94.21	260.66
075-053-036-000	1	1.00	166.46	94.21	260.66
075-053-037-000	1	1.00	166.46	94.21	260.66
075-057-005-000	1	1.00	166.46	94.21	260.66
075-057-006-000	1	1.00	166.46	94.21	260.66
075-057-007-000	1	1.00	166.46	94.21	260.66
075-057-008-000	1	1.00	166.46	94.21	260.66
075-057-009-000	1	1.00	166.46	94.21	260.66
075-057-010-000	1	1.00	166.46	94.21	260.66
075-057-011-000	1	1.00	166.46	94.21	260.66
075-057-012-000	1	1.00	166.46	94.21	260.66
075-057-013-000	1	1.00	166.46	94.21	260.66
075-057-014-000	1	1.00	166.46	94.21	260.66
075-057-015-000	1	1.00	166.46	94.21	260.66
075-057-016-000	1	1.00	166.46	94.21	260.66
075-057-019-000	1	1.00	166.46	94.21	260.66
075-057-020-000	1	1.00	166.46	94.21	260.66
075-057-021-000	1	1.00	166.46	94.21	260.66
075-057-022-000	1	1.00	166.46	94.21	260.66

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-057-026-000	1	1.00	166.46	94.21	260.66
075-057-027-000	1	1.00	166.46	94.21	260.66
075-057-028-000	1	1.00	166.46	94.21	260.66
075-057-029-000	1	1.00	166.46	94.21	260.66
075-057-030-000	1	1.00	166.46	94.21	260.66
075-057-031-000	1	1.00	166.46	94.21	260.66
075-057-032-000	1	1.00	166.46	94.21	260.66
075-057-033-000	1	1.00	166.46	94.21	260.66
075-057-034-000	1	1.00	166.46	94.21	260.66
075-057-035-000	1	1.00	166.46	94.21	260.66
075-057-036-000	1	1.00	166.46	94.21	260.66
075-057-037-000	1	1.00	166.46	94.21	260.66
075-057-038-000	1	1.00	166.46	94.21	260.66
075-057-039-000	1	10.00	1,664.60	942.10	2,606.70
075-057-040-000	1	1.04	173.12	97.98	271.08
075-057-041-000	1	1.00	166.46	94.21	260.66
075-057-042-000	1	1.00	166.46	94.21	260.66
075-057-043-000	1	1.00	166.46	94.21	260.66
075-059-001-000	2	1.00	166.46	111.39	277.84
075-059-002-000	2	1.00	166.46	111.39	277.84
075-059-003-000	2	1.00	166.46	111.39	277.84
075-059-004-000	2	1.00	166.46	111.39	277.84
075-059-005-000	2	1.00	166.46	111.39	277.84
075-059-006-000	2	1.00	166.46	111.39	277.84
075-059-007-000	2	1.00	166.46	111.39	277.84
075-059-008-000	2	1.00	166.46	111.39	277.84
075-059-009-000	2	1.00	166.46	111.39	277.84
075-059-010-000	2	1.00	166.46	111.39	277.84
075-059-011-000	2	1.00	166.46	111.39	277.84
075-059-012-000	2	1.00	166.46	111.39	277.84
075-059-013-000	2	1.00	166.46	111.39	277.84
075-059-014-000	2	1.00	166.46	111.39	277.84
075-059-015-000	2	1.00	166.46	111.39	277.84
075-059-016-000	2	1.00	166.46	111.39	277.84
075-059-017-000	2	1.00	166.46	111.39	277.84
075-059-018-000	2	1.00	166.46	111.39	277.84
075-059-019-000	2	1.00	166.46	111.39	277.84
075-059-020-000	2	1.00	166.46	111.39	277.84
075-059-021-000	2	1.00	166.46	111.39	277.84
075-059-022-000	2	1.00	166.46	111.39	277.84
075-059-023-000	2	1.00	166.46	111.39	277.84
075-059-024-000	2	1.00	166.46	111.39	277.84
075-059-025-000	2	1.00	166.46	111.39	277.84
075-059-026-000	2	1.00	166.46	111.39	277.84
075-059-027-000	2	1.00	166.46	111.39	277.84
075-059-028-000	2	1.00	166.46	111.39	277.84
075-059-029-000	2	1.00	166.46	111.39	277.84
075-059-030-000	2	1.00	166.46	111.39	277.84
075-059-031-000	2	1.00	166.46	111.39	277.84
075-059-032-000	2	1.00	166.46	111.39	277.84
075-059-033-000	2	1.00	166.46	111.39	277.84
075-059-034-000	2	1.00	166.46	111.39	277.84
075-059-035-000	2	1.00	166.46	111.39	277.84
075-059-036-000	2	1.00	166.46	111.39	277.84
075-059-037-000	2	1.00	166.46	111.39	277.84
075-059-038-000	2	1.00	166.46	111.39	277.84
075-059-039-000	2	1.00	166.46	111.39	277.84
075-059-041-000	2	1.00	166.46	111.39	277.84
075-059-042-000	2	1.00	166.46	111.39	277.84
075-059-043-000	2	1.00	166.46	111.39	277.84
075-059-044-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-059-045-000	2	1.00	166.46	111.39	277.84
075-059-046-000	2	1.00	166.46	111.39	277.84
075-059-047-000	2	1.00	166.46	111.39	277.84
075-059-048-000	2	1.00	166.46	111.39	277.84
075-059-049-000	2	1.00	166.46	111.39	277.84
075-059-050-000	2	1.00	166.46	111.39	277.84
075-059-051-000	2	1.00	166.46	111.39	277.84
075-059-052-000	2	1.00	166.46	111.39	277.84
075-059-053-000	2	1.00	166.46	111.39	277.84
075-059-054-000	2	1.00	166.46	111.39	277.84
075-059-055-000	2	1.00	166.46	111.39	277.84
075-059-056-000	2	1.00	166.46	111.39	277.84
075-059-057-000	2	1.00	166.46	111.39	277.84
075-059-058-000	2	1.00	166.46	111.39	277.84
075-059-059-000	2	1.00	166.46	111.39	277.84
075-059-060-000	2	1.00	166.46	111.39	277.84
075-059-062-000	2	1.00	166.46	111.39	277.84
075-059-063-000	2	1.00	166.46	111.39	277.84
075-060-001-000	2	1.00	166.46	111.39	277.84
075-060-002-000	2	1.00	166.46	111.39	277.84
075-060-003-000	2	1.00	166.46	111.39	277.84
075-060-004-000	2	1.00	166.46	111.39	277.84
075-060-005-000	2	1.00	166.46	111.39	277.84
075-060-006-000	2	1.00	166.46	111.39	277.84
075-060-007-000	2	1.00	166.46	111.39	277.84
075-060-008-000	2	1.00	166.46	111.39	277.84
075-060-009-000	2	1.00	166.46	111.39	277.84
075-060-010-000	2	1.00	166.46	111.39	277.84
075-060-011-000	2	1.00	166.46	111.39	277.84
075-060-013-000	2	1.00	166.46	111.39	277.84
075-060-014-000	2	1.00	166.46	111.39	277.84
075-060-015-000	2	1.00	166.46	111.39	277.84
075-060-016-000	2	1.00	166.46	111.39	277.84
075-060-017-000	2	1.00	166.46	111.39	277.84
075-060-018-000	2	1.00	166.46	111.39	277.84
075-060-019-000	2	1.00	166.46	111.39	277.84
075-060-020-000	2	1.00	166.46	111.39	277.84
075-060-021-000	2	1.00	166.46	111.39	277.84
075-060-022-000	2	1.00	166.46	111.39	277.84
075-060-023-000	2	1.00	166.46	111.39	277.84
075-060-024-000	2	1.00	166.46	111.39	277.84
075-060-025-000	2	1.00	166.46	111.39	277.84
075-060-026-000	2	1.00	166.46	111.39	277.84
075-060-027-000	2	1.00	166.46	111.39	277.84
075-060-028-000	2	1.00	166.46	111.39	277.84
075-060-029-000	2	1.00	166.46	111.39	277.84
075-060-030-000	2	1.00	166.46	111.39	277.84
075-060-031-000	2	1.00	166.46	111.39	277.84
075-060-032-000	2	1.00	166.46	111.39	277.84
075-060-033-000	2	1.00	166.46	111.39	277.84
075-060-034-000	2	1.00	166.46	111.39	277.84
075-060-035-000	2	1.00	166.46	111.39	277.84
075-060-036-000	2	1.00	166.46	111.39	277.84
075-060-037-000	2	1.00	166.46	111.39	277.84
075-060-038-000	2	1.00	166.46	111.39	277.84
075-060-039-000	2	1.00	166.46	111.39	277.84
075-060-040-000	2	1.00	166.46	111.39	277.84
075-060-041-000	2	1.00	166.46	111.39	277.84
075-060-042-000	2	1.00	166.46	111.39	277.84
075-060-043-000	2	1.00	166.46	111.39	277.84
075-060-044-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-060-045-000	2	1.00	166.46	111.39	277.84
075-060-046-000	2	1.00	166.46	111.39	277.84
075-060-047-000	2	1.00	166.46	111.39	277.84
075-060-048-000	2	1.00	166.46	111.39	277.84
075-060-049-000	2	1.00	166.46	111.39	277.84
075-060-050-000	2	1.00	166.46	111.39	277.84
075-060-051-000	2	1.00	166.46	111.39	277.84
075-060-052-000	2	1.00	166.46	111.39	277.84
075-060-053-000	2	1.00	166.46	111.39	277.84
075-060-054-000	2	1.00	166.46	111.39	277.84
075-060-055-000	2	1.00	166.46	111.39	277.84
075-060-056-000	2	1.00	166.46	111.39	277.84
075-060-057-000	2	1.00	166.46	111.39	277.84
075-060-058-000	2	1.00	166.46	111.39	277.84
075-060-059-000	2	1.00	166.46	111.39	277.84
075-060-060-000	2	1.00	166.46	111.39	277.84
075-060-061-000	2	1.00	166.46	111.39	277.84
075-060-062-000	2	1.00	166.46	111.39	277.84
075-060-063-000	2	1.00	166.46	111.39	277.84
075-060-064-000	2	1.00	166.46	111.39	277.84
075-060-065-000	2	1.00	166.46	111.39	277.84
075-060-066-000	2	1.00	166.46	111.39	277.84
075-060-067-000	2	1.00	166.46	111.39	277.84
075-060-068-000	2	1.00	166.46	111.39	277.84
075-060-069-000	2	1.00	166.46	111.39	277.84
075-060-070-000	2	1.00	166.46	111.39	277.84
075-060-071-000	2	1.00	166.46	111.39	277.84
075-060-072-000	2	1.00	166.46	111.39	277.84
075-060-073-000	2	1.00	166.46	111.39	277.84
075-060-074-000	2	1.00	166.46	111.39	277.84
075-060-075-000	2	1.00	166.46	111.39	277.84
075-060-076-000	2	1.00	166.46	111.39	277.84
075-060-077-000	2	1.00	166.46	111.39	277.84
075-060-078-000	2	1.00	166.46	111.39	277.84
075-061-001-000	2	1.00	166.46	111.39	277.84
075-061-002-000	2	1.00	166.46	111.39	277.84
075-061-003-000	2	1.00	166.46	111.39	277.84
075-061-004-000	2	1.00	166.46	111.39	277.84
075-061-005-000	2	1.00	166.46	111.39	277.84
075-061-006-000	2	1.00	166.46	111.39	277.84
075-061-007-000	2	1.00	166.46	111.39	277.84
075-061-008-000	2	1.00	166.46	111.39	277.84
075-061-009-000	2	1.00	166.46	111.39	277.84
075-061-010-000	2	1.00	166.46	111.39	277.84
075-061-011-000	2	1.00	166.46	111.39	277.84
075-061-012-000	2	1.00	166.46	111.39	277.84
075-061-013-000	2	1.00	166.46	111.39	277.84
075-061-014-000	2	1.00	166.46	111.39	277.84
075-061-015-000	2	1.00	166.46	111.39	277.84
075-061-016-000	2	1.00	166.46	111.39	277.84
075-061-017-000	2	1.00	166.46	111.39	277.84
075-061-018-000	2	1.00	166.46	111.39	277.84
075-061-019-000	2	1.00	166.46	111.39	277.84
075-061-020-000	2	1.00	166.46	111.39	277.84
075-061-021-000	2	1.00	166.46	111.39	277.84
075-061-022-000	2	1.00	166.46	111.39	277.84
075-061-023-000	2	1.00	166.46	111.39	277.84
075-061-024-000	2	1.00	166.46	111.39	277.84
075-061-025-000	2	1.00	166.46	111.39	277.84
075-061-026-000	2	1.00	166.46	111.39	277.84
075-061-027-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-061-028-000	2	1.00	166.46	111.39	277.84
075-061-029-000	2	1.00	166.46	111.39	277.84
075-061-030-000	2	1.00	166.46	111.39	277.84
075-061-031-000	2	1.00	166.46	111.39	277.84
075-061-032-000	2	1.00	166.46	111.39	277.84
075-061-033-000	2	1.00	166.46	111.39	277.84
075-061-034-000	2	1.00	166.46	111.39	277.84
075-061-035-000	2	1.00	166.46	111.39	277.84
075-061-036-000	2	1.00	166.46	111.39	277.84
075-061-037-000	2	1.00	166.46	111.39	277.84
075-061-038-000	2	1.00	166.46	111.39	277.84
075-061-039-000	2	1.00	166.46	111.39	277.84
075-061-040-000	2	1.00	166.46	111.39	277.84
075-061-041-000	2	1.00	166.46	111.39	277.84
075-061-042-000	2	1.00	166.46	111.39	277.84
075-061-043-000	2	1.00	166.46	111.39	277.84
075-061-044-000	2	1.00	166.46	111.39	277.84
075-061-045-000	2	1.00	166.46	111.39	277.84
075-061-046-000	2	1.00	166.46	111.39	277.84
075-061-047-000	2	1.00	166.46	111.39	277.84
075-061-048-000	2	1.00	166.46	111.39	277.84
075-061-049-000	2	1.00	166.46	111.39	277.84
075-061-050-000	2	1.00	166.46	111.39	277.84
075-061-051-000	2	1.00	166.46	111.39	277.84
075-061-052-000	2	1.00	166.46	111.39	277.84
075-061-053-000	2	1.00	166.46	111.39	277.84
075-061-054-000	2	1.00	166.46	111.39	277.84
075-061-055-000	2	1.00	166.46	111.39	277.84
075-061-056-000	2	1.00	166.46	111.39	277.84
075-061-057-000	2	1.00	166.46	111.39	277.84
075-061-058-000	2	1.00	166.46	111.39	277.84
075-061-059-000	2	1.00	166.46	111.39	277.84
075-061-060-000	2	1.00	166.46	111.39	277.84
075-061-061-000	2	1.00	166.46	111.39	277.84
075-061-062-000	2	1.00	166.46	111.39	277.84
075-061-063-000	2	1.00	166.46	111.39	277.84
075-061-064-000	2	1.00	166.46	111.39	277.84
075-061-065-000	2	1.00	166.46	111.39	277.84
075-061-066-000	2	1.00	166.46	111.39	277.84
075-061-067-000	2	1.00	166.46	111.39	277.84
075-061-068-000	2	1.00	166.46	111.39	277.84
075-061-069-000	2	1.00	166.46	111.39	277.84
075-062-001-000	2	1.00	166.46	111.39	277.84
075-062-002-000	2	1.00	166.46	111.39	277.84
075-062-003-000	2	1.00	166.46	111.39	277.84
075-062-004-000	2	1.00	166.46	111.39	277.84
075-062-005-000	2	1.00	166.46	111.39	277.84
075-062-006-000	2	1.00	166.46	111.39	277.84
075-062-007-000	2	1.00	166.46	111.39	277.84
075-062-008-000	2	1.00	166.46	111.39	277.84
075-062-009-000	2	1.00	166.46	111.39	277.84
075-062-010-000	2	1.00	166.46	111.39	277.84
075-062-011-000	2	1.00	166.46	111.39	277.84
075-062-012-000	2	1.00	166.46	111.39	277.84
075-062-013-000	2	1.00	166.46	111.39	277.84
075-062-014-000	2	1.00	166.46	111.39	277.84
075-062-015-000	2	1.00	166.46	111.39	277.84
075-062-016-000	2	1.00	166.46	111.39	277.84
075-062-017-000	2	1.00	166.46	111.39	277.84
075-062-018-000	2	1.00	166.46	111.39	277.84
075-062-019-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-062-020-000	2	1.00	166.46	111.39	277.84
075-062-021-000	2	1.00	166.46	111.39	277.84
075-062-022-000	2	1.00	166.46	111.39	277.84
075-062-023-000	2	1.00	166.46	111.39	277.84
075-062-024-000	2	1.00	166.46	111.39	277.84
075-062-025-000	2	1.00	166.46	111.39	277.84
075-062-026-000	2	1.00	166.46	111.39	277.84
075-062-027-000	2	1.00	166.46	111.39	277.84
075-062-028-000	2	1.00	166.46	111.39	277.84
075-062-029-000	2	1.00	166.46	111.39	277.84
075-062-030-000	2	1.00	166.46	111.39	277.84
075-062-031-000	2	1.00	166.46	111.39	277.84
075-062-032-000	2	1.00	166.46	111.39	277.84
075-079-001-000	2	1.00	166.46	111.39	277.84
075-079-002-000	2	1.00	166.46	111.39	277.84
075-079-003-000	2	1.00	166.46	111.39	277.84
075-079-004-000	2	1.00	166.46	111.39	277.84
075-079-005-000	2	1.00	166.46	111.39	277.84
075-079-006-000	2	1.00	166.46	111.39	277.84
075-079-007-000	2	1.00	166.46	111.39	277.84
075-079-008-000	2	1.00	166.46	111.39	277.84
075-079-009-000	2	1.00	166.46	111.39	277.84
075-079-010-000	2	1.00	166.46	111.39	277.84
075-079-011-000	2	1.00	166.46	111.39	277.84
075-079-012-000	2	1.00	166.46	111.39	277.84
075-079-013-000	2	1.00	166.46	111.39	277.84
075-079-014-000	2	1.00	166.46	111.39	277.84
075-079-015-000	2	1.00	166.46	111.39	277.84
075-079-016-000	2	1.00	166.46	111.39	277.84
075-079-017-000	2	1.00	166.46	111.39	277.84
075-079-018-000	2	1.00	166.46	111.39	277.84
075-079-019-000	2	1.00	166.46	111.39	277.84
075-079-020-000	2	1.00	166.46	111.39	277.84
075-079-021-000	2	1.00	166.46	111.39	277.84
075-079-022-000	2	1.00	166.46	111.39	277.84
075-079-023-000	2	1.00	166.46	111.39	277.84
075-079-024-000	2	1.00	166.46	111.39	277.84
075-079-025-000	2	1.00	166.46	111.39	277.84
075-079-026-000	2	1.00	166.46	111.39	277.84
075-079-027-000	2	1.00	166.46	111.39	277.84
075-079-028-000	2	1.00	166.46	111.39	277.84
075-079-029-000	2	1.00	166.46	111.39	277.84
075-079-030-000	2	1.00	166.46	111.39	277.84
075-079-031-000	2	1.00	166.46	111.39	277.84
075-079-032-000	2	1.00	166.46	111.39	277.84
075-079-033-000	2	1.00	166.46	111.39	277.84
075-079-034-000	2	1.00	166.46	111.39	277.84
075-079-035-000	2	1.00	166.46	111.39	277.84
075-079-036-000	2	1.00	166.46	111.39	277.84
075-079-037-000	2	1.00	166.46	111.39	277.84
075-079-038-000	2	1.00	166.46	111.39	277.84
075-079-039-000	2	1.00	166.46	111.39	277.84
075-079-040-000	2	1.00	166.46	111.39	277.84
075-079-041-000	2	1.00	166.46	111.39	277.84
075-079-042-000	2	1.00	166.46	111.39	277.84
075-079-043-000	2	1.00	166.46	111.39	277.84
075-079-044-000	2	1.00	166.46	111.39	277.84
075-079-045-000	2	1.00	166.46	111.39	277.84
075-079-046-000	2	1.00	166.46	111.39	277.84
075-079-047-000	2	1.00	166.46	111.39	277.84
075-079-048-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-079-049-000	2	1.00	166.46	111.39	277.84
075-079-050-000	2	1.00	166.46	111.39	277.84
075-079-051-000	2	1.00	166.46	111.39	277.84
075-079-052-000	2	1.00	166.46	111.39	277.84
075-079-053-000	2	1.00	166.46	111.39	277.84
075-079-054-000	2	1.00	166.46	111.39	277.84
075-079-055-000	2	1.00	166.46	111.39	277.84
075-079-056-000	2	1.00	166.46	111.39	277.84
075-079-057-000	2	1.00	166.46	111.39	277.84
075-079-058-000	2	1.00	166.46	111.39	277.84
075-079-059-000	2	1.00	166.46	111.39	277.84
075-079-060-000	2	1.00	166.46	111.39	277.84
075-079-061-000	2	1.00	166.46	111.39	277.84
075-079-062-000	2	1.00	166.46	111.39	277.84
075-079-063-000	2	1.00	166.46	111.39	277.84
075-079-064-000	2	1.00	166.46	111.39	277.84
075-079-065-000	2	1.00	166.46	111.39	277.84
075-079-066-000	2	1.00	166.46	111.39	277.84
075-079-067-000	2	1.00	166.46	111.39	277.84
075-079-068-000	2	1.00	166.46	111.39	277.84
075-014-026-000	3	10.26	1,707.88	0.00	1,707.86
075-014-027-000	3	3.21	534.34	0.00	534.32
075-021-001-000	3	1.00	166.46	0.00	166.46
075-021-002-000	3	1.00	166.46	0.00	166.46
075-021-020-000	3	1.00	166.46	0.00	166.46
075-021-021-000	3	1.00	166.46	0.00	166.46
075-021-022-000	3	1.00	166.46	0.00	166.46
075-025-003-000	3	1.00	166.46	0.00	166.46
075-025-005-000	3	1.00	166.46	0.00	166.46
075-025-007-000	3	3.72	619.23	0.00	619.22
075-025-008-000	3	3.72	619.23	0.00	619.22
075-025-009-000	3	1.00	166.46	0.00	166.46
075-025-010-000	3	13.20	2,197.27	0.00	2,197.26
075-025-011-000	3	5.08	845.62	0.00	845.60
075-069-002-000	3	1.00	166.46	0.00	166.46
075-069-003-000	3	1.00	166.46	0.00	166.46
075-073-002-000	3	1.00	166.46	0.00	166.46
075-093-024-000	3	1.44	239.70	0.00	239.70
075-093-025-000	3	2.11	351.23	0.00	351.22
075-093-030-000	3	43.84	7,297.61	0.00	7,297.60
075-093-031-000	3	40.00	6,658.40	0.00	6,658.40
075-093-034-000	3	7.24	1,205.17	0.00	1,205.16
075-093-035-000	3	3.60	599.26	0.00	599.24
075-093-036-000	3	4.32	719.11	0.00	719.10
075-093-037-000	3	2.92	486.06	0.00	486.06
075-093-038-000	3	5.40	898.88	0.00	898.88
075-093-039-000	3	4.56	759.06	0.00	759.04
075-093-040-000	3	5.20	865.59	0.00	865.58
075-093-041-000	3	25.28	4,208.11	0.00	4,208.10
075-093-043-000	3	4.56	759.06	0.00	759.04
075-093-047-000	3	3.36	559.31	0.00	559.30
075-093-049-000	3	5.12	852.28	0.00	852.26
075-093-051-000	3	23.92	3,981.72	0.00	3,981.72
075-093-052-000	3	19.56	3,255.96	0.00	3,255.94
075-093-053-000	3	6.24	1,038.71	0.00	1,038.70
075-093-054-000	3	4.24	705.79	0.00	705.78
075-093-058-000	3	4.24	705.79	0.00	705.78
075-093-061-000	3	8.00	1,331.68	0.00	1,331.68
075-093-062-000	3	4.84	805.67	0.00	805.66
075-093-063-000	3	4.52	752.40	0.00	752.38
075-064-001-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-064-002-000	4	1.00	166.46	61.01	227.46
075-064-003-000	4	1.00	166.46	61.01	227.46
075-064-004-000	4	1.00	166.46	61.01	227.46
075-064-005-000	4	1.00	166.46	61.01	227.46
075-064-006-000	4	1.00	166.46	61.01	227.46
075-064-007-000	4	1.00	166.46	61.01	227.46
075-064-008-000	4	1.00	166.46	61.01	227.46
075-064-009-000	4	1.00	166.46	61.01	227.46
075-064-010-000	4	1.00	166.46	61.01	227.46
075-064-011-000	4	1.00	166.46	61.01	227.46
075-064-012-000	4	1.00	166.46	61.01	227.46
075-064-013-000	4	1.00	166.46	61.01	227.46
075-064-014-000	4	1.00	166.46	61.01	227.46
075-064-015-000	4	1.00	166.46	61.01	227.46
075-064-016-000	4	1.00	166.46	61.01	227.46
075-064-017-000	4	1.00	166.46	61.01	227.46
075-064-018-000	4	1.00	166.46	61.01	227.46
075-064-019-000	4	1.00	166.46	61.01	227.46
075-064-020-000	4	1.00	166.46	61.01	227.46
075-064-021-000	4	1.00	166.46	61.01	227.46
075-064-022-000	4	1.00	166.46	61.01	227.46
075-064-023-000	4	1.00	166.46	61.01	227.46
075-064-024-000	4	1.00	166.46	61.01	227.46
075-064-025-000	4	1.00	166.46	61.01	227.46
075-064-026-000	4	1.00	166.46	61.01	227.46
075-064-027-000	4	1.00	166.46	61.01	227.46
075-064-028-000	4	1.00	166.46	61.01	227.46
075-064-029-000	4	1.00	166.46	61.01	227.46
075-064-030-000	4	1.00	166.46	61.01	227.46
075-064-031-000	4	1.00	166.46	61.01	227.46
075-064-032-000	4	1.00	166.46	61.01	227.46
075-064-033-000	4	1.00	166.46	61.01	227.46
075-064-034-000	4	1.00	166.46	61.01	227.46
075-064-035-000	4	1.00	166.46	61.01	227.46
075-064-036-000	4	1.00	166.46	61.01	227.46
075-064-037-000	4	1.00	166.46	61.01	227.46
075-064-038-000	4	1.00	166.46	61.01	227.46
075-064-040-000	4	1.00	166.46	61.01	227.46
075-064-041-000	4	1.00	166.46	61.01	227.46
075-064-042-000	4	1.00	166.46	61.01	227.46
075-064-043-000	4	1.00	166.46	61.01	227.46
075-064-044-000	4	1.00	166.46	61.01	227.46
075-064-045-000	4	1.00	166.46	61.01	227.46
075-064-046-000	4	1.00	166.46	61.01	227.46
075-064-047-000	4	1.00	166.46	61.01	227.46
075-064-048-000	4	1.00	166.46	61.01	227.46
075-064-049-000	4	1.00	166.46	61.01	227.46
075-064-050-000	4	1.00	166.46	61.01	227.46
075-064-051-000	4	1.00	166.46	61.01	227.46
075-064-052-000	4	1.00	166.46	61.01	227.46
075-064-053-000	4	1.00	166.46	61.01	227.46
075-064-054-000	4	1.00	166.46	61.01	227.46
075-064-055-000	4	1.00	166.46	61.01	227.46
075-064-056-000	4	1.00	166.46	61.01	227.46
075-064-057-000	4	1.00	166.46	61.01	227.46
075-064-058-000	4	1.00	166.46	61.01	227.46
075-064-059-000	4	1.00	166.46	61.01	227.46
075-064-060-000	4	1.00	166.46	61.01	227.46
075-064-061-000	4	1.00	166.46	61.01	227.46
075-064-062-000	4	1.00	166.46	61.01	227.46
075-064-063-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-064-064-000	4	1.00	166.46	61.01	227.46
075-064-065-000	4	1.00	166.46	61.01	227.46
075-064-066-000	4	1.00	166.46	61.01	227.46
075-064-067-000	4	1.00	166.46	61.01	227.46
075-064-068-000	4	1.00	166.46	61.01	227.46
075-064-069-000	4	1.00	166.46	61.01	227.46
075-064-070-000	4	1.00	166.46	61.01	227.46
075-065-001-000	4	1.00	166.46	61.01	227.46
075-065-002-000	4	1.00	166.46	61.01	227.46
075-065-003-000	4	1.00	166.46	61.01	227.46
075-065-004-000	4	1.00	166.46	61.01	227.46
075-065-005-000	4	1.00	166.46	61.01	227.46
075-065-006-000	4	1.00	166.46	61.01	227.46
075-065-007-000	4	1.00	166.46	61.01	227.46
075-065-008-000	4	1.00	166.46	61.01	227.46
075-065-009-000	4	1.00	166.46	61.01	227.46
075-065-010-000	4	1.00	166.46	61.01	227.46
075-065-011-000	4	1.00	166.46	61.01	227.46
075-065-012-000	4	1.00	166.46	61.01	227.46
075-065-013-000	4	1.00	166.46	61.01	227.46
075-065-014-000	4	1.00	166.46	61.01	227.46
075-065-015-000	4	1.00	166.46	61.01	227.46
075-065-016-000	4	1.00	166.46	61.01	227.46
075-065-018-000	4	1.00	166.46	61.01	227.46
075-065-019-000	4	1.00	166.46	61.01	227.46
075-065-020-000	4	1.00	166.46	61.01	227.46
075-065-021-000	4	1.00	166.46	61.01	227.46
075-065-022-000	4	1.00	166.46	61.01	227.46
075-065-023-000	4	1.00	166.46	61.01	227.46
075-065-024-000	4	1.00	166.46	61.01	227.46
075-065-025-000	4	1.00	166.46	61.01	227.46
075-065-026-000	4	1.00	166.46	61.01	227.46
075-065-027-000	4	1.00	166.46	61.01	227.46
075-065-028-000	4	1.00	166.46	61.01	227.46
075-065-029-000	4	1.00	166.46	61.01	227.46
075-065-030-000	4	1.00	166.46	61.01	227.46
075-065-031-000	4	1.00	166.46	61.01	227.46
075-065-032-000	4	1.00	166.46	61.01	227.46
075-065-033-000	4	1.00	166.46	61.01	227.46
075-065-034-000	4	1.00	166.46	61.01	227.46
075-065-035-000	4	1.00	166.46	61.01	227.46
075-065-036-000	4	1.00	166.46	61.01	227.46
075-065-037-000	4	1.00	166.46	61.01	227.46
075-065-038-000	4	1.00	166.46	61.01	227.46
075-065-039-000	4	1.00	166.46	61.01	227.46
075-065-040-000	4	1.00	166.46	61.01	227.46
075-065-041-000	4	1.00	166.46	61.01	227.46
075-065-042-000	4	1.00	166.46	61.01	227.46
075-065-043-000	4	1.00	166.46	61.01	227.46
075-065-044-000	4	1.00	166.46	61.01	227.46
075-065-045-000	4	1.00	166.46	61.01	227.46
075-065-046-000	4	1.00	166.46	61.01	227.46
075-065-047-000	4	1.00	166.46	61.01	227.46
075-065-048-000	4	1.00	166.46	61.01	227.46
075-065-049-000	4	1.00	166.46	61.01	227.46
075-065-050-000	4	1.00	166.46	61.01	227.46
075-065-051-000	4	1.00	166.46	61.01	227.46
075-065-052-000	4	1.00	166.46	61.01	227.46
075-065-053-000	4	1.00	166.46	61.01	227.46
075-065-054-000	4	1.00	166.46	61.01	227.46
075-066-006-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-066-007-000	4	1.00	166.46	61.01	227.46
075-066-008-000	4	1.00	166.46	61.01	227.46
075-066-009-000	4	1.00	166.46	61.01	227.46
075-066-010-000	4	1.00	166.46	61.01	227.46
075-066-011-000	4	1.00	166.46	61.01	227.46
075-066-012-000	4	1.00	166.46	61.01	227.46
075-066-013-000	4	1.00	166.46	61.01	227.46
075-066-014-000	4	1.00	166.46	61.01	227.46
075-066-015-000	4	1.00	166.46	61.01	227.46
075-066-016-000	4	1.00	166.46	61.01	227.46
075-066-017-000	4	1.00	166.46	61.01	227.46
075-066-018-000	4	1.00	166.46	61.01	227.46
075-066-019-000	4	1.00	166.46	61.01	227.46
075-066-020-000	4	1.00	166.46	61.01	227.46
075-066-021-000	4	1.00	166.46	61.01	227.46
075-066-022-000	4	1.00	166.46	61.01	227.46
075-066-023-000	4	1.00	166.46	61.01	227.46
075-066-024-000	4	1.00	166.46	61.01	227.46
075-066-025-000	4	1.00	166.46	61.01	227.46
075-066-026-000	4	1.00	166.46	61.01	227.46
075-066-027-000	4	1.00	166.46	61.01	227.46
075-066-028-000	4	1.00	166.46	61.01	227.46
075-066-029-000	4	1.00	166.46	61.01	227.46
075-066-030-000	4	1.00	166.46	61.01	227.46
075-066-031-000	4	1.00	166.46	61.01	227.46
075-066-032-000	4	1.00	166.46	61.01	227.46
075-066-033-000	4	1.00	166.46	61.01	227.46
075-066-034-000	4	1.00	166.46	61.01	227.46
075-066-035-000	4	1.00	166.46	61.01	227.46
075-066-036-000	4	1.00	166.46	61.01	227.46
075-066-037-000	4	1.00	166.46	61.01	227.46
075-066-038-000	4	1.00	166.46	61.01	227.46
075-066-039-000	4	1.00	166.46	61.01	227.46
075-066-040-000	4	1.00	166.46	61.01	227.46
075-066-041-000	4	1.00	166.46	61.01	227.46
075-066-042-000	4	1.00	166.46	61.01	227.46
075-067-001-000	4	1.00	166.46	61.01	227.46
075-067-002-000	4	1.00	166.46	61.01	227.46
075-067-003-000	4	1.00	166.46	61.01	227.46
075-067-004-000	4	1.00	166.46	61.01	227.46
075-067-005-000	4	1.00	166.46	61.01	227.46
075-067-006-000	4	1.00	166.46	61.01	227.46
075-067-007-000	4	1.00	166.46	61.01	227.46
075-067-008-000	4	1.00	166.46	61.01	227.46
075-067-009-000	4	1.00	166.46	61.01	227.46
075-067-010-000	4	1.00	166.46	61.01	227.46
075-067-011-000	4	1.00	166.46	61.01	227.46
075-067-012-000	4	1.00	166.46	61.01	227.46
075-067-013-000	4	1.00	166.46	61.01	227.46
075-067-014-000	4	1.00	166.46	61.01	227.46
075-067-015-000	4	1.00	166.46	61.01	227.46
075-067-016-000	4	1.00	166.46	61.01	227.46
075-067-017-000	4	1.00	166.46	61.01	227.46
075-067-018-000	4	1.00	166.46	61.01	227.46
075-067-019-000	4	1.00	166.46	61.01	227.46
075-067-020-000	4	1.00	166.46	61.01	227.46
075-067-021-000	4	1.00	166.46	61.01	227.46
075-067-022-000	4	1.00	166.46	61.01	227.46
075-067-023-000	4	1.00	166.46	61.01	227.46
075-067-024-000	4	1.00	166.46	61.01	227.46
075-067-025-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-026-000	4	1.00	166.46	61.01	227.46
075-067-027-000	4	1.00	166.46	61.01	227.46
075-067-028-000	4	1.00	166.46	61.01	227.46
075-067-029-000	4	1.00	166.46	61.01	227.46
075-067-030-000	4	1.00	166.46	61.01	227.46
075-067-031-000	4	1.00	166.46	61.01	227.46
075-067-032-000	4	1.00	166.46	61.01	227.46
075-067-033-000	4	1.00	166.46	61.01	227.46
075-067-034-000	4	1.00	166.46	61.01	227.46
075-067-035-000	4	1.00	166.46	61.01	227.46
075-067-036-000	4	1.00	166.46	61.01	227.46
075-067-037-000	4	1.00	166.46	61.01	227.46
075-067-038-000	4	1.00	166.46	61.01	227.46
075-067-039-000	4	1.00	166.46	61.01	227.46
075-067-040-000	4	1.00	166.46	61.01	227.46
075-067-041-000	4	1.00	166.46	61.01	227.46
075-067-042-000	4	1.00	166.46	61.01	227.46
075-067-043-000	4	1.00	166.46	61.01	227.46
075-067-044-000	4	1.00	166.46	61.01	227.46
075-067-045-000	4	1.00	166.46	61.01	227.46
075-067-046-000	4	1.00	166.46	61.01	227.46
075-067-047-000	4	1.00	166.46	61.01	227.46
075-067-048-000	4	1.00	166.46	61.01	227.46
075-067-049-000	4	1.00	166.46	61.01	227.46
075-067-050-000	4	1.00	166.46	61.01	227.46
075-067-051-000	4	1.00	166.46	61.01	227.46
075-067-052-000	4	1.00	166.46	61.01	227.46
075-067-053-000	4	1.00	166.46	61.01	227.46
075-067-054-000	4	1.00	166.46	61.01	227.46
075-067-055-000	4	1.00	166.46	61.01	227.46
075-067-056-000	4	1.00	166.46	61.01	227.46
075-067-057-000	4	1.00	166.46	61.01	227.46
075-067-058-000	4	1.00	166.46	61.01	227.46
075-067-059-000	4	1.00	166.46	61.01	227.46
075-067-060-000	4	1.00	166.46	61.01	227.46
075-067-061-000	4	1.00	166.46	61.01	227.46
075-067-062-000	4	1.00	166.46	61.01	227.46
075-067-063-000	4	1.00	166.46	61.01	227.46
075-067-064-000	4	1.00	166.46	61.01	227.46
075-067-065-000	4	1.00	166.46	61.01	227.46
075-067-066-000	4	1.00	166.46	61.01	227.46
075-067-067-000	4	1.00	166.46	61.01	227.46
075-067-068-000	4	1.00	166.46	61.01	227.46
075-067-069-000	4	1.00	166.46	61.01	227.46
075-067-070-000	4	1.00	166.46	61.01	227.46
075-067-071-000	4	1.00	166.46	61.01	227.46
075-067-072-000	4	1.00	166.46	61.01	227.46
075-067-073-000	4	1.00	166.46	61.01	227.46
075-067-074-000	4	1.00	166.46	61.01	227.46
075-067-075-000	4	1.00	166.46	61.01	227.46
075-067-076-000	4	1.00	166.46	61.01	227.46
075-067-077-000	4	1.00	166.46	61.01	227.46
075-067-078-000	4	1.00	166.46	61.01	227.46
075-067-079-000	4	1.00	166.46	61.01	227.46
075-067-080-000	4	1.00	166.46	61.01	227.46
075-067-081-000	4	1.00	166.46	61.01	227.46
075-067-082-000	4	1.00	166.46	61.01	227.46
075-067-083-000	4	1.00	166.46	61.01	227.46
075-067-084-000	4	1.00	166.46	61.01	227.46
075-067-085-000	4	1.00	166.46	61.01	227.46
075-067-086-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-087-000	4	1.00	166.46	61.01	227.46
075-067-088-000	4	1.00	166.46	61.01	227.46
075-067-089-000	4	1.00	166.46	61.01	227.46
075-068-001-000	4	1.00	166.46	61.01	227.46
075-068-002-000	4	1.00	166.46	61.01	227.46
075-068-003-000	4	1.00	166.46	61.01	227.46
075-068-004-000	4	1.00	166.46	61.01	227.46
075-068-005-000	4	1.00	166.46	61.01	227.46
075-068-006-000	4	1.00	166.46	61.01	227.46
075-068-007-000	4	1.00	166.46	61.01	227.46
075-068-008-000	4	1.00	166.46	61.01	227.46
075-068-009-000	4	1.00	166.46	61.01	227.46
075-068-010-000	4	1.00	166.46	61.01	227.46
075-068-012-000	4	1.00	166.46	61.01	227.46
075-068-013-000	4	1.00	166.46	61.01	227.46
075-068-014-000	4	1.00	166.46	61.01	227.46
075-068-015-000	4	1.00	166.46	61.01	227.46
075-068-016-000	4	1.00	166.46	61.01	227.46
075-068-017-000	4	1.00	166.46	61.01	227.46
075-068-018-000	4	1.00	166.46	61.01	227.46
075-068-019-000	4	1.00	166.46	61.01	227.46
075-068-020-000	4	1.00	166.46	61.01	227.46
075-068-021-000	4	1.00	166.46	61.01	227.46
075-068-022-000	4	1.00	166.46	61.01	227.46
075-068-023-000	4	1.00	166.46	61.01	227.46
075-068-024-000	4	1.00	166.46	61.01	227.46
075-068-025-000	4	1.00	166.46	61.01	227.46
075-068-026-000	4	1.00	166.46	61.01	227.46
075-068-027-000	4	1.00	166.46	61.01	227.46
075-068-028-000	4	1.00	166.46	61.01	227.46
075-068-029-000	4	1.00	166.46	61.01	227.46
075-068-030-000	4	1.00	166.46	61.01	227.46
075-068-031-000	4	1.00	166.46	61.01	227.46
075-068-032-000	4	1.00	166.46	61.01	227.46
075-068-033-000	4	1.00	166.46	61.01	227.46
075-068-034-000	4	1.00	166.46	61.01	227.46
075-068-035-000	4	1.00	166.46	61.01	227.46
075-068-036-000	4	1.00	166.46	61.01	227.46
075-068-037-000	4	1.00	166.46	61.01	227.46
075-068-038-000	4	1.00	166.46	61.01	227.46
075-068-039-000	4	1.00	166.46	61.01	227.46
075-068-040-000	4	1.00	166.46	61.01	227.46
075-068-041-000	4	1.00	166.46	61.01	227.46
075-068-042-000	4	1.00	166.46	61.01	227.46
075-068-043-000	4	1.00	166.46	61.01	227.46
075-068-044-000	4	1.00	166.46	61.01	227.46
075-068-045-000	4	1.00	166.46	61.01	227.46
075-068-046-000	4	1.00	166.46	61.01	227.46
075-068-047-000	4	1.00	166.46	61.01	227.46
075-068-048-000	4	1.00	166.46	61.01	227.46
075-068-049-000	4	1.00	166.46	61.01	227.46
075-068-050-000	4	1.00	166.46	61.01	227.46
075-068-051-000	4	1.00	166.46	61.01	227.46
075-068-052-000	4	1.00	166.46	61.01	227.46
075-068-053-000	4	1.00	166.46	61.01	227.46
075-068-054-000	4	1.00	166.46	61.01	227.46
075-068-055-000	4	1.00	166.46	61.01	227.46
075-068-056-000	4	1.00	166.46	61.01	227.46
075-068-057-000	4	1.00	166.46	61.01	227.46
075-068-058-000	4	1.00	166.46	61.01	227.46
075-068-059-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-068-060-000	4	1.00	166.46	61.01	227.46
075-069-004-000	4	1.00	166.46	61.01	227.46
075-069-005-000	4	1.00	166.46	61.01	227.46
075-069-006-000	4	1.00	166.46	61.01	227.46
075-069-007-000	4	1.00	166.46	61.01	227.46
075-069-008-000	4	1.00	166.46	61.01	227.46
075-069-009-000	4	1.00	166.46	61.01	227.46
075-069-010-000	4	1.00	166.46	61.01	227.46
075-069-011-000	4	1.00	166.46	61.01	227.46
075-069-012-000	4	1.00	166.46	61.01	227.46
075-069-013-000	4	1.00	166.46	61.01	227.46
075-069-014-000	4	1.00	166.46	61.01	227.46
075-069-015-000	4	1.00	166.46	61.01	227.46
075-069-016-000	4	1.00	166.46	61.01	227.46
075-069-017-000	4	1.00	166.46	61.01	227.46
075-069-018-000	4	1.00	166.46	61.01	227.46
075-069-019-000	4	1.00	166.46	61.01	227.46
075-069-020-000	4	1.00	166.46	61.01	227.46
075-069-021-000	4	1.00	166.46	61.01	227.46
075-069-022-000	4	1.00	166.46	61.01	227.46
075-069-023-000	4	1.00	166.46	61.01	227.46
075-069-024-000	4	1.00	166.46	61.01	227.46
075-069-025-000	4	1.00	166.46	61.01	227.46
075-069-026-000	4	1.00	166.46	61.01	227.46
075-069-027-000	4	1.00	166.46	61.01	227.46
075-069-028-000	4	1.00	166.46	61.01	227.46
075-070-001-000	4	1.00	166.46	61.01	227.46
075-070-002-000	4	1.00	166.46	61.01	227.46
075-070-003-000	4	1.00	166.46	61.01	227.46
075-071-001-000	4	1.00	166.46	61.01	227.46
075-071-002-000	4	1.00	166.46	61.01	227.46
075-071-003-000	4	1.00	166.46	61.01	227.46
075-071-004-000	4	1.00	166.46	61.01	227.46
075-071-005-000	4	1.00	166.46	61.01	227.46
075-071-006-000	4	1.00	166.46	61.01	227.46
075-071-007-000	4	1.00	166.46	61.01	227.46
075-071-008-000	4	1.00	166.46	61.01	227.46
075-071-009-000	4	1.00	166.46	61.01	227.46
075-071-010-000	4	1.00	166.46	61.01	227.46
075-071-011-000	4	1.00	166.46	61.01	227.46
075-071-012-000	4	1.00	166.46	61.01	227.46
075-071-013-000	4	1.00	166.46	61.01	227.46
075-071-014-000	4	1.00	166.46	61.01	227.46
075-071-015-000	4	1.00	166.46	61.01	227.46
075-071-016-000	4	1.00	166.46	61.01	227.46
075-071-017-000	4	1.00	166.46	61.01	227.46
075-071-018-000	4	1.00	166.46	61.01	227.46
075-071-019-000	4	1.00	166.46	61.01	227.46
075-071-020-000	4	1.00	166.46	61.01	227.46
075-071-021-000	4	1.00	166.46	61.01	227.46
075-071-023-000	4	1.00	166.46	61.01	227.46
075-071-024-000	4	1.00	166.46	61.01	227.46
075-071-025-000	4	1.00	166.46	61.01	227.46
075-071-026-000	4	1.00	166.46	61.01	227.46
075-071-027-000	4	1.00	166.46	61.01	227.46
075-071-028-000	4	1.00	166.46	61.01	227.46
075-071-029-000	4	1.00	166.46	61.01	227.46
075-071-030-000	4	1.00	166.46	61.01	227.46
075-071-031-000	4	1.00	166.46	61.01	227.46
075-071-032-000	4	1.00	166.46	61.01	227.46
075-071-033-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-071-034-000	4	1.00	166.46	61.01	227.46
075-071-035-000	4	1.00	166.46	61.01	227.46
075-071-036-000	4	1.00	166.46	61.01	227.46
075-071-037-000	4	1.00	166.46	61.01	227.46
075-071-038-000	4	1.00	166.46	61.01	227.46
075-071-039-000	4	1.00	166.46	61.01	227.46
075-071-040-000	4	1.00	166.46	61.01	227.46
075-071-041-000	4	1.00	166.46	61.01	227.46
075-071-042-000	4	1.00	166.46	61.01	227.46
075-071-043-000	4	1.00	166.46	61.01	227.46
075-071-044-000	4	1.00	166.46	61.01	227.46
075-071-045-000	4	1.00	166.46	61.01	227.46
075-071-046-000	4	1.00	166.46	61.01	227.46
075-071-047-000	4	1.00	166.46	61.01	227.46
075-071-048-000	4	1.00	166.46	61.01	227.46
075-071-049-000	4	1.00	166.46	61.01	227.46
075-071-050-000	4	1.00	166.46	61.01	227.46
075-071-051-000	4	1.00	166.46	61.01	227.46
075-071-052-000	4	1.00	166.46	61.01	227.46
075-071-056-000	4	1.00	166.46	61.01	227.46
075-071-057-000	4	1.00	166.46	61.01	227.46
075-071-059-000	4	1.00	166.46	61.01	227.46
075-071-060-000	4	1.00	166.46	61.01	227.46
075-071-061-000	4	1.00	166.46	61.01	227.46
075-072-001-000	4	1.00	166.46	61.01	227.46
075-072-002-000	4	1.00	166.46	61.01	227.46
075-072-003-000	4	1.00	166.46	61.01	227.46
075-072-004-000	4	1.00	166.46	61.01	227.46
075-072-005-000	4	1.00	166.46	61.01	227.46
075-072-006-000	4	1.00	166.46	61.01	227.46
075-072-007-000	4	1.00	166.46	61.01	227.46
075-072-008-000	4	1.00	166.46	61.01	227.46
075-072-009-000	4	1.00	166.46	61.01	227.46
075-072-010-000	4	1.00	166.46	61.01	227.46
075-072-011-000	4	1.00	166.46	61.01	227.46
075-072-012-000	4	1.00	166.46	61.01	227.46
075-072-013-000	4	1.00	166.46	61.01	227.46
075-072-014-000	4	1.00	166.46	61.01	227.46
075-072-015-000	4	1.00	166.46	61.01	227.46
075-072-016-000	4	1.00	166.46	61.01	227.46
075-072-017-000	4	1.00	166.46	61.01	227.46
075-072-018-000	4	1.00	166.46	61.01	227.46
075-072-019-000	4	1.00	166.46	61.01	227.46
075-072-020-000	4	1.00	166.46	61.01	227.46
075-072-021-000	4	1.00	166.46	61.01	227.46
075-072-022-000	4	1.00	166.46	61.01	227.46
075-072-023-000	4	1.00	166.46	61.01	227.46
075-072-024-000	4	1.00	166.46	61.01	227.46
075-072-025-000	4	1.00	166.46	61.01	227.46
075-072-026-000	4	1.00	166.46	61.01	227.46
075-072-027-000	4	1.00	166.46	61.01	227.46
075-072-028-000	4	1.00	166.46	61.01	227.46
075-072-029-000	4	1.00	166.46	61.01	227.46
075-072-030-000	4	1.00	166.46	61.01	227.46
075-072-031-000	4	1.00	166.46	61.01	227.46
075-072-032-000	4	1.00	166.46	61.01	227.46
075-072-033-000	4	1.00	166.46	61.01	227.46
075-072-034-000	4	1.00	166.46	61.01	227.46
075-072-035-000	4	1.00	166.46	61.01	227.46
075-072-036-000	4	1.00	166.46	61.01	227.46
075-072-037-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-072-038-000	4	1.00	166.46	61.01	227.46
075-072-039-000	4	1.00	166.46	61.01	227.46
075-072-040-000	4	1.00	166.46	61.01	227.46
075-072-041-000	4	1.00	166.46	61.01	227.46
075-072-042-000	4	1.00	166.46	61.01	227.46
075-072-043-000	4	1.00	166.46	61.01	227.46
075-072-044-000	4	1.00	166.46	61.01	227.46
075-072-045-000	4	1.00	166.46	61.01	227.46
075-072-046-000	4	1.00	166.46	61.01	227.46
075-072-047-000	4	1.00	166.46	61.01	227.46
075-072-048-000	4	1.00	166.46	61.01	227.46
075-072-049-000	4	1.00	166.46	61.01	227.46
075-072-050-000	4	1.00	166.46	61.01	227.46
075-072-051-000	4	1.00	166.46	61.01	227.46
075-072-052-000	4	1.00	166.46	61.01	227.46
075-072-053-000	4	1.00	166.46	61.01	227.46
075-072-054-000	4	1.00	166.46	61.01	227.46
075-072-055-000	4	1.00	166.46	61.01	227.46
075-072-056-000	4	1.00	166.46	61.01	227.46
075-072-057-000	4	1.00	166.46	61.01	227.46
075-072-058-000	4	1.00	166.46	61.01	227.46
075-072-059-000	4	1.00	166.46	61.01	227.46
075-072-060-000	4	1.00	166.46	61.01	227.46
075-072-061-000	4	1.00	166.46	61.01	227.46
075-072-062-000	4	1.00	166.46	61.01	227.46
075-072-063-000	4	1.00	166.46	61.01	227.46
075-072-064-000	4	1.00	166.46	61.01	227.46
075-072-065-000	4	1.00	166.46	61.01	227.46
075-072-066-000	4	1.00	166.46	61.01	227.46
075-072-067-000	4	1.00	166.46	61.01	227.46
075-072-068-000	4	1.00	166.46	61.01	227.46
075-072-069-000	4	1.00	166.46	61.01	227.46
075-072-070-000	4	1.00	166.46	61.01	227.46
075-072-071-000	4	1.00	166.46	61.01	227.46
075-072-072-000	4	1.00	166.46	61.01	227.46
075-072-073-000	4	1.00	166.46	61.01	227.46
075-072-074-000	4	1.00	166.46	61.01	227.46
075-072-075-000	4	1.00	166.46	61.01	227.46
075-072-076-000	4	1.00	166.46	61.01	227.46
075-072-077-000	4	1.00	166.46	61.01	227.46
075-072-078-000	4	1.00	166.46	61.01	227.46
075-072-081-000	4	1.00	166.46	61.01	227.46
075-072-082-000	4	1.00	166.46	61.01	227.46
075-072-083-000	4	1.00	166.46	61.01	227.46
075-072-084-000	4	1.00	166.46	61.01	227.46
075-072-085-000	4	1.00	166.46	61.01	227.46
075-072-086-000	4	1.00	166.46	61.01	227.46
075-072-087-000	4	1.00	166.46	61.01	227.46
075-072-088-000	4	1.00	166.46	61.01	227.46
075-072-089-000	4	1.00	166.46	61.01	227.46
075-072-090-000	4	1.00	166.46	61.01	227.46
075-072-091-000	4	1.00	166.46	61.01	227.46
075-072-092-000	4	1.00	166.46	61.01	227.46
075-072-093-000	4	1.00	166.46	61.01	227.46
075-072-094-000	4	1.00	166.46	61.01	227.46
075-072-095-000	4	1.00	166.46	61.01	227.46
075-072-096-000	4	1.00	166.46	61.01	227.46
075-073-005-000	4	1.00	166.46	61.01	227.46
075-073-006-000	4	1.00	166.46	61.01	227.46
075-073-007-000	4	1.00	166.46	61.01	227.46
075-073-008-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-009-000	4	1.00	166.46	61.01	227.46
075-073-010-000	4	1.00	166.46	61.01	227.46
075-073-011-000	4	1.00	166.46	61.01	227.46
075-073-012-000	4	1.00	166.46	61.01	227.46
075-073-013-000	4	1.00	166.46	61.01	227.46
075-073-014-000	4	1.00	166.46	61.01	227.46
075-073-015-000	4	1.00	166.46	61.01	227.46
075-073-016-000	4	1.00	166.46	61.01	227.46
075-073-017-000	4	1.00	166.46	61.01	227.46
075-073-018-000	4	1.00	166.46	61.01	227.46
075-073-019-000	4	1.00	166.46	61.01	227.46
075-073-020-000	4	1.00	166.46	61.01	227.46
075-073-021-000	4	1.00	166.46	61.01	227.46
075-073-022-000	4	1.00	166.46	61.01	227.46
075-073-023-000	4	1.00	166.46	61.01	227.46
075-073-024-000	4	1.00	166.46	61.01	227.46
075-073-025-000	4	1.00	166.46	61.01	227.46
075-073-026-000	4	1.00	166.46	61.01	227.46
075-073-027-000	4	1.00	166.46	61.01	227.46
075-073-028-000	4	1.00	166.46	61.01	227.46
075-073-029-000	4	1.00	166.46	61.01	227.46
075-073-030-000	4	1.00	166.46	61.01	227.46
075-073-031-000	4	1.00	166.46	61.01	227.46
075-073-032-000	4	1.00	166.46	61.01	227.46
075-073-033-000	4	1.00	166.46	61.01	227.46
075-073-034-000	4	1.00	166.46	61.01	227.46
075-073-035-000	4	1.00	166.46	61.01	227.46
075-073-036-000	4	1.00	166.46	61.01	227.46
075-073-037-000	4	1.00	166.46	61.01	227.46
075-073-038-000	4	1.00	166.46	61.01	227.46
075-073-039-000	4	1.00	166.46	61.01	227.46
075-073-040-000	4	1.00	166.46	61.01	227.46
075-073-041-000	4	1.00	166.46	61.01	227.46
075-073-042-000	4	1.00	166.46	61.01	227.46
075-073-043-000	4	1.00	166.46	61.01	227.46
075-073-044-000	4	1.00	166.46	61.01	227.46
075-073-045-000	4	1.00	166.46	61.01	227.46
075-073-046-000	4	1.00	166.46	61.01	227.46
075-073-047-000	4	1.00	166.46	61.01	227.46
075-073-048-000	4	1.00	166.46	61.01	227.46
075-073-049-000	4	1.00	166.46	61.01	227.46
075-073-050-000	4	1.00	166.46	61.01	227.46
075-073-051-000	4	1.00	166.46	61.01	227.46
075-073-052-000	4	1.00	166.46	61.01	227.46
075-073-053-000	4	1.00	166.46	61.01	227.46
075-073-054-000	4	1.00	166.46	61.01	227.46
075-073-055-000	4	1.00	166.46	61.01	227.46
075-073-056-000	4	1.00	166.46	61.01	227.46
075-073-057-000	4	1.00	166.46	61.01	227.46
075-073-058-000	4	1.00	166.46	61.01	227.46
075-073-059-000	4	1.00	166.46	61.01	227.46
075-073-060-000	4	1.00	166.46	61.01	227.46
075-073-061-000	4	1.00	166.46	61.01	227.46
075-073-062-000	4	1.00	166.46	61.01	227.46
075-073-063-000	4	9.00	1,498.14	549.09	2,047.22
075-073-064-000	4	9.00	1,498.14	549.09	2,047.22
075-073-065-000	4	1.00	166.46	61.01	227.46
075-073-066-000	4	1.00	166.46	61.01	227.46
075-073-067-000	4	1.00	166.46	61.01	227.46
075-073-068-000	4	1.00	166.46	61.01	227.46
075-073-069-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-070-000	4	1.00	166.46	61.01	227.46
075-073-071-000	4	1.00	166.46	61.01	227.46
075-073-072-000	4	1.00	166.46	61.01	227.46
075-073-073-000	4	1.00	166.46	61.01	227.46
075-073-074-000	4	1.00	166.46	61.01	227.46
075-073-075-000	4	1.00	166.46	61.01	227.46
075-073-076-000	4	1.00	166.46	61.01	227.46
075-073-077-000	4	1.00	166.46	61.01	227.46
075-073-078-000	4	1.00	166.46	61.01	227.46
075-073-079-000	4	1.00	166.46	61.01	227.46
075-073-080-000	4	1.00	166.46	61.01	227.46
075-073-081-000	4	1.00	166.46	61.01	227.46
075-073-082-000	4	1.00	166.46	61.01	227.46
075-073-083-000	4	1.00	166.46	61.01	227.46
075-073-084-000	4	1.00	166.46	61.01	227.46
075-073-085-000	4	1.00	166.46	61.01	227.46
075-073-086-000	4	1.00	166.46	61.01	227.46
075-073-087-000	4	1.00	166.46	61.01	227.46
075-073-088-000	4	1.00	166.46	61.01	227.46
075-073-089-000	4	1.00	166.46	61.01	227.46
075-073-090-000	4	1.00	166.46	61.01	227.46
075-073-091-000	4	1.00	166.46	61.01	227.46
075-073-092-000	4	1.00	166.46	61.01	227.46
075-073-093-000	4	1.00	166.46	61.01	227.46
075-073-094-000	4	1.00	166.46	61.01	227.46
075-073-095-000	4	1.00	166.46	61.01	227.46
075-073-096-000	4	1.00	166.46	61.01	227.46
075-073-097-000	4	1.00	166.46	61.01	227.46
075-073-098-000	4	1.00	166.46	61.01	227.46
075-073-099-000	4	1.00	166.46	61.01	227.46
075-073-100-000	4	1.00	166.46	61.01	227.46
075-073-101-000	4	1.00	166.46	61.01	227.46
075-073-102-000	4	1.00	166.46	61.01	227.46
075-073-103-000	4	1.00	166.46	61.01	227.46
075-073-104-000	4	1.00	166.46	61.01	227.46
075-073-105-000	4	1.00	166.46	61.01	227.46
075-073-106-000	4	1.00	166.46	61.01	227.46
075-073-107-000	4	1.00	166.46	61.01	227.46
075-073-108-000	4	1.00	166.46	61.01	227.46
075-073-109-000	4	1.00	166.46	61.01	227.46
075-073-110-000	4	1.00	166.46	61.01	227.46
075-073-111-000	4	1.00	166.46	61.01	227.46
075-074-001-000	4	1.00	166.46	61.01	227.46
075-074-002-000	4	1.00	166.46	61.01	227.46
075-074-003-000	4	1.00	166.46	61.01	227.46
075-074-004-000	4	1.00	166.46	61.01	227.46
075-074-005-000	4	1.00	166.46	61.01	227.46
075-074-006-000	4	1.00	166.46	61.01	227.46
075-074-007-000	4	1.00	166.46	61.01	227.46
075-074-008-000	4	1.00	166.46	61.01	227.46
075-074-009-000	4	1.00	166.46	61.01	227.46
075-074-010-000	4	1.00	166.46	61.01	227.46
075-074-011-000	4	1.00	166.46	61.01	227.46
075-074-012-000	4	1.00	166.46	61.01	227.46
075-074-013-000	4	1.00	166.46	61.01	227.46
075-074-014-000	4	1.00	166.46	61.01	227.46
075-074-015-000	4	1.00	166.46	61.01	227.46
075-074-016-000	4	1.00	166.46	61.01	227.46
075-074-017-000	4	1.00	166.46	61.01	227.46
075-074-018-000	4	1.00	166.46	61.01	227.46
075-074-019-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-074-020-000	4	1.00	166.46	61.01	227.46
075-074-021-000	4	1.00	166.46	61.01	227.46
075-074-022-000	4	1.00	166.46	61.01	227.46
075-074-023-000	4	1.00	166.46	61.01	227.46
075-074-024-000	4	1.00	166.46	61.01	227.46
075-074-025-000	4	1.00	166.46	61.01	227.46
075-074-026-000	4	1.00	166.46	61.01	227.46
075-074-027-000	4	1.00	166.46	61.01	227.46
075-074-028-000	4	1.00	166.46	61.01	227.46
075-074-029-000	4	1.00	166.46	61.01	227.46
075-074-030-000	4	1.00	166.46	61.01	227.46
075-074-031-000	4	1.00	166.46	61.01	227.46
075-074-032-000	4	1.00	166.46	61.01	227.46
075-074-033-000	4	1.00	166.46	61.01	227.46
075-074-034-000	4	1.00	166.46	61.01	227.46
075-074-035-000	4	1.00	166.46	61.01	227.46
075-074-036-000	4	1.00	166.46	61.01	227.46
075-074-037-000	4	1.00	166.46	61.01	227.46
075-074-038-000	4	1.00	166.46	61.01	227.46
075-074-039-000	4	1.00	166.46	61.01	227.46
075-074-040-000	4	1.00	166.46	61.01	227.46
075-074-041-000	4	1.00	166.46	61.01	227.46
075-074-042-000	4	1.00	166.46	61.01	227.46
075-074-043-000	4	1.00	166.46	61.01	227.46
075-074-044-000	4	1.00	166.46	61.01	227.46
075-074-045-000	4	1.00	166.46	61.01	227.46
075-074-046-000	4	1.00	166.46	61.01	227.46
075-074-047-000	4	1.00	166.46	61.01	227.46
075-074-048-000	4	1.00	166.46	61.01	227.46
075-074-049-000	4	1.00	166.46	61.01	227.46
075-074-050-000	4	1.00	166.46	61.01	227.46
075-074-051-000	4	1.00	166.46	61.01	227.46
075-074-052-000	4	1.00	166.46	61.01	227.46
075-074-053-000	4	1.00	166.46	61.01	227.46
075-074-054-000	4	1.00	166.46	61.01	227.46
075-074-055-000	4	1.00	166.46	61.01	227.46
075-074-056-000	4	1.00	166.46	61.01	227.46
075-074-057-000	4	1.00	166.46	61.01	227.46
075-074-058-000	4	1.00	166.46	61.01	227.46
075-074-059-000	4	1.00	166.46	61.01	227.46
075-074-060-000	4	1.00	166.46	61.01	227.46
075-074-061-000	4	1.00	166.46	61.01	227.46
075-074-062-000	4	1.00	166.46	61.01	227.46
075-074-063-000	4	1.00	166.46	61.01	227.46
075-074-064-000	4	1.00	166.46	61.01	227.46
075-074-065-000	4	1.00	166.46	61.01	227.46
075-074-066-000	4	1.00	166.46	61.01	227.46
075-074-067-000	4	1.00	166.46	61.01	227.46
075-074-068-000	4	1.00	166.46	61.01	227.46
075-074-069-000	4	1.00	166.46	61.01	227.46
075-074-070-000	4	1.00	166.46	61.01	227.46
075-074-071-000	4	1.00	166.46	61.01	227.46
075-074-072-000	4	1.00	166.46	61.01	227.46
075-074-073-000	4	1.00	166.46	61.01	227.46
075-074-074-000	4	1.00	166.46	61.01	227.46
075-074-075-000	4	1.00	166.46	61.01	227.46
075-074-076-000	4	1.00	166.46	61.01	227.46
075-074-077-000	4	1.00	166.46	61.01	227.46
075-074-078-000	4	1.00	166.46	61.01	227.46
075-074-079-000	4	1.00	166.46	61.01	227.46
075-074-080-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-075-001-000	4	1.00	166.46	61.01	227.46
075-075-002-000	4	1.00	166.46	61.01	227.46
075-075-003-000	4	1.00	166.46	61.01	227.46
075-075-004-000	4	1.00	166.46	61.01	227.46
075-075-005-000	4	1.00	166.46	61.01	227.46
075-075-006-000	4	1.00	166.46	61.01	227.46
075-075-007-000	4	1.00	166.46	61.01	227.46
075-075-008-000	4	1.00	166.46	61.01	227.46
075-075-009-000	4	1.00	166.46	61.01	227.46
075-075-010-000	4	1.00	166.46	61.01	227.46
075-075-011-000	4	1.00	166.46	61.01	227.46
075-075-012-000	4	1.00	166.46	61.01	227.46
075-075-013-000	4	1.00	166.46	61.01	227.46
075-075-014-000	4	1.00	166.46	61.01	227.46
075-075-015-000	4	1.00	166.46	61.01	227.46
075-075-016-000	4	1.00	166.46	61.01	227.46
075-075-017-000	4	1.00	166.46	61.01	227.46
075-075-018-000	4	1.00	166.46	61.01	227.46
075-075-019-000	4	1.00	166.46	61.01	227.46
075-075-020-000	4	1.00	166.46	61.01	227.46
075-075-021-000	4	1.00	166.46	61.01	227.46
075-075-022-000	4	1.00	166.46	61.01	227.46
075-075-023-000	4	1.00	166.46	61.01	227.46
075-075-024-000	4	1.00	166.46	61.01	227.46
075-075-025-000	4	1.00	166.46	61.01	227.46
075-075-026-000	4	1.00	166.46	61.01	227.46
075-075-027-000	4	1.00	166.46	61.01	227.46
075-075-028-000	4	1.00	166.46	61.01	227.46
075-075-029-000	4	1.00	166.46	61.01	227.46
075-075-030-000	4	1.00	166.46	61.01	227.46
075-075-032-000	4	1.00	166.46	61.01	227.46
075-075-033-000	4	1.00	166.46	61.01	227.46
075-075-034-000	4	1.00	166.46	61.01	227.46
075-075-035-000	4	1.00	166.46	61.01	227.46
075-075-036-000	4	1.00	166.46	61.01	227.46
075-075-037-000	4	1.00	166.46	61.01	227.46
075-075-038-000	4	1.00	166.46	61.01	227.46
075-075-039-000	4	1.00	166.46	61.01	227.46
075-075-040-000	4	1.00	166.46	61.01	227.46
075-075-041-000	4	1.00	166.46	61.01	227.46
075-075-042-000	4	1.00	166.46	61.01	227.46
075-075-043-000	4	1.00	166.46	61.01	227.46
075-075-044-000	4	1.00	166.46	61.01	227.46
075-075-045-000	4	1.00	166.46	61.01	227.46
075-075-046-000	4	1.00	166.46	61.01	227.46
075-075-047-000	4	1.00	166.46	61.01	227.46
075-075-048-000	4	1.00	166.46	61.01	227.46
075-075-049-000	4	1.00	166.46	61.01	227.46
075-075-050-000	4	1.00	166.46	61.01	227.46
075-075-051-000	4	1.00	166.46	61.01	227.46
075-076-001-000	4	1.00	166.46	61.01	227.46
075-076-002-000	4	1.00	166.46	61.01	227.46
075-076-003-000	4	1.00	166.46	61.01	227.46
075-076-004-000	4	1.00	166.46	61.01	227.46
075-076-005-000	4	1.00	166.46	61.01	227.46
075-076-006-000	4	1.00	166.46	61.01	227.46
075-076-007-000	4	1.00	166.46	61.01	227.46
075-076-008-000	4	1.00	166.46	61.01	227.46
075-076-009-000	4	1.00	166.46	61.01	227.46
075-076-010-000	4	1.00	166.46	61.01	227.46
075-076-011-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-076-012-000	4	1.00	166.46	61.01	227.46
075-076-013-000	4	1.00	166.46	61.01	227.46
075-076-014-000	4	1.00	166.46	61.01	227.46
075-076-015-000	4	1.00	166.46	61.01	227.46
075-076-016-000	4	1.00	166.46	61.01	227.46
075-076-017-000	4	1.00	166.46	61.01	227.46
075-076-018-000	4	1.00	166.46	61.01	227.46
075-076-019-000	4	1.00	166.46	61.01	227.46
075-076-020-000	4	1.00	166.46	61.01	227.46
075-076-021-000	4	1.00	166.46	61.01	227.46
075-076-022-000	4	1.00	166.46	61.01	227.46
075-076-023-000	4	1.00	166.46	61.01	227.46
075-076-024-000	4	1.00	166.46	61.01	227.46
075-076-025-000	4	1.00	166.46	61.01	227.46
075-076-026-000	4	1.00	166.46	61.01	227.46
075-076-027-000	4	1.00	166.46	61.01	227.46
075-076-028-000	4	1.00	166.46	61.01	227.46
075-076-029-000	4	1.00	166.46	61.01	227.46
075-076-030-000	4	1.00	166.46	61.01	227.46
075-076-031-000	4	1.00	166.46	61.01	227.46
075-076-033-000	4	1.00	166.46	61.01	227.46
075-076-034-000	4	1.00	166.46	61.01	227.46
075-076-035-000	4	1.00	166.46	61.01	227.46
075-076-036-000	4	1.00	166.46	61.01	227.46
075-076-037-000	4	1.00	166.46	61.01	227.46
075-076-038-000	4	1.00	166.46	61.01	227.46
075-076-039-000	4	1.00	166.46	61.01	227.46
075-076-040-000	4	1.00	166.46	61.01	227.46
075-076-041-000	4	1.00	166.46	61.01	227.46
075-076-042-000	4	1.00	166.46	61.01	227.46
075-076-043-000	4	1.00	166.46	61.01	227.46
075-076-044-000	4	1.00	166.46	61.01	227.46
075-076-045-000	4	1.00	166.46	61.01	227.46
075-076-046-000	4	1.00	166.46	61.01	227.46
075-076-047-000	4	1.00	166.46	61.01	227.46
075-076-048-000	4	1.00	166.46	61.01	227.46
075-076-049-000	4	1.00	166.46	61.01	227.46
075-076-050-000	4	1.00	166.46	61.01	227.46
075-076-051-000	4	1.00	166.46	61.01	227.46
075-076-052-000	4	1.00	166.46	61.01	227.46
075-076-053-000	4	1.00	166.46	61.01	227.46
075-076-054-000	4	1.00	166.46	61.01	227.46
075-077-001-000	4	1.00	166.46	61.01	227.46
075-077-002-000	4	1.00	166.46	61.01	227.46
075-077-003-000	4	1.00	166.46	61.01	227.46
075-077-004-000	4	1.00	166.46	61.01	227.46
075-077-005-000	4	1.00	166.46	61.01	227.46
075-077-006-000	4	1.00	166.46	61.01	227.46
075-077-007-000	4	1.00	166.46	61.01	227.46
075-077-008-000	4	1.00	166.46	61.01	227.46
075-077-009-000	4	1.00	166.46	61.01	227.46
075-077-010-000	4	1.00	166.46	61.01	227.46
075-077-011-000	4	1.00	166.46	61.01	227.46
075-077-012-000	4	1.00	166.46	61.01	227.46
075-077-013-000	4	1.00	166.46	61.01	227.46
075-077-014-000	4	1.00	166.46	61.01	227.46
075-077-015-000	4	1.00	166.46	61.01	227.46
075-077-016-000	4	1.00	166.46	61.01	227.46
075-077-017-000	4	1.00	166.46	61.01	227.46
075-077-018-000	4	1.00	166.46	61.01	227.46
075-077-019-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-077-020-000	4	1.00	166.46	61.01	227.46
075-077-021-000	4	1.00	166.46	61.01	227.46
075-077-022-000	4	1.00	166.46	61.01	227.46
075-077-023-000	4	1.00	166.46	61.01	227.46
075-077-024-000	4	1.00	166.46	61.01	227.46
075-077-025-000	4	1.00	166.46	61.01	227.46
075-077-026-000	4	1.00	166.46	61.01	227.46
075-077-027-000	4	1.00	166.46	61.01	227.46
075-077-028-000	4	1.00	166.46	61.01	227.46
075-077-029-000	4	1.00	166.46	61.01	227.46
075-077-030-000	4	1.00	166.46	61.01	227.46
075-077-031-000	4	1.00	166.46	61.01	227.46
075-077-032-000	4	1.00	166.46	61.01	227.46
075-077-033-000	4	1.00	166.46	61.01	227.46
075-077-034-000	4	1.00	166.46	61.01	227.46
075-077-035-000	4	1.00	166.46	61.01	227.46
075-077-036-000	4	1.00	166.46	61.01	227.46
075-077-037-000	4	1.00	166.46	61.01	227.46
075-077-038-000	4	1.00	166.46	61.01	227.46
075-077-039-000	4	1.00	166.46	61.01	227.46
075-077-040-000	4	1.00	166.46	61.01	227.46
075-077-041-000	4	1.00	166.46	61.01	227.46
075-077-042-000	4	1.00	166.46	61.01	227.46
075-077-043-000	4	1.00	166.46	61.01	227.46
075-077-044-000	4	1.00	166.46	61.01	227.46
075-077-045-000	4	1.00	166.46	61.01	227.46
075-077-046-000	4	1.00	166.46	61.01	227.46
075-077-047-000	4	1.00	166.46	61.01	227.46
075-077-048-000	4	1.00	166.46	61.01	227.46
075-077-049-000	4	1.00	166.46	61.01	227.46
075-077-050-000	4	1.00	166.46	61.01	227.46
075-077-051-000	4	1.00	166.46	61.01	227.46
075-077-052-000	4	1.00	166.46	61.01	227.46
075-077-053-000	4	1.00	166.46	61.01	227.46
075-077-054-000	4	1.00	166.46	61.01	227.46
075-077-055-000	4	1.00	166.46	61.01	227.46
075-077-056-000	4	1.00	166.46	61.01	227.46
075-077-057-000	4	1.00	166.46	61.01	227.46
075-077-058-000	4	1.00	166.46	61.01	227.46
075-077-059-000	4	1.00	166.46	61.01	227.46
075-077-060-000	4	1.00	166.46	61.01	227.46
075-077-061-000	4	1.00	166.46	61.01	227.46
075-077-062-000	4	1.00	166.46	61.01	227.46
075-077-063-000	4	1.00	166.46	61.01	227.46
075-077-064-000	4	1.00	166.46	61.01	227.46
075-077-065-000	4	1.00	166.46	61.01	227.46
075-077-066-000	4	1.00	166.46	61.01	227.46
075-077-067-000	4	1.00	166.46	61.01	227.46
075-077-068-000	4	1.00	166.46	61.01	227.46
075-077-069-000	4	1.00	166.46	61.01	227.46
075-078-001-000	4	1.00	166.46	61.01	227.46
075-078-002-000	4	1.00	166.46	61.01	227.46
075-078-003-000	4	1.00	166.46	61.01	227.46
075-078-004-000	4	1.00	166.46	61.01	227.46
075-078-007-000	4	1.00	166.46	61.01	227.46
075-078-008-000	4	1.00	166.46	61.01	227.46
075-078-009-000	4	1.00	166.46	61.01	227.46
075-078-010-000	4	1.00	166.46	61.01	227.46
075-078-011-000	4	1.00	166.46	61.01	227.46
075-078-012-000	4	1.00	166.46	61.01	227.46
075-078-013-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-078-014-000	4	1.00	166.46	61.01	227.46
075-078-015-000	4	1.00	166.46	61.01	227.46
075-078-016-000	4	1.00	166.46	61.01	227.46
075-078-017-000	4	1.00	166.46	61.01	227.46
075-078-018-000	4	1.00	166.46	61.01	227.46
075-078-019-000	4	1.00	166.46	61.01	227.46
075-078-020-000	4	1.00	166.46	61.01	227.46
075-078-021-000	4	1.00	166.46	61.01	227.46
075-078-022-000	4	1.00	166.46	61.01	227.46
075-078-023-000	4	1.00	166.46	61.01	227.46
075-078-024-000	4	1.00	166.46	61.01	227.46
075-078-025-000	4	1.00	166.46	61.01	227.46
075-078-026-000	4	1.00	166.46	61.01	227.46
075-078-027-000	4	1.00	166.46	61.01	227.46
075-078-028-000	4	1.00	166.46	61.01	227.46
075-078-029-000	4	1.00	166.46	61.01	227.46
075-078-030-000	4	1.00	166.46	61.01	227.46
075-078-031-000	4	1.00	166.46	61.01	227.46
075-078-032-000	4	1.00	166.46	61.01	227.46
075-078-033-000	4	1.00	166.46	61.01	227.46
075-078-034-000	4	1.00	166.46	61.01	227.46
075-078-035-000	4	1.00	166.46	61.01	227.46
075-078-036-000	4	1.00	166.46	61.01	227.46
075-078-037-000	4	1.00	166.46	61.01	227.46
075-078-038-000	4	1.00	166.46	61.01	227.46
075-078-039-000	4	1.00	166.46	61.01	227.46
075-078-040-000	4	1.00	166.46	61.01	227.46
075-078-041-000	4	1.00	166.46	61.01	227.46
075-078-042-000	4	1.00	166.46	61.01	227.46
075-078-043-000	4	1.00	166.46	61.01	227.46
075-078-044-000	4	1.00	166.46	61.01	227.46
075-078-045-000	4	1.00	166.46	61.01	227.46
075-078-046-000	4	1.00	166.46	61.01	227.46
075-078-047-000	4	1.00	166.46	61.01	227.46
075-078-048-000	4	1.00	166.46	61.01	227.46
075-078-049-000	4	1.00	166.46	61.01	227.46
075-078-050-000	4	1.00	166.46	61.01	227.46
075-078-051-000	4	1.00	166.46	61.01	227.46
075-078-052-000	4	1.00	166.46	61.01	227.46
075-078-053-000	4	1.00	166.46	61.01	227.46
075-078-054-000	4	1.00	166.46	61.01	227.46
075-078-055-000	4	1.00	166.46	61.01	227.46
075-078-056-000	4	1.00	166.46	61.01	227.46
075-078-057-000	4	1.00	166.46	61.01	227.46
075-078-058-000	4	1.00	166.46	61.01	227.46
075-078-059-000	4	1.00	166.46	61.01	227.46
075-078-060-000	4	1.00	166.46	61.01	227.46
075-078-061-000	4	1.00	166.46	61.01	227.46
075-078-062-000	4	1.00	166.46	61.01	227.46
075-078-063-000	4	1.00	166.46	61.01	227.46
075-078-064-000	4	1.00	166.46	61.01	227.46
075-078-065-000	4	1.00	166.46	61.01	227.46
075-078-066-000	4	1.00	166.46	61.01	227.46
075-078-068-000	4	1.00	166.46	61.01	227.46
075-078-069-000	4	1.00	166.46	61.01	227.46
075-080-001-000	4	1.00	166.46	61.01	227.46
075-080-002-000	4	1.00	166.46	61.01	227.46
075-080-003-000	4	1.00	166.46	61.01	227.46
075-080-004-000	4	1.00	166.46	61.01	227.46
075-080-005-000	4	1.00	166.46	61.01	227.46
075-080-006-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-080-007-000	4	1.00	166.46	61.01	227.46
075-080-008-000	4	1.00	166.46	61.01	227.46
075-080-009-000	4	1.00	166.46	61.01	227.46
075-080-010-000	4	1.00	166.46	61.01	227.46
075-080-011-000	4	1.00	166.46	61.01	227.46
075-080-012-000	4	1.00	166.46	61.01	227.46
075-080-013-000	4	1.00	166.46	61.01	227.46
075-080-014-000	4	1.00	166.46	61.01	227.46
075-080-015-000	4	1.00	166.46	61.01	227.46
075-080-016-000	4	1.00	166.46	61.01	227.46
075-080-017-000	4	1.00	166.46	61.01	227.46
075-080-018-000	4	1.00	166.46	61.01	227.46
075-080-019-000	4	1.00	166.46	61.01	227.46
075-080-020-000	4	1.00	166.46	61.01	227.46
075-080-021-000	4	1.00	166.46	61.01	227.46
075-080-022-000	4	1.00	166.46	61.01	227.46
075-080-023-000	4	1.00	166.46	61.01	227.46
075-080-024-000	4	1.00	166.46	61.01	227.46
075-080-025-000	4	1.00	166.46	61.01	227.46
075-080-026-000	4	1.00	166.46	61.01	227.46
075-080-027-000	4	1.00	166.46	61.01	227.46
075-080-028-000	4	1.00	166.46	61.01	227.46
075-080-029-000	4	1.00	166.46	61.01	227.46
075-080-030-000	4	1.00	166.46	61.01	227.46
075-080-031-000	4	1.00	166.46	61.01	227.46
075-080-032-000	4	1.00	166.46	61.01	227.46
075-080-033-000	4	1.00	166.46	61.01	227.46
075-080-034-000	4	1.00	166.46	61.01	227.46
075-080-035-000	4	1.00	166.46	61.01	227.46
075-080-036-000	4	1.00	166.46	61.01	227.46
075-080-037-000	4	1.00	166.46	61.01	227.46
075-080-038-000	4	1.00	166.46	61.01	227.46
075-080-039-000	4	1.00	166.46	61.01	227.46
075-080-040-000	4	1.00	166.46	61.01	227.46
075-080-041-000	4	1.00	166.46	61.01	227.46
075-080-042-000	4	1.00	166.46	61.01	227.46
075-080-043-000	4	1.00	166.46	61.01	227.46
075-080-044-000	4	1.00	166.46	61.01	227.46
075-080-045-000	4	1.00	166.46	61.01	227.46
075-080-046-000	4	1.00	166.46	61.01	227.46
075-080-047-000	4	1.00	166.46	61.01	227.46
075-080-048-000	4	1.00	166.46	61.01	227.46
075-080-049-000	4	1.00	166.46	61.01	227.46
075-080-050-000	4	1.00	166.46	61.01	227.46
075-080-051-000	4	1.00	166.46	61.01	227.46
075-080-052-000	4	1.00	166.46	61.01	227.46
075-080-053-000	4	1.00	166.46	61.01	227.46
075-080-054-000	4	1.00	166.46	61.01	227.46
075-081-001-000	4	1.00	166.46	61.01	227.46
075-081-002-000	4	1.00	166.46	61.01	227.46
075-081-003-000	4	1.00	166.46	61.01	227.46
075-081-004-000	4	1.00	166.46	61.01	227.46
075-081-005-000	4	1.00	166.46	61.01	227.46
075-081-006-000	4	1.00	166.46	61.01	227.46
075-081-007-000	4	1.00	166.46	61.01	227.46
075-081-008-000	4	1.00	166.46	61.01	227.46
075-081-009-000	4	1.00	166.46	61.01	227.46
075-081-010-000	4	1.00	166.46	61.01	227.46
075-081-011-000	4	1.00	166.46	61.01	227.46
075-081-012-000	4	1.00	166.46	61.01	227.46
075-081-013-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-081-014-000	4	1.00	166.46	61.01	227.46
075-081-015-000	4	1.00	166.46	61.01	227.46
075-081-016-000	4	1.00	166.46	61.01	227.46
075-081-017-000	4	1.00	166.46	61.01	227.46
075-081-018-000	4	1.00	166.46	61.01	227.46
075-081-019-000	4	1.00	166.46	61.01	227.46
075-081-020-000	4	1.00	166.46	61.01	227.46
075-081-021-000	4	1.00	166.46	61.01	227.46
075-081-022-000	4	1.00	166.46	61.01	227.46
075-081-023-000	4	1.00	166.46	61.01	227.46
075-081-024-000	4	1.00	166.46	61.01	227.46
075-081-025-000	4	1.00	166.46	61.01	227.46
075-081-026-000	4	1.00	166.46	61.01	227.46
075-081-027-000	4	1.00	166.46	61.01	227.46
075-081-028-000	4	1.00	166.46	61.01	227.46
075-081-029-000	4	1.00	166.46	61.01	227.46
075-081-030-000	4	1.00	166.46	61.01	227.46
075-081-031-000	4	1.00	166.46	61.01	227.46
075-081-032-000	4	1.00	166.46	61.01	227.46
075-081-034-000	4	1.00	166.46	61.01	227.46
075-081-035-000	4	1.00	166.46	61.01	227.46
075-081-036-000	4	1.00	166.46	61.01	227.46
075-081-037-000	4	1.00	166.46	61.01	227.46
075-081-038-000	4	1.00	166.46	61.01	227.46
075-081-039-000	4	1.00	166.46	61.01	227.46
075-081-040-000	4	1.00	166.46	61.01	227.46
075-081-041-000	4	1.00	166.46	61.01	227.46
075-081-042-000	4	1.00	166.46	61.01	227.46
075-081-043-000	4	1.00	166.46	61.01	227.46
075-081-044-000	4	1.00	166.46	61.01	227.46
075-081-045-000	4	1.00	166.46	61.01	227.46
075-081-046-000	4	1.00	166.46	61.01	227.46
075-081-047-000	4	1.00	166.46	61.01	227.46
075-081-048-000	4	1.00	166.46	61.01	227.46
075-081-049-000	4	1.00	166.46	61.01	227.46
075-081-050-000	4	1.00	166.46	61.01	227.46
075-081-051-000	4	1.00	166.46	61.01	227.46
075-081-052-000	4	1.00	166.46	61.01	227.46
075-081-053-000	4	1.00	166.46	61.01	227.46
075-081-054-000	4	1.00	166.46	61.01	227.46
075-081-055-000	4	1.00	166.46	61.01	227.46
075-081-056-000	4	1.00	166.46	61.01	227.46
075-081-057-000	4	1.00	166.46	61.01	227.46
075-081-058-000	4	1.00	166.46	61.01	227.46
075-081-059-000	4	1.00	166.46	61.01	227.46
075-081-060-000	4	1.00	166.46	61.01	227.46
075-082-001-000	4	1.00	166.46	61.01	227.46
075-082-002-000	4	1.00	166.46	61.01	227.46
075-082-003-000	4	1.00	166.46	61.01	227.46
075-082-004-000	4	1.00	166.46	61.01	227.46
075-082-005-000	4	1.00	166.46	61.01	227.46
075-082-006-000	4	1.00	166.46	61.01	227.46
075-082-007-000	4	1.00	166.46	61.01	227.46
075-082-008-000	4	1.00	166.46	61.01	227.46
075-082-009-000	4	1.00	166.46	61.01	227.46
075-082-010-000	4	1.00	166.46	61.01	227.46
075-082-011-000	4	1.00	166.46	61.01	227.46
075-082-012-000	4	1.00	166.46	61.01	227.46
075-082-013-000	4	1.00	166.46	61.01	227.46
075-082-014-000	4	1.00	166.46	61.01	227.46
075-082-015-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-082-016-000	4	1.00	166.46	61.01	227.46
075-082-017-000	4	1.00	166.46	61.01	227.46
075-082-018-000	4	1.00	166.46	61.01	227.46
075-082-019-000	4	1.00	166.46	61.01	227.46
075-082-020-000	4	1.00	166.46	61.01	227.46
075-082-021-000	4	1.00	166.46	61.01	227.46
075-082-022-000	4	1.00	166.46	61.01	227.46
075-082-023-000	4	1.00	166.46	61.01	227.46
075-082-024-000	4	1.00	166.46	61.01	227.46
075-082-025-000	4	1.00	166.46	61.01	227.46
075-082-026-000	4	1.00	166.46	61.01	227.46
075-082-027-000	4	1.00	166.46	61.01	227.46
075-082-028-000	4	1.00	166.46	61.01	227.46
075-082-029-000	4	1.00	166.46	61.01	227.46
075-082-030-000	4	1.00	166.46	61.01	227.46
075-082-031-000	4	1.00	166.46	61.01	227.46
075-082-032-000	4	1.00	166.46	61.01	227.46
075-082-033-000	4	1.00	166.46	61.01	227.46
075-082-034-000	4	1.00	166.46	61.01	227.46
075-082-035-000	4	1.00	166.46	61.01	227.46
075-082-036-000	4	1.00	166.46	61.01	227.46
075-082-037-000	4	1.00	166.46	61.01	227.46
075-082-038-000	4	1.00	166.46	61.01	227.46
075-082-039-000	4	1.00	166.46	61.01	227.46
075-082-040-000	4	1.00	166.46	61.01	227.46
075-082-041-000	4	1.00	166.46	61.01	227.46
075-082-042-000	4	1.00	166.46	61.01	227.46
075-082-043-000	4	1.00	166.46	61.01	227.46
075-082-044-000	4	1.00	166.46	61.01	227.46
075-082-045-000	4	1.00	166.46	61.01	227.46
075-082-046-000	4	1.00	166.46	61.01	227.46
075-082-047-000	4	1.00	166.46	61.01	227.46
075-082-048-000	4	1.00	166.46	61.01	227.46
075-082-049-000	4	1.00	166.46	61.01	227.46
075-082-050-000	4	1.00	166.46	61.01	227.46
075-082-051-000	4	1.00	166.46	61.01	227.46
075-082-052-000	4	1.00	166.46	61.01	227.46
075-082-053-000	4	1.00	166.46	61.01	227.46
075-082-054-000	4	1.00	166.46	61.01	227.46
075-083-001-000	4	1.00	166.46	61.01	227.46
075-083-002-000	4	1.00	166.46	61.01	227.46
075-083-003-000	4	1.00	166.46	61.01	227.46
075-083-004-000	4	1.00	166.46	61.01	227.46
075-083-005-000	4	1.00	166.46	61.01	227.46
075-083-006-000	4	1.00	166.46	61.01	227.46
075-083-007-000	4	1.00	166.46	61.01	227.46
075-083-008-000	4	1.00	166.46	61.01	227.46
075-083-009-000	4	1.00	166.46	61.01	227.46
075-083-010-000	4	1.00	166.46	61.01	227.46
075-083-011-000	4	1.00	166.46	61.01	227.46
075-083-012-000	4	1.00	166.46	61.01	227.46
075-083-013-000	4	1.00	166.46	61.01	227.46
075-083-014-000	4	1.00	166.46	61.01	227.46
075-083-015-000	4	1.00	166.46	61.01	227.46
075-083-016-000	4	1.00	166.46	61.01	227.46
075-083-017-000	4	1.00	166.46	61.01	227.46
075-083-018-000	4	1.00	166.46	61.01	227.46
075-083-019-000	4	1.00	166.46	61.01	227.46
075-083-020-000	4	1.00	166.46	61.01	227.46
075-083-021-000	4	1.00	166.46	61.01	227.46
075-083-022-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-083-023-000	4	1.00	166.46	61.01	227.46
075-083-024-000	4	1.00	166.46	61.01	227.46
075-083-025-000	4	1.00	166.46	61.01	227.46
075-083-026-000	4	1.00	166.46	61.01	227.46
075-083-027-000	4	1.00	166.46	61.01	227.46
075-083-028-000	4	1.00	166.46	61.01	227.46
075-083-029-000	4	1.00	166.46	61.01	227.46
075-083-030-000	4	1.00	166.46	61.01	227.46
075-083-031-000	4	1.00	166.46	61.01	227.46
075-083-032-000	4	1.00	166.46	61.01	227.46
075-083-033-000	4	1.00	166.46	61.01	227.46
075-083-034-000	4	1.00	166.46	61.01	227.46
075-083-035-000	4	1.00	166.46	61.01	227.46
075-083-036-000	4	1.00	166.46	61.01	227.46
075-083-037-000	4	1.00	166.46	61.01	227.46
075-083-038-000	4	1.00	166.46	61.01	227.46
075-083-039-000	4	1.00	166.46	61.01	227.46
075-083-040-000	4	1.00	166.46	61.01	227.46
075-083-041-000	4	1.00	166.46	61.01	227.46
075-083-042-000	4	1.00	166.46	61.01	227.46
075-083-043-000	4	1.00	166.46	61.01	227.46
075-083-044-000	4	1.00	166.46	61.01	227.46
075-083-045-000	4	1.00	166.46	61.01	227.46
075-083-046-000	4	1.00	166.46	61.01	227.46
075-083-047-000	4	1.00	166.46	61.01	227.46
075-083-048-000	4	1.00	166.46	61.01	227.46
075-083-049-000	4	1.00	166.46	61.01	227.46
075-083-050-000	4	1.00	166.46	61.01	227.46
075-083-051-000	4	1.00	166.46	61.01	227.46
075-084-001-000	4	1.00	166.46	61.01	227.46
075-084-002-000	4	1.00	166.46	61.01	227.46
075-084-003-000	4	1.00	166.46	61.01	227.46
075-084-004-000	4	1.00	166.46	61.01	227.46
075-084-005-000	4	1.00	166.46	61.01	227.46
075-084-006-000	4	1.00	166.46	61.01	227.46
075-084-007-000	4	1.00	166.46	61.01	227.46
075-084-008-000	4	1.00	166.46	61.01	227.46
075-084-009-000	4	1.00	166.46	61.01	227.46
075-084-010-000	4	1.00	166.46	61.01	227.46
075-084-011-000	4	1.00	166.46	61.01	227.46
075-084-012-000	4	1.00	166.46	61.01	227.46
075-084-013-000	4	1.00	166.46	61.01	227.46
075-084-014-000	4	1.00	166.46	61.01	227.46
075-084-015-000	4	1.00	166.46	61.01	227.46
075-084-016-000	4	1.00	166.46	61.01	227.46
075-084-017-000	4	1.00	166.46	61.01	227.46
075-084-018-000	4	1.00	166.46	61.01	227.46
075-084-019-000	4	1.00	166.46	61.01	227.46
075-084-020-000	4	1.00	166.46	61.01	227.46
075-084-021-000	4	1.00	166.46	61.01	227.46
075-084-022-000	4	1.00	166.46	61.01	227.46
075-084-023-000	4	1.00	166.46	61.01	227.46
075-084-024-000	4	1.00	166.46	61.01	227.46
075-084-025-000	4	1.00	166.46	61.01	227.46
075-084-026-000	4	1.00	166.46	61.01	227.46
075-084-027-000	4	1.00	166.46	61.01	227.46
075-084-028-000	4	1.00	166.46	61.01	227.46
075-084-029-000	4	1.00	166.46	61.01	227.46
075-084-030-000	4	1.00	166.46	61.01	227.46
075-084-031-000	4	1.00	166.46	61.01	227.46
075-084-032-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-084-033-000	4	1.00	166.46	61.01	227.46
075-084-034-000	4	1.00	166.46	61.01	227.46
075-084-035-000	4	1.00	166.46	61.01	227.46
075-084-036-000	4	1.00	166.46	61.01	227.46
075-084-037-000	4	1.00	166.46	61.01	227.46
075-084-038-000	4	1.00	166.46	61.01	227.46
075-084-039-000	4	1.00	166.46	61.01	227.46
075-084-040-000	4	1.00	166.46	61.01	227.46
075-084-041-000	4	1.00	166.46	61.01	227.46
075-084-042-000	4	1.00	166.46	61.01	227.46
075-084-043-000	4	1.00	166.46	61.01	227.46
075-084-044-000	4	1.00	166.46	61.01	227.46
075-084-045-000	4	1.00	166.46	61.01	227.46
075-084-046-000	4	1.00	166.46	61.01	227.46
075-084-047-000	4	1.00	166.46	61.01	227.46
075-084-048-000	4	1.00	166.46	61.01	227.46
075-084-049-000	4	1.00	166.46	61.01	227.46
075-084-050-000	4	1.00	166.46	61.01	227.46
075-084-051-000	4	1.00	166.46	61.01	227.46
075-084-052-000	4	1.00	166.46	61.01	227.46
075-084-053-000	4	1.00	166.46	61.01	227.46
075-084-054-000	4	1.00	166.46	61.01	227.46
075-084-055-000	4	1.00	166.46	61.01	227.46
075-084-056-000	4	1.00	166.46	61.01	227.46
075-084-057-000	4	1.00	166.46	61.01	227.46
075-084-058-000	4	1.00	166.46	61.01	227.46
075-084-059-000	4	1.00	166.46	61.01	227.46
075-084-060-000	4	1.00	166.46	61.01	227.46
075-084-061-000	4	1.00	166.46	61.01	227.46
075-084-062-000	4	1.00	166.46	61.01	227.46
075-084-063-000	4	1.00	166.46	61.01	227.46
075-084-064-000	4	1.00	166.46	61.01	227.46
075-084-065-000	4	1.00	166.46	61.01	227.46
075-084-066-000	4	1.00	166.46	61.01	227.46
075-084-067-000	4	1.00	166.46	61.01	227.46
075-085-001-000	4	1.00	166.46	61.01	227.46
075-085-002-000	4	1.00	166.46	61.01	227.46
075-085-003-000	4	1.00	166.46	61.01	227.46
075-085-004-000	4	1.00	166.46	61.01	227.46
075-085-005-000	4	1.00	166.46	61.01	227.46
075-085-006-000	4	1.00	166.46	61.01	227.46
075-085-007-000	4	1.00	166.46	61.01	227.46
075-085-008-000	4	1.00	166.46	61.01	227.46
075-085-009-000	4	1.00	166.46	61.01	227.46
075-085-010-000	4	1.00	166.46	61.01	227.46
075-085-011-000	4	1.00	166.46	61.01	227.46
075-085-012-000	4	1.00	166.46	61.01	227.46
075-085-013-000	4	1.00	166.46	61.01	227.46
075-085-014-000	4	1.00	166.46	61.01	227.46
075-085-015-000	4	1.00	166.46	61.01	227.46
075-085-016-000	4	1.00	166.46	61.01	227.46
075-085-017-000	4	1.00	166.46	61.01	227.46
075-085-018-000	4	1.00	166.46	61.01	227.46
075-085-019-000	4	1.00	166.46	61.01	227.46
075-085-020-000	4	1.00	166.46	61.01	227.46
075-085-021-000	4	1.00	166.46	61.01	227.46
075-085-022-000	4	1.00	166.46	61.01	227.46
075-085-023-000	4	1.00	166.46	61.01	227.46
075-085-024-000	4	1.00	166.46	61.01	227.46
075-085-025-000	4	1.00	166.46	61.01	227.46
075-085-026-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-085-027-000	4	1.00	166.46	61.01	227.46
075-085-028-000	4	1.00	166.46	61.01	227.46
075-085-029-000	4	1.00	166.46	61.01	227.46
075-085-030-000	4	1.00	166.46	61.01	227.46
075-085-031-000	4	1.00	166.46	61.01	227.46
075-085-032-000	4	1.00	166.46	61.01	227.46
075-085-033-000	4	1.00	166.46	61.01	227.46
075-085-034-000	4	1.00	166.46	61.01	227.46
075-085-035-000	4	1.00	166.46	61.01	227.46
075-085-036-000	4	1.00	166.46	61.01	227.46
075-085-037-000	4	1.00	166.46	61.01	227.46
075-085-038-000	4	1.00	166.46	61.01	227.46
075-085-039-000	4	1.00	166.46	61.01	227.46
075-085-040-000	4	1.00	166.46	61.01	227.46
075-085-041-000	4	1.00	166.46	61.01	227.46
075-085-042-000	4	1.00	166.46	61.01	227.46
075-085-043-000	4	1.00	166.46	61.01	227.46
075-085-044-000	4	1.00	166.46	61.01	227.46
075-085-045-000	4	1.00	166.46	61.01	227.46
075-085-046-000	4	1.00	166.46	61.01	227.46
075-085-047-000	4	1.00	166.46	61.01	227.46
075-085-048-000	4	1.00	166.46	61.01	227.46
075-085-049-000	4	1.00	166.46	61.01	227.46
075-085-050-000	4	1.00	166.46	61.01	227.46
075-085-051-000	4	1.00	166.46	61.01	227.46
075-085-052-000	4	1.00	166.46	61.01	227.46
075-085-053-000	4	1.00	166.46	61.01	227.46
075-085-054-000	4	1.00	166.46	61.01	227.46
075-085-055-000	4	1.00	166.46	61.01	227.46
075-085-056-000	4	1.00	166.46	61.01	227.46
075-085-057-000	4	1.00	166.46	61.01	227.46
075-085-058-000	4	1.00	166.46	61.01	227.46
075-085-059-000	4	1.00	166.46	61.01	227.46
075-085-060-000	4	1.00	166.46	61.01	227.46
075-085-061-000	4	1.00	166.46	61.01	227.46
075-085-062-000	4	1.00	166.46	61.01	227.46
075-085-063-000	4	1.00	166.46	61.01	227.46
075-085-064-000	4	1.00	166.46	61.01	227.46
075-085-065-000	4	1.00	166.46	61.01	227.46
075-085-066-000	4	1.00	166.46	61.01	227.46
075-085-067-000	4	1.00	166.46	61.01	227.46
075-085-068-000	4	1.00	166.46	61.01	227.46
075-085-069-000	4	1.00	166.46	61.01	227.46
075-085-070-000	4	1.00	166.46	61.01	227.46
075-085-071-000	4	1.00	166.46	61.01	227.46
075-085-072-000	4	1.00	166.46	61.01	227.46
075-085-073-000	4	1.00	166.46	61.01	227.46
075-085-074-000	4	1.00	166.46	61.01	227.46
075-085-075-000	4	1.00	166.46	61.01	227.46
075-085-076-000	4	1.00	166.46	61.01	227.46
075-085-077-000	4	1.00	166.46	61.01	227.46
075-085-078-000	4	1.00	166.46	61.01	227.46
075-085-079-000	4	1.00	166.46	61.01	227.46
075-086-001-000	4	1.00	166.46	61.01	227.46
075-086-002-000	4	1.00	166.46	61.01	227.46
075-086-003-000	4	1.00	166.46	61.01	227.46
075-086-004-000	4	1.00	166.46	61.01	227.46
075-086-005-000	4	1.00	166.46	61.01	227.46
075-086-006-000	4	1.00	166.46	61.01	227.46
075-086-007-000	4	1.00	166.46	61.01	227.46
075-086-008-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-086-009-000	4	1.00	166.46	61.01	227.46
075-086-010-000	4	1.00	166.46	61.01	227.46
075-086-011-000	4	1.00	166.46	61.01	227.46
075-086-012-000	4	1.00	166.46	61.01	227.46
075-086-013-000	4	1.00	166.46	61.01	227.46
075-086-014-000	4	1.00	166.46	61.01	227.46
075-086-015-000	4	1.00	166.46	61.01	227.46
075-086-016-000	4	1.00	166.46	61.01	227.46
075-086-017-000	4	1.00	166.46	61.01	227.46
075-086-018-000	4	1.00	166.46	61.01	227.46
075-086-019-000	4	1.00	166.46	61.01	227.46
075-086-020-000	4	1.00	166.46	61.01	227.46
075-086-021-000	4	1.00	166.46	61.01	227.46
075-086-022-000	4	1.00	166.46	61.01	227.46
075-086-023-000	4	1.00	166.46	61.01	227.46
075-086-024-000	4	1.00	166.46	61.01	227.46
075-086-025-000	4	1.00	166.46	61.01	227.46
075-086-026-000	4	1.00	166.46	61.01	227.46
075-086-027-000	4	1.00	166.46	61.01	227.46
075-086-028-000	4	1.00	166.46	61.01	227.46
075-086-029-000	4	1.00	166.46	61.01	227.46
075-086-030-000	4	1.00	166.46	61.01	227.46
075-086-031-000	4	1.00	166.46	61.01	227.46
075-086-032-000	4	1.00	166.46	61.01	227.46
075-086-033-000	4	1.00	166.46	61.01	227.46
075-086-034-000	4	1.00	166.46	61.01	227.46
075-086-035-000	4	1.00	166.46	61.01	227.46
075-086-036-000	4	1.00	166.46	61.01	227.46
075-086-037-000	4	1.00	166.46	61.01	227.46
075-086-038-000	4	1.00	166.46	61.01	227.46
075-086-039-000	4	1.00	166.46	61.01	227.46
075-086-040-000	4	1.00	166.46	61.01	227.46
075-086-041-000	4	1.00	166.46	61.01	227.46
075-086-042-000	4	1.00	166.46	61.01	227.46
075-086-043-000	4	1.00	166.46	61.01	227.46
075-086-044-000	4	1.00	166.46	61.01	227.46
075-086-045-000	4	1.00	166.46	61.01	227.46
075-086-046-000	4	1.00	166.46	61.01	227.46
075-086-047-000	4	1.00	166.46	61.01	227.46
075-086-048-000	4	1.00	166.46	61.01	227.46
075-086-049-000	4	1.00	166.46	61.01	227.46
075-086-050-000	4	1.00	166.46	61.01	227.46
075-086-051-000	4	1.00	166.46	61.01	227.46
075-086-052-000	4	1.00	166.46	61.01	227.46
075-086-053-000	4	1.00	166.46	61.01	227.46
075-086-054-000	4	1.00	166.46	61.01	227.46
075-086-055-000	4	1.00	166.46	61.01	227.46
075-087-001-000	4	1.00	166.46	61.01	227.46
075-087-002-000	4	1.00	166.46	61.01	227.46
075-087-003-000	4	1.00	166.46	61.01	227.46
075-087-004-000	4	1.00	166.46	61.01	227.46
075-087-005-000	4	1.00	166.46	61.01	227.46
075-087-006-000	4	1.00	166.46	61.01	227.46
075-087-007-000	4	1.00	166.46	61.01	227.46
075-087-008-000	4	1.00	166.46	61.01	227.46
075-087-009-000	4	1.00	166.46	61.01	227.46
075-087-010-000	4	1.00	166.46	61.01	227.46
075-087-011-000	4	1.00	166.46	61.01	227.46
075-087-012-000	4	1.00	166.46	61.01	227.46
075-087-013-000	4	1.00	166.46	61.01	227.46
075-087-014-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-087-015-000	4	1.00	166.46	61.01	227.46
075-087-016-000	4	1.00	166.46	61.01	227.46
075-087-017-000	4	1.00	166.46	61.01	227.46
075-087-018-000	4	1.00	166.46	61.01	227.46
075-087-019-000	4	1.00	166.46	61.01	227.46
075-087-020-000	4	1.00	166.46	61.01	227.46
075-087-021-000	4	1.00	166.46	61.01	227.46
075-087-022-000	4	1.00	166.46	61.01	227.46
075-087-023-000	4	1.00	166.46	61.01	227.46
075-087-024-000	4	1.00	166.46	61.01	227.46
075-087-025-000	4	1.00	166.46	61.01	227.46
075-087-026-000	4	1.00	166.46	61.01	227.46
075-087-027-000	4	1.00	166.46	61.01	227.46
075-087-028-000	4	1.00	166.46	61.01	227.46
075-087-029-000	4	1.00	166.46	61.01	227.46
075-087-030-000	4	1.00	166.46	61.01	227.46
075-087-031-000	4	1.00	166.46	61.01	227.46
075-087-032-000	4	1.00	166.46	61.01	227.46
075-087-033-000	4	1.00	166.46	61.01	227.46
075-087-034-000	4	1.00	166.46	61.01	227.46
075-091-001-000	4	1.00	166.46	61.01	227.46
075-091-002-000	4	1.00	166.46	61.01	227.46
075-091-003-000	4	1.00	166.46	61.01	227.46
075-091-004-000	4	1.00	166.46	61.01	227.46
075-091-005-000	4	1.00	166.46	61.01	227.46
075-091-006-000	4	1.00	166.46	61.01	227.46
075-091-007-000	4	1.00	166.46	61.01	227.46
075-091-008-000	4	1.00	166.46	61.01	227.46
075-091-009-000	4	1.00	166.46	61.01	227.46
075-091-010-000	4	1.00	166.46	61.01	227.46
075-091-011-000	4	1.00	166.46	61.01	227.46
075-091-012-000	4	1.00	166.46	61.01	227.46
075-091-013-000	4	1.00	166.46	61.01	227.46
075-091-014-000	4	1.00	166.46	61.01	227.46
075-091-015-000	4	1.00	166.46	61.01	227.46
075-091-016-000	4	1.00	166.46	61.01	227.46
075-091-017-000	4	1.00	166.46	61.01	227.46
075-091-018-000	4	1.00	166.46	61.01	227.46
075-091-019-000	4	1.00	166.46	61.01	227.46
075-091-020-000	4	1.00	166.46	61.01	227.46
075-091-021-000	4	1.00	166.46	61.01	227.46
075-091-022-000	4	1.00	166.46	61.01	227.46
075-091-023-000	4	1.00	166.46	61.01	227.46
075-091-024-000	4	1.00	166.46	61.01	227.46
075-091-025-000	4	1.00	166.46	61.01	227.46
075-091-026-000	4	1.00	166.46	61.01	227.46
075-091-027-000	4	1.00	166.46	61.01	227.46
075-091-028-000	4	1.00	166.46	61.01	227.46
075-091-029-000	4	1.00	166.46	61.01	227.46
075-091-030-000	4	1.00	166.46	61.01	227.46
075-091-031-000	4	1.00	166.46	61.01	227.46
075-091-032-000	4	1.00	166.46	61.01	227.46
075-091-033-000	4	1.00	166.46	61.01	227.46
075-091-034-000	4	1.00	166.46	61.01	227.46
075-091-035-000	4	1.00	166.46	61.01	227.46
075-091-036-000	4	1.00	166.46	61.01	227.46
075-091-037-000	4	1.00	166.46	61.01	227.46
075-091-038-000	4	1.00	166.46	61.01	227.46
075-091-039-000	4	1.00	166.46	61.01	227.46
075-091-040-000	4	1.00	166.46	61.01	227.46
075-091-041-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-092-001-000	4	1.00	166.46	61.01	227.46
075-092-002-000	4	1.00	166.46	61.01	227.46
075-092-003-000	4	1.00	166.46	61.01	227.46
075-092-004-000	4	1.00	166.46	61.01	227.46
075-092-005-000	4	1.00	166.46	61.01	227.46
075-092-006-000	4	1.00	166.46	61.01	227.46
075-092-007-000	4	1.00	166.46	61.01	227.46
075-092-008-000	4	1.00	166.46	61.01	227.46
075-092-009-000	4	1.00	166.46	61.01	227.46
075-092-010-000	4	1.00	166.46	61.01	227.46
075-092-011-000	4	1.00	166.46	61.01	227.46
075-092-012-000	4	1.00	166.46	61.01	227.46
075-092-013-000	4	1.00	166.46	61.01	227.46
075-092-014-000	4	1.00	166.46	61.01	227.46
075-092-015-000	4	1.00	166.46	61.01	227.46
075-092-016-000	4	1.00	166.46	61.01	227.46
075-092-017-000	4	1.00	166.46	61.01	227.46
075-092-018-000	4	1.00	166.46	61.01	227.46
075-092-019-000	4	1.00	166.46	61.01	227.46
075-092-020-000	4	1.00	166.46	61.01	227.46
075-092-021-000	4	1.00	166.46	61.01	227.46
075-092-022-000	4	1.00	166.46	61.01	227.46
075-092-023-000	4	1.00	166.46	61.01	227.46
075-092-024-000	4	1.00	166.46	61.01	227.46
075-092-025-000	4	1.00	166.46	61.01	227.46
075-096-001-000	4	1.00	166.46	61.01	227.46
075-096-002-000	4	1.00	166.46	61.01	227.46
075-096-003-000	4	1.00	166.46	61.01	227.46
075-096-004-000	4	1.00	166.46	61.01	227.46
075-096-005-000	4	1.00	166.46	61.01	227.46
075-096-006-000	4	1.00	166.46	61.01	227.46
075-096-007-000	4	1.00	166.46	61.01	227.46
075-096-008-000	4	1.00	166.46	61.01	227.46
075-096-009-000	4	1.00	166.46	61.01	227.46
075-096-010-000	4	1.00	166.46	61.01	227.46
075-096-011-000	4	1.00	166.46	61.01	227.46
075-096-012-000	4	1.00	166.46	61.01	227.46
075-096-013-000	4	1.00	166.46	61.01	227.46
075-096-014-000	4	1.00	166.46	61.01	227.46
075-096-015-000	4	1.00	166.46	61.01	227.46
075-096-016-000	4	1.00	166.46	61.01	227.46
075-096-017-000	4	1.00	166.46	61.01	227.46
075-096-018-000	4	1.00	166.46	61.01	227.46
075-096-019-000	4	1.00	166.46	61.01	227.46
075-096-020-000	4	1.00	166.46	61.01	227.46
075-096-021-000	4	1.00	166.46	61.01	227.46
075-096-022-000	4	1.00	166.46	61.01	227.46
075-096-023-000	4	1.00	166.46	61.01	227.46
075-096-024-000	4	1.00	166.46	61.01	227.46
075-096-025-000	4	1.00	166.46	61.01	227.46
075-096-026-000	4	1.00	166.46	61.01	227.46
075-096-027-000	4	1.00	166.46	61.01	227.46
075-096-028-000	4	1.00	166.46	61.01	227.46
075-096-029-000	4	1.00	166.46	61.01	227.46
075-096-030-000	4	1.00	166.46	61.01	227.46
075-096-031-000	4	1.00	166.46	61.01	227.46
075-096-032-000	4	1.00	166.46	61.01	227.46
075-096-033-000	4	1.00	166.46	61.01	227.46
075-096-034-000	4	1.00	166.46	61.01	227.46
075-096-035-000	4	1.00	166.46	61.01	227.46
075-096-036-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-096-037-000	4	1.00	166.46	61.01	227.46
075-096-038-000	4	1.00	166.46	61.01	227.46
075-096-039-000	4	1.00	166.46	61.01	227.46
075-096-040-000	4	1.00	166.46	61.01	227.46
075-096-041-000	4	1.00	166.46	61.01	227.46
075-096-042-000	4	1.00	166.46	61.01	227.46
075-096-043-000	4	1.00	166.46	61.01	227.46
075-096-044-000	4	1.00	166.46	61.01	227.46
075-096-045-000	4	1.00	166.46	61.01	227.46
075-096-046-000	4	1.00	166.46	61.01	227.46
075-096-047-000	4	1.00	166.46	61.01	227.46
075-096-048-000	4	1.00	166.46	61.01	227.46
075-096-049-000	4	1.00	166.46	61.01	227.46
075-096-050-000	4	1.00	166.46	61.01	227.46
075-096-051-000	4	1.00	166.46	61.01	227.46
075-096-052-000	4	1.00	166.46	61.01	227.46
075-096-053-000	4	1.00	166.46	61.01	227.46
075-096-054-000	4	1.00	166.46	61.01	227.46
075-097-001-000	4	1.00	166.46	61.01	227.46
075-097-002-000	4	1.00	166.46	61.01	227.46
075-097-003-000	4	1.00	166.46	61.01	227.46
075-097-004-000	4	1.00	166.46	61.01	227.46
075-097-005-000	4	1.00	166.46	61.01	227.46
075-097-006-000	4	1.00	166.46	61.01	227.46
075-097-007-000	4	1.00	166.46	61.01	227.46
075-097-008-000	4	1.00	166.46	61.01	227.46
075-097-009-000	4	1.00	166.46	61.01	227.46
075-097-010-000	4	1.00	166.46	61.01	227.46
075-097-011-000	4	1.00	166.46	61.01	227.46
075-097-012-000	4	1.00	166.46	61.01	227.46
075-097-013-000	4	1.00	166.46	61.01	227.46
075-097-014-000	4	1.00	166.46	61.01	227.46
075-097-015-000	4	1.00	166.46	61.01	227.46
075-097-016-000	4	1.00	166.46	61.01	227.46
075-097-017-000	4	1.00	166.46	61.01	227.46
075-097-018-000	4	1.00	166.46	61.01	227.46
075-097-019-000	4	1.00	166.46	61.01	227.46
075-097-020-000	4	1.00	166.46	61.01	227.46
075-097-021-000	4	1.00	166.46	61.01	227.46
075-097-022-000	4	1.00	166.46	61.01	227.46
075-097-023-000	4	1.00	166.46	61.01	227.46
075-097-024-000	4	1.00	166.46	61.01	227.46
075-097-025-000	4	1.00	166.46	61.01	227.46
075-097-026-000	4	1.00	166.46	61.01	227.46
075-097-027-000	4	1.00	166.46	61.01	227.46
075-097-028-000	4	1.00	166.46	61.01	227.46
075-097-029-000	4	1.00	166.46	61.01	227.46
075-097-030-000	4	1.00	166.46	61.01	227.46
075-097-031-000	4	1.00	166.46	61.01	227.46
075-097-032-000	4	1.00	166.46	61.01	227.46
075-097-033-000	4	1.00	166.46	61.01	227.46
075-097-034-000	4	1.00	166.46	61.01	227.46
075-097-035-000	4	1.00	166.46	61.01	227.46
075-097-036-000	4	1.00	166.46	61.01	227.46
075-097-037-000	4	1.00	166.46	61.01	227.46
075-097-038-000	4	1.00	166.46	61.01	227.46
075-097-039-000	4	1.00	166.46	61.01	227.46
075-097-040-000	4	1.00	166.46	61.01	227.46
075-097-041-000	4	1.00	166.46	61.01	227.46
075-097-042-000	4	1.00	166.46	61.01	227.46
075-098-001-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-098-002-000	4	1.00	166.46	61.01	227.46
075-098-003-000	4	1.00	166.46	61.01	227.46
075-098-004-000	4	1.00	166.46	61.01	227.46
075-098-005-000	4	1.00	166.46	61.01	227.46
075-098-006-000	4	1.00	166.46	61.01	227.46
075-098-007-000	4	1.00	166.46	61.01	227.46
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075-098-009-000	4	1.00	166.46	61.01	227.46
075-098-010-000	4	1.00	166.46	61.01	227.46
075-098-011-000	4	1.00	166.46	61.01	227.46
075-098-012-000	4	1.00	166.46	61.01	227.46
075-098-013-000	4	1.00	166.46	61.01	227.46
075-098-014-000	4	1.00	166.46	61.01	227.46
075-098-015-000	4	1.00	166.46	61.01	227.46
075-098-016-000	4	1.00	166.46	61.01	227.46
075-098-017-000	4	1.00	166.46	61.01	227.46
075-098-018-000	4	1.00	166.46	61.01	227.46
075-098-019-000	4	1.00	166.46	61.01	227.46
075-098-020-000	4	1.00	166.46	61.01	227.46
075-098-021-000	4	1.00	166.46	61.01	227.46
075-098-022-000	4	1.00	166.46	61.01	227.46
075-098-023-000	4	1.00	166.46	61.01	227.46
075-098-024-000	4	1.00	166.46	61.01	227.46
075-098-025-000	4	1.00	166.46	61.01	227.46
075-098-026-000	4	1.00	166.46	61.01	227.46
075-098-027-000	4	1.00	166.46	61.01	227.46
075-098-028-000	4	1.00	166.46	61.01	227.46
075-098-029-000	4	1.00	166.46	61.01	227.46
075-098-030-000	4	1.00	166.46	61.01	227.46
075-098-031-000	4	1.00	166.46	61.01	227.46
075-098-032-000	4	1.00	166.46	61.01	227.46
075-098-033-000	4	1.00	166.46	61.01	227.46
075-098-034-000	4	1.00	166.46	61.01	227.46
075-098-035-000	4	1.00	166.46	61.01	227.46
075-098-036-000	4	1.00	166.46	61.01	227.46
075-098-037-000	4	1.00	166.46	61.01	227.46
075-098-038-000	4	1.00	166.46	61.01	227.46
075-098-039-000	4	1.00	166.46	61.01	227.46
075-098-040-000	4	1.00	166.46	61.01	227.46
075-098-041-000	4	1.00	166.46	61.01	227.46
075-098-042-000	4	1.00	166.46	61.01	227.46
075-098-043-000	4	1.00	166.46	61.01	227.46
075-098-044-000	4	1.00	166.46	61.01	227.46
075-098-045-000	4	1.00	166.46	61.01	227.46
075-098-046-000	4	1.00	166.46	61.01	227.46
075-098-047-000	4	1.00	166.46	61.01	227.46
075-098-048-000	4	1.00	166.46	61.01	227.46
075-098-049-000	4	1.00	166.46	61.01	227.46
075-098-050-000	4	1.00	166.46	61.01	227.46
075-098-051-000	4	1.00	166.46	61.01	227.46
075-098-052-000	4	1.00	166.46	61.01	227.46
075-098-053-000	4	1.00	166.46	61.01	227.46
075-098-054-000	4	1.00	166.46	61.01	227.46
075-098-055-000	4	1.00	166.46	61.01	227.46
075-098-056-000	4	1.00	166.46	61.01	227.46
075-099-001-000	4	1.00	166.46	61.01	227.46
075-099-002-000	4	1.00	166.46	61.01	227.46
075-099-003-000	4	1.00	166.46	61.01	227.46
075-099-004-000	4	1.00	166.46	61.01	227.46
075-099-005-000	4	1.00	166.46	61.01	227.46
075-099-006-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-099-007-000	4	1.00	166.46	61.01	227.46
075-099-008-000	4	1.00	166.46	61.01	227.46
075-099-009-000	4	1.00	166.46	61.01	227.46
075-099-010-000	4	1.00	166.46	61.01	227.46
075-099-011-000	4	1.00	166.46	61.01	227.46
075-099-012-000	4	1.00	166.46	61.01	227.46
075-099-013-000	4	1.00	166.46	61.01	227.46
075-099-014-000	4	1.00	166.46	61.01	227.46
075-099-015-000	4	1.00	166.46	61.01	227.46
075-099-016-000	4	1.00	166.46	61.01	227.46
075-099-017-000	4	1.00	166.46	61.01	227.46
075-099-018-000	4	1.00	166.46	61.01	227.46
075-099-019-000	4	1.00	166.46	61.01	227.46
075-099-020-000	4	1.00	166.46	61.01	227.46
075-099-021-000	4	1.00	166.46	61.01	227.46
075-099-022-000	4	1.00	166.46	61.01	227.46
075-099-023-000	4	1.00	166.46	61.01	227.46
075-099-024-000	4	1.00	166.46	61.01	227.46
075-099-025-000	4	1.00	166.46	61.01	227.46
075-099-026-000	4	1.00	166.46	61.01	227.46
075-099-027-000	4	1.00	166.46	61.01	227.46
075-099-028-000	4	1.00	166.46	61.01	227.46
075-099-029-000	4	1.00	166.46	61.01	227.46
075-099-030-000	4	1.00	166.46	61.01	227.46
075-099-031-000	4	1.00	166.46	61.01	227.46
075-099-032-000	4	1.00	166.46	61.01	227.46
075-099-033-000	4	1.00	166.46	61.01	227.46
075-099-034-000	4	1.00	166.46	61.01	227.46
075-099-035-000	4	1.00	166.46	61.01	227.46
075-099-036-000	4	1.00	166.46	61.01	227.46
075-099-037-000	4	1.00	166.46	61.01	227.46
075-099-038-000	4	1.00	166.46	61.01	227.46
075-099-039-000	4	1.00	166.46	61.01	227.46
075-099-040-000	4	1.00	166.46	61.01	227.46
075-099-041-000	4	1.00	166.46	61.01	227.46
075-099-042-000	4	1.00	166.46	61.01	227.46
075-099-043-000	4	1.00	166.46	61.01	227.46
075-099-044-000	4	1.00	166.46	61.01	227.46
075-099-045-000	4	1.00	166.46	61.01	227.46
075-099-046-000	4	1.00	166.46	61.01	227.46
075-099-047-000	4	1.00	166.46	61.01	227.46
075-099-048-000	4	1.00	166.46	61.01	227.46
075-099-049-000	4	1.00	166.46	61.01	227.46
075-099-050-000	4	1.00	166.46	61.01	227.46
075-099-051-000	4	1.00	166.46	61.01	227.46
075-099-052-000	4	1.00	166.46	61.01	227.46
075-099-053-000	4	1.00	166.46	61.01	227.46
075-099-054-000	4	1.00	166.46	61.01	227.46
075-099-055-000	4	1.00	166.46	61.01	227.46
075-099-056-000	4	1.00	166.46	61.01	227.46
075-099-057-000	4	1.00	166.46	61.01	227.46
075-099-058-000	4	1.00	166.46	61.01	227.46
075-099-059-000	4	1.00	166.46	61.01	227.46
075-099-060-000	4	1.00	166.46	61.01	227.46
075-099-061-000	4	1.00	166.46	61.01	227.46
075-099-062-000	4	1.00	166.46	61.01	227.46
075-099-063-000	4	1.00	166.46	61.01	227.46
075-099-064-000	4	1.00	166.46	61.01	227.46
075-099-065-000	4	1.00	166.46	61.01	227.46
075-099-066-000	4	1.00	166.46	61.01	227.46
075-099-067-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-100-001-000	4	1.00	166.46	61.01	227.46
075-100-002-000	4	1.00	166.46	61.01	227.46
075-100-003-000	4	1.00	166.46	61.01	227.46
075-100-004-000	4	1.00	166.46	61.01	227.46
075-100-005-000	4	1.00	166.46	61.01	227.46
075-100-006-000	4	1.00	166.46	61.01	227.46
075-100-007-000	4	1.00	166.46	61.01	227.46
075-100-008-000	4	1.00	166.46	61.01	227.46
075-100-009-000	4	1.00	166.46	61.01	227.46
075-100-010-000	4	1.00	166.46	61.01	227.46
075-100-011-000	4	1.00	166.46	61.01	227.46
075-100-012-000	4	1.00	166.46	61.01	227.46
075-100-013-000	4	1.00	166.46	61.01	227.46
075-100-014-000	4	1.00	166.46	61.01	227.46
075-100-015-000	4	1.00	166.46	61.01	227.46
075-100-016-000	4	1.00	166.46	61.01	227.46
075-100-017-000	4	1.00	166.46	61.01	227.46
075-100-018-000	4	1.00	166.46	61.01	227.46
075-100-019-000	4	1.00	166.46	61.01	227.46
075-100-020-000	4	1.00	166.46	61.01	227.46
075-100-021-000	4	1.00	166.46	61.01	227.46
075-100-022-000	4	1.00	166.46	61.01	227.46
075-100-023-000	4	1.00	166.46	61.01	227.46
075-100-024-000	4	1.00	166.46	61.01	227.46
075-100-025-000	4	1.00	166.46	61.01	227.46
075-100-026-000	4	1.00	166.46	61.01	227.46
075-100-027-000	4	1.00	166.46	61.01	227.46
075-100-028-000	4	1.00	166.46	61.01	227.46
075-100-029-000	4	1.00	166.46	61.01	227.46
075-100-030-000	4	1.00	166.46	61.01	227.46
075-100-031-000	4	1.00	166.46	61.01	227.46
075-100-032-000	4	1.00	166.46	61.01	227.46
075-100-033-000	4	1.00	166.46	61.01	227.46
075-100-034-000	4	1.00	166.46	61.01	227.46
075-100-035-000	4	1.00	166.46	61.01	227.46
075-100-036-000	4	1.00	166.46	61.01	227.46
075-100-037-000	4	1.00	166.46	61.01	227.46
075-100-038-000	4	1.00	166.46	61.01	227.46
075-100-039-000	4	1.00	166.46	61.01	227.46
075-100-040-000	4	1.00	166.46	61.01	227.46
075-100-041-000	4	1.00	166.46	61.01	227.46
075-100-042-000	4	1.00	166.46	61.01	227.46
075-100-043-000	4	1.00	166.46	61.01	227.46
075-100-044-000	4	1.00	166.46	61.01	227.46
075-100-045-000	4	1.00	166.46	61.01	227.46
075-100-046-000	4	1.00	166.46	61.01	227.46
075-100-047-000	4	1.00	166.46	61.01	227.46
075-100-048-000	4	1.00	166.46	61.01	227.46
075-102-001-000	4	4.32	719.11	263.56	982.66
075-102-002-000	4	1.00	166.46	61.01	227.46
075-102-003-000	4	3.01	501.04	183.64	684.68
Total		**2,461.07**	**$409,669.71**	**$153,195.12**	**$562,843.08**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.3.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2026/2027. 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2026/2027.
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

This item is being presented for City Council consideration following its continuance from the June 9, 2026 City Council meeting. It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1998 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIIID ("Article XIIID").

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the second step in the annual levy of assessments on the district for fiscal year 2026/2027. Ridgewood Place Landscape and Lighting District is located in and around Soares Place adjacent to Roselle Avenue. The annual levy per EDU will increase from $296.07 to $325.68 to cover increased maintenance costs and to increase the reserve.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the

Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$296.07	$325.68	$29.61

Costs for the district are paid through assessments to property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_Ridgewood_Collect
2. CC Resolution 2026_Ridgewood_Report
3. FY2627 Riverbank Ridgewood Place Engineer's Report

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Ridgewood Place Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez,CMC
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Ridgewood Place Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Ridgewood L&L for FY2026-27

City of Riverbank

Ridgewood Place
Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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WILLDAN

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Ridgewood Place Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I - OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
D. DESCRIPTION OF THE IMPROVEMENTS 4

PART II - PLANS AND SPECIFICATIONS 5

E. CHANGES OR MODIFICATIONS TO THE DISTRICT 5
F. DESCRIPTION OF THE DISTRICT 5

PART III - METHOD OF APPORTIONMENT 5

A. GENERAL 5
B. BENEFIT ANALYSIS 6
C. ASSESSMENT METHODOLOGY 7
D. ASSESSMENT RANGE FORMULA 8

PART IV - DISTRICT BUDGET FY 2026/2027 10

PART V — DISTRICT BOUNDARY MAPS 11

PART VI — 2026/2027 ASSESSMENT ROLL 14

PART I - OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Ridgewood Place Landscape and Lighting District ("District"). The District was formed in 1998 and is annually levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIII D ("Article XIII D").

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, and beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be

identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District has been formed and is annually levied pursuant to the 1972 Act, beginning with Section 22500. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the Article XIII D, which was enacted with the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the Article XIII D Section 4. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to Article XIII D Section 4 (a); and the assessments and assessment range formula described in this report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to Article XIII D Section 4 (c, d & e).

Briefly, the assessment range formula states that the assessment initially approved by the property owners may be increased each year by the greater of 3.0% or the percentage increase in the Consumer Price Index ("CPI") to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the Article XIII D, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIII D Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. DESCRIPTION OF THE IMPROVEMENTS

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include five street lights and approximately 583 linear feet of parkway landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The street lighting improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights. The street lights are identified as:

- Two street lights located on the perimeter of the development on the west side of Roselle Avenue, one north end of the subdivision and the other south of Soares Place.
- The remaining three street lights are located within the residential subdivision on Soares Place.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and encompass the parkway landscaped areas the entire length of the Ridgewood Place subdivision along of Roselle Avenue. The landscaped areas are identified as:

- Approximately 213 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and north of Soares Place.
- Approximately 370 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and south of Soares Place.

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

PART II - PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Ridgewood Place within the City.

The District is comprised of a single residential development consisting of twenty-three (23) single-family residential parcels. The district was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

E. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District. No changes or modifications to the District are proposed for Fiscal Year 2026/2027.

F. DESCRIPTION OF THE DISTRICT

The District is located generally on the West Side of Roselle Avenue, north of Morrill Road and south of Turpin Avenue at Soares Place. The District includes twenty-three single family residential parcels within the subdivision known as Ridgewood Place, identified on Book 132 Page 63 parcels 43 through 65 of the Stanislaus County Assessor's Parcel Maps.

PART III - METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating assessments in the District therefore reflects the composition of the parcels and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the Article XIII D Section 4.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - The improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the District improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed

under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one Equivalent Dwelling Unit ("EDU"). Every other land use is typically converted to EDUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIII D added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 the Brown Act (Government Code Section 54954.6(o)) changed the definition of the term "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed." This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes)

An assessment range formula was proposed and approved for the assessments when the District was formed in Fiscal Year 1998/1999 and is to be applied to all future assessments within the District.

The following describes the proposed assessment range formula:

Wherein, if the proposed assessment rate for each classification of property (levy per unit or rate) for the current fiscal year is less than or equal to the prior year's maximum

assessment plus the adjustments described in the following, then the new assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting, and mailing procedures, which would be added to the District costs and assessments.

Beginning in Fiscal Year 1999/2000, the maximum assessment may be adjusted by the greater of three percent (3.0%) or the percentage increase in the CPI. Each year the City shall compute the percentage difference between the CPI on December 31 of each year and the CPI for the previous December 31 as determined by the Bureau of Labor Statistics for the San Francisco Oakland Hayward Area. This percentage difference shall then establish the range of increased assessments allowed based on the CPI. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Maximum Assessment for Fiscal Year 2026/2027 is $565.33 which is an increase of 3.04% from prior year's maximum assessment. However, a rate of $325.68 per EDU will only be levied this year.

The following table illustrates how the assessment range formula is applied. This year, a 3.04% CPI increase is applied since it is greater than a 3.00% increase.

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
3.04%	3.00%	3.04%	$548.67	$16.66	$565.33

The fact that an assessment range formula is adopted for District assessments does not require that the adjustment maximum assessment be applied each year nor does it restrict the assessments to the adjusted amount. If the budget and assessments for the District do not require an increase or the increase is less than the maximum allowable adjustment, then the required budget and assessment shall be applied. If the budget and proposed assessments require an increase greater than the maximum allowable adjustment, then the proposed assessment is considered an increased assessment and mailed notices and ballots to the property owners would be required pursuant to the Article XIII D Section 4c.

PART IV - DISTRICT BUDGET FY 2026/2027

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$2,880
Utilities	350
Repairs/Abatement	0
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$3,230**
ADMINISTRATION COSTS	
City Administration & Overhead	$1,000
District Administration	2,242
County Administration Fee	5
Administration Costs (Subtotal)	**$3,247**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$6,477**
Reserve Collection/ (Transfer)	1,014
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$7,491**
DISTRICT STATISTICS	
Total Parcels	23
Total Parcels Levied	23
Total Equivalent Dwelling Units (EDU)	23.00
Assessment Rate (Levy Per EDU)	**$325.68**
Maximum Assessment Rate Approved	**$565.33**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$1,533
Reserve Fund Activity	1,014
Ending Reserve Fund Balance (Projected)	**$2,547**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

PART V — DISTRICT BOUNDARY MAPS

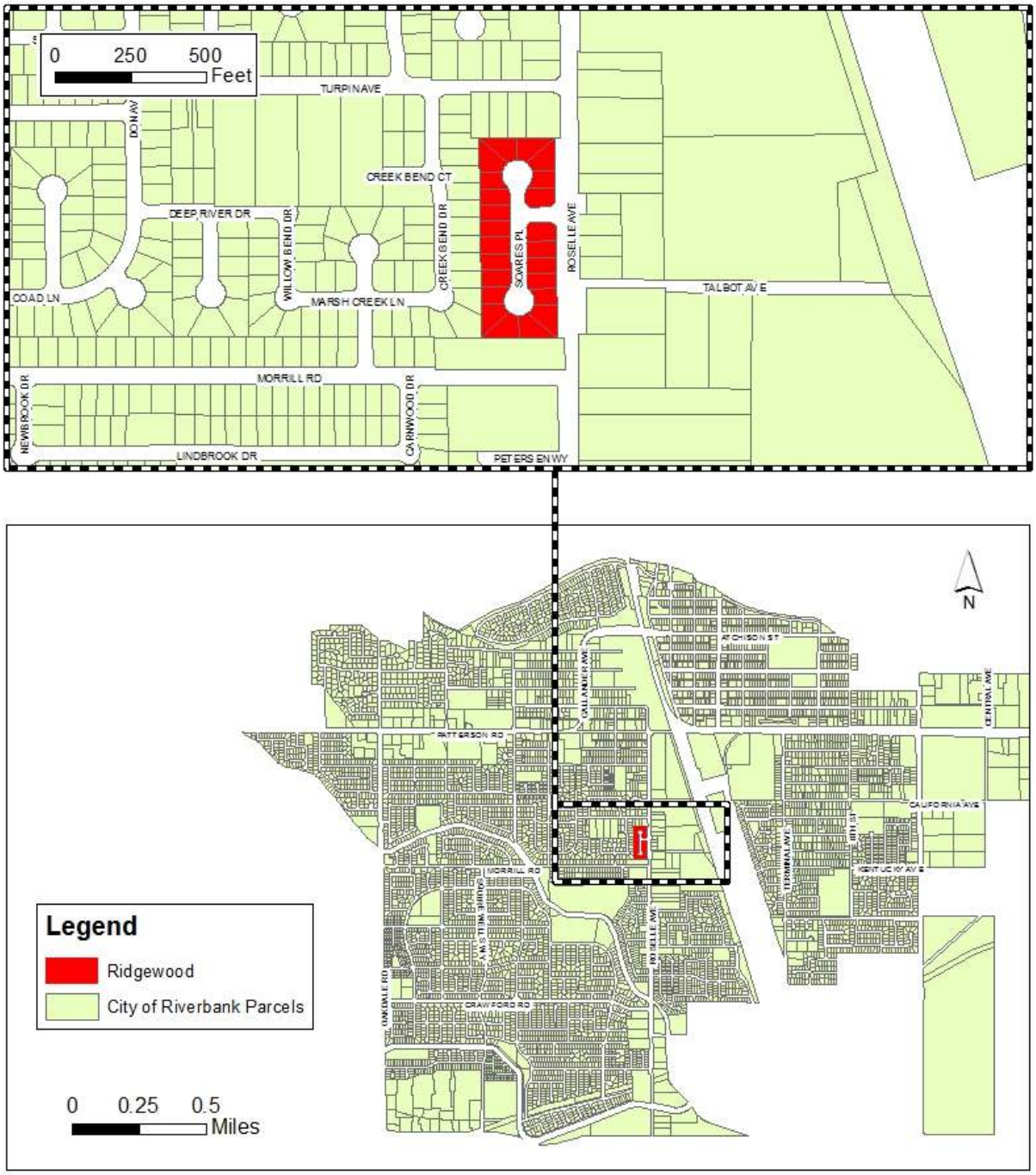
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the Ridgewood Place subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the County Assessor's Parcel Map associated with the District.

City of Riverbank
Ridgewood Place
Landscape and Lighting District

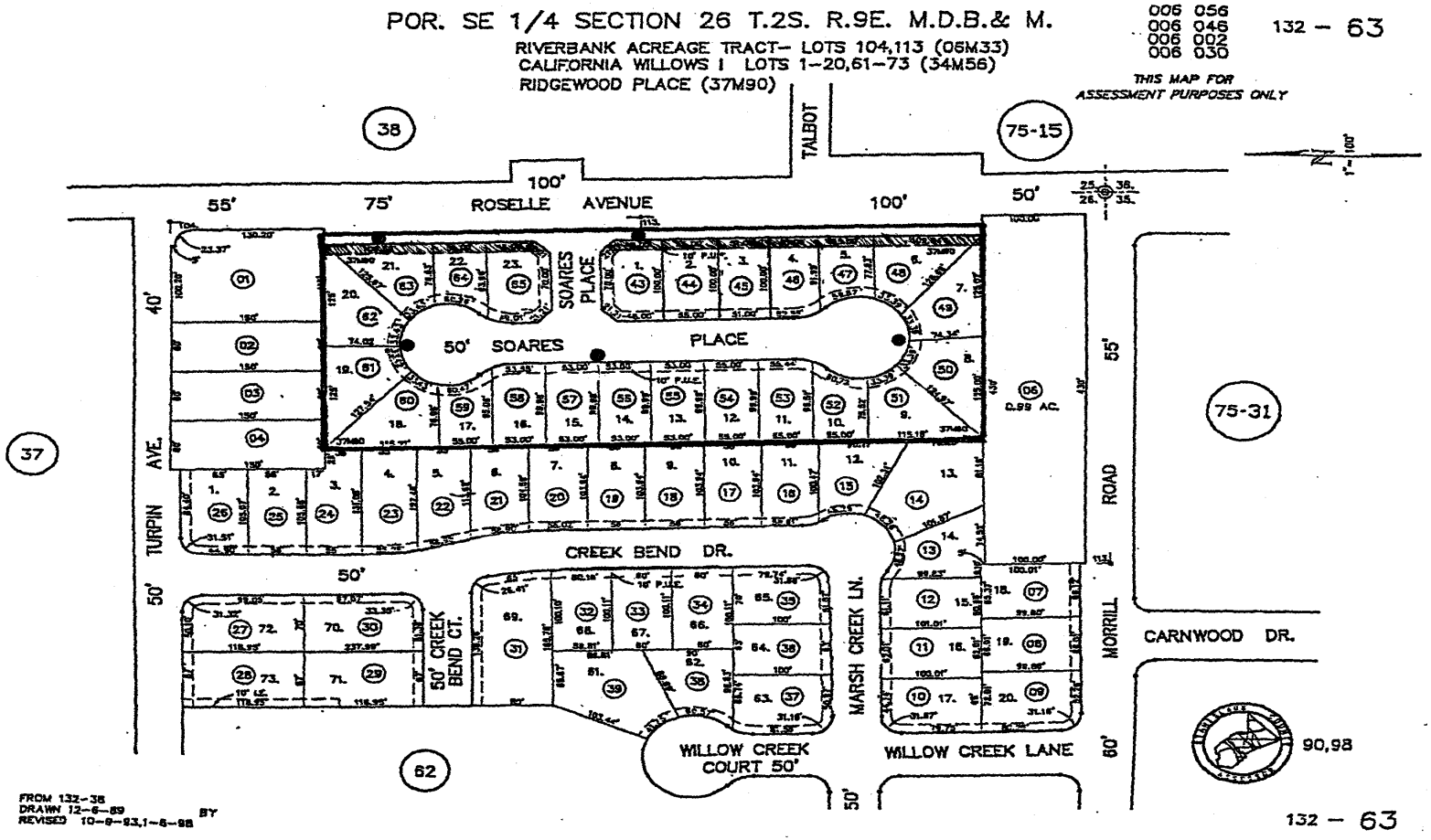
WILLDAN Financial Services



Boundary and Improvement Diagram Ridgewood Place

- **Street Lights**

Landscaped Areas Shaded



PART VI — 2026/2027 ASSESSMENT ROLL

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

A listing of parcels assessed within this District, along with the assessment amounts, is listed below. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDU	Charge
132-063-043-000	1.0	$325.68
132-063-044-000	1.0	325.68
132-063-045-000	1.0	325.68
132-063-046-000	1.0	325.68
132-063-047-000	1.0	325.68
132-063-048-000	1.0	325.68
132-063-049-000	1.0	325.68
132-063-050-000	1.0	325.68
132-063-051-000	1.0	325.68
132-063-052-000	1.0	325.68
132-063-053-000	1.0	325.68
132-063-054-000	1.0	325.68
132-063-055-000	1.0	325.68
132-063-056-000	1.0	325.68
132-063-057-000	1.0	325.68
132-063-058-000	1.0	325.68
132-063-059-000	1.0	325.68
132-063-060-000	1.0	325.68
132-063-061-000	1.0	325.68
132-063-062-000	1.0	325.68
132-063-063-000	1.0	325.68
132-063-064-000	1.0	325.68
132-063-065-000	1.0	325.68
Total	**23.0**	**$7,490.64**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.4.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

This item is being presented for City Council consideration following its continuance from the June 9, 2026 City Council meeting. It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1993 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the River Cove subdivision.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information, including the district budgets and proposed annual assessments. The costs of improvements and the annual levy, including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the second step in the annual levy of assessments on the district for fiscal year 2026/2027.

The River Cove Landscape & Lighting District is already assessing the maximum assessment rate approved by this District.

It is recommended that the City Council adopt Resolutions to amend and/or approve the Engineer's

Report and order the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "*Prioritize Financial Stability*."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for parcels in the River Cove District for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$196.90	$196.90	No Change

Costs for the district are paid through assessments to property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_River Cove_Collect
2. CC Resolution 2026_River Cove_Report
3. FY2627 Riverbank River Cove Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01 FOR RIVER COVE SUBDIVISION; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision**,** for fiscal year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027, pursuant to the provisions of the Act; and

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on Tuesday, June 9, 2026 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending

June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Natural and passive landscaped areas, parks, trails, open space areas, and natural habitats that are maintained and/or abated;
- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, sidewalks, landscaped areas and greenbelts);
- Public lighting facilities including street lighting, and lighting within the park and other public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Landscaping and Lighting District No. 01", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE SUBDIVISION; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision, and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Landscaping and Lighting District No. 01, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Gabriela Hernandez
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

Attachment: Engineer's Report – River Cove L&L for FY2026-27

City of Riverbank

River Cove Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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WILLDAN

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

River Cove Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I – OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2

PART II — PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. IMPROVEMENTS AUTHORIZED UNDER THE 1972 ACT 5
C. DESCRIPTION OF IMPROVEMENTS AND IMPROVEMENTS 6

PART III — METHOD OF APPORTIONMENT 8

A. GENERAL 8
B. BENEFIT ANALYSIS 8
C. ASSESSMENT METHODOLOGY 10

PART IV — 2026/2027 DISTRICT BUDGET 11

PART V — DISTRICT DIAGRAMS 12

PART VI — 2026/2027 ASSESSMENT ROLL 20

PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the River Cove Landscaping and Lighting District ("District"). The District was formed in 1993 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act"). The District included all parcels within the residential development known as the River Cove subdivision and was previously referred to as the Riverbank Landscaping and Lighting District No. 1. The overall District improvements to be maintained at build out and a maximum assessment for those improvements were approved by the property owners of record when the District was formed.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to *Chapter 3,* beginning with *Section 22620* of the 1972 Act the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1,* and beginning with *Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report, as approved or modified by the City Council, defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be

identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District has been formed and is annually levied pursuant to the 1972 Act, beginning with *Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIII D* ("Article XIII D"), which was enacted with the passage of Proposition 218 in November 1996.

Pursuant to the *Article XIII D Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIII D Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer at the time of the District formation in 1993). As such, pursuant to *Article XIII D Section 5(b),* all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amount (the maximum assessment rate identified in this Report) is exempt from the procedural requirements of *Article XIII D Section 4*.

The current maximum assessment rate of $196.90 per Equivalent Dwelling Unit was originally approved by the property owners (developer) and any assessment amount less than that amount is considered an exempt assessment pursuant to *Article XIII D Section 5(b).* The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of $196.90 adopted and levied in fiscal year 1993/1994. Pursuant to the provisions of *Article XIII D*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping.
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities.
3. The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
4. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
5. The installation of park or recreational improvements including, but not limited to the following:
    a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
    b. Lights, playground equipment, play courts and public restrooms.
6. The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
    a. Repair, removal, or replacement of all or any part of any improvements;
    b. Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
    d. The removal of trimmings, rubbish, debris, and other solid waste;
    e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
    f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
    g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
7. The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.

8. Incidental expenses associated with the improvements including, but not limited to:
    a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
    b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
    c. Compensation payable to the County for collection of assessments;
    d. Compensation of any engineer or attorney employed to render services;
    e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
    f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II — PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping and street lighting improvements and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as River Cove within the City.

The District is comprised of a residential development built in several phases and consisting of two hundred forty-one (241) single-family residential parcels. The District was formed to ensure the ongoing maintenance of specific local landscaping and lighting improvements associated with this residential development and installed as a condition of developing all properties within the various subdivisions. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 2026/2027.

B. IMPROVEMENTS AUTHORIZED UNDER THE 1972 ACT

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

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

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. DESCRIPTION OF IMPROVEMENTS AND IMPROVEMENTS

The location, boundaries and specific improvements provided within the District are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the annual budget.

The District is located generally west of Burneyville Road, south of the Stanislaus River and north of State Highway 108 at Prestwick Drive. The District includes two hundred forty-one (241) residential parcels within the subdivision known as River Cove, identified on the Stanislaus County Assessor's Parcel Maps as:

Subdivision	Parcel Map Book	Parcel Map Page	Residential Lots	Total Parcels
River Cove Unit No. 2	75	48	0	3
River Cove Unit No. 2	75	47	67	68
River Cove Unit No. 3	75	50	78	78
River Cove Unit No. 4	75	52	44	45
River Cove Unit No. 5	75	54	1	2
River Cove Unit No. 6	75	55	21	21
River Cove Unit No. 7	75	56	30	31
Totals			**241**	**248**

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include fifty-two (52) streetlights and approximately 12.22 acres of parkway, open space, greenbelt and park landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The fifty-two (52) streetlights are located throughout the District and the improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, playground equipment, trails and paths, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and landscaped easements and are identified as:

- **Parcel 075-047-069:** 1.43 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot C of River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel 075-048-001:** 5.53 acres of park and parkway landscaped areas located south of Briarcliff Drive and east of Dunbar Lane; Identified as Lot D of River Cove Unit No. 2
- **Parcel 075-048-002:** 0.50 acres of parkway and open space landscaping south of River Cove Drive and west of Burneyville Road; Identified as Lot A of River Cove Unit No. 2
- **Parcel 075-048-003:** 0.50 acres of parkway and open space landscaping north of River Cove Drive and west of Burneyville Road; Identified as Lot B of River Cove Unit No. 2
- **Parcel 075-050-079:** 1.31 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 3
- **Parcel 075-052-045:** 0.79 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 4
- **Parcel 075-054-002:** 2.02 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 5

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments may fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

The park area within the District is clearly a special benefit to the properties and property owners within the District. Because of the Park's size and location it provides no benefit to parcels outside the District or to the public at large and therefore the entire cost of

maintaining this park could be assessed to parcels within the District. However, the City currently funds the maintenance of all parks within the City of Riverbank from the General Fund. Therefore, the District budget includes a General Fund Contribution to offset the costs associated with maintaining the Park area.

PART III — METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, parks, open space areas and appurtenant facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating all assessments for this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIII D Section 4,* a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits. The general benefit portion of the improvement costs have been estimated by the City and are shown as a General Benefit Contribution in the District Budget section of this Report.

B. BENEFIT ANALYSIS

Each of the improvements and their associated costs has been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements and approval of an annual assessment were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIII D Section 5b*, all the property owners approved the maximum assessment amount identified in this Report at the time the assessment was created (originally imposed pursuant to a 100% landowner petition). Therefore the existing maximum assessment amount of $196.90 is not subject to the procedural requirements of *Article XIII D Section 4* (property owner ballot proceedings). Although the current assessment does not require additional property owner approval (unless increased), the improvements within the District clearly provide a special benefit to the parcels assessed and therefore, the existing assessments are in compliance with the substantive requirements of *Article XIII D Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original improvement. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance, and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;

- Increased promotion of business during nighttime hours in the case of commercial properties;

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. ASSESSMENT METHODOLOGY

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Dwelling Unit ("EDU"). Every other land use is typically converted to EDU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single-family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel's Levy Amount

Or more simply stated, since all District parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

PART IV — 2026/2027 DISTRICT BUDGET

River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$31,900
Utilities	4,300
Repairs/Abatement	10,000
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Direct Costs (Subtotal)	**$46,200**
ADMINISTRATION COSTS	
City Administration & Overhead	$3,470
District Administration	3,403
County Administration Fee	50
Administration Costs (Subtotal)	**$6,923**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$53,123**
Reserve Collection/ (Transfer)	(5,671)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$47,452**
DISTRICT STATISTICS	
Total Parcels	248
Total Parcels Levied	241
Total Equivalent Dwelling Units (EDU)	241.00
Assessment Rate (Levy Per EDU)	**$196.90**
Maximum Assessment Rate Approved	**$196.90**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$35,439
Reserve Fund Activity	(5,671)
Ending Reserve Fund Balance (Projected)	**$29,768**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

PART V — DISTRICT DIAGRAMS

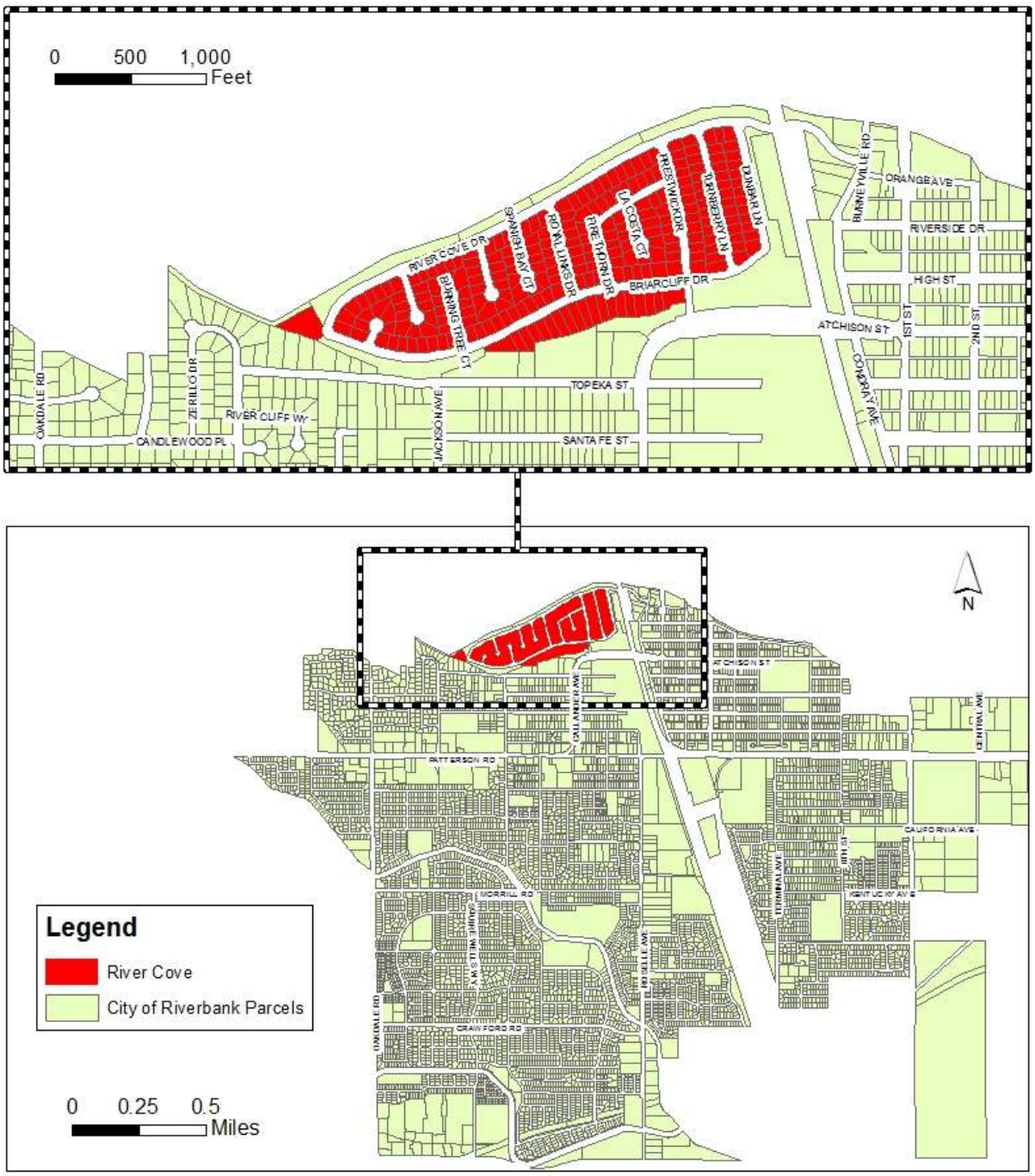
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the River Cove subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

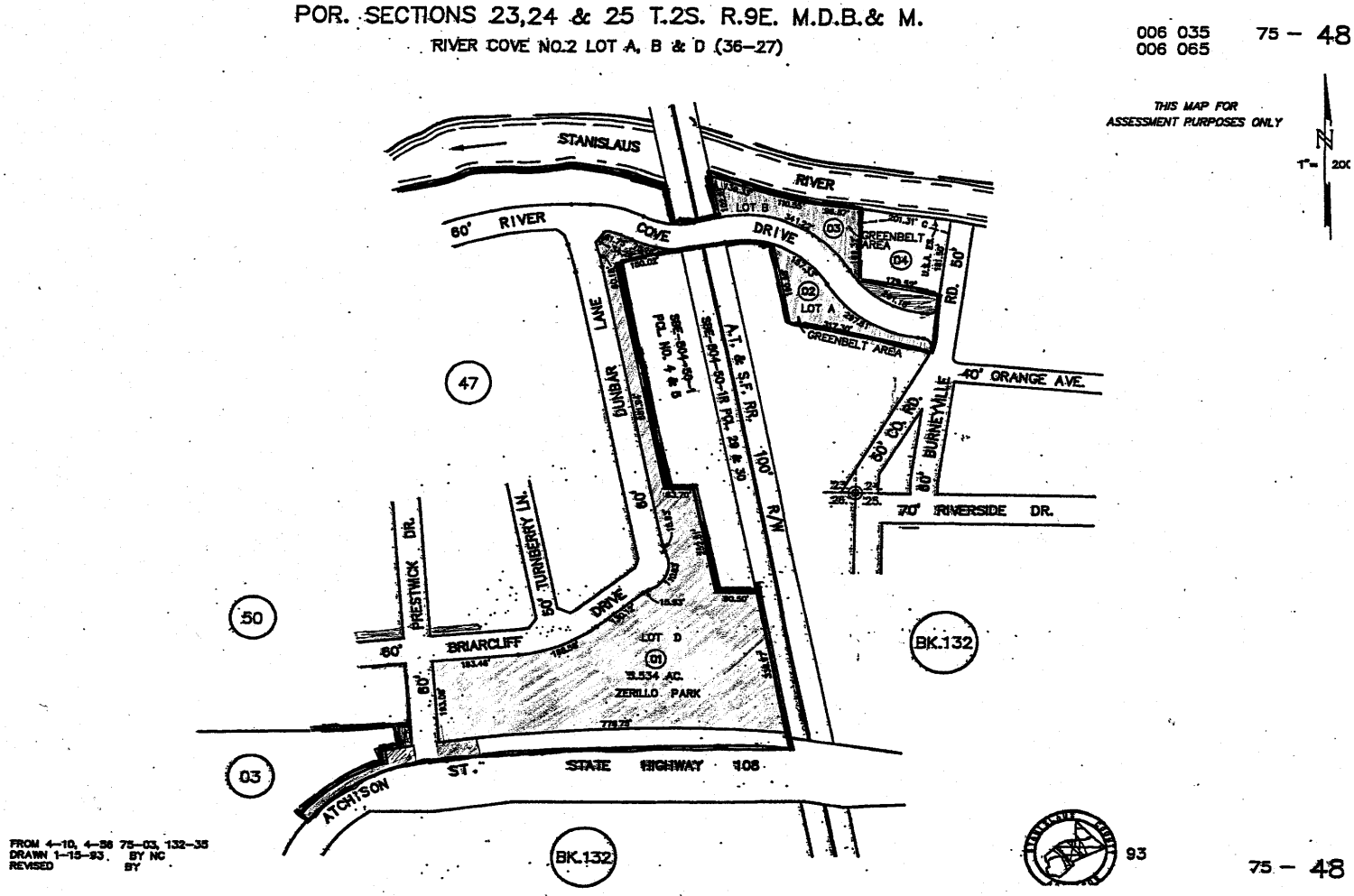
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision

WILLDAN Financial Services



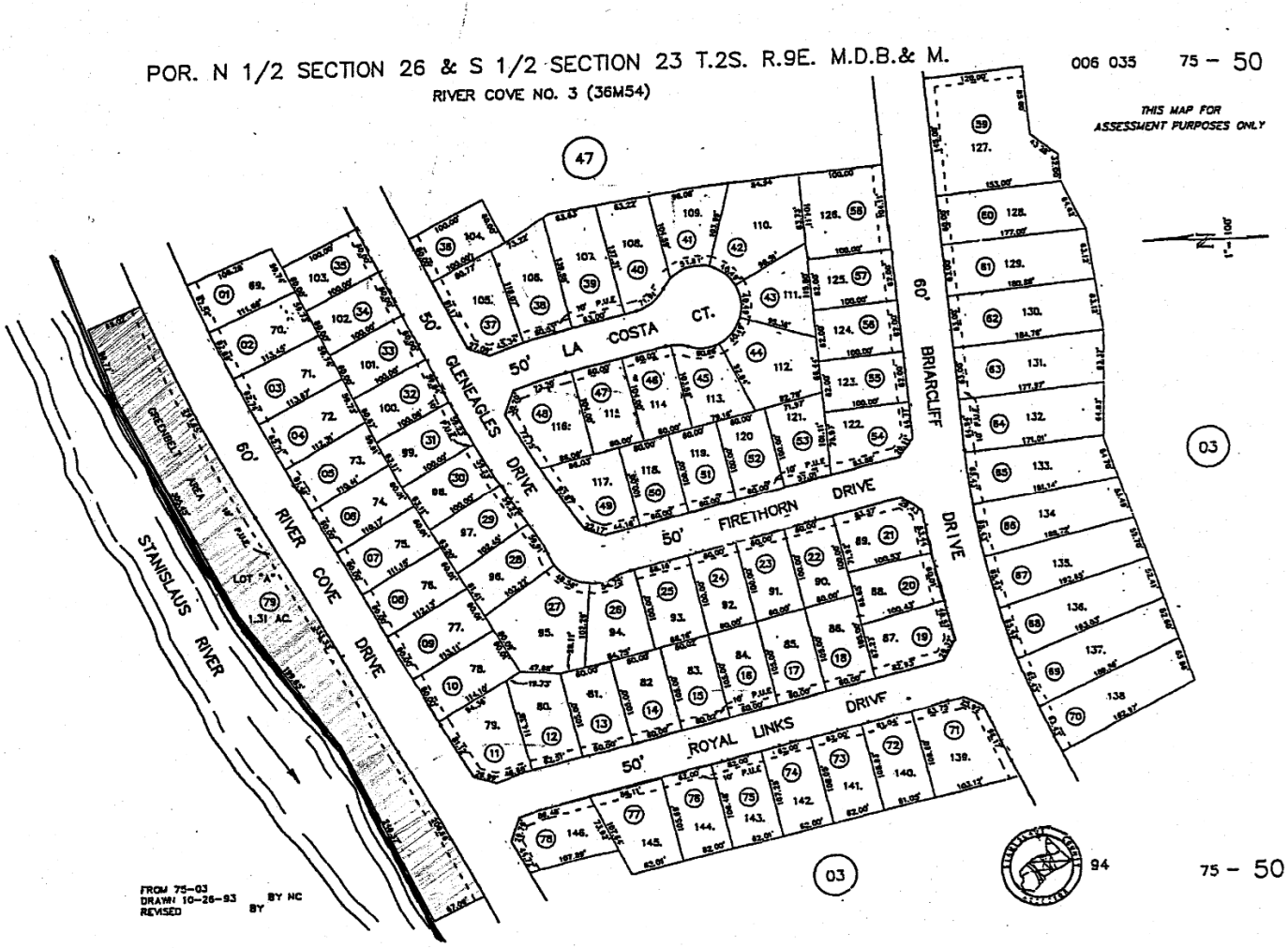
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



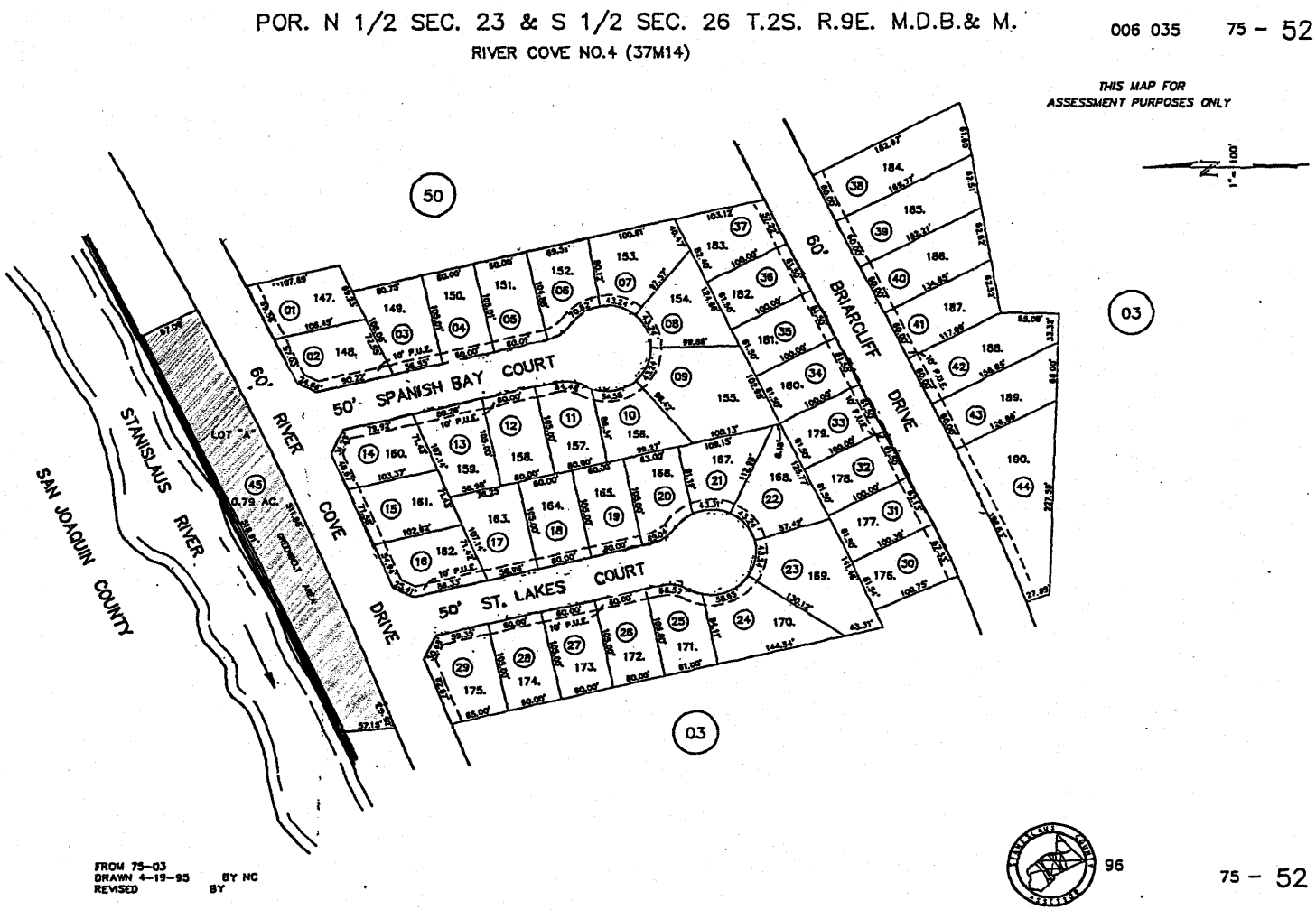
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
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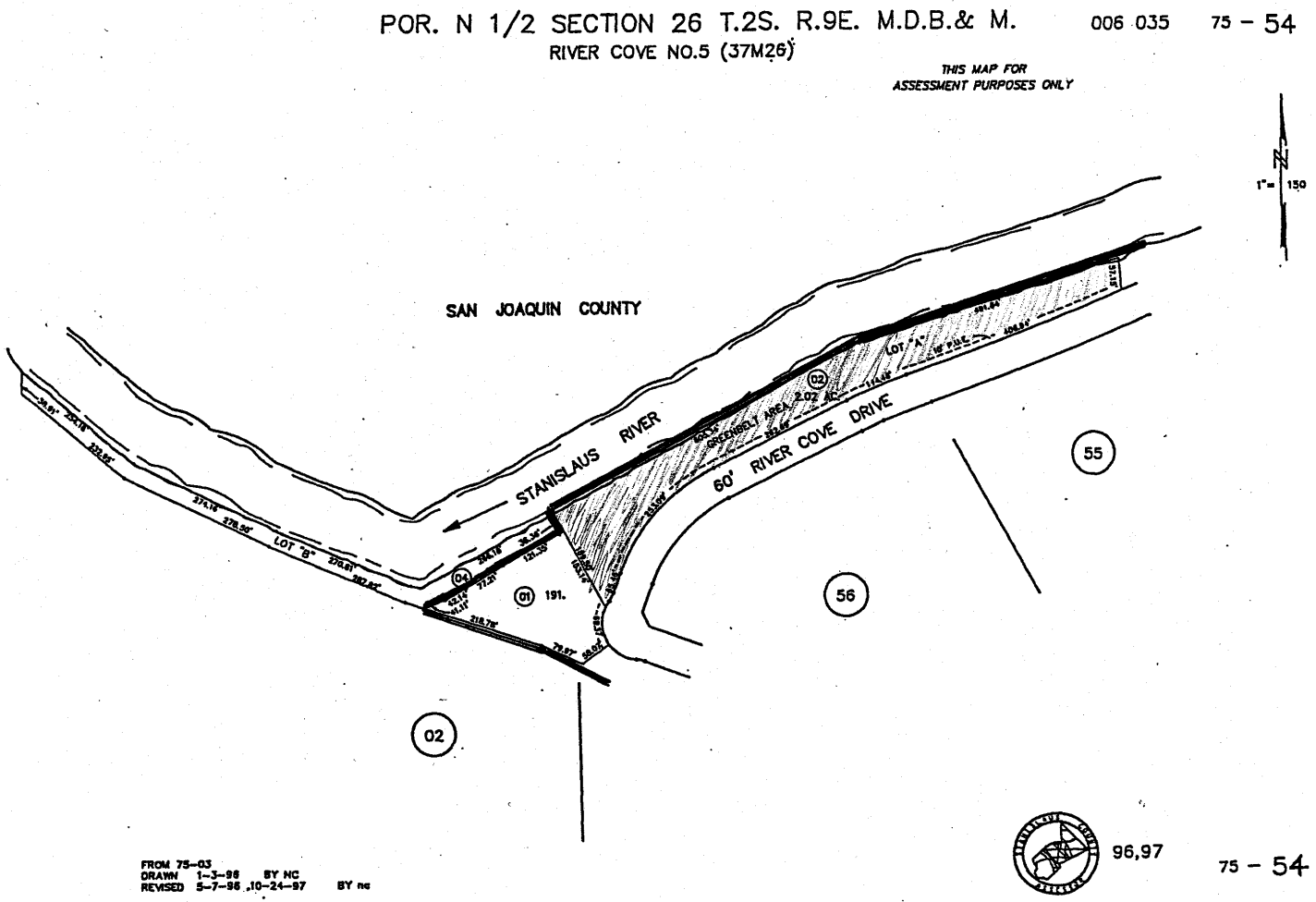
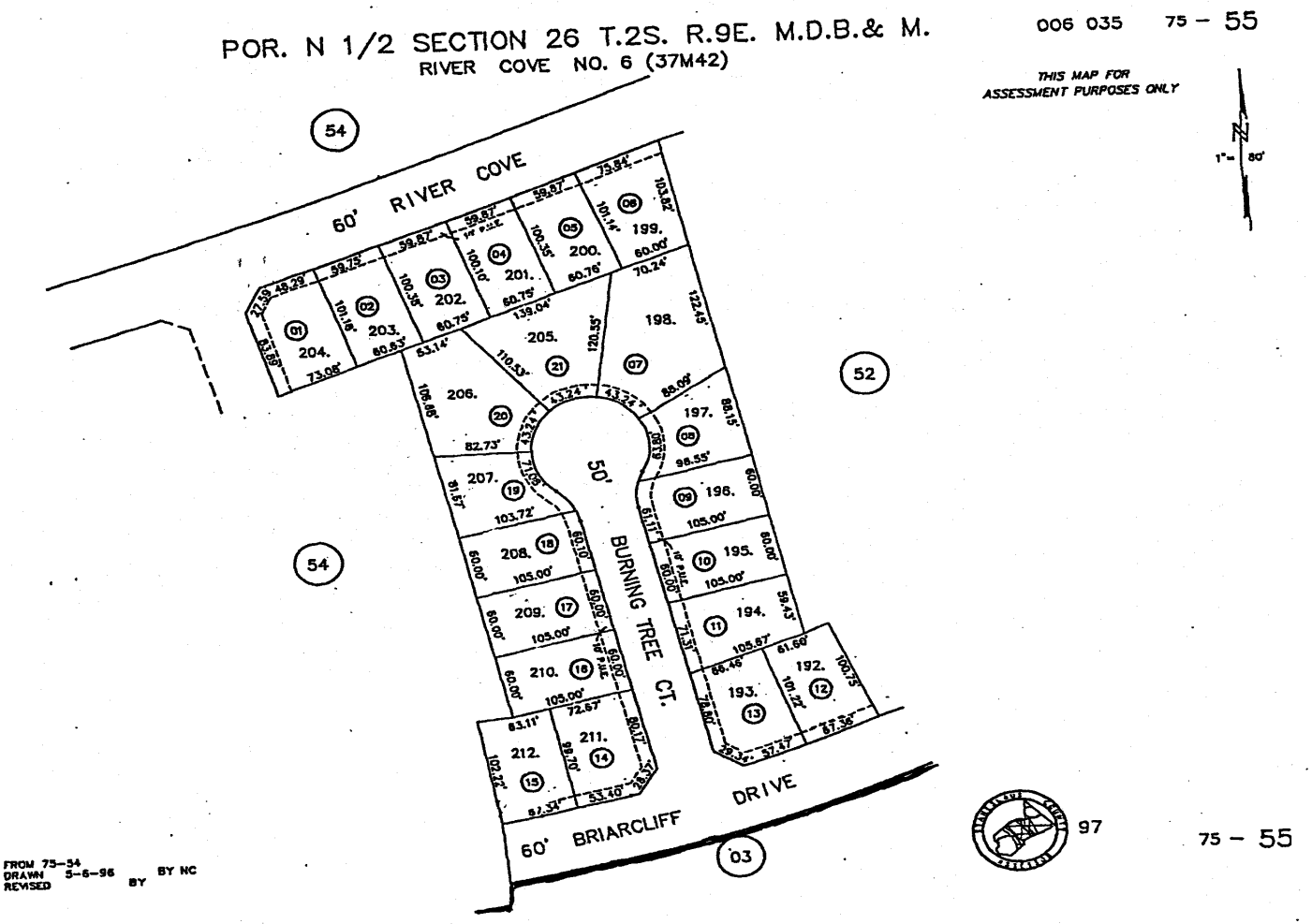
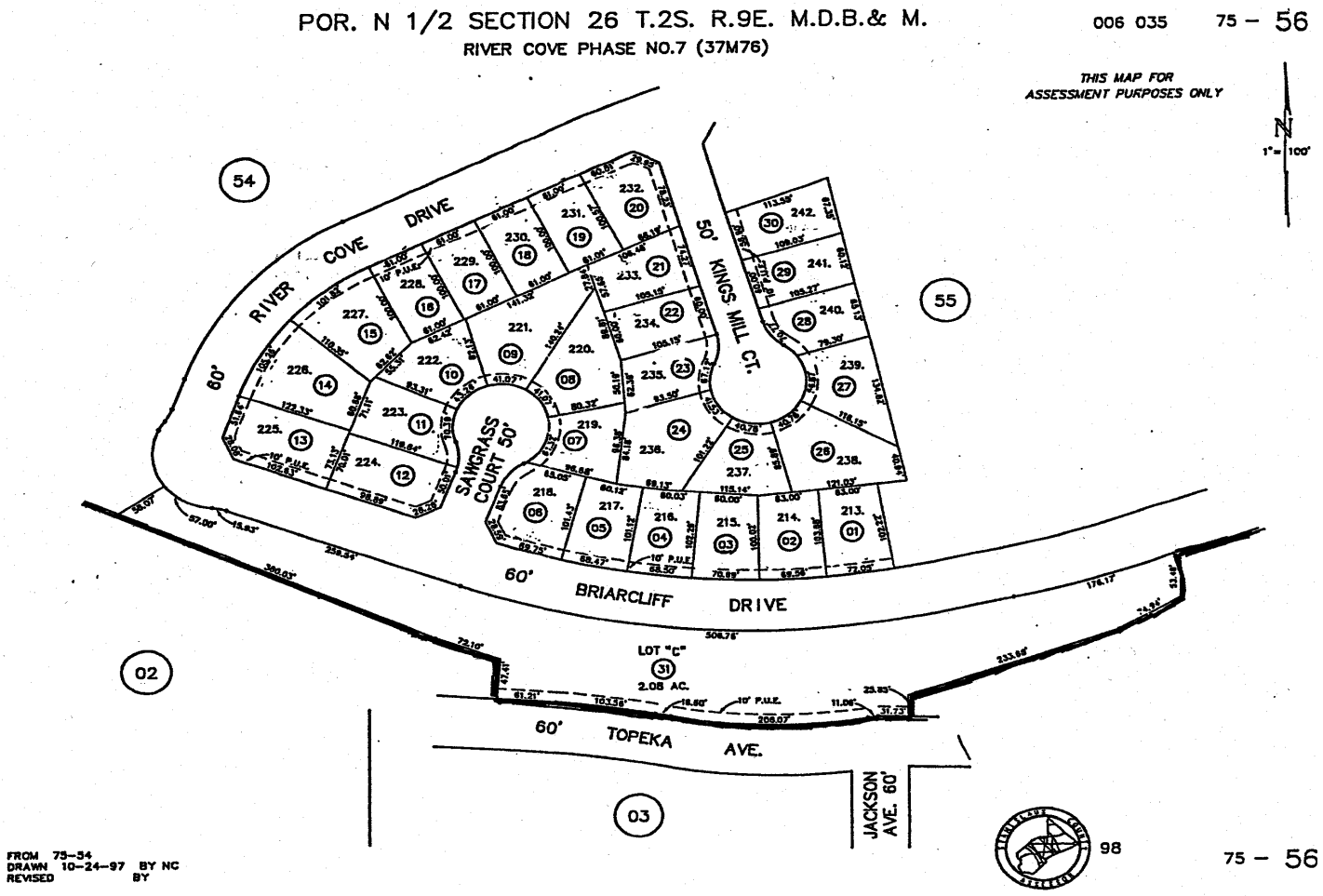


City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram



PART VI — 2026/2027 ASSESSMENT ROLL

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

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDU	Charge
075-047-001-000	1.0	$196.90
075-047-002-000	1.0	196.90
075-047-003-000	1.0	196.90
075-047-004-000	1.0	196.90
075-047-005-000	1.0	196.90
075-047-006-000	1.0	196.90
075-047-007-000	1.0	196.90
075-047-008-000	1.0	196.90
075-047-009-000	1.0	196.90
075-047-010-000	1.0	196.90
075-047-011-000	1.0	196.90
075-047-012-000	1.0	196.90
075-047-013-000	1.0	196.90
075-047-014-000	1.0	196.90
075-047-015-000	1.0	196.90
075-047-016-000	1.0	196.90
075-047-017-000	1.0	196.90
075-047-018-000	1.0	196.90
075-047-019-000	1.0	196.90

APN	EDU	Charge
075-047-020-000	1.0	196.90
075-047-021-000	1.0	196.90
075-047-022-000	1.0	196.90
075-047-023-000	1.0	196.90
075-047-024-000	1.0	196.90
075-047-025-000	1.0	196.90
075-047-026-000	1.0	196.90
075-047-027-000	1.0	196.90
075-047-028-000	1.0	196.90
075-047-029-000	1.0	196.90
075-047-030-000	1.0	196.90
075-047-031-000	1.0	196.90
075-047-032-000	1.0	196.90
075-047-033-000	1.0	196.90
075-047-034-000	1.0	196.90
075-047-035-000	1.0	196.90
075-047-036-000	1.0	196.90
075-047-037-000	1.0	196.90
075-047-038-000	1.0	196.90
075-047-039-000	1.0	196.90
075-047-040-000	1.0	196.90
075-047-041-000	1.0	196.90
075-047-042-000	1.0	196.90
075-047-043-000	1.0	196.90
075-047-044-000	1.0	196.90
075-047-045-000	1.0	196.90
075-047-046-000	1.0	196.90
075-047-047-000	1.0	196.90
075-047-048-000	1.0	196.90
075-047-049-000	1.0	196.90
075-047-050-000	1.0	196.90
075-047-051-000	1.0	196.90
075-047-052-000	1.0	196.90
075-047-053-000	1.0	196.90
075-047-054-000	1.0	196.90
075-047-055-000	1.0	196.90
075-047-056-000	1.0	196.90
075-047-057-000	1.0	196.90
075-047-059-000	1.0	196.90
075-047-060-000	1.0	196.90
075-047-061-000	1.0	196.90
075-047-062-000	1.0	196.90

APN	EDU	Charge
075-047-063-000	1.0	196.90
075-047-064-000	1.0	196.90
075-047-065-000	1.0	196.90
075-047-066-000	1.0	196.90
075-047-067-000	1.0	196.90
075-047-068-000	1.0	196.90
075-050-001-000	1.0	196.90
075-050-002-000	1.0	196.90
075-050-003-000	1.0	196.90
075-050-004-000	1.0	196.90
075-050-005-000	1.0	196.90
075-050-006-000	1.0	196.90
075-050-007-000	1.0	196.90
075-050-008-000	1.0	196.90
075-050-009-000	1.0	196.90
075-050-010-000	1.0	196.90
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075-050-015-000	1.0	196.90
075-050-016-000	1.0	196.90
075-050-017-000	1.0	196.90
075-050-018-000	1.0	196.90
075-050-019-000	1.0	196.90
075-050-020-000	1.0	196.90
075-050-021-000	1.0	196.90
075-050-022-000	1.0	196.90
075-050-023-000	1.0	196.90
075-050-024-000	1.0	196.90
075-050-025-000	1.0	196.90
075-050-026-000	1.0	196.90
075-050-027-000	1.0	196.90
075-050-028-000	1.0	196.90
075-050-029-000	1.0	196.90
075-050-030-000	1.0	196.90
075-050-031-000	1.0	196.90
075-050-032-000	1.0	196.90
075-050-033-000	1.0	196.90
075-050-034-000	1.0	196.90
075-050-035-000	1.0	196.90
075-050-036-000	1.0	196.90

APN	EDU	Charge
075-050-037-000	1.0	196.90
075-050-038-000	1.0	196.90
075-050-039-000	1.0	196.90
075-050-040-000	1.0	196.90
075-050-041-000	1.0	196.90
075-050-042-000	1.0	196.90
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075-050-051-000	1.0	196.90
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075-050-055-000	1.0	196.90
075-050-056-000	1.0	196.90
075-050-057-000	1.0	196.90
075-050-058-000	1.0	196.90
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075-050-060-000	1.0	196.90
075-050-061-000	1.0	196.90
075-050-062-000	1.0	196.90
075-050-063-000	1.0	196.90
075-050-064-000	1.0	196.90
075-050-065-000	1.0	196.90
075-050-066-000	1.0	196.90
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075-050-068-000	1.0	196.90
075-050-069-000	1.0	196.90
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075-050-072-000	1.0	196.90
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075-050-075-000	1.0	196.90
075-050-076-000	1.0	196.90
075-050-077-000	1.0	196.90
075-050-078-000	1.0	196.90

APN	EDU	Charge
075-052-001-000	1.0	196.90
075-052-002-000	1.0	196.90
075-052-003-000	1.0	196.90
075-052-004-000	1.0	196.90
075-052-005-000	1.0	196.90
075-052-006-000	1.0	196.90
075-052-007-000	1.0	196.90
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075-052-009-000	1.0	196.90
075-052-010-000	1.0	196.90
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075-052-017-000	1.0	196.90
075-052-018-000	1.0	196.90
075-052-019-000	1.0	196.90
075-052-020-000	1.0	196.90
075-052-021-000	1.0	196.90
075-052-022-000	1.0	196.90
075-052-023-000	1.0	196.90
075-052-024-000	1.0	196.90
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075-052-026-000	1.0	196.90
075-052-027-000	1.0	196.90
075-052-028-000	1.0	196.90
075-052-029-000	1.0	196.90
075-052-030-000	1.0	196.90
075-052-031-000	1.0	196.90
075-052-032-000	1.0	196.90
075-052-033-000	1.0	196.90
075-052-034-000	1.0	196.90
075-052-035-000	1.0	196.90
075-052-036-000	1.0	196.90
075-052-037-000	1.0	196.90
075-052-038-000	1.0	196.90
075-052-039-000	1.0	196.90
075-052-040-000	1.0	196.90
075-052-041-000	1.0	196.90
075-052-042-000	1.0	196.90

APN	EDU	Charge
075-052-043-000	1.0	196.90
075-052-044-000	1.0	196.90
075-054-001-000	1.0	196.90
075-055-001-000	1.0	196.90
075-055-002-000	1.0	196.90
075-055-003-000	1.0	196.90
075-055-004-000	1.0	196.90
075-055-005-000	1.0	196.90
075-055-006-000	1.0	196.90
075-055-007-000	1.0	196.90
075-055-008-000	1.0	196.90
075-055-009-000	1.0	196.90
075-055-010-000	1.0	196.90
075-055-011-000	1.0	196.90
075-055-012-000	1.0	196.90
075-055-013-000	1.0	196.90
075-055-014-000	1.0	196.90
075-055-015-000	1.0	196.90
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075-055-017-000	1.0	196.90
075-055-018-000	1.0	196.90
075-055-019-000	1.0	196.90
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075-055-021-000	1.0	196.90
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075-056-008-000	1.0	196.90
075-056-009-000	1.0	196.90
075-056-010-000	1.0	196.90
075-056-011-000	1.0	196.90
075-056-012-000	1.0	196.90
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075-056-014-000	1.0	196.90
075-056-015-000	1.0	196.90
075-056-016-000	1.0	196.90
075-056-017-000	1.0	196.90
075-056-018-000	1.0	196.90

APN	EDU	Charge
075-056-019-000	1.0	196.90
075-056-020-000	1.0	196.90
075-056-021-000	1.0	196.90
075-056-022-000	1.0	196.90
075-056-023-000	1.0	196.90
075-056-024-000	1.0	196.90
075-056-025-000	1.0	196.90
075-056-026-000	1.0	196.90
075-056-027-000	1.0	196.90
075-056-028-000	1.0	196.90
075-056-029-000	1.0	196.90
075-056-030-000	1.0	196.90
Total	**241.0**	**$47,452.90**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.5.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

This item is being presented for City Council consideration following its continuance from the June 9, 2026 City Council meeting. It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in Fiscal Year 2000/2001 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the Sierra Vista Estates.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information, including the district budgets and proposed annual assessments. The costs of improvements and the annual levy, including all expenditures, deficits, surpluses, revenues, and reserves, are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2026/2027.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "*Prioritize Financial Stability*."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$102.00	$102.00	$0.00

Costs for the district are paid through assessments to property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_Sierra Vista Estates_Collect
2. CC Resolution 2026_Sierra Vista Estates_Report
3. FY2627 Riverbank Sierra Vista LL Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collect annual assessments against parcels of land within said territory designated as **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collect the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within the District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto;

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Sierra Vista Estates Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Sierra Vista Estates Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and,

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Sierra Vista Estates L&L for FY2026-27

City of Riverbank

Sierra Vista Estates Landscaping and Lighting District (No. 2000-01)

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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WILLDAN

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Sierra Vista Estates Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I – OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2

PART II – PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. DESCRIPTION OF THE DISTRICT 4
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 4
D. DESCRIPTION OF IMPROVEMENTS 6

PART III – METHOD OF APPORTIONMENT 6

A. GENERAL 6
B. BENEFIT ANALYSIS 7
C. ASSESSMENT METHODOLOGY 8
D. ASSESSMENT RANGE FORMULA 9

PART IV – DISTRICT BUDGET FY 2026/2027 11

PART V — DISTRICT BOUNDARY MAPS 12

PART VI — 2026/2027 ASSESSMENT ROLL 14

PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Sierra Vista Estates Landscaping and Lighting District ("District"). The District was formed in Fiscal Year 2000/2001 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act") and in compliance with the substantive and procedural requirements of the *California Constitution Article XIII D* ("Article XIII D"). The District includes all parcels within the residential development known as Sierra Vista Estates and was previously referred to as the Riverbank Landscaping and Lighting District No. 2000-01.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcels' special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

Pursuant to *Chapter 3,* beginning with *Section 22620* of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1,* and beginning with *Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report, as approved following approval of or modification by the City Council, defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number

for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District has been formed and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, beginning with Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *Article XIII D*, which was established through the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the *Article XIII D Section 4*. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to *Article XIII D Section 4 (a)*; and the assessments and assessment range formula described in this Report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to *Article XIII D Section 4 (c, d & e)*.

Briefly, the assessment range formula states that the maximum assessment initially approved by the property owners may be increased each year by 3.0% to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of *Article XIII D*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping;

2. The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
4. The maintenance and/or servicing of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
    a. Repair, removal, or replacement of all or any part of any improvements;
    b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
    d. The removal of trimmings, rubbish, debris, and other solid waste;
    e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
    f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
    g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
5. Incidental expenses associated with the improvements including, but not limited to:
    a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
    b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
    c. Compensation payable to the County for collection of assessments;
    d. Compensation of any engineer or attorney employed to render services;
    e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
    f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II – PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of local landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Sierra Vista Estates within the City.

The District is comprised of a single residential development consisting of sixty-four (64) single-family residential parcels. The District was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIII D, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2026/2027.

B. DESCRIPTION OF THE DISTRICT

The District is located generally on the south of Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue and west of Claus Road. The District includes sixty-four (64) residential parcels within the subdivision known as Sierra Vista Estates, identified on Book 75 Page 58 parcels 02 through 20, 27 through 67 and 69 through 72 of the Stanislaus County Assessor's Parcel Maps.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

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

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. Description of Improvements

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements may include, but are not limited to, street lighting facilities and all-landscaping material and facilities within the District, including ground cover, shrubs, trees and plants; irrigation and drainage systems; masonry walls or other fencing, entryway monument, and associated appurtenant facilities located within the District. The landscaped areas and streetlights are identified as:

- Approximately 400 linear feet of perimeter and parkway landscaping along the east side of Terminal Avenue, north of Van Dusen Avenue (approximately 2,000 square feet).
- Screening block wall approximately 400 linear feet with a height of 9 feet that was installed as part of the development associated with the landscaping.
- Twelve streetlights throughout the development.

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

PART III – METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *Article XIII D, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. *Article XIII D, Section 4* provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the *Article XIII D, Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the District providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise;

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;
- Increased promotion of business during nighttime hours in the case of commercial properties;

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits – The improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the District improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District or to the public at large.

C. Assessment Methodology

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one (1.0) Equivalent Dwelling Unit (EDU). Every other land use is typically converted to EDUs

based on an assessment formula that includes the property's specific development status, type of development (land use), and size of the property as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the Total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1.0 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB 919 (Proposition 218 implementation statutes).

The assessment range formula applied to District Assessments provides for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The following describes the proposed assessment range formula:

Wherein, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in Fiscal Year 2001/2002 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.

2. The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
3. The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3.0%, and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report. The Maximum Assessment for Fiscal Year 2026/2027 is $212.30.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of *Article XIII D Section 4(c) of the California Constitution*, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART IV – DISTRICT BUDGET FY 2026/2027

Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$2,280
Utilities	0
Repairs/Abatement	500
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$2,780**
ADMINISTRATION COSTS	
City Administration & Overhead	$1,000
District Administration	2,698
County Administration Fee	13
Administration Costs (Subtotal)	**$3,711**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$6,491**
Reserve Collection/ (Transfer)	37
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$6,528**
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	**$102.00**
Maximum Assessment Rate Approved	**$212.30**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$18,701
Reserve Fund Activity	37
Ending Reserve Fund Balance (Projected)	**$18,738**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

PART V — DISTRICT BOUNDARY MAPS

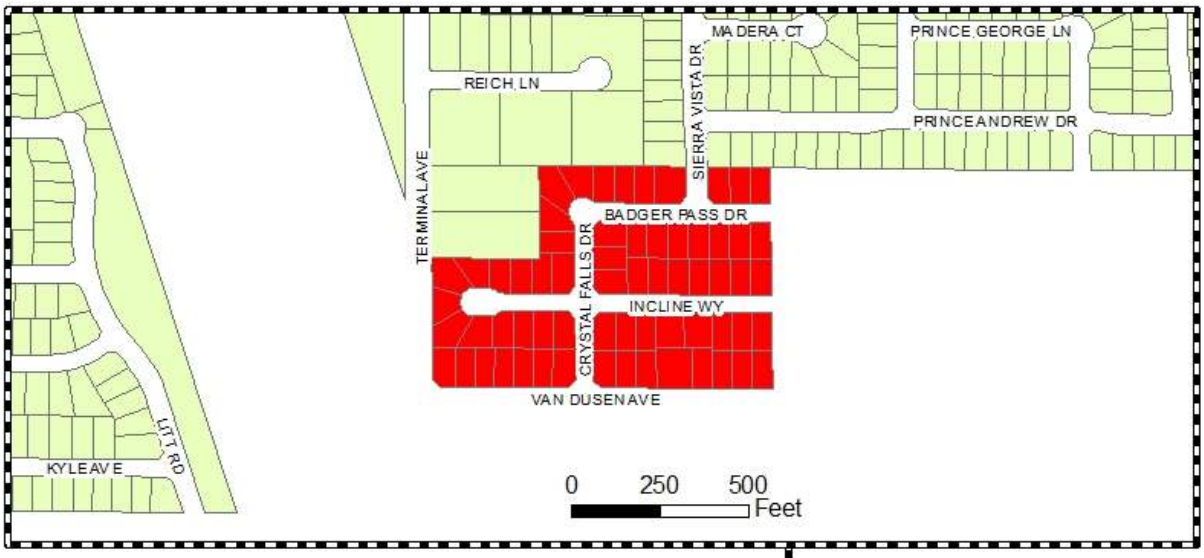
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

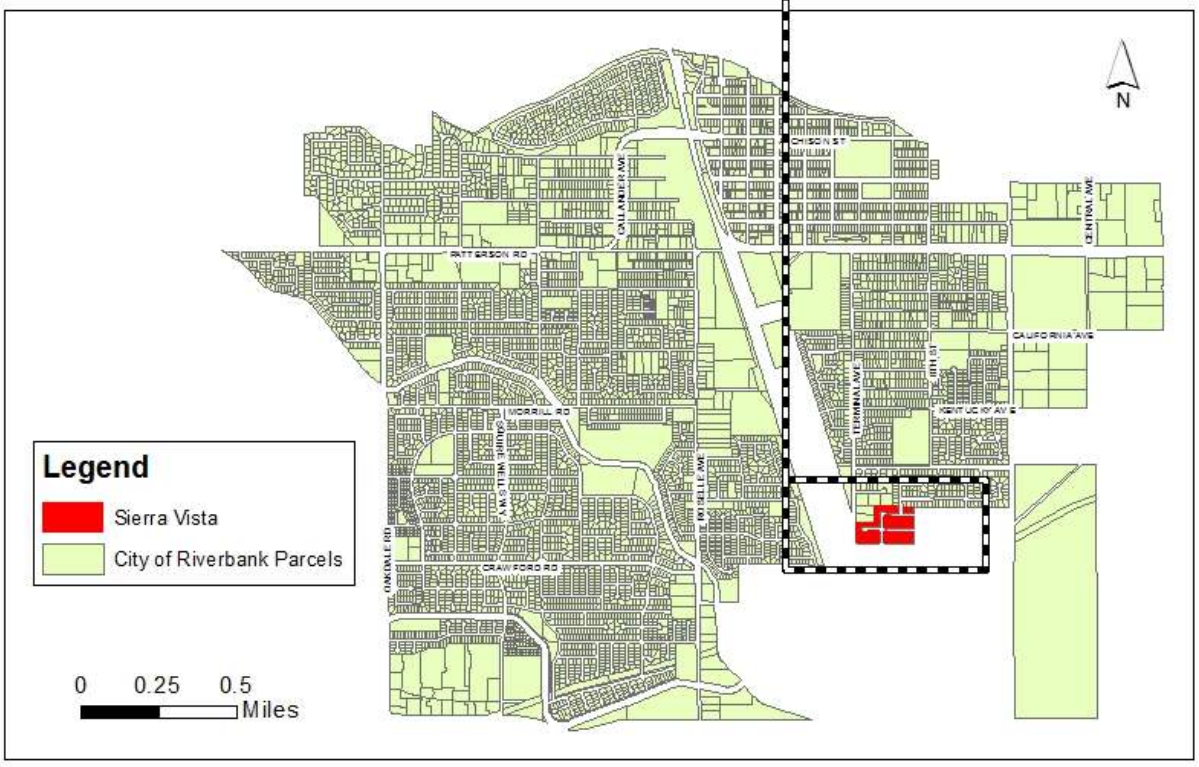
The boundaries for the District are contiguous with the boundaries of the Sierra Vista Estates subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the original Assessment Diagram for the District.

City of Riverbank Sierra Vista Estates Landscape and Lighting District

WILLDAN Financial Services





PART VI — 2026/2027 ASSESSMENT ROLL

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

A listing of parcels assessed within this District, along with the assessment amounts, is below. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDU	Charge
075-058-002-000	1.0	$102.00
075-058-003-000	1.0	102.00
075-058-004-000	1.0	102.00
075-058-005-000	1.0	102.00
075-058-006-000	1.0	102.00
075-058-007-000	1.0	102.00
075-058-008-000	1.0	102.00
075-058-009-000	1.0	102.00
075-058-010-000	1.0	102.00
075-058-011-000	1.0	102.00
075-058-012-000	1.0	102.00
075-058-013-000	1.0	102.00
075-058-014-000	1.0	102.00
075-058-015-000	1.0	102.00
075-058-016-000	1.0	102.00
075-058-017-000	1.0	102.00
075-058-018-000	1.0	102.00
075-058-019-000	1.0	102.00
075-058-020-000	1.0	102.00
075-058-027-000	1.0	102.00
075-058-028-000	1.0	102.00

APN	EDU	Charge
075-058-029-000	1.0	102.00
075-058-030-000	1.0	102.00
075-058-031-000	1.0	102.00
075-058-032-000	1.0	102.00
075-058-033-000	1.0	102.00
075-058-034-000	1.0	102.00
075-058-035-000	1.0	102.00
075-058-036-000	1.0	102.00
075-058-037-000	1.0	102.00
075-058-038-000	1.0	102.00
075-058-039-000	1.0	102.00
075-058-040-000	1.0	102.00
075-058-041-000	1.0	102.00
075-058-042-000	1.0	102.00
075-058-043-000	1.0	102.00
075-058-044-000	1.0	102.00
075-058-045-000	1.0	102.00
075-058-046-000	1.0	102.00
075-058-047-000	1.0	102.00
075-058-048-000	1.0	102.00
075-058-049-000	1.0	102.00
075-058-050-000	1.0	102.00
075-058-051-000	1.0	102.00
075-058-052-000	1.0	102.00
075-058-053-000	1.0	102.00
075-058-054-000	1.0	102.00
075-058-055-000	1.0	102.00
075-058-056-000	1.0	102.00
075-058-057-000	1.0	102.00
075-058-058-000	1.0	102.00
075-058-059-000	1.0	102.00
075-058-060-000	1.0	102.00
075-058-061-000	1.0	102.00
075-058-062-000	1.0	102.00
075-058-063-000	1.0	102.00
075-058-064-000	1.0	102.00
075-058-065-000	1.0	102.00
075-058-066-000	1.0	102.00
075-058-067-000	1.0	102.00
075-058-069-000	1.0	102.00
075-058-070-000	1.0	102.00
075-058-071-000	1.0	102.00
075-058-072-000	1.0	102.00
Total	**64**	**$6,528.00**

*Total may differ from budget due to rounding

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.6.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	**Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

This item is being presented for City Council consideration following its continuance from the June 9, 2026 City Council meeting. It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

SUMMARY

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 2006-01 (Heartlands). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Heartlands and the Cottages Subdivisions as well as the Crossroads commercial development.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2026/2027.

It is recommended that the City Council adopt a Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for residential parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Residential Parcel Assessments	$67.38	$70.76	$ 3.38

Costs for the district are paid through assessments by property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_Heartlands_Report
2. FY2627 Riverbank Heartlands Engineer's Report

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written

statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) The land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) The District includes all of the lands so benefited; and,

iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands)", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: Engineer's Report – Storm Drain Maintenance District No. 2006-01 (Heartlands) L&L for FY2026-27

DRAFT

City of Riverbank

Riverbank Storm Drain District No. 2006-01 (Heartlands)

2026/2026 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
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F 951.587.3510

www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Riverbank Storm Drain District No. 2006-01
(Heartlands)

The District includes all parcels of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and Crossroads Commercial Center.

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

INTRODUCTION 1

PART I - PLANS AND SPECIFICATIONS 3

A. DESCRIPTION OF THE DISTRICT 3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II - METHOD OF APPORTIONMENT 6

A. BENEFIT ANALYSIS 6
B. ASSESSMENT METHODOLOGY 8
C. ASSESSMENT RANGE FORMULA 10

PART III – 2026/2027 DISTRICT BUDGET 12

PART IV - DISTRICT DIAGRAMS 13

PART V – 2026/2027 ASSESSMENT ROLL 15

INTRODUCTION

Pursuant to the provisions of the Benefit Assessment Act of 1982, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIII D* (hereafter referred to as the "California Constitution"), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as "City"), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 2006-01

(Heartlands)

(hereafter referred to as "District"), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the "Crossroads Commercial Center"). This Engineer's Report (hereafter referred to as "Report") describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. This District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and is made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the existing and planned development of properties and storm drain infrastructure within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The formation of the District, the structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Heartlands, the Cottages, and the Crossroads Commercial Center developments; and by reference these plans and specifications are made part of this Report.

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

The assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2026/2027.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIII D*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the Heartlands, the Cottages and the Crossroads Commercial Center.

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property’s proportional special benefit and annual assessment. An Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 2026/2027.

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel, and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus

County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I - PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and the Crossroads Commercial Center, which encompass an area of land totaling approximately eighty-eight acres (88.11 acres) of which approximately four acres (4.01 acres) is the drainage basin area, twenty-two acres (22.22 acres) that represents the area of residential development consisting of one hundred fifty-two (152) planned single-family residential units and approximately sixty-two acres (61.88 acres) that represents the area of commercial development. The residential area includes the subdivisions of the Heartlands and the Cottages representing 96 and 56 single-family residential homes, respectively. The District and parcels therein are generally located:
East of Oakland Road,
North of Claribel Road, and
South and West of the M.I.D Lateral No. 6.

The parcels within the District at the time of the Resolution of Intention are identified by the Stanislaus County Assessor's Office as:
Parcel number 075-097-043 for the drainage basin area, which is located on the northwest corner of the District;
All parcels within Book 075 Pages 096, 097 and 098 for the residential subdivisions known as the Heartlands and the Cottages, which are located along the northern areas of the District; and
All parcels within Book 075 Page 093 for the commercial area referred to as the Crossroads Commercial Center that is located south of the planned residential development within the District, with the exception of parcel number 075-093-026-000 which is the Hetch Hetchy 110' R O W.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

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

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

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

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the residential subdivisions known as the Heartlands and the Cottages, and the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6, referred to as the Crossroads Commercial Center. The District improvements generally include but are not limited to inlets, catch basins, storm-drain-pipes, outlets, pumps, filters, drainage basins, and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

Development of each of the properties within the District to their full potential required the construction and installation of the four-acre drainage basin area located in the northwest section of the District and related storm drain infrastructure within the District to address water run-off from these properties. The construction and installation of these improvements and facilities were only necessary for the development of these properties and the ongoing maintenance and servicing of these improvements provided by this District are only necessary to ensure the integrity of these improvements and facilities associated with those properties. The facilities and services to be funded through the District assessments are generally described as:

Improvements and Facilities

The Storm Drain improvements and facilities to be maintained by the District include the four-acre drainage basin site constructed in the northern portion of the District (Assessor's Parcel Number 075-097-043) and the related facilities and infrastructure located within that site (referred to here as basin-site improvements), as well as the pipes, catch basins, inlets and related drainage facilities within the residential and commercial development areas that collect and direct water flow to this drainage basin (referred to here as property-site improvements). The facilities and infrastructure to be funded through the District assessments generally include:

Basin-site Improvements

A 2.95 acre drainage basin facility with 4 inch concrete reinforced side slopes and a soil composition floor that will naturally become vegetated through volunteer native plants; Approximately one acre of "upland" area surrounding the 2.95 acre drainage basin that is primarily constructed of compacted aggregate base material; A 6 foot high chain link fence along the perimeter of the "upland" area surrounding the drainage basin; An 8 inch

concrete reinforced access ramp to the basin floor; Drainage infrastructure facilities within the drainage basin site that include but are not limited to: A twenty foot wide rip-rap swale made up of 4-6" angular rock with a perforated sub-drain underneath the rip-rap to remove silt and sediment from the water runoff entering the basin (required by the Modesto Irrigation District); Screened inlets and galvanized steel storm drain grates; A lift/pump station; Four (4) catch basins; Two (2) cleanouts; One (1) manhole; and Approximately 1,005 linear feet of drain pipe including: 437 linear feet of 10" PVC gravity line. 168 linear feet of 10" PVC forced main line from the pump station to the MID canal. 143 linear feet of 12" perforated PVC. 199 linear feet of 18" RCP. 58 linear feet of 54" RCP (from basin inlet to Oakdale Road RW).

Property-site Improvements
The overall storm drain system to be maintained by the District includes various pipes, catch basins, inlets and other facilities within public right-of-ways and easements that collect and direct water flow from the residential and commercial properties of the District to the drainage basin. These improvements generally include: 73 storm drain manholes; 80 catch basins; and 123,057 lineal feet of piping tributary to the basin.

A detailed description of the storm drain improvement plans associated with the various property developments within the District are on file with the City Engineer and by reference these plans and specifications are made part of this Report.

Maintenance and Services
Annual inspection and stencil maintenance of inlets & catch basins; Cleaning and maintenance of catch basins, cleanouts, manholes, inlet structure and outlet structure as needed, including permits and documentation requirements; Periodic cleaning of storm drain pipes, including permits and documentation requirements; Annual landscape maintenance and rodent control of the drainage basin area; Periodic vegetation and debris control within the drainage basin; Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed; Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded); Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); Annual maintenance and repair of the fencing around the drainage basin.

PART II - METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".*

Furthermore:

> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized … is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments…. The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

Each of the improvements and services, and the associated costs and assessments, have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The storm drain improvements associated with this District were necessary and essential requirements for the development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since the parcels to be assessed within the District would not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the various improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the use and preservation of the properties within the District. Such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to the preservation and protection of private property. The storm drain system contributes to a specific enhancement of the parcels within the District and the absence of adequate maintenance and servicing of these improvements could eventually have a negative impact on those properties.

Although the improvements may include storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, it has been determined that the ongoing maintenance, servicing, and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof

(particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any future off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

B. ASSESSMENT METHODOLOGY

All costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the *California Constitution Article XIII D, Section 4*, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the actual or planned development of each property as compared to other parcels that benefit from the improvements.

While the parcels within this District include both planned residential development and commercial development, they share a common need to control water runoff associated with their property. It has therefore been determined that the overall acreage of property development (gross acreage) within the District and each parcel's proportional share of that acreage provides a direct correlation to the special benefit each property receives from the improvements and services because it provides a fair and reasonable correlation to each parcel's proportional water runoff and demand on the storm drain infrastructure. Although the specific development of each property may have some impact on the amount of water runoff associated with that property due to variations in the surface area (natural or landscaped surfaces versus building footprint or asphalt area), the need for a well maintained storm drain system is essential to all property development and variations in the development of each property is considered inconsequential to the benefits associated with that storm drain system.

The following table provides a summary of the development acreage within the District that will benefit from the improvements and services to be provided through the revenues collected through the District's annual assessments.

Acreage by Land Use		
Land Use	Acreage	Percentage of Acreage
Planned Residential Development	22.22	26.42%
Planned Commercial Development	61.88	73.58%
Total	**84.10**	**100.00%**

Equivalent Benefit Units
Based on the preceding discussion, each property within the District is assigned an Equivalent Benefit Unit ("EBU") that is reflective of the parcel's proportional acreage, special benefit and assessment obligation.

Commercial Properties — Include all developed commercial properties and properties planned for commercial development within the area identified as the Crossroads Commercial Center within the District. Each of these parcels is assigned an EBU based on the parcel's net acreage. Each taxable property shall be assessed on the County tax roll, their proportionate share of the net annual costs based on this assigned EBU. Properties planned for commercial development have been assigned an aggregate 61.88 EBU. Non-taxable properties (parcels the County does not generate a tax bill for) shall be hand-billed for their proportional annual assessment if applicable, but should such assessments not be collected; the City shall make a contribution to the District to offset the lost revenue.

Residential Properties — While the overall EBU established for the District is based on the total acreage of benefiting properties, it has been determined that the benefit to each of the single-family residential properties developed in the District is identical and that the most appropriate allocation of special benefit is reflected by the total acreage associated with the residential subdivisions within the District divided by the total number of approved residential units. (22.22 acres divided by 152 approved units, equals approximately 0.15 EBU per residential unit). Therefore, each single-family residential parcel shall be assigned 0.15 EBU and residential properties that have not been fully subdivided, shall be assigned an EBU that reflects 0.15 EBU for each planned residential unit to be developed on the property.

Exempt Properties — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to any lot or parcel identified as public streets and other roadways (typically not assigned an APN by the County); and the four-acre detention basin site that represents much of the District's improvements, or any other public easement, utility right-of-way or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.

These types of parcels are considered to receive no benefit from the improvements because they are also generally required as part of developing the residential and commercial properties within the District. These properties are exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties

are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

The following formulas are used to calculate each parcel's annual assessment (proportional benefit):

The total number of Equivalent Benefit Units for the District is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements.

All Residential Property EBUs + Commercial Property EBU's = Total Parcels' EBU

An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total net annual cost budgeted for the improvements and dividing that amount by the total number of EBU's.

Total Balance to Levy / Total EBUs = Assessment Rate per EBU

This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and annual assessment obligation for the improvements.

Assessment Rate per EBU x Each Parcel's Assigned EBU = Parcel's Levy Amount

C. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution, Articles XIIIC and XIII D*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to the *California Constitution, Article XIII D, Section 4.* As part of the District formation, the notice and assessment ballots presented to the property owners for approval, included a maximum assessment amount for Fiscal Year 2006/2007 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the assessment range formula described herein.

The assessment range formula for this District shall be applied to all future assessments and is generally defined, if the annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for fiscal year 2006/2007 adjusted

annually by the annual percentage change in the February Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment for Fiscal Year 2025/2026 was $903.20/EBU. The CPI for 2026 is 2.48% increasing the Maximum Assessment for Fiscal Year 2026/2027 to $925.57/EBU.

Beginning in the second fiscal year (Fiscal Year 2007/2008) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and annual assessment. Any annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the assessment is much greater than the assessment applied in the prior fiscal year.

PART III – 2026/2027 DISTRICT BUDGET

The Maximum Assessment per EBU is shown within the following budget and is based on the cost of providing the District improvements. As outlined in the method of apportionment, all the improvements are considered special benefit and there are no improvement costs that have been identified as general benefit.

Heartlands Storm Drain District No 06-01	Total District
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$500
Landscape Maintenance: Drainage Basins (Including Utilities)	5,100
Annual Maintenance: Drainage Basin/Channelway Fencing	844
Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	880
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	1,500
Annual Inspection & Maintenance: Storm Drain Pipes	2,200
Annual Pump Operation (Including Electricity)	1,000
Annual Maintenance Expenses: Storm Drains	**$12,024**
Total Annual Direct Costs: Storm Drain Improvements	**$12,024**
ADMINISTRATION EXPENSES	
City Administration & Overhead	$23,000
District Administration	2,101
County Administration Fee	60
Miscellaneous Administration Expenses	0
Total Annual Administration Costs	**$25,161**
LEVY BREAKDOWN	
Total Direct & Administration Costs	**$37,185**
Reserve Collection/ (Transfer)	2,468
City Loan — Repayment/(Advance)	0
Total Levy Adjustments	**$2,468**
BALANCE TO LEVY	**$39,653**
DISTRICT STATISTICS	
Total Parcels	175
Parcels Levied	175
Total EBU	84.05
Levy per EBU	$471.78
Maximum Levy per EBU	**$925.57**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$41,163
Reseve Fund Activity	2,468
Ending Reserve Fund Balance	**$43,631**

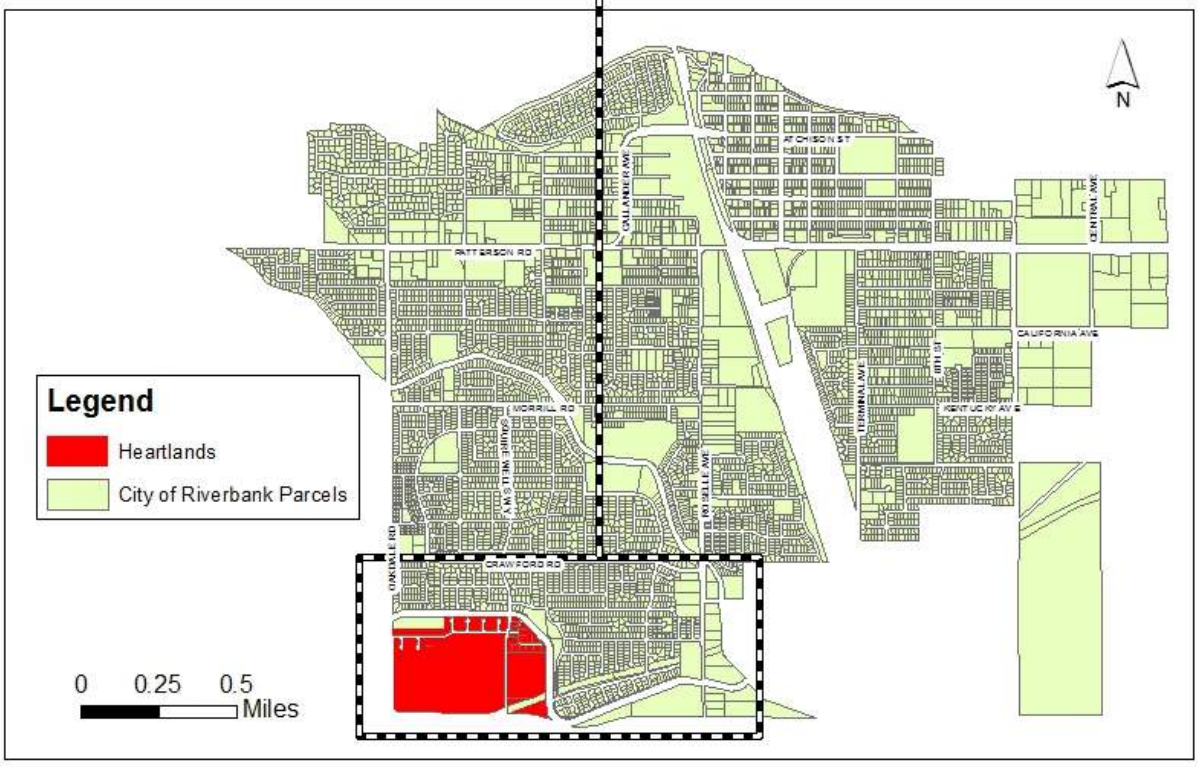
PART IV - DISTRICT DIAGRAMS

The parcels within the Riverbank Storm Drain District No. 2006-01 (Heartlands) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Heartlands. The District covers approximately ninety and one-half acres (90.54 acres).

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll and identifies all the parcels of land within the District. The combination of this map and the Assessment Roll contained in this report constitute the District Assessment Diagram.

City of Riverbank
Storm Drain Maintenance District No. 2006-1
(Heartlands)

WILLDAN Financial Services



PART V – 2026/2027 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which the Engineer's Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided on the following pages.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report and approved by the City Council. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

APN	EBU	Charge
075-093-024-000	0.36	$169.84
075-093-025-000	2.11	995.44
075-093-030-000	10.96	5,170.70
075-093-031-000	10.00	4,717.80
075-093-034-000	1.81	853.92
075-093-035-000	0.90	424.60
075-093-036-000	1.08	509.52
075-093-037-000	0.73	344.38
075-093-038-000	1.35	636.90
075-093-039-000	1.14	537.82
075-093-040-000	0.95	448.18
075-093-041-000	6.57	3,099.58
075-093-043-000	1.45	684.08
075-093-047-000	0.84	396.28
075-093-049-000	1.28	603.86
075-093-051-000	6.21	2,929.74
075-093-052-000	4.68	2,207.92
075-093-053-000	1.63	769.00
075-093-054-000	1.43	674.64
075-093-058-000	1.43	674.64
075-093-061-000	2.00	943.56
075-093-062-000	1.21	570.84
075-093-063-000	1.13	533.10
075-096-001-000	0.15	70.76
075-096-002-000	0.15	70.76
075-096-003-000	0.15	70.76
075-096-004-000	0.15	70.76
075-096-005-000	0.15	70.76
075-096-006-000	0.15	70.76
075-096-007-000	0.15	70.76
075-096-008-000	0.15	70.76
075-096-009-000	0.15	70.76
075-096-010-000	0.15	70.76
075-096-011-000	0.15	70.76
075-096-012-000	0.15	70.76
075-096-013-000	0.15	70.76
075-096-014-000	0.15	70.76
075-096-015-000	0.15	70.76
075-096-016-000	0.15	70.76
075-096-017-000	0.15	70.76
075-096-018-000	0.15	70.76
075-096-019-000	0.15	70.76
075-096-020-000	0.15	70.76
075-096-021-000	0.15	70.76
075-096-022-000	0.15	70.76
075-096-023-000	0.15	70.76
075-096-024-000	0.15	70.76
075-096-025-000	0.15	70.76
075-096-026-000	0.15	70.76
075-096-027-000	0.15	70.76

APN	EBU	Charge
075-096-028-000	0.15	70.76
075-096-029-000	0.15	70.76
075-096-030-000	0.15	70.76
075-096-031-000	0.15	70.76
075-096-032-000	0.15	70.76
075-096-033-000	0.15	70.76
075-096-034-000	0.15	70.76
075-096-035-000	0.15	70.76
075-096-036-000	0.15	70.76
075-096-037-000	0.15	70.76
075-096-038-000	0.15	70.76
075-096-039-000	0.15	70.76
075-096-040-000	0.15	70.76
075-096-041-000	0.15	70.76
075-096-042-000	0.15	70.76
075-096-043-000	0.15	70.76
075-096-044-000	0.15	70.76
075-096-045-000	0.15	70.76
075-096-046-000	0.15	70.76
075-096-047-000	0.15	70.76
075-096-048-000	0.15	70.76
075-096-049-000	0.15	70.76
075-096-050-000	0.15	70.76
075-096-051-000	0.15	70.76
075-096-052-000	0.15	70.76
075-096-053-000	0.15	70.76
075-096-054-000	0.15	70.76
075-097-001-000	0.15	70.76
075-097-002-000	0.15	70.76
075-097-003-000	0.15	70.76
075-097-004-000	0.15	70.76
075-097-005-000	0.15	70.76
075-097-006-000	0.15	70.76
075-097-007-000	0.15	70.76
075-097-008-000	0.15	70.76
075-097-009-000	0.15	70.76
075-097-010-000	0.15	70.76
075-097-011-000	0.15	70.76
075-097-012-000	0.15	70.76
075-097-013-000	0.15	70.76
075-097-014-000	0.15	70.76
075-097-015-000	0.15	70.76
075-097-016-000	0.15	70.76
075-097-017-000	0.15	70.76
075-097-018-000	0.15	70.76
075-097-019-000	0.15	70.76
075-097-020-000	0.15	70.76
075-097-021-000	0.15	70.76
075-097-022-000	0.15	70.76
075-097-023-000	0.15	70.76
075-097-024-000	0.15	70.76

APN	EBU	Charge
075-097-025-000	0.15	70.76
075-097-026-000	0.15	70.76
075-097-027-000	0.15	70.76
075-097-028-000	0.15	70.76
075-097-029-000	0.15	70.76
075-097-030-000	0.15	70.76
075-097-031-000	0.15	70.76
075-097-032-000	0.15	70.76
075-097-033-000	0.15	70.76
075-097-034-000	0.15	70.76
075-097-035-000	0.15	70.76
075-097-036-000	0.15	70.76
075-097-037-000	0.15	70.76
075-097-038-000	0.15	70.76
075-097-039-000	0.15	70.76
075-097-040-000	0.15	70.76
075-097-041-000	0.15	70.76
075-097-042-000	0.15	70.76
075-098-001-000	0.15	70.76
075-098-002-000	0.15	70.76
075-098-003-000	0.15	70.76
075-098-004-000	0.15	70.76
075-098-005-000	0.15	70.76
075-098-006-000	0.15	70.76
075-098-007-000	0.15	70.76
075-098-008-000	0.15	70.76
075-098-009-000	0.15	70.76
075-098-010-000	0.15	70.76
075-098-011-000	0.15	70.76
075-098-012-000	0.15	70.76
075-098-013-000	0.15	70.76
075-098-014-000	0.15	70.76
075-098-015-000	0.15	70.76
075-098-016-000	0.15	70.76
075-098-017-000	0.15	70.76
075-098-018-000	0.15	70.76
075-098-019-000	0.15	70.76
075-098-020-000	0.15	70.76
075-098-021-000	0.15	70.76
075-098-022-000	0.15	70.76
075-098-023-000	0.15	70.76
075-098-024-000	0.15	70.76
075-098-025-000	0.15	70.76
075-098-026-000	0.15	70.76
075-098-027-000	0.15	70.76
075-098-028-000	0.15	70.76
075-098-029-000	0.15	70.76
075-098-030-000	0.15	70.76
075-098-031-000	0.15	70.76
075-098-032-000	0.15	70.76

APN	EBU	Charge
075-098-033-000	0.15	70.76
075-098-034-000	0.15	70.76
075-098-035-000	0.15	70.76
075-098-036-000	0.15	70.76
075-098-037-000	0.15	70.76
075-098-038-000	0.15	70.76
075-098-039-000	0.15	70.76
075-098-040-000	0.15	70.76
075-098-041-000	0.15	70.76
075-098-042-000	0.15	70.76
075-098-043-000	0.15	70.76
075-098-044-000	0.15	70.76
075-098-045-000	0.15	70.76
075-098-046-000	0.15	70.76
075-098-047-000	0.15	70.76
075-098-048-000	0.15	70.76
075-098-049-000	0.15	70.76
075-098-050-000	0.15	70.76
075-098-051-000	0.15	70.76
075-098-052-000	0.15	70.76
075-098-053-000	0.15	70.76
075-098-054-000	0.15	70.76
075-098-055-000	0.15	70.76
075-098-056-000	0.15	70.76
Total	**84.05**	**$39,651.86**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.7.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	**Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

This item is being presented for City Council consideration following its continuance from the June 9, 2026 City Council meeting. It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027.

SUMMARY

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 05-01 (Sterling Ridge). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes Sterling Ridge, Elmwood Estates Unit 1, and Elmwood Estates Unit 2.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2026/2027.

The annual levy per EDU will increase from $117.60 to $123.48 to cover the increase in maintenance costs.

It is recommended that the City Council adopt a Resolution ordering the levy and collection of assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$117.60	$123.48	$ 5.88

Costs for the district are paid through assessments by property owners within the District; hence, there is no fiscal impact on the City.

ATTACHMENTS

1. CC Resolution 2026_BAD Sterling Ridge_Report
2. FY2627 Riverbank Sterling Ridge Engineer's Report

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE BENEFIT ASSESSMENT DISTRICT) FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Sterling Ridge Benefit Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK FOR THE STERLING RIDGE BENEFIT ASSESSMENT DISTRICT AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the “Sterling Ridge Benefit Assessment District”, and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: Engineer's Report – Storm Drain District No. 05-01 (Sterling Ridge Benefit Assessment District) L&L for FY2026-27

DRAFT

City of Riverbank

Riverbank Benefit Assessment District No. 05-01 (Sterling Ridge)

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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Temecula, CA 92590
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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Riverbank Storm Drain District No. 05-01
(Sterling Ridge)

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

REGISTERED PROFESSIONAL ENGINEER
TYRONE PETER
NO. 81888
CIVIL ENGINEER
STATE OF CALIFORNIA

TABLE OF CONTENTS

INTRODUCTION 1

PART I — PLANS AND SPECIFICATIONS 3

A. DESCRIPTION OF THE DISTRICT 3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II — METHOD OF APPORTIONMENT 6

A. BENEFIT ANALYSIS 6
B. ASSESSMENT METHODOLOGY 6
C. ASSESSMENT RANGE FORMULA 10

PART III — DISTRICT BUDGET 11

PART IV — DISTRICT BOUNDARY MAPS 12

PART V — 2026/2027 ASSESSMENT ROLL 15

INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982,* being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California* commencing with *Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIII D* (hereafter referred to as the "California Constitution"), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as "City"), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 05-01

(Sterling Ridge)

(hereafter referred to as "District"), which includes all lots and parcels of land within the residential subdivision known as Sterling Ridge, within the City limits of Riverbank. This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027, as set forth pursuant to the 1982 Benefit Act.

This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. The annual assessments of this District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and are made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Sterling Ridge residential development; and by reference these plans and specifications are made part of this Report.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) by the Stanislaus County Assessor's Office. The Stanislaus County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

The City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments

to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments, and approve the levy and collection of assessments for Fiscal Year 2026/2027. In such case, the assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2026/2027.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIII D*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the residential subdivision of Sterling Ridge.

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. An Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings.

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District are based on the development plans and annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the maximum assessment for the District in Fiscal Year 2026/2027.

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels receiving special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special

benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential subdivision known as the Sterling Ridge, Elmwood Estates Unit 1 and Unit 2.

- **Sterling Ridge:** encompasses an area of land totaling approximately forty-six (46) acres. This residential subdivision includes one hundred eighty-three (183) single-family residential homes. The subdivision is generally located east of Roselle Avenue; south of Talbot Avenue; north of Minnear Road; and west of the AT & SF Railroad.

- **Elmwood Estates Unit 1**: This residential tract encompasses an area generally east of Roselle Avenue and south of Pocket Avenue. The tract includes ninety-two (92) residential parcels within the subdivision known as Elmwood Estates Unit 1, identified on Book 75 Page 04 of the Stanislaus County Assessor's Parcel Maps. The parcels within the development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-049-001-000 through 075-049-092-000.

- **Elmwood Estates Unit 2**: This residential tract encompasses an area located east of Aspen Lane and south of Pocket Avenue and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing

thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the Sterling Ridge residential subdivision. The District improvements generally include but are not limited to inlets, catch basins, storm drain pipes, outlets, pumps, filters, drainage basins and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Annual inspection and stencil maintenance of inlets & catch basins;
- Cleaning and maintenance of catch basins as needed, including permits and documentation requirements (twenty-two catch basins are within the development);
- Periodic cleaning of storm drain pipes, including permits and documentation requirements (approximately 8,630 linear feet of pipe);
- Annual landscape maintenance and rodent control of the 2.74-acre drainage basin (portion of the costs);
- Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed;
- Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded);
- Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); and,
- Annual maintenance and repair of the fencing around the 2.74-acre drainage basin (portion of the costs).

PART II — METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Benefit Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, servicing and operation of drainage improvements and appurtenant facilities. The 1982 Benefit Act further requires that the cost of these improvements and activities and the corresponding assessments shall be related to the benefit derived and the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing such improvements and the service.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1982 Benefit Act and the provisions of the California Constitution. The formula used for calculating assessments for the District reflects the composition of the parcels and the improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the *Constitution Article XIII D, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans and the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District. However, it is also recognized that a portion of the District improvements and services provides some benefits to properties outside the District boundaries or to the public at large and are therefore considered general benefit. Specifically, the drainage basin and related facilities including the drainage basin landscaping, fencing and pumps benefit developments in the area. All District costs have been identified as special benefit and shall be allocated to each property in proportion to the special benefits received.

B. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the

allocation of the assessments and proportional benefit. At the writing of this Report, the parcels within the District had not been fully subdivided, based on available parcel information from the County Assessor's Office. Therefore, the parcels within the District may be identified by one of the following land use classifications and is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that best reflects both the current and proposed use of each parcel. The EBUs calculated for a specific parcel defines that parcel's proportional special benefits from the proposed District improvements, facilities and services.

Equivalent Benefit Units

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1982 Benefit Act, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size, and development. Although the EBU method of apportioning special benefit is commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District:

EBU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This EBU is the base value that all other properties are compared and weighted against.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes or mobile home parks. Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential property, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater

Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, it has been determined that an appropriate allocation of special benefit for multi-family residential properties is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties - they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. There is no adjustment for parcels with more than five units.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification oftentimes involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed.

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Therefore, it has been determined that a reasonable allocation of special benefit for this type of property would parallel the twenty-five percent (25%) apportionment of property value and the number of single-family residential units typically developed per acre (an average of 4 units per acre). Based on these factors this land use shall be assigned 1.0 EBU per acre (4 units per acre x 25%). Parcels less than one acre shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract). Recognizing that the

full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or that have little or no improvement value;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases — In many districts where multiple land use classifications are involved, there is usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types and the Equivalent Benefit Unit factors used to calculate each parcel's individual EBU as outlined above.

Land Uses and Equivalent Benefit Units

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 5 Units
	0.50	Per Unit for Units 6-50
	0.25	Per Unit for all remaining units
Condominium/Town-home	0.75	Per Unit
Planned-Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.25	Per Unit for all remaining units
Vacant	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of EBUs is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total EBUs of all the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

C. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners was required pursuant to the *California Constitution, Article XIII D, Section 4*.

The assessment range formula for this District shall be applied to all future assessments and is generally defined as: if the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for Fiscal Year 2005/2006 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment Rate for Fiscal Year 2025/2026 was $238.52 per EBU, the CPI increase for February 2026 is 2.48%. The adjusted Maximum Assessment Rate for Fiscal Year 2026/2027 is $244.43 per EBU.

Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment is recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

PART III — DISTRICT BUDGET

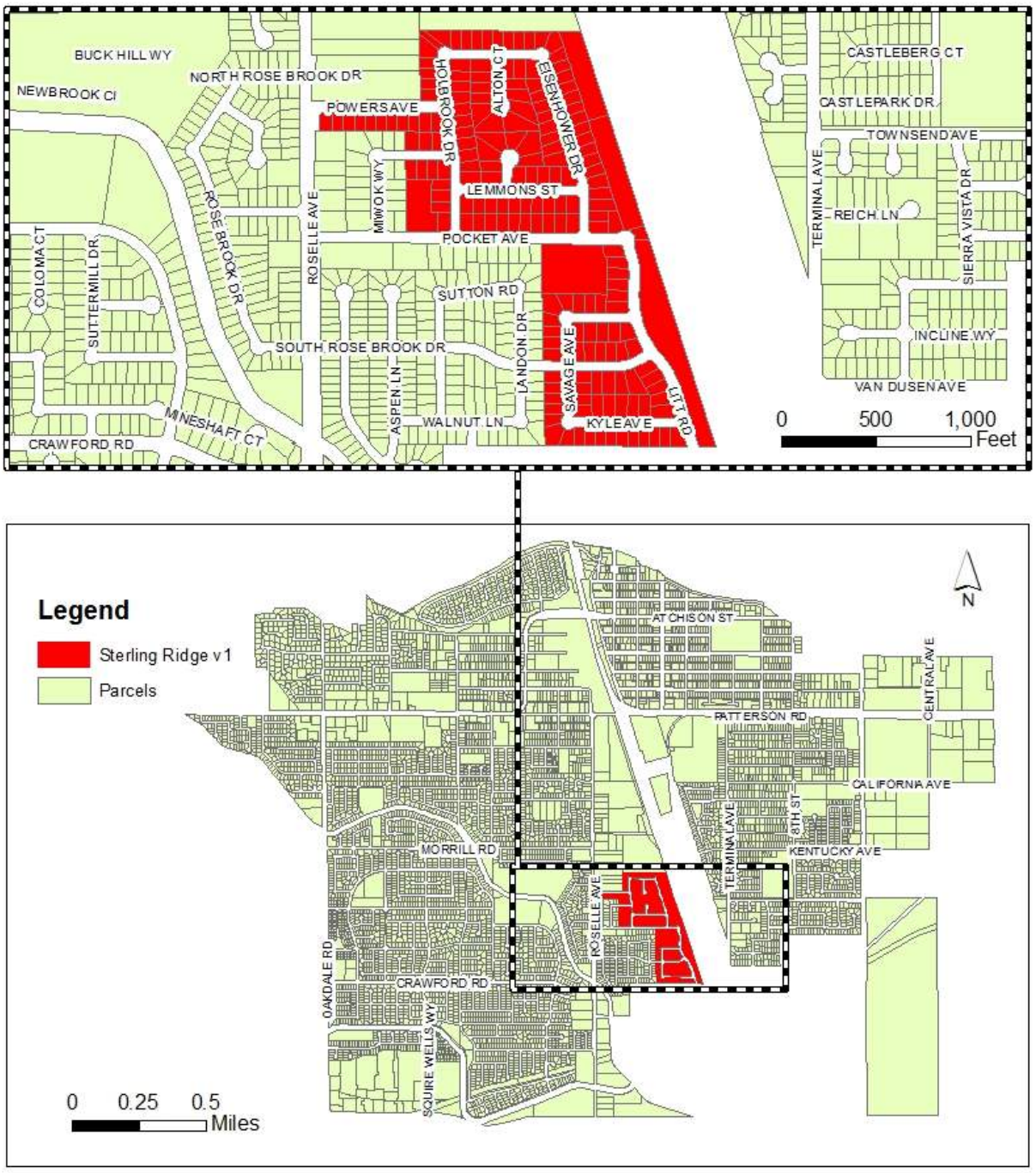
Storm Drain District No. 05-01 (Sterling Ridge)	Total Budget
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$1,335
Landscape Maint: Drainage Basins (incl utilities)	2,000
Annual Maint: Drainage Basins/Channelway fencing	513
Annual Inspc/Docs:Inlets, Manholes, Outlets, Etc	988
Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc	1,500
Annual Inspection & Maint: Storm Drain pipes	2,200
Annual pump operation (include electricity)	500
Annual Maintenance Expenses: Storm Drains	**$9,036**
Total Annual Direct Costs	**$9,036**
ADMINISTRATION COSTS	
City Administration & Overhead	$23,000
District Administration	2,217
County Administration Fee	97
Miscellaneous/Other Admin Fees	0
Total Annual Administration Costs	**$25,314**
TOTAL DIRECT AND ADMIN COSTS	**$34,350**
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
Reserve Collection/(Transfers)	$10,226
Capital Improvement Fund Collection/(Transfers)	0
Other Revenues/General Fund Contribution	0
TOTAL ADJUSTMENTS	**$10,226**
BALANCE TO LEVY	**$44,576**
DISTRICT STATISTICS	
Total Parcels	361
Parcels Levied	361
Total EBU	361.00
Levy per EBU	$123.48
Maximum Levy per EBU	**$244.43**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$38,637
Reserve Fund Activity	10,226
Ending Reserve Fund Balance	**$48,863**

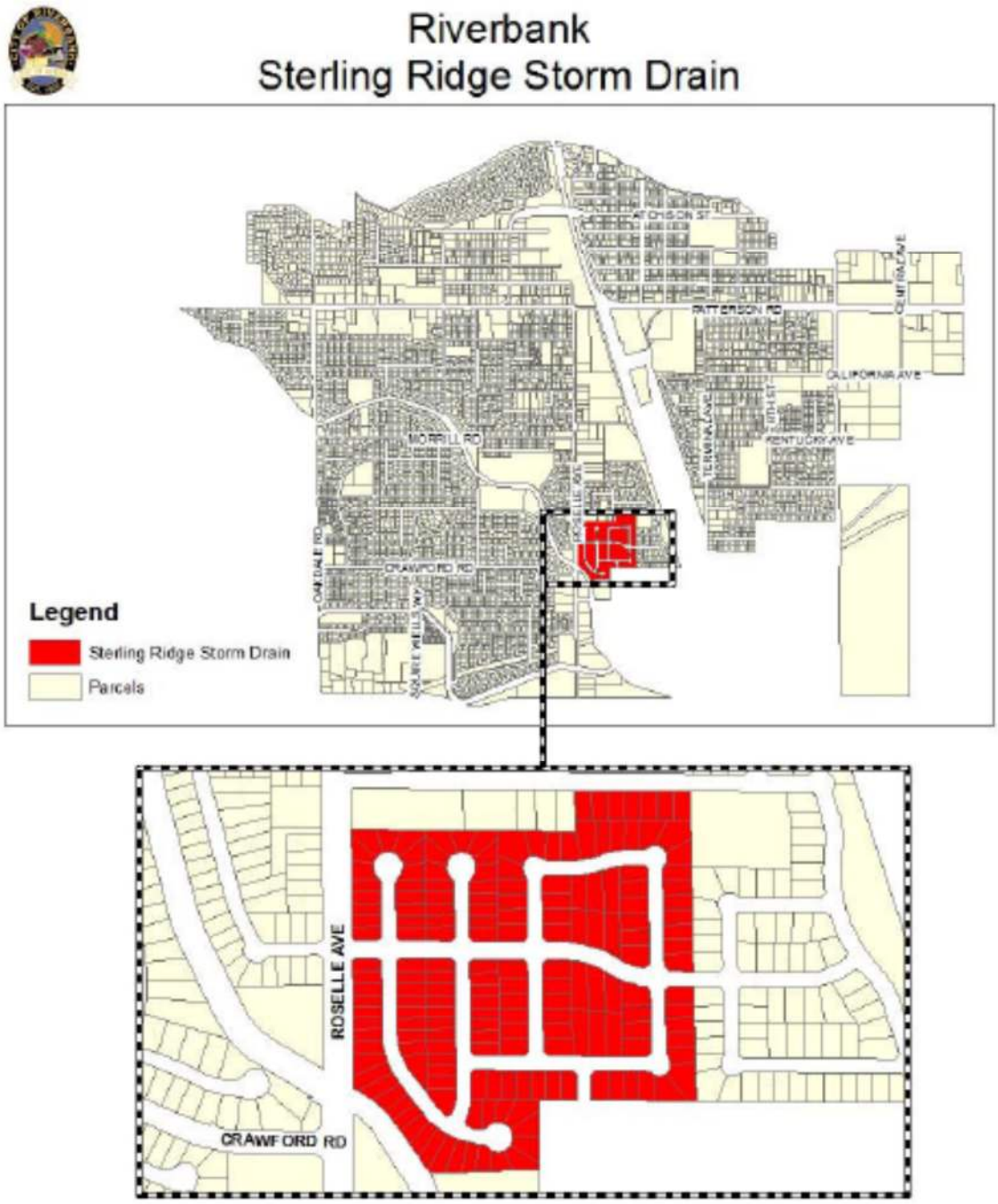
PART IV — DISTRICT BOUNDARY MAPS

The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll (as of July 2004) and identifies all the parcels of land within the proposed District. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

City of Riverbank Sterling Ridge Benefit Assessment District




Riverbank
Sterling Ridge Storm Drain
Legend
Sterling Ridge Storm Drain
Parcels
ATCHISON ST
PATTERSON RD
CALIFORNIA AVE
MORRILL RD
CRAWFORD RD
ROSELLE AVE
ROSELLE AVE
CRAWFORD RD

PART V — 2026/2027 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which the Engineer's Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report and approved by the City Council. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

APN	EBU	Charge
075-049-001-000	1.0	$123.48
075-049-002-000	1.0	123.48
075-049-003-000	1.0	123.48
075-049-004-000	1.0	123.48
075-049-005-000	1.0	123.48
075-049-006-000	1.0	123.48
075-049-007-000	1.0	123.48
075-049-008-000	1.0	123.48
075-049-009-000	1.0	123.48
075-049-010-000	1.0	123.48
075-049-011-000	1.0	123.48
075-049-012-000	1.0	123.48
075-049-013-000	1.0	123.48
075-049-014-000	1.0	123.48
075-049-015-000	1.0	123.48
075-049-016-000	1.0	123.48
075-049-017-000	1.0	123.48
075-049-018-000	1.0	123.48
075-049-019-000	1.0	123.48
075-049-020-000	1.0	123.48
075-049-021-000	1.0	123.48
075-049-022-000	1.0	123.48
075-049-023-000	1.0	123.48
075-049-024-000	1.0	123.48
075-049-025-000	1.0	123.48
075-049-026-000	1.0	123.48
075-049-027-000	1.0	123.48
075-049-028-000	1.0	123.48
075-049-029-000	1.0	123.48
075-049-030-000	1.0	123.48
075-049-031-000	1.0	123.48
075-049-032-000	1.0	123.48
075-049-033-000	1.0	123.48
075-049-034-000	1.0	123.48
075-049-035-000	1.0	123.48
075-049-036-000	1.0	123.48
075-049-037-000	1.0	123.48
075-049-038-000	1.0	123.48
075-049-039-000	1.0	123.48
075-049-040-000	1.0	123.48
075-049-041-000	1.0	123.48
075-049-042-000	1.0	123.48
075-049-043-000	1.0	123.48
075-049-044-000	1.0	123.48
075-049-045-000	1.0	123.48
075-049-046-000	1.0	123.48
075-049-047-000	1.0	123.48
075-049-048-000	1.0	123.48
075-049-049-000	1.0	123.48
075-049-050-000	1.0	123.48

APN	EBU	Charge
075-049-051-000	1.0	123.48
075-049-052-000	1.0	123.48
075-049-053-000	1.0	123.48
075-049-054-000	1.0	123.48
075-049-055-000	1.0	123.48
075-049-056-000	1.0	123.48
075-049-057-000	1.0	123.48
075-049-058-000	1.0	123.48
075-049-059-000	1.0	123.48
075-049-060-000	1.0	123.48
075-049-061-000	1.0	123.48
075-049-062-000	1.0	123.48
075-049-063-000	1.0	123.48
075-049-064-000	1.0	123.48
075-049-065-000	1.0	123.48
075-049-066-000	1.0	123.48
075-049-067-000	1.0	123.48
075-049-068-000	1.0	123.48
075-049-069-000	1.0	123.48
075-049-070-000	1.0	123.48
075-049-071-000	1.0	123.48
075-049-072-000	1.0	123.48
075-049-073-000	1.0	123.48
075-049-074-000	1.0	123.48
075-049-075-000	1.0	123.48
075-049-076-000	1.0	123.48
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075-049-080-000	1.0	123.48
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075-049-091-000	1.0	123.48
075-049-092-000	1.0	123.48
075-088-001-000	1.0	123.48
075-088-002-000	1.0	123.48
075-088-003-000	1.0	123.48
075-088-004-000	1.0	123.48
075-088-005-000	1.0	123.48
075-088-006-000	1.0	123.48
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APN	EBU	Charge
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075-088-054-000	1.0	123.48
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075-088-058-000	1.0	123.48

APN	EBU	Charge
075-088-059-000	1.0	123.48
075-088-060-000	1.0	123.48
075-088-061-000	1.0	123.48
075-088-062-000	1.0	123.48
075-088-063-000	1.0	123.48
075-089-001-000	1.0	123.48
075-089-002-000	1.0	123.48
075-089-003-000	1.0	123.48
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075-089-014-000	1.0	123.48
075-089-015-000	1.0	123.48
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075-089-018-000	1.0	123.48
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075-089-029-000	1.0	123.48
075-089-030-000	1.0	123.48
075-089-031-000	1.0	123.48
075-089-032-000	1.0	123.48
075-089-033-000	1.0	123.48
075-089-034-000	1.0	123.48
075-089-035-000	1.0	123.48
075-089-036-000	1.0	123.48
075-089-037-000	1.0	123.48
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075-089-039-000	1.0	123.48
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075-089-041-000	1.0	123.48
075-089-042-000	1.0	123.48
075-089-043-000	1.0	123.48
075-089-044-000	1.0	123.48
075-089-045-000	1.0	123.48

APN	EBU	Charge
075-089-046-000	1.0	123.48
075-089-047-000	1.0	123.48
075-089-048-000	1.0	123.48
075-089-049-000	1.0	123.48
075-089-050-000	1.0	123.48
075-089-051-000	1.0	123.48
075-089-052-000	1.0	123.48
075-089-053-000	1.0	123.48
075-089-054-000	1.0	123.48
075-089-055-000	1.0	123.48
075-089-056-000	1.0	123.48
075-089-057-000	1.0	123.48
075-089-058-000	1.0	123.48
075-090-001-000	1.0	123.48
075-090-002-000	1.0	123.48
075-090-003-000	1.0	123.48
075-090-004-000	1.0	123.48
075-090-005-000	1.0	123.48
075-090-006-000	1.0	123.48
075-090-007-000	1.0	123.48
075-090-008-000	1.0	123.48
075-090-009-000	1.0	123.48
075-090-010-000	1.0	123.48
075-090-011-000	1.0	123.48
075-090-012-000	1.0	123.48
075-090-013-000	1.0	123.48
075-090-014-000	1.0	123.48
075-090-015-000	1.0	123.48
075-090-016-000	1.0	123.48
075-090-017-000	1.0	123.48
075-090-018-000	1.0	123.48
075-090-019-000	1.0	123.48
075-090-020-000	1.0	123.48
075-090-021-000	1.0	123.48
075-090-022-000	1.0	123.48
075-090-023-000	1.0	123.48
075-090-024-000	1.0	123.48
075-090-025-000	1.0	123.48
075-090-026-000	1.0	123.48
075-090-027-000	1.0	123.48
075-090-028-000	1.0	123.48
075-090-029-000	1.0	123.48
075-090-030-000	1.0	123.48
075-090-031-000	1.0	123.48
075-090-032-000	1.0	123.48
075-090-033-000	1.0	123.48
075-090-034-000	1.0	123.48
075-090-035-000	1.0	123.48
075-090-036-000	1.0	123.48
075-090-037-000	1.0	123.48

APN	EBU	Charge
075-090-038-000	1.0	123.48
075-090-039-000	1.0	123.48
075-090-040-000	1.0	123.48
075-090-041-000	1.0	123.48
075-090-042-000	1.0	123.48
075-090-043-000	1.0	123.48
075-090-044-000	1.0	123.48
075-090-045-000	1.0	123.48
075-090-046-000	1.0	123.48
075-090-047-000	1.0	123.48
075-090-048-000	1.0	123.48
075-090-049-000	1.0	123.48
075-090-050-000	1.0	123.48
075-090-051-000	1.0	123.48
075-090-052-000	1.0	123.48
075-090-053-000	1.0	123.48
075-090-054-000	1.0	123.48
075-090-055-000	1.0	123.48
075-090-056-000	1.0	123.48
075-090-057-000	1.0	123.48
075-090-058-000	1.0	123.48
075-090-059-000	1.0	123.48
075-090-060-000	1.0	123.48
075-090-061-000	1.0	123.48
075-090-063-000	1.0	123.48
075-095-001-000	1.0	123.48
075-095-002-000	1.0	123.48
075-095-003-000	1.0	123.48
075-095-004-000	1.0	123.48
075-095-005-000	1.0	123.48
075-095-006-000	1.0	123.48
075-095-007-000	1.0	123.48
075-095-008-000	1.0	123.48
075-095-009-000	1.0	123.48
075-095-010-000	1.0	123.48
075-095-011-000	1.0	123.48
075-095-012-000	1.0	123.48
075-095-013-000	1.0	123.48
075-095-014-000	1.0	123.48
075-095-015-000	1.0	123.48
075-095-016-000	1.0	123.48
075-095-017-000	1.0	123.48
075-095-018-000	1.0	123.48
075-095-019-000	1.0	123.48
075-095-020-000	1.0	123.48
075-095-021-000	1.0	123.48
075-095-022-000	1.0	123.48
075-095-023-000	1.0	123.48
075-095-024-000	1.0	123.48
075-095-025-000	1.0	123.48

APN	EBU	Charge
075-095-026-000	1.0	123.48
075-095-027-000	1.0	123.48
075-095-028-000	1.0	123.48
075-095-029-000	1.0	123.48
075-095-030-000	1.0	123.48
075-095-031-000	1.0	123.48
075-095-032-000	1.0	123.48
075-095-033-000	1.0	123.48
075-095-034-000	1.0	123.48
075-095-035-000	1.0	123.48
075-095-036-000	1.0	123.48
075-095-037-000	1.0	123.48
075-095-038-000	1.0	123.48
075-095-039-000	1.0	123.48
075-095-040-000	1.0	123.48
075-095-041-000	1.0	123.48
075-095-042-000	1.0	123.48
075-095-043-000	1.0	123.48
075-095-044-000	1.0	123.48
075-095-045-000	1.0	123.48
075-095-046-000	1.0	123.48
075-095-047-000	1.0	123.48
075-095-048-000	1.0	123.48
075-095-049-000	1.0	123.48
075-095-050-000	1.0	123.48
075-095-051-000	1.0	123.48
075-095-052-000	1.0	123.48
075-095-053-000	1.0	123.48
075-095-054-000	1.0	123.48
075-095-055-000	1.0	123.48
075-095-056-000	1.0	123.48
075-095-057-000	1.0	123.48
075-095-058-000	1.0	123.48
075-095-059-000	1.0	123.48
075-095-060-000	1.0	123.48
075-095-061-000	1.0	123.48
075-095-062-000	1.0	123.48
075-095-063-000	1.0	123.48
075-095-064-000	1.0	123.48
075-095-065-000	1.0	123.48
075-095-066-000	1.0	123.48
075-095-067-000	1.0	123.48
075-095-068-000	1.0	123.48
075-095-069-000	1.0	123.48
075-095-070-000	1.0	123.48
075-095-071-000	1.0	123.48
075-095-072-000	1.0	123.48
075-095-073-000	1.0	123.48
075-095-074-000	1.0	123.48
075-095-075-000	1.0	123.48

APN	EBU	Charge
075-095-076-000	1.0	123.48
075-095-077-000	1.0	123.48
075-095-078-000	1.0	123.48
075-095-079-000	1.0	123.48
075-095-080-000	1.0	123.48
075-095-081-000	1.0	123.48
075-095-082-000	1.0	123.48
075-095-083-000	1.0	123.48
075-095-084-000	1.0	123.48
075-095-085-000	1.0	123.48
075-095-086-000	1.0	123.48
Total	**361.0**	**$44,576.28**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.8

SECTION : PUBLIC HEARING

Meeting Date: 6/23/2026

Subject: 6th Cycle Housing Element. City Council to Consider the Following:

Resolution Approving a General Plan Amendment to Adopt the 6th Cycle Housing Element and to Authorize Staff to Submit the 6th Cycle Housing Element to the State of California Department of Housing and Community Development (GPA 01-2025).

Resolution Approving a General Plan Amendment of Four (4) Properties from Industrial/Business Park (I/BP), Mixed Use (MU), Community Commercial (C/C) and Lower Density Residential (LDR) to Higher Density Residential (HDR) and Mixed Use (MU) (GPA 01-2025).

Introduce and Conduct First Reading of an Ordinance Amending the Crossroads Community Specific Plan (SP-1) to add the Mixed Use (CX-1) Designation, and to Rezone Seven (7) Properties from Light Industrial (M-1), Neighborhood Commercial (NC)(SP-1), Highway Commercial (HC)(SP-1), Neighborhood Park/Basin (NP/B)(SP-1), and Planned Development (P-D 71) to Multiple Family Residential (R-3), Medium/High Density Residential (MHR) (SP-1), and Mixed Use (CX-1) (SP-1) (SPA 01-2025, REZ 02-2025).

Resolution Approving a General Plan Amendment to Amend the General Plan Land Use Element to Establish a Maximum Density for the Higher Density Residential and Mixed Use General Plan Land Use Designations (GPA 01-2025).

Introduce and Conduct First Reading of an Ordinance Amending the Riverbank Municipal Code by Amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay” (ZOA 01-2025).

From: Marisela H. Garcia, City Manager

Submitted by: Joshua Mann, Director of Community Development

RECOMMENDATION

City staff recommends that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, take the following actions:

1. Adopt a Resolution Approving a General Plan Amendment to Adopt the 6th Cycle Housing Element and to Authorize Staff to Submit the 6th Cycle Housing Element to the State of California Department of Housing and Community Development;
2. Adopt a Resolution Approving a General Plan Amendment of Four (4) Properties from Industrial/Business Park (I/BP), Mixed Use (MU), Community Commercial (C/C) and Lower Density Residential (LDR) to Higher Density Residential (HDR) and Mixed Use (MU);
3. Introduce and Conduct First Reading of an Ordinance Amending the Crossroads Community Specific Plan (SP-1) to add the Mixed Use (CX-1) Designation, and to Rezone Seven (7) Properties from Light Industrial (M-1), Neighborhood Commercial (NC)(SP-1), Highway Commercial (HC)(SP-1), Neighborhood Park/Basin (NP/B)(SP-1), and Planned Development (P-D 71) to Multiple Family Residential (R-3), Medium/High Density Residential (MHR)(SP-1), and Mixed Use (CX-1) (SP-1);
4. Adopt a Resolution approving a General Plan Amendment to amend the General Plan Land Use Element to Establish a Maximum Density for the Higher Density Residential and Mixed Use General Plan Land Use Designations; and
5. Introduce and Conduct First Reading of an Ordinance Amending the Riverbank Municipal Code by Amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay”

SUMMARY AND ANALYSIS

City Council Public Hearing – April 28, 2026

The City’s 6th Cycle Housing Element was presented to City Council on April 28, 2026 at a duly noticed Public Hearing. Following the Public Hearing and City Council deliberation, the City Council voted to remove Rezone Site #3 from the Housing Element. The removal of Site #3 required revisions to the Housing Element and a recalculation of the City’s Site Inventory to adequately address the Regional Housing Needs Allocation (RHNA).

City Staff met with HCD on May 4, 2026 to discuss potential solutions to meeting the City’s RHNA. City staff, in coordination with HCD, revised the 6th Cycle Housing Element to update the realistic density assumption for sites designated as Higher Density Residential and Mixed Use and classified as Vacant, Underutilized, and Rezone sites. The realistic density utilized in the 6th Cycle Housing Element up to this point has been 20 dwelling units per acre (du/ac) which is the Default Density pursuant to Government Code Section 65583.2(c)(3)(B). The Default Density is used to determine the minimum units per acre to accommodate lower-income households, based on the jurisdiction’s location. For Riverbank, the Default Density is 20 du/ac.

In coordination with HCD, Staff updated the realistic density calculation to 28 du/ac for sites designated as Higher Density Residential and Mixed Use and classified as Vacant, Underutilized, and Rezone sites. The update to 28 du/ac is based on a methodology of analyzing the maximum yield (number of units) a site can accommodate. The analysis in the Housing Element (specifically in Section VI, *Housing Production Opportunities*) resulted in the City using 70% of the maximum density (40 du/ac) to calculate capacity. This would allow for flexibility in project design, potential land use controls, site improvements, and to reflect typical densities in the region. **This approach resulted in meeting the City's RHNA without having to select an alternative site to rezone.** As a result, the City increased the lower-income RHNA. Table IV-16, *City's Ability to Meet Its Regional Housing Needs*, is as follows (updates are reflected in redline track changes):

TABLE VI-16
City's Ability to Meet Its Regional Housing Needs
City of Riverbank

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
HCD RHNA Allocation (June 2023 – Dec 2031)	485	485	672	594	1,355	3,591
Units Produced **(1)**					121	121
Net Allocation to be Met	485	485	672	594	1,234	3,470
Allocation to be Met	485	485	672	594	1,234	3,470
Holding Capacity Within the City Limits						
		Very Low	**Low**	**Moderate**	**Above Moderate**	**Total**
Potential Units in Vacant Land		~~73~~105	~~50~~69	18	73	~~214~~265
Potential Units in Underutilized Land		~~73~~101	~~47~~68	35	70	~~225~~274
Potential Accessory Dwelling Units		12	12	12	4	40
Potential Units in Pipeline Projects		0	46	28	163	237
Potential Units in Downtown Specific Plan		196	130	7	0	333
Potential Units in Crossroads West Specific Plan		199	132	515	1,223	2,069
Potential Units in Religious Institution Sites		44	29	0	0	73
Rezone Sites		~~399~~473	~~269~~317	0	0	~~668~~790
City Holding Capacity Subtotal		***~~996~~1,124***	***~~715~~799***	***615***	***1,553***	***~~3,859~~4,071***
Surplus (Shortfall)		***~~26~~154***	***~~43~~127***	***21***	***299***	***~~389~~601***
Total Buffer (%)		***~~3~~16%***	***~~6~~19%***	***4%***	***24%***	***~~11~~17%***
(1) Units with final building permits issued between January 2024 and June 30, 2024, as identified in Table VIII-1						

Staff revised the 6th Cycle Housing Element to address City Councils action at the April 28, 2026 Public Hearing. Staff resubmitted the 5th HCD Review Draft to HCD for a 60-day review on May 15, 2026 following a 7-day public review period from May 7, 2026 to May 14, 2026.

On May 18, 2026, the City received a letter from HCD stating that the revised Draft Housing Element meets statutory requirements of State Housing Element Law (Government Code Section 65580 et seq), including findings that were described in HCD's January 12, 2026 review.

The May 18, 2026 HCD Letter is attached to this Staff Report as Attachment 7.

A full copy of the City's 6th Cycle Housing Element dated May 2026 is not reproduced in this staff report due to its length but is available for public review and download on the City's website at https://www.riverbank.org/652/Housing-Element and through the link provided in Attachment 6 of this Staff Report.

For a full description of the City's 6th Cycle Housing Element and associated implementation actions, a copy of the April 28, 2026 City Council Staff Report is attached to this Staff Report as Attachment 14.

PLANNING COMMISSION

On May 19, 2026, the Planning Commission held a Public Meeting to consider the updates to the 6th Cycle Housing Element, site-specific General Plan Amendments, Rezones, and Specific Plan Amendments, General Plan Amendment to the Land Use Element, and Zoning Ordinance Amendments. The Planning Commission adopted Resolution No. 2026-007, -008, and -009 recommending the City Council adopt the 6th Cycle Housing Element, site-specific General Plan Amendments, Rezones, and Specific Plan Amendments, General Plan Amendment to the Land Use Element, and Zoning Ordinance Amendments. The Planning Commission Resolutions are attached to this Staff Report as Attachment 13.

ENVIRONMENTAL DETERMINATION

The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment and Public Resources Code 21080.085 as the Proposed Project includes site-specific rezones that implement the schedule of actions contained in the 6th Cycle Housing Element. A CEQA Technical Memorandum is attached to this Staff Report as Attachment 12.

PUBLIC NOTICE

Notice of the City Council Public Hearing was posted at City Hall and mailed to landowners within 300-feet of the site-specific rezone sites on June 3, 2026, and published in The Riverbank News on June 10, 2026.

STRATEGIC PLAN

In June 2025, the Riverbank City Council adopted the City's Strategic Plan for the 2025 to 2030 period. The Proposed Project is consistent with that Strategic Plan, including the goals and strategies related to Fostering Attainable Housing as well as Supporting Downtown Revitalization and Economic Development.

The Proposed Project advances these goals by supporting housing opportunities, maintaining consistency between the Housing Element and the City's land use regulations and promoting orderly long-range planning consistent with State Law.

FINANCIAL IMPACT

On September 12, 2023, the City Council approved Resolution No. 2023-101 authorizing an agreement with JB Anderson Land Use Planning to prepare the City's 6th Cycle Housing Element Update in the amount of $156,703. Costs associated with the Housing Element Update are funded through existing project appropriations. Adoption of the proposed actions does not create a direct construction cost or capital improvement obligation. Any future fiscal impacts associated with development of individual sites, infrastructure needs or implementation measures would be evaluated separately through future project review, environmental review and applicable budget or fee actions.

ATTACHMENTS

1. Resolution 2026-
2. Resolution 2026-
3. Ordinance 2026-
4. Resolution 2026-
5. Ordinance 2026-
6. Final 6th Cycle Housing Element Update
7. Department of Housing and Community Development Department Findings Letter dated May 18, 2026
8. Rezone Site Matrix
9. Rezone Site Map
10. Proposed Amendments to Crossroads Community Specific Plan (SP-1)
11. Existing and Proposed Amendments to Land Use Element
12. CEQA Technical Memorandum, dated May 7, 2026
13. May 19, 2026 Planning Commission Resolutions
14. April 28, 2026 City Council Staff Report, without Attachments

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT TO ADOPT THE 6TH CYCLE HOUSING ELEMENT AND TO AUTHORIZE STAFF TO SUBMIT THE 6TH CYCLE HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION

WHEREAS, Sections 65580 through 65589.8 of the California Government Code require each jurisdiction to regularly update its Housing Element in accordance with deadlines established by the State; and

WHEREAS, the City held Public Workshops on February 20, 2024, March 12, 2024, and July 31, 2024 to introduce the 6th Cycle Housing Element update effort, to provide the community and interested agencies with an opportunity to identify priorities and concerns related to the provision of housing; and

WHEREAS, the City made the Draft 6th Cycle Housing Element available for a 30-day public review from October 15, 2024 through November 14, 2024; and

WHEREAS, the City presented the Draft 6th Cycle Housing Element to Planning Commission and City Council on October 15, 2024 and November 21, 2024, respectively, to provide the community and interested parties with an opportunity to learn about the Draft 6th Cycle Housing Element and comment on the Draft 6th Cycle Housing Element; and

WHEREAS, the Draft 6th Cycle Housing Element was submitted to California Department of Housing and Community Development (HCD) on December 2, 2024 for a 90-day State-mandated review following review and incorporation of public comments pursuant to State law (1st HCD Review Draft); and

WHEREAS, HCD identified revisions to the Draft 6th Cycle Housing Element that it determined were necessary to comply with state law in a written findings letter dated February 27, 2025; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a subsequent 60-day review on June 24, 2025 (2nd HCD Review) following a 7-day public review period from June 16, 2025 through June 23, 2025; and

WHEREAS, HCD identified additional revisions to the Draft 6th Cycle Housing Element in a written letter dated August 22, 2025; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a 60-day review on November 13, 2025 (3rd HCD Review) following a 7-day public review period from November 4, 2025 through November 12, 2025; and

WHEREAS, HCD identified additional revisions to the Draft 6th Cycle Housing Element in a written letter dated January 12, 2026; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a 60-day review on March 3, 2026 (4th HCD Review) following a 7-day public review period from February 23, 2026 through March 2, 2026; and

WHEREAS, staff made Technical Edits based on HCD preliminary comments received on March 24, 2026 and on March 27, 2026, the City received a letter from HCD stating that the revised Draft Housing Element, including Technical Edits, meets the statutory requirements of State Housing Element Law (Government Code Section 65580 et seq), including the findings that were described in HCD's January 12, 2026 review; and

WHEREAS, the City Council held a duly noticed public hearing on April 28, 2026 regarding the Housing Element Update, including the changes requested by their January 12, 2026 letter and Technical Edits described in HCD's Preliminary Comments on March 24, 2026, at which time interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the City Council voted to direct Staff to remove Rezone Site #3 from the 6th Cycle Housing Element; and

WHEREAS, staff made edits to the 6th Cycle Housing Element based on City Council direction and resubmitted to HCD for a 60-day review on May 15, 2026 (5th HCD Review) following a 7-day public review period from May 7, 2026 through May 14, 2026; and

WHEREAS, the City received a letter from HCD on May 18, 2026, stating the draft Housing Element is in compliance with State Housing Element Law; and

WHEREAS, in accordance with Senate Bill 18, formal consultation requests were distributed to Native American Tribes on January 13, 2026 for a 90-day period ending on April 13, 2026, and the City did not receive any formal requests for consultation; and

WHEREAS, the Proposed Project has been reviewed and analyzed by the City pursuant to the California Environmental Quality Act (CEQA) as analyzed in the CEQA Technical Memorandum incorporated by this reference, which determined that the 6th Cycle Housing Element and amendment to the Land Use Element is exempt from CEQA pursuant to Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, the Planning Commission held a duly noticed special public hearing on March 31, 2026 regarding the Housing Element Update, including the changes requested by HCD by their January 12, 2026 letter and Technical Edits described in HCD's Preliminary Comments on March 24, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the Planning Commission adopted Resolution No. 2026-002, recommending City Council approval of the proposed General Plan Amendment; and

WHEREAS, the Planning Commission held a regular public meeting on May 19, 2026, regarding the Housing Element Update, including revisions made to the Housing Element as requested by City Council at their April 28, 2026 public hearing, a which time all interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the Planning Commission adopted Resolution No. 2026-007, recommending City Council approval of the proposed General Plan Amendment; and

WHEREAS, the City Council has reviewed and considered all evidence submitted in connection with the Housing Element Update, including the staff report, public testimony, and all other documents and evidence that are part of the City administrative record for these actions; and

WHEREAS, the City Council finds that the goals, policies, and programs, and objectives contained in the 6th Cycle Housing Element, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Riverbank General Plan; and

WHEREAS, a Notice of Public Hearing was advertised in the Riverbank News, a newspaper of general circulation on June 10, 2026, and posted at three (3) locations accessible to the public; and

WHEREAS, the City Council has utilized its own independent judgement in considering the information contained in this resolution and attachments, in the staff report and attachments and other exhibits, and in writing and oral testimony during the public hearing; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED by the City Council hereby finds the proposed General Plan Amendment exempt from CEQA pursuant to pursuant to CEQA Guidelines section 15061(b)(3) as analyzed in the CEQA Technical Memorandum, adopt the 6th Cycle Housing Element, and authorize Staff to submit the 6th Cycle Housing Element to the State of California Housing and Community Development Department based on the following findings:

1. General Plan Amendment Findings. That pursuant to California Government Code Section 65358 and the Riverbank General Plan, the City Council finds as follows:
    a. The proposed General Plan Amendment is in the public interest.
    b. The proposed General Plan Amendment is consistent and compatible with the goals and the vast majority of policies of the General Plan.
    c. The potential effects of the proposed General Plan Amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare.
    d. The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

2. The proposed 6th Cycle Housing Element contains a thorough and adequate treatment of housing issues required to be addressed by State law and adequately addressed each of the HCD findings. The amendment to the General Plan will adopt the 6th Cycle Housing Element and will replace the 5th Cycle Housing Element.

3. The proposed 6th Cycle Housing Element is internally consistent with the General Plan and is not detrimental to the public interest, health, safety, and welfare of the City.

4. The proposed 6th Cycle Housing Element has been prepared to substantially comply with State Housing Element Law and has been revised to address the findings identified by HCD in its letter dated January 12, 2026 and Technical Edits described in HCD's Preliminary Comments on March 24, 2026 and City Council's direction received at the April 28, 2026 Public Hearing.

5. Based on substantial evidence provided in the Housing Element, the City Council finds that the existing uses on underutilized sites identified to accommodate the City's RHNA do not impede residential development during the period covered by the Housing Element, that the sites that allow non-residential uses are likely to accommodate a portion of the RHNA, and that the sites identified in the 6th Cycle Housing Element are anticipated to be available for development during the Housing Element period.
6. The proposed 6th Cycle Housing Element includes a variety of goals, policies, and implementing programs designed to enhance the public health, safety, and welfare, including the goals, policies, and programs to support safe and decent

housing, to maintain, rehabilitate, and preserve housing, to increase housing choice, to encourage the development of a variety of housing types and locations to meet the needs of all income levels and the needs of special needs populations, and to affirmatively further fair housing.

7. The 6th Cycle Housing Element was prepared in accordance with California Government Code and the California Environmental Quality Act.

8. The City Council authorizes Planning Director to be able make minor modifications to the Housing Element to achieve certification and address comments provided by the Department of Housing and Community Development on the Housing Element, if applicable.

9. The City Council finds that the 6th Cycle Housing Element is exempt from CEQA pursuant to pursuant to CEQA Guidelines section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The 6th Cycle Housing Element is exempt from CEQA because the project involves goals, policies, and programs to meet the City's RHNA and affirmatively furthering fair housing goals but does not involve any physical change with the potential to create adverse effect on the environment. The 6th Cycle Housing Element creates a roadmap on how to achieve the City's RHNA and AFFH goals through identification of suitable sites for development and identification of programs and corresponding actions that could remove constraints to and promote affordable housing.

   The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to formal development applications and further evaluation in accordance with CEQA and City plans, ordinances, and standards. No physical improvements are proposed or approved as part of adoption of the Housing Element and the City's new RHNA obligations; therefore, it can be seen with certainty that there is no possibility that adopting the 6th Cycle Housing Element would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA under the common sense exemption. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the June 23, 2026; motioned by Councilmember _____, seconded

by Councilmember _____, and upon roll call was carried by the following vote of __-__:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest:	**Approved:**
_____	_____
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING GENERAL PLAN AMENDMENTS OF FOUR (4) PROPERTIES LOCATED AT 0 TALBOT AVENUE (APN: 132-038-032); 5443 ROSELLE AVENUE (APN: 075-069-029); 2561 CLARIBEL ROAD (APN: 075-093-025); AND 0 KENTUCKY AVENUE (APN: 062-022-027) FOR IMPLEMENTATION OF REZONINGS RELATED TO THE CITY'S 6TH CYCLE HOUSING ELEMENT

WHEREAS, State Housing Element Law (Government Code Section 65580 et seq.) requires that the City of Riverbank adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing needs allocation (RHNA) of 3,591 units comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element includes Section IX, *2023-2031 Housing Element – Housing Goals and Policies*, that identify goals, policies, and programs the City of Riverbank is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, the City of Riverbank has undergone the preparation of the 6th Cycle Housing Element, as required by Government Code Section 65580 et seq. and has developed Program 1.1a, that identifies 8 sites for rezoning to meet the City's RHNA; and

WHEREAS, site specific general plan amendments are necessary to implement the 6th Cycle Housing Element; and

WHEREAS, 0 Talbot Avenue (APN: 132-038-032) has a General Plan Land Use Designation of Industrial/Business Park (I/BP) and a proposed General Plan Land Use Designation of Higher-Density Residential (HDR); and

WHEREAS, 5443 Roselle Avenue (APN: 075-069-029) has a General Plan Land Use Designation of Mixed Use (MU) and a proposed General Plan Land Use Designation of Higher-Density Residential (HDR); and

WHEREAS, 2561 Claribel Road (APN: 075-093-025) has a General Plan Land Use Designation of Community Commercial (C/C) and a proposed General Plan Land Use Designation of Mixed Use (MU); and

WHEREAS, 0 Kentucky Avenue (APN: 062-022-027) has a General Plan Land Use Designation of Lower Density Residential (LDR) and a proposed General Plan Land Use Designation of Higher Density Residential (HDR); and

WHEREAS, in accordance with Senate Bill 18, formal consultation requests were distributed to Native American Tribes on December 12, 2025 for a 90-day period ending on March 12, 2026, and the City did not receive any formal requests for consultation; and

WHEREAS, the Planning Commission held a duly noticed special public hearing on March 31, 2026 regarding the proposed General Plan Amendments and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the Planning Commission adopted Resolution No. 2026-004, recommending City Council approval of the proposed General Plan Amendments; and

WHEREAS, the Planning Commission held a regular public meeting on May 19, 2026, regarding the proposed General Plan Amendments and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the Planning Commission adopted Resolution No. 2026-009, recommending City Council approval of the proposed General Plan Amendments; and

WHEREAS, the notice of the public hearing on the General Plan Amendments was published in The Riverbank News, a newspaper of general circulation, on June 10, 2026; and

WHEREAS, the notices of the public hearing on the General Plan Amendment were mailed to all property owners within 300 feet of the properties on June 3, 2026, according to the most recent assessor's roll; and

WHEREAS, the City Council has utilized its own independent judgement in considering the information contained in this resolution and attachments, in the staff report and attachments and other exhibits, and in writing and oral testimony during the public hearing; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby finds the proposed General Plan Amendments exempt from CEQA pursuant to pursuant to CEQA Guidelines Section 15061(b)(3) as analyzed in the CEQA Technical Memorandum incorporated by this reference and approves General Plan Amendment No. 01-2025 described herein, as follows and based on the following findings:

1. <u>General Plan Amendment Findings.</u> That pursuant to California Government Code Section 65358 and the Riverbank General Plan, the City Council finds as follows:
    a. The proposed General Plan Amendment is in the public interest.
    b. The proposed General Plan Amendments are consistent and compatible with the goals and the vast majority of policies of the General Plan.

c. The potential effects of the proposed General Plan Amendments have been evaluated and determined not to be detrimental to the public health, safety, or welfare.
d. The proposed General Plan Amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

2. Pursuant to the Riverbank General Plan, the City Council finds as follows:
   a. The proposed amendments help the community achieve the goals outlined in the General Plan; and
   b. The proposed amendments are consistent with the policies and standards of the General Plan.

3. Based on the findings set forth in this Resolution and the Staff Report, and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves General Plan Amendment No. 01-2025.

4. The proposed General Plan Amendments continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Sections 65855 and 65860.

5. The City Council finds the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts related rezoning actions that implement the jurisdiction's Housing Element. The above General Plan designation amendments are done for the purpose of maintaining vertical consistency between the corresponding General Plan designations and the required site-specific rezonings for implementation of the City's 6th Cycle Housing Element. The site-specific General Plan Amendments do not involve any physical changes with the potential to create an adverse effect on the environment. The amendments do not grant any development entitlements and all future housing developments would be subject to further environmental review, which may require supporting technical reports. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the June 23, 2026; motioned by Councilmember _____, seconded

by Councilmember _____, and upon roll call was carried by the following vote of __-__:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest:	**Approved:**
_____	_____
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

CITY OF RIVERBANK
ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING REZONE 02-2025 AND SPECIFIC PLAN AMENDMENT 01-2025, REZONING SEVEN PROPERTIES LOCATED AT 0 TALBOT AVENUE (APN: 132-038-032); 5443 ROSELLE AVENUE (APN: 075-069-029); 5054 ROSELLE AVENUE (APN: 075-025-010); 2819 CLARIBEL ROAD (APN: 075-014-026); 0 CLARIBEL ROAD (APN: 075-014-027); 2561 CLARIBEL ROAD (APN: 075-093-025); AND 0 KENTUCKY AVENUE (APN: 062-022-027), AND A SPECIFIC PLAN AMENDMENT TO ADD THE MIXED USE (CX-1) DESIGNATION TO THE CROSSROADS COMMUNITY SPECIFIC PLAN (SP-1)

WHEREAS, the City of Riverbank is authorized by Title 15 Chapter 153.230, to initiate a rezone whenever public necessity and convenience and the general welfare require such amendment; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et seq.) requires that the City of Riverbank adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing needs allocation (RHNA) of 3,591 units comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element includes Section IX, *2023-2031 Housing Element – Housing Goals and Policies*, that identify goals, policies, and programs the City of Riverbank is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, the City of Riverbank has undergone the preparation of the 6th Cycle Housing Element, as required by Government Code Section 65580 et seq. and has developed Program 1.1a, that identifies 7 sites for rezoning to meet the City's RHNA; and

WHEREAS, site specific rezones, specific plan amendments, and adding the Mixed Use (CX-1) designation to the Crossroads Community Specific Plan (SP-1) are necessary to implement the 6th Cycle Housing Element; and

WHEREAS, the City Council held a duly noticed public hearing on April 28, 2026 regarding the Housing Element Update, including the changes requested by their January 12, 2026 letter and Technical Edits described in HCD's Preliminary Comments on March 24, 2026, at which time interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the City Council voted to direct Staff to remove Rezone Site #3 from the 6th Cycle Housing Element; and

WHEREAS, 0 Talbot Avenue (APN: 132-038-032) has a Zoning designation of Light Industrial (M-1), and a proposed zoning designation of Multiple Family Residential (R-3); and

WHEREAS, 5443 Roselle Avenue (APN: 075-069-029) has a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC), and a proposed SP-1 land use designation of Medium/High Density Residential (MHR); and

WHEREAS, 5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027) have a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC), and a proposed SP-1 land use designation of Mixed Use (CX-1); and

WHEREAS, 2561 Claribel Road (APN 075-093-025) has a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B), and a proposed SP-1 land use designation of Mixed Use (CX-1); and

WHEREAS, 0 Kentucky Avenue (APN 062-022-027) has a Zoning designation of Planned Development (P-D) 71, and a proposed zoning designation of Multiple Family Residential (R-3); and

WHEREAS, in accordance with Senate Bill 18, formal consultation requests were distributed to Native American Tribes on December 12, 2025 for a 90-day period ending on March 12, 2026, and the City did not receive any formal requests for consultation; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, March 31, 2026, to consider this proposed Rezone Ordinance (the "Rezone Ordinance") and recommended approval with a 5-0 vote; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Meeting on May 19, 2026, to consider the proposed Rezone Ordinance and adopted Resolution No. 2026-009, recommending approval of the Rezone Ordinance; and

WHEREAS, the City Council held a properly noticed public hearing on the proposed Rezone Ordinance, and considered the Planning Commission recommendations, and any public comments and all documents or testimony received; and

WHEREAS, the City Council for the City of Riverbank makes the following findings for adoption:

1. Specific Plan Amendment Findings: That pursuant to the Riverbank General Plan, the City Council finds as follows:
   a. The proposed amendments help the community achieve the goals outlined in the General Plan; and
   b. The proposed amendments are consistent with the policies and standards of the General Plan.

2. Based on the findings set forth in this resolution and the City Staff Report, and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves Rezone 02-2025 and SPA 01-2025.

3. The proposed Rezones and Specific Plan Amendments continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.

4. The City Council finds the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction's Housing Element. The site-specific Rezones, Specific Plan Amendments and Specific Plan Amendment to the Crossroads Specific Plan do not involve any physical changes with the potential to create an adverse effect on the environment. The amendments do not grant any development entitlements and all future housing developments would be subject to further environmental review, which may require supporting technical reports. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

NOW, THEREFORE, THE CITY OF RIVERBANK CITY COUNCIL DOES ORDAIN AS FOLLOWS:

Section 1: The recitals above are found to be true and correct, and are hereby incorporated and made part of this Ordinance.

Section 2: The City Council of the City of Riverbank approves the Rezones and Specific Plan Amendments associated with REZ 02-2025 AND SPA 01-2025.

Section 3: The City Clerk is hereby directed to cause the Official Zoning Map of the City of Riverbank to be revised to reflect the rezoning approved by this ordinance.

Section 4: If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this chapter, or any part thereof is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

Section 5: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the 23rd day of June 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote _:_

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____
Gabriela Hernandez
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

APPROVED AS TO FORM:

_____
Tom P. Hallinan
City Attorney

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE GENERAL PLAN LAND USE ELEMENT

WHEREAS, Sections 65580 through 65589.8 of the California Government Code require each jurisdiction to regularly update its Housing Element in accordance with deadlines established by the State; and

WHEREAS, Program 1.1i, *Maximum Residential Density* of the 6th Cycle Housing Element directs the City amend the Riverbank General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations; and

WHEREAS, the proposed General Plan Amendment to the Land Use Element establishes a maximum density of forty (40) dwelling units per acre for the Higher Density Residential and Mixed Use General Plan Land Use Designations; and

WHEREAS, in accordance with Senate Bill 18, formal consultation requests were distributed to Native American Tribes on January 13, 2026 for a ninety (90) day period ending on April 13, 2026, and the City did not receive any formal requests for consultation; and

WHEREAS, the Proposed Project has been reviewed and analyzed by the City pursuant to the California Environmental Quality Act (CEQA) as analyzed in the CEQA Technical Memorandum incorporated by this reference, which determined that the 6th Cycle Housing Element and amendment to the Land Use Element is exempt from CEQA pursuant to Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, the Planning Commission held a duly noticed special public hearing on March 31, 2026 regarding the Housing Element Update, including the proposed General Plan Amendment to the Land Use Element, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the Planning Commission adopted Resolution No. 2026-002, recommending City Council approval of the proposed General Plan Amendment; and

WHEREAS, the Planning Commission held a regular public meeting on May 19, 2026 regarding the Housing Element Update, including the proposed General Plan Amendment to the Land Use Element, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the Planning Commission adopted Resolution No. 2026-007, recommending City Council approval of the proposed General Plan Amendment; and

WHEREAS, the City Council has reviewed and considered all evidence submitted in connection with the proposed General Plan Amendment to the Land Use Element, including the staff report, public testimony, and all other documents and evidence that are part of the City administrative record for these actions; and

WHEREAS, a Notice of Public Hearing was advertised in The Riverbank News, a newspaper of general circulation on June 10, 2026 and posted at three (3) locations accessible to the public; and

WHEREAS, the City Council has utilized its own independent judgement in considering the information contained in this resolution and attachments, in the staff report and attachments and other exhibits, and in writing and oral testimony during the public hearing; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby finds the proposed General Plan Amendment exempt from CEQA pursuant to pursuant to CEQA Guidelines section 15061(b)(3) as analyzed in the CEQA Technical Memorandum and adopts the General Plan Amendment to the Land Use Element, as follows and based on the following findings:

1. General Plan Amendment Findings. That pursuant to California Government Code Section 65358 and the Riverbank General Plan, the City Council finds as follows:
    a. The proposed General Plan Amendment is in the public interest.
    b. The proposed General Plan Amendment is consistent and compatible with the goals and the vast majority of policies of the General Plan.
    c. The potential effects of the proposed General Plan Amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare.
    d. The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

2. The proposed 6th Cycle Housing Element includes a variety of goals, policies, and implementing programs designed to enhance the public health, safety, and welfare, including the goals, policies, and programs to support safe and decent housing, to maintain, rehabilitate, and preserve housing, to increase housing choice, to encourage the development of a variety of housing types and locations to meet the needs of all income levels and the needs of special needs populations, and to affirmatively further fair housing.

3. The proposed amendments to the City of Riverbank General Plan Land Use Element will establish a maximum residential density of 40 dwelling units per acre for the Higher Density Residential and Mixed Use General Plan Land Use Designations. These amendments would implement Program 1.1i of the 6th Cycle Housing Element.

4. City staff is hereby authorized to incorporate the above General Plan amendments into the General Plan Land Use Element.

5. The City Council finds the General Plan Amendment to the Land Use Element is exempt from CEQA pursuant to pursuant to Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The amendments to the General Plan Land Use Element establish a maximum residential density for the Higher Density Residential and Mixed Use General Plan Land Use Designations. The amendments do not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development would be subject to formal development applications and environmental review in accordance with CEQA. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the June 23, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of __-__:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest:	**Approved:**
_____	_____
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

CITY OF RIVERBANK
ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING THE RIVERBANK MUNICIPAL CODE BY AMENDING SECTIONS §153.067 AND §153.071 AND ADDING SECTIONS §153.166 THROUGH §153.169 ENTITLED "REGIONAL HOUSING NEEDS ASSESSMENT OVERLAY" (ZOA 01-2025)

WHEREAS, Government Code Section 65585 requires that the City Council receive input and a recommendation from the Planning Commission on a Zoning Ordinance Amendment that imposes any regulations listed in Section 65850; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et. seq.) requires that the City of Riverbank City Council adopt a Housing Element for the eight-year period 2023 – 2031 to accommodate the City's Regional Housing Need Allocation (RHNA) of 3,591 units, comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element identifies goals, policies, and programs for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, Program 1.1a, *Adequate Sites for RHNA and Rezone Program*, directs the City to allow developments by-right pursuant to Government Code Section 65583.2(h) when 20% or more of the residential units are affordable to low- and very low-income households for sites requiring rezoning; and

WHEREAS, Program 1.1a, *Adequate Sites for RHNA and Rezone Program*, directs the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project; and

WHEREAS, Program 1.1d, *By-Right Approval* directs the City to allow developments by-right pursuant to Government Code Section 65583.2(c) when 20 percent or more of the residential units are affordable to low- and very low-income households for sites identified on previous Housing Element sites inventory; and

WHEREAS, to comply with Government Section 65583.2(c), the City is establishing by Ordinance the Regional Housing Needs Assessment Overlay District covering those sites rezoned and covering those 4th and 5th Cycle reused sites to allow development by-right when 20 percent or more of the residential units are affordable to lower-income households; and

WHEREAS, Program 1.1h, *Religious Institution Sites* directs the City to develop an overlay zone to allow by-right approval and incentivize development of housing on land owned by religious institutions at default densities in support of the Housing Element Sites Inventory pursuant to Senate Bill 4; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on March 31, 2026 to consider an amendment to the City of Riverbank Municipal Code and with a vote of 5-0, recommended approval of this Ordinance to the City Council; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Meeting on May 19, 2026, to consider the proposed Ordinance and adopted Resolution No. 2026-008, recommending approval of the proposed Ordinance; and

WHEREAS, the proposed amendments to the Riverbank Municipal Code would amend a Section of Title XV: Land Usage, Chapter 153: Zoning to clarify that 100 percent residential uses are allowed in the Mixed Use District CX-1 Zone and to require that residential uses occupy at least 50 percent of the floor area in a mixed-use project; and

WHEREAS, the proposed amendments to the Riverbank Municipal Code would amend Sections of Title XV: Land Usage, Chapter 153: Zoning to create the Regional Housing Needs Assessment Overlay District by creating new Sections 153.166 through 153.168 entitled “Regional Housing Needs Assessment Overlay”; and

WHEREAS, the amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061(b)(3) by the “Common Sense Exemption” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the City Council for the City of Riverbank made the following Findings:

1. Pursuant to California Government Code Section 65854, the recommendation to City Council shall include the relationship to the applicable general or specific plan.

a. The Ordinance is compatible with the General Plan and each of its elements. Specifically, the Ordinance is compatible with the following Goals and Policies of the General Plan:
    i. Policy LAND 2.4 – The City will encourage re-use of vacant or underutilized land in the Infill Opportunity Area through policies that seek to encourage more intense infill development.
    ii. Policy LAND 3.3 – The City will encourage "compact development," which places origination and destination points closer together (residences, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel.
    iii. Program 1.1a – Adequate Sites for RHNA and Rezone Program.
    iv. Program 1.1d – By-Right Approval.
    v. Program 1.1h – Religious Institution Sites

2. The Ordinance furthers the public interest, convenience, and general welfare of the City. The amendments would ensure that the City is consistent with State Housing Element Law and the City's share of the Regional Housing Needs Allocation.

3. The finds and determines with certainty that the amendments described in the Ordinance are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the "Common Sense Exemption" that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Draft Ordinance implements the goals and programs of the 6th Cycle Housing Element and does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to formal development applications and further evaluation under CEQA, which may require supporting technical reports. No physical improvements are proposed or approved as part of this Ordinance which only implement the goals and programs of the Housing Element; therefore, it can be seen with certainty that there is no possibility that approving the proposed Ordinance would result in a significant effect on the environment. Thus, the City of Riverbank finds that the proposed Ordinance is exempt from CEQA under the common sense exemption. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

4. The Ordinance is compatible with the uses authorized in, and the regulations prescribed for, the land use districts for which it is proposed and with the regulations for each land use district.

WHEREAS, on June 10, 2026, notice of the City Council Public Hearing was published in the Riverbank News in compliance with California Government Code Section 65090, and posted in public places throughout the City and on the City's website; and

WHEREAS, a Public Hearing was held on June 23, 2026, and all comments were heard and considered by the City Council.

NOW, THEREFORE THE CITY OF RIVERBANK CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: Title XV: Land Usage, Chapter 153: Zoning, Section 153.067: Uses Permitted and Section 153.071: Development Standards shall be amended as follows (removed language is represented in ~~strikethrough~~ and added language is represented in underline text):

§ 153.067 USES PERMITTED.

(A) All attached single-family and multi-family residential uses, including duplexes, apartments, condominiums, townhouses, and live-work units provided that the living units are located above the ground floor of a commercial uses or adjacent to commercial on the same property.

(B) Detached residential uses with a minimum net density of eight units per acre, including single family homes, caretaker units, and manufactured homes.

(C) Attached Higher Density Residential in a vertical and/or horizontal mixed use setting of ~~16~~20 or more dwelling units per net acre. ~~This residential use must be above (on upper stories of buildings) or adjacent to commercial operations on the same property.~~

(D) Office uses including administrative, professional, creative, telecommunications, flex, research, and similar office uses that are primarily worker-occupied.

(E) (1) Retail sales of goods that can generally be carried out by the customer including food and specialty foods, open air markets, small household goods, pharmaceuticals and sundries, apparel, art and supplies, antiques, furniture, appliances, electronics, books, flowers, hardware, toys, bicycles and sporting goods, music, and similar goods.

(2) Sales of alcoholic beverages require a conditional use permit in accordance with § 153.361.

(F) Service uses including personal and business services with walk-in customer service, such as beauty parlors, spas, cleaners, repair services, banks, travel or real estate agents, medical clinics, child or adult care, photocopiers, mailing services,

Laundromats, and similar uses. Rental uses of items such as party supplies, wedding apparel or tuxedos are allowed as services uses.

(G) (1) General commercial uses including entertainment uses including bars, full service restaurants, quick service restaurants (not drive through fast food), dance and exercise studios, gyms, sports facilities, game arcades, and similar uses.

(2) Sales of alcoholic beverages require a conditional use permit in accordance with § 153.361.

(H) (1) Civic uses including government offices and services, libraries, community centers, conference facilities, and similar uses.

(2) Public infrastructure including support uses include water, storm water, sewer, and utility infrastructure, streets, sidewalks, bicycle paths, parking garages, transit stops, parks, plazas, streetscape improvements, and other public facilities.

(I) Institutional uses including colleges, trade schools, places of worship, museums, and similar uses.

(J) Tiny house villages, as defined in § 153.003 and as allowed in § 153.170 through 153.177.
(Ord. 2014-006, passed 7-8-14; Am. Ord. 2023-003, passed 1-24-23)

§ 153.071 DEVELOPMENT STANDARDS.

Applicability. District development standards in this section apply, unless altered or superseded through the use of a Planned Development Zoning District (§§ 153.160 through 153.164) or adoption by the city of a Specific Plan or similar plan. Other City Code development standards apply if not addressed in this section.

(A) *Nuisances.* No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration or electrical interference detectable off the site.

(B) *Landscaping.* A landscaping plan for all uses (except single-family dwellings, duplexes and triplexes) including plant species, initial size, location, growth characteristics and method of irrigation shall be approved by the Community Development Director prior to issuance of any permit. Such required landscaping shall be installed prior to final inspection and shall be maintained by the property owner. Approval shall be based on the degree of compliance with landscaping standards as adopted from time to time by the City Council.

(C) *Trash storage area.* Trash bins (except single-family dwellings, duplexes, or dwelling groups) shall be provided in a fully enclosed trash storage area. This area or

areas shall be provided at locations that are readily accessible to residents and sanitation collectors.

(D) *Off-Street parking.*

(1) *Non-residential uses.* Not less than 2¼ spaces per 1,000 square feet of building area.

(2) Shared parking between uses with different peak demand days or times is encouraged to reduce total area used for parking. When the viability of shared parking is demonstrated by the applicant, the minimum parking ratio may be reduced by one space per 1,000 square feet of building area. Commercial parking spaces shall be provided within 600 feet of the site.

(3) *Residential uses.* Not less than one space per unit.

(4) *Assisted living facilities.* Not less than ¼ space per unit.

(5) *Transient occupancy uses.* Not less than ½ space per room.

(6) Parking lots shall be located to sides and rears of buildings. No more than 50% of a site's street frontage may consist of parking lot or driveway.

(7) Uses not listed shall provide parking as required in § 153.184.

(E) *Open space requirements.* All multiple residential uses of two or more dwelling units on one lot shall provide open space of at least 50 square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. This area shall not be a lineal open space, but should have a width and depth ratio not exceeding one to two (1:2). In very large complexes (more than 50 units) this required open space can be in multiple locations and all amenities approved by the Community Development Director.

(F) Pursuant to Government Code Section 65582.2, Higher Density Residential uses are permitted to have 100 percent residential uses in the Mixed Use District CX-1 Zone. A minimum of 50 percent of the total floor area shall consist of residential uses in a mixed-use project in the Mixed Use District CX-1 Zone. Floor area is defined in Section 153.003 of this Chapter.

(Ord. 2014-006, passed 7-8-14)

SECTION 2: Title XV: Land Usage, Chapter 153: Zoning is amended to add new Sections: 153.166 through 153.168, which shall read as follows (added language is represented in underline text):

Regional Housing Needs Assessment Overlay

Section

153.166 Purpose
153.167 Eligibility for By-Right Approval
153.168 Eligibility for Religious Institution Sites
153.168 Permit Requirements

§ 153.166 PURPOSE

This Section specifies the process for reviewing uses entitled to review as a "use by right" as defined in Government Code Section 65583.2. In enacting this Section, it is the intent of the City of Riverbank to implement State law as well as the goals, objectives, and policies of the General Plan.

This Section also creates opportunities for future affordable housing development on existing religious institutional land within the City of Riverbank and seeks to utilize State of California Senate Bill 4, signed into law on October 11, 2023, which permits housing as a use by right on lands owned by an independent institution of higher education or religious institution.

For the purposes of this Section, the following definition shall apply:

"By-right" shall mean that the review of the project may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" under the California Environmental Quality Act as defined in Government Code Section 65583.2.

§ 153.167 ELIGIBILITY FOR BY-RIGHT APPROVAL

The following residential uses are eligible for by-right approval provided site qualifies based on the following criteria:

(A) Are located on sites listed as lower-income sites in the adopted housing element site inventory pursuant to Government Code Section 65583.2(c) that are shown to have been either:

(1) Vacant and listed in two prior housing element site inventories; or

(2) Non-vacant and listed in a previous housing element site inventory.

The sites listed as lower-income sites in the adopted housing element pursuant to Government Code Section 65583.2(c) are shown in Table VI-10 of the 6th Cycle Housing Element.

(B) Are located on sites subject to rezoning in the adopted housing element site inventory pursuant to Government Code Section 65583.2(c).

(C) At least twenty (20) percent of the total number of housing units in the project are proposed affordable to lower-income households at affordable rent or affordable housing cost, as applicable.

§ 153.168 ELIGIBLITY FOR RELIGIOUS INSTITUTION SITES

The following residential uses are eligible for by-right approval provided site qualifies based on the following criteria:

(A) Are located on sites listed as religious institution sites in the adopted housing element site inventory pursuant to Government Code Section 65913.16.

(B) Are located on sites that meet the eligibility criteria pursuant to Government Code Section 65913.16.

The religious institution sites in the adopted housing element are shown in Table VI-15 of the 6th Cycle Housing Element.

§ 153.169 PERMIT REQUIREMENTS

(A) Permit requirements. An applicant for a project eligible for by-right approval shall submit a ministerial plan permit for approval of the design. No discretionary permit or approval is required.

(B) Review of application.

(1) For ministerial plan permit applications listed in this Section, the Community Development Director, or designee, without notice or hearing, shall consider the application ministerially without discretionary review. When the application is in compliance with the relevant standards, the permit shall be issued. The decision may be appealed to the Planning Commission pursuant Section 153.219.

(2) The application for the ministerial plan permit shall be reviewed for conformance with objective standards established by the General Plan, applicable Specific Plans, Zoning Code, design standards, and other adopted standards.

(3) As provided by Government Code Section 65583.2(i), an eligible project is exempt from the California Environmental Quality Act.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. This Ordinance shall become effective thirty (30) days from and after its final passage, provided it is published pursuant to Government Code section 36933 in a newspaper of general circulation within fifteen (15) days after its adoption.

The foregoing ordinance was given its first reading and introduced by title only at a regular meeting of the City Council of the City of Riverbank on April 28, 2026. Said ordinance was given a second reading by title only and adopted.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the 23rd day of June 2026; motioned by Councilmember _____, seconded by Councilmember _____; moved said ordinance by a City Council _____ vote of ____:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Gabriela Hernandez
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

APPROVED AS TO FORM:

_____
Tom P. Hallinan
City Attorney

Attachment 6

Riverbank 6th Cycle Housing Element

GPA 01-2025

6th Cycle Housing Element, dated May 2026

Due to the size of this document, it has not been reproduced in the staff report. A copy of the 6th Cycle Housing Element is available for viewing and download on the City's website at: https://www.riverbank.org/652/Housing-Element

Individuals that are unable to access the document at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Planning Staff at riverbankhousing@riverbank.org or (209) 869-7101 to obtain a copy.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

May 18, 2026

Joshua E. Mann, Director
Community Development Department
City of Riverbank
6707 3rd Street
Riverbank, CA 95367

Dear Joshua E. Mann:

RE: City of Riverbank's 6th Cycle (2023-2031) Draft Amendment to the Housing Element

Thank you for submitting the City of Riverbank's (City) draft amendment to the housing element that was received for review on May 15, 2026. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On March 27, 2026, HCD found the City's revised draft housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq.). However, the housing element could not be found in substantial compliance until the City had completed necessary rezones (see below). This draft amendment does not impact HCD's March 27, 2026 finding that the housing element meets statutory requirements. Further, HCD has reviewed draft rezoning documents. These draft rezoning documents meet statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (c), (h) and (i). The housing element will comply with State Housing Element Law when rezoning is complete and the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

A jurisdiction that did not adopt a compliant housing element within 120 days from the statutory deadline must rezone sites within one year of the statutory deadline and meet requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i). As this year has passed and rezoning has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed. Once the City completes the rezone, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the City housing element compliance.

As a reminder, the City's 6th cycle housing element was due December 31, 2023. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to expeditiously move forward with rezoning and adopt and submit to HCD to regain housing element compliance.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the City's hard work during the housing element process and looks forward to receiving the adopted element and rezoning documentation. HCD welcomes the opportunity to provide technical assistance through the adoption and rezoning process. If you have any questions or need additional technical assistance, please contact Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,

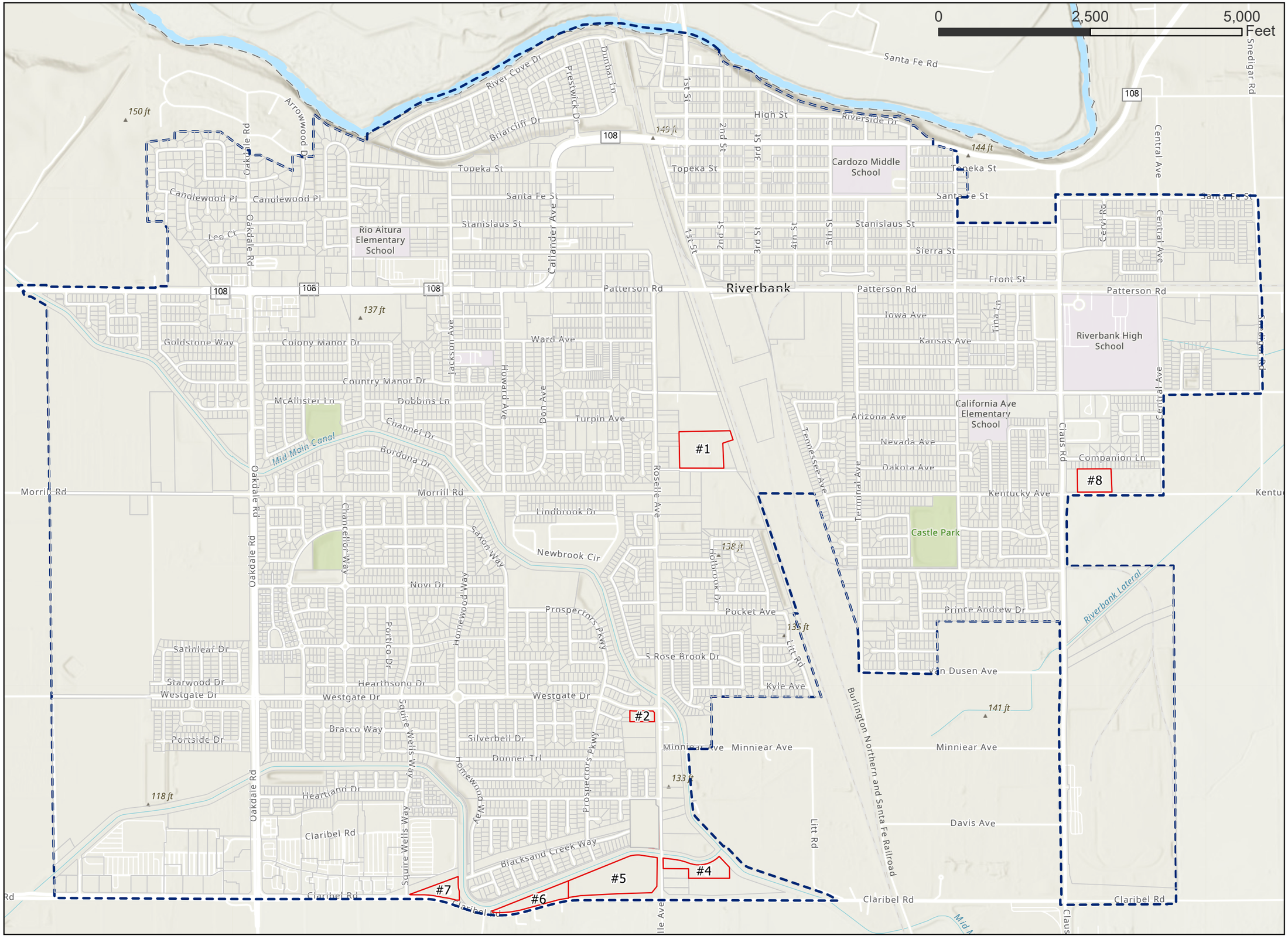
Paul McDougall
Senior Program Manager

GPA 01-2025, SPA 01-2025, REZ No. 02-2025 (Dept File No. 25-0030)

Rezone Site Matrix

Site No.	Address	Assessor Parcel No.	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1	0 Talbot Avenue	132-038-032	Industrial/Business Park (I/BP)	Higher-Density Residential (HDR)	Light Industrial (M-1)	Multiple Family Residential (R-3)
2	5443 Roselle Avenue	075-069-029	Mixed Use (MU)	Higher-Density Residential (HDR)	(SP-1), Neighborhood Commercial (NC)	Medium/High Density Residential (MHR)
4	5054 Roselle Avenue	075-025-010	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
5	2819 Claribel Road	075-014-026	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
6	0 Claribel Road	075-014-027	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
7	2561 Claribel Road	075-093-025	Community Commercial (C/C)	Mixed Use (MU)	(SP-1), Neighborhood Park/Basin (NP/B)	Mixed Use (CX-1)
8	0 Kentucky Avenue	062-022-027	Lower Density Residential (LDR)	Higher-Density Residential (HDR)	Planned Development (P-D) 71	Multiple Family Residential (R-3)

Note: Site No. 3 has been removed at the direction of the City Council on April 28, 2026.



City of Riverbank

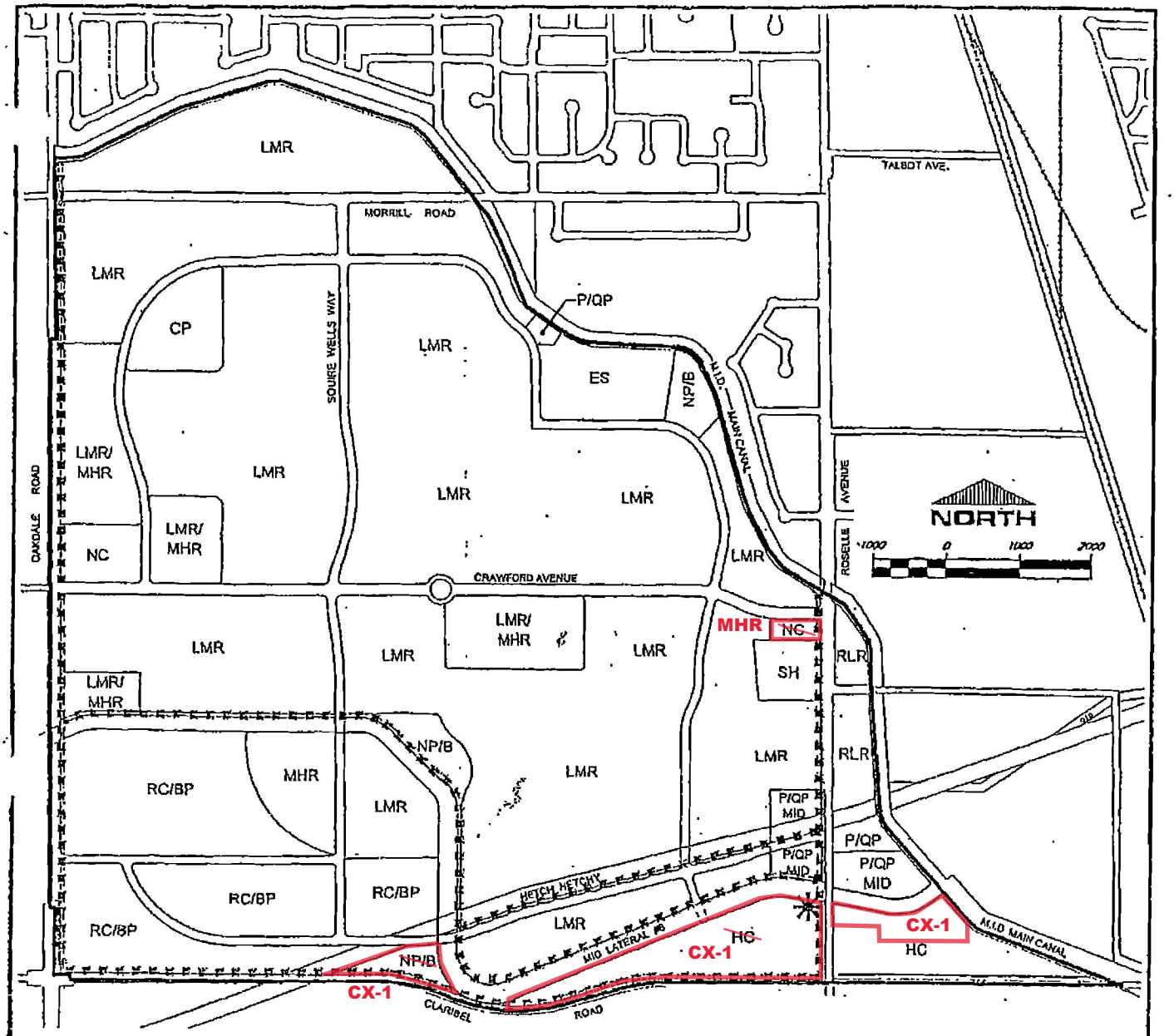
Housing Element Implementation Rezone Sites

City Limits

Rezone Site

N

Parcel and zoning data from City of Riverbank, Nov 2025.
Basemap from ESRI.



LEGEND

RLR RURAL TO LOW DENSITY RESIDENTIAL	RC/BP REGIONAL COMMERCIAL/ BUSINESS PARK
LMR LOW TO MEDIUM DENSITY RESIDENTIAL	CP COMMUNITY SERVING PARK / BASIN
LMR/MHR LOW/ MEDIUM/ HIGH DENSITY RESIDENTIAL	NP/B NEIGHBORHOOD PARK / BASIN
MHR MEDIUM TO HIGH DENSITY RESIDENTIAL	LINEAR PARKWAY / BIKE TRAIL
SH SENIOR HOUSING	ES ELEMENTARY SCHOOL
NC NEIGHBORHOOD COMMERCIAL	P/QP PUBLIC/ QUASI-PUBLIC
POLICE/ FIRE SUBSTATION	P/QP MID MODESTO IRRIGATION DISTRICT
HC HIGHWAY COMMERCIAL	CX-1 MIXED USE

mid-valley engineering
1117 L STREET, MODESTO, CALIFORNIA, 95354
(209) 526-4214

CITY OF RIVERBANK
CROSSROADS COMMUNITY SPECIFIC PLAN

LAND USE CONCEPT

FIGURE 5

areas. Rather, the design of such areas shall conform to policies included throughout the General Plan, which serve as performance standards.

Areas with the Mixed Use designation in the existing developed City would accommodate a similar mix of land uses as described above. However, this General Plan does not envision that existing neighborhoods would be removed to accommodate new development. Land use change would primarily occur incrementally, and primarily

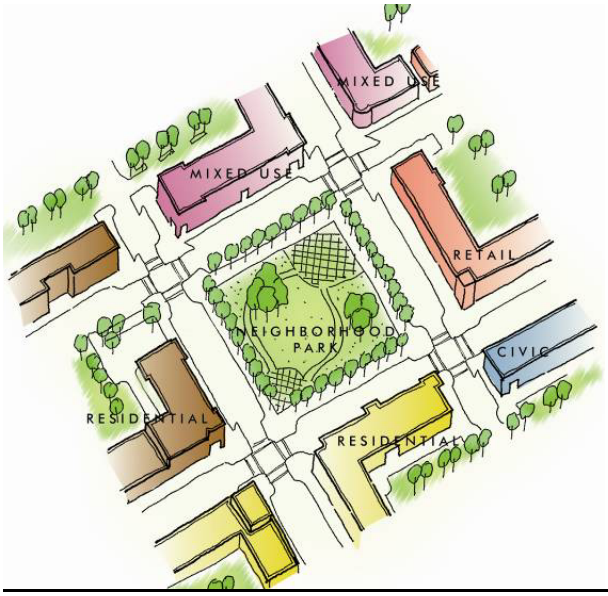


Figure LAND-1. Neighborhood Centers. Smaller-scale commercial uses are encouraged in "neighborhood centers." The neighborhood center concept is described throughout this General Plan. Above is a conceptual illustration of a neighborhood center with a small park surrounded by retail, mixed-use, civic, and residential development.

Figure LAND-2. Mixed Use Development. Housing above commercial, or "vertical mixed-use," is encouraged within the Mixed Use (MU) Land Use Designation.

on vacant and underutilized properties. In order to be consistent with the balance of General Plan policy, certain residential neighborhoods with the Mixed Use designation in the existing developed City would not experience land use change during this General Plan update. As described in policies throughout the General Plan, the City is committed to preserving the quality of life in existing developed parts of the City, while also striving to add vibrancy to areas with concentrations of underutilized property.

Community Commercial

Areas with this designation are anticipated to be developed for retail, employment, and/or commercial services. These areas are located along major roadways on the periphery of existing and planned neighborhoods. The maximum FAR is 0.3.

Existing

Lower-Density Residential

This designation includes single-family homes, one to each lot, developed at a net density of up to eight dwelling units per acre. Lots would be at least 5,000 square feet in size. This category would primarily include detached units, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space.

Medium-Density Residential

This category includes small-lot, single-family detached homes, attached single-family homes, and other residences developed at a net density of between eight and 16 dwelling units per acre. Lots would be at least 2,500 square feet in size.

Higher-Density Residential

This category allows for all types of attached single-family and multi-family housing, including condominiums, apartment buildings, townhouses, and other similar residential structures developed at a net density of 16 or more dwelling units per acre.

Reserve

The Reserve category is intended for land that the City has not yet planned for a specific urban, agricultural, or resource land use. This designation does not necessarily imply urban development, but rather could be areas to preserve in natural open space or for agricultural use, for example. This area offers an opportunity to plan for future land uses by setting specific performance criteria before development takes place in sensitive areas.

The Reserve designation does not denote any specific land use, but rather is an overlay designation that specifies additional requirements related to timing of development, analysis required by the City, infrastructure and service standards, and related topics. Before making Reserve areas eligible for consideration for urban development, the City will hold a public hearing and make required findings, including the following:

- Development of the Reserve area is adjacent to developed areas of the City and infrastructure and services can efficiently be extended to serve the Reserve area;
- The City has had prepared infrastructure planning and financing to serve the needs of the proposed development area, including financing of any necessary citywide facilities to accommodate the planned level of growth;
- Either the rest of the Riverbank Planning Area is sufficiently built out such that the Reserve area is now needed to meet the demand for urban development, or the proposal includes a desired land use unique to the Planning Area that cannot be accommodated on lands within the City limits or portions of the Planning Area without the Reserve overlay designation;

areas. Rather, the design of such areas shall conform to policies included throughout the General Plan, which serve as performance standards. This category allows for a residential net density of between 16 and 40 dwelling units per acre.

Areas with the Mixed Use designation in the existing developed City would accommodate a similar mix of land uses as described above. However, this General Plan does not envision that existing neighborhoods would be removed to accommodate new development. Land use change would primarily occur incrementally, and primarily

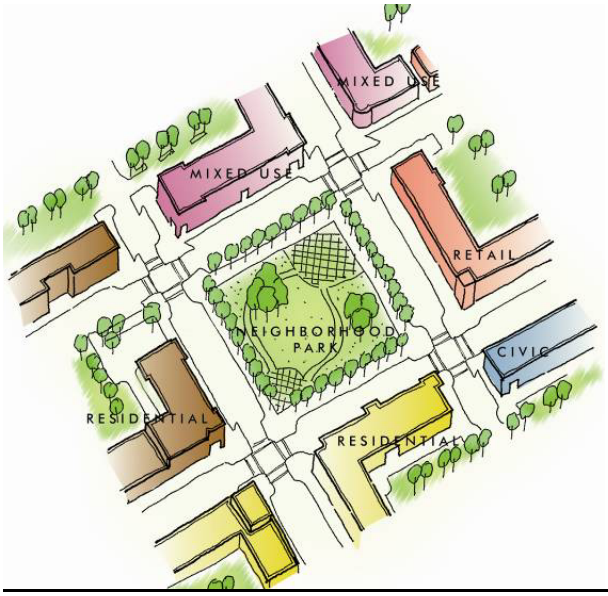


Figure LAND-1. Neighborhood Centers. Smaller-scale commercial uses are encouraged in "neighborhood centers." The neighborhood center concept is described throughout this General Plan. Above is a conceptual illustration of a neighborhood center with a small park surrounded by retail, mixed-use, civic, and residential development.

Figure LAND-2. Mixed Use Development. Housing above commercial, or "vertical mixed-use," is encouraged within the Mixed Use (MU) Land Use Designation.

on vacant and underutilized properties. In order to be consistent with the balance of General Plan policy, certain residential neighborhoods with the Mixed Use designation in the existing developed City would not experience land use change during this General Plan update. As described in policies throughout the General Plan, the City is committed to preserving the quality of life in existing developed parts of the City, while also striving to add vibrancy to areas with concentrations of underutilized property.

Community Commercial

Areas with this designation are anticipated to be developed for retail, employment, and/or commercial services. These areas are located along major roadways on the periphery of existing and planned neighborhoods. The maximum FAR is 0.3.

Lower-Density Residential

This designation includes single-family homes, one to each lot, developed at a net density of up to eight dwelling units per acre. Lots would be at least 5,000 square feet in size. This category would primarily include detached units, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space.

Medium-Density Residential

This category includes small-lot, single-family detached homes, attached single-family homes, and other residences developed at a net density of between eight and 16 dwelling units per acre. Lots would be at least 2,500 square feet in size.

Higher-Density Residential

This category allows for all types of attached single-family and multi-family housing, including condominiums, apartment buildings, townhouses, and other similar residential structures developed at a net density of ~~16 or more dwelling units per acre~~. between 16 and 40 dwelling units per acre.

Reserve

The Reserve category is intended for land that the City has not yet planned for a specific urban, agricultural, or resource land use. This designation does not necessarily imply urban development, but rather could be areas to preserve in natural open space or for agricultural use, for example. This area offers an opportunity to plan for future land uses by setting specific performance criteria before development takes place in sensitive areas.

The Reserve designation does not denote any specific land use, but rather is an overlay designation that specifies additional requirements related to timing of development, analysis required by the City, infrastructure and service standards, and related topics. Before making Reserve areas eligible for consideration for urban development, the City will hold a public hearing and make required findings, including the following:

- Development of the Reserve area is adjacent to developed areas of the City and infrastructure and services can efficiently be extended to serve the Reserve area;
- The City has had prepared infrastructure planning and financing to serve the needs of the proposed development area, including financing of any necessary citywide facilities to accommodate the planned level of growth;
- Either the rest of the Riverbank Planning Area is sufficiently built out such that the Reserve area is now needed to meet the demand for urban development, or the proposal includes a desired land use unique to the Planning Area that cannot be accommodated on lands within the City limits or portions of the Planning Area without the Reserve overlay designation;

J.B. ANDERSON
LAND USE PLANNING

139 S. Stockton Avenue, Ripon, CA 95366 Phone: (209) 599.8377

TECHNICAL MEMORANDUM

TO: Mr. Joshua Mann, Community Development Director

FROM: Mr. David Niskanen, J.B. Anderson Land Use Planning

SUBJECT: City Of Riverbank 6th Cycle Housing Element, Zoning Ordinance Amendment and 6th Cycle Housing Element Implementation Rezones (GPA 01-2025, ZOA 01-2025, REZ 02-2025, and SPA 01-2025)

DATE: May 7, 2026

Purpose

This Technical Memorandum evaluates the City of Riverbank 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement the 6th Cycle Housing Element ("the Proposed Project") concerning California Environmental Quality Act ("CEQA") compliance. This Technical Memorandum was prepared to present 1) the findings of the CEQA compliance review, as described below; and 2) the recommendations concerning the appropriate CEQA compliance documentation.

Statutory Authority and Requirements

State CEQA Guidelines Section 15061 – Review for Exemption

Once it has been determined that an activity is a project subject to CEQA, it is then determined whether the project is exempt from CEQA. Pursuant to State CEQA Guidelines Section 15061, a project is exempt from CEQA if:

1. The project is exempt by statute (see State CEQA Guidelines Article 18, commencing with §15260).

2. The project is exempt pursuant to a Categorical Exemption (CE) (see State CEQA Guidelines Article 19, commencing with §15300) and the application of that CE is not barred by one of the exceptions set forth in State CEQA Guidelines Section 15300.2.

3. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

4. The project will be rejected or disapproved by a public agency.

5. The project is exempt pursuant to the provisions of Article 12.5 – Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.

The Proposed Project is exempt from further environmental review pursuant to the common sense exemption under CEQA Guidelines Section 15061(b)(3) as the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments will not have the potential to cause a significant effect on the environment.

Public Resources Code 21080.085

Pursuant to Public Resources Code 21080.085, subdivision(a), "rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code" are statutorily exempt from CEQA. The Proposed Project will be statutorily exempt from CEQA pursuant to Public Resources Code 21080.085 as the Proposed Project includes site-specific rezones that implement the schedule of actions contained in the 6th Cycle Housing Element (Program 1.1a).

Project Description

6th Cycle Housing Element

The 6th Cycle Housing Element is a state mandated element of the City of Riverbank's 2005-2025 General Plan which establishes the City's housing policies and programs to accommodate the Regional Housing Needs Allocation (RHNA) goals, as determined by the Stanislaus Council of Governments (StanCOG). The 6th Cycle Housing Element identifies and analyzes the City's housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City's current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period. For the 6th Cycle, StanCOG provided the City's with the RHNA between the timeframe of June 30, 2023 to December 31, 2031. The table below provides the City's RHNA:

Income Category	Unit Allocation
Extremely Low-Income (<30% of AMI)	485
Very Low-Income (<50% of AMI)	485
Low-Income (50% - 80% of AMI)	672
Moderate-Income (80% - 120% of AMI)	594
Above Moderate-Income (>120% of AMI)	1,355
Total	**3,591**

The proposed 6th Cycle Housing Element represents the City's policy program for the 6th Cycle Planning Period. The 6th Cycle Housing Element is a comprehensive review and update to the previous Housing Element, which covered the 5th Cycle.

The proposed 6th Cycle Housing Element is organized into ten (10) Chapters (Introduction, Household and Employment Characteristics, Housing Stock Characteristics, Housing Supply and Needs, Affirmatively Furthering Fair Housing, Housing Production Opportunities, Housing Production Constraints, Housing Development Eligible to Change to Non-Low-Income Units, Evaluation of Previous Housing Element, and Housing Element Goals, Policies, and Housing Action Plan).

The 6th Cycle Housing Element addresses the City's identified housing needs, including housing goals, policies, and programs and discusses the City's approach to addressing its share of the regional housing need. The 6th Cycle Housing Element includes a Site Inventory, which is conducted to satisfy the City's RHNA. The sites are either within a specific plan entitled for residential development, currently in the pipeline, projected ADU development, or identified for rezoning to accommodate the City's remaining need.

The City conducted a Site Inventory utilizing information from the Stanislaus County Parcel Database, Google Maps, and the City's General Plan and Zoning Maps. The Site Inventory identified approximately 333.12 acres of land within the City's existing City Limit that can accommodate residential development. In total, the inventory of land resulted in the City's ability to accommodate the development of 4,071 residential units, varying from single-family residential development to multi-family residential development (e.g., apartments, townhouses, etc.). The City has identified eight seven (7) for rezoning, with a capacity of 790 units, to accommodate the City's remaining need.

The 6th Cycle Housing Element includes Goals, Policies, and Programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. The Proposed Project involves adoption of planning programs and policies; identifies sites subject to potential future development; adoption of zoning ordinances establishing the City's RHNA sites, corresponding consistency changes to affected zoning districts, and by-right development process for certain sites. The Proposed Project does not propose to implement or result in housing development. Physical development of any site included in the Proposed Project would require formal development applications, technical studies, and further evaluation in accordance with CEQA and City plans, ordinances, and standards. Additionally, the Project does not propose implementing any program that could have a significant effect on the environment or that was not previously analyzed in a CEQA document.

General Plan Amendment to the Land Use Element

The City's 2005-2025 General Plan was adopted on April 22, 2009 by the City of Riverbank City Council and includes a number of required and optional elements. The General Plan Land Use Element includes a list of Land Use Designations and associated descriptions that establishes the density and building intensity standards that are further refined in the City's Municipal Code (specifically, Chapter 153: Zoning) or Specific Plans (e.g., Crossroads Specific Plan). Typically, the General Plan Land Use Designations for residential designations (e.g., Low Density Residential, Medium Density Residential, etc.) include a density range (dwelling units per net acre) in which defines the anticipated intensity of residential development throughout the City. Staff identified that the Higher Density Residential and Mixed Use Land Use Designations do not define the maximum residential density.

The Proposed Project includes a General Plan Amendment to the Land Use Element to modify the General Plan Land Use Designations of the Higher Density Residential and Mixed Use to establish a maximum residential density of 40 dwelling units per net acre.

Zoning Ordinance Amendment – By-Right Approval Process
Government Code Section 65583.2(c) requires the City to implement a "by-right" approval program for sites identified in the 6th Cycle Housing Element that were 1) identified as a non-vacant site in the previous Housing Element Cycle (5th Cycle) and 2) identified as a vacant site in the previous two (2) Housing Element Cycles (4th and 5th Cycles). Specifically, Government Code allows projects to have a "by-right" approval process for housing development projects in which at least 20 percent of the units are affordable to lower-income households. By-right means that the City shall not require the following:

- Conditional Use Permit;
- Planned Community Permit;
- Design Review other than Objective Design Standards; or
- Other discretionary, local government review or approval that would constitute a "project" as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act).

The Proposed Project includes an amendment to the Riverbank Municipal Code to add new Sections entitled "Regional Housing Needs Assessment Overlay" that would clarify the requirements of Government Code Section 65583.2(c).

Zoning Ordinance Amendment – Religious Institution Sites
Government Code Section 65913.16 allows housing developments on land owned by an independent institution of higher education or religious institution that meet certain requirements. The Proposed Project includes an amendment to add a Section to the "Regional Housing Needs Assessment Overlay" to clarify the requirements of Government Code Section 65913.16.

Zoning Ordinance Amendment – CX-1 Mixed Use District
Program 1.1a of the 6th Cycle Housing Element requires the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. The Proposed Project includes amendments to Sections 153.067, *Uses Permitted* and Section 153.071, *Development Standards* to incorporate this requirement in the Mixed Use CX-1 Zone.

Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments
The Proposed Project includes site-specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement Program 1.1a of the 6th Cycle Housing Element, including the following:

Site No.	Address	Assessor Parcel No.	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1	0 Talbot Avenue	132-038-032	Industrial/Business Park (I/BP)	Higher-Density Residential (HDR)	Light Industrial (M-1)	Multiple Family Residential (R-3)

2	5443 Roselle Avenue	075-069-029	Mixed Use (MU)	Higher-Density Residential (HDR)	(SP-1), Neighborhood Commercial (NC)	Medium/High Density Residential (MHR)
4	5054 Roselle Avenue	075-025-010	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
5	2819 Claribel Road	075-014-026	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
6	0 Claribel Road	075-014-027	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
7	2561 Claribel Road	075-093-025	Community Commercial (C/C)	Mixed Use (MU)	(SP-1), Neighborhood Park/Basin (NP/B)	Mixed Use (CX-1)
8	0 Kentucky Avenue	062-022-027	Lower Density Residential (LDR)	Higher-Density Residential (HDR)	Planned Development (P-D) 71	Multiple Family Residential (R-3)

The Proposed Project proposes to amend the Crossroads Specific Plan to add the Mixed Use (CX-1) land use designation.

Findings Concerning CEQA Exemptions

The Proposed Project is exempt as a "Common Sense" exemption under State CEQA Guidelines 15061(b)(3) and further pursuant to Public Resources Code 21080.085 because the project involves goals, policies, and programs to meet the City's RHNA and affirmatively furthering fair housing (AFFH) goals, associated Zoning Ordinance Amendments, an update to the General Plan Land Use Element related to establishing a maximum density for the Higher Density Residential and Mixed Use Land Use Designations, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments but does not involve any physical changes with the potential to create an adverse effect on the environment. Furthermore, the rezoning actions would implement the City's 6th Cycle Housing Element pursuant to Public Resources Code 21080.085.

As described above, the 6th Cycle Housing Element creates a roadmap on how to achieve its RHNA and AFFH goals through identification of suitable sites for development an identification of programs that could remove constraints to and promote affordable housing. The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code (Chapter 153: Zoning). All future housing development pursuant to the 6th Cycle Housing Element would be subject to filing of formal development applications and further review in compliance with City plans, ordinances, and standards, which may require supporting technical reports.

The Proposed Project does not include any physical improvements that would be required to adopt the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendments, or site-specific General Plan Amendments, Rezones, and Specific Plan Amendments. Therefore, it can be seen with certainty that there is no possibility that adopting the Proposed Project would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.

Below is a brief analysis that demonstrates adoption of the Proposed Project would not result in direct or reasonably foreseeable indirect physical change in the environment. Environmental resources discussed are those based on the CEQA Guidelines Appendix G Checklist.

I. Aesthetics. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Further, future development projects would undergo project-specific development review, including CEQA. As such, its implementation would not cause a substantial effect on a scenic vista, damage scenic resources within a state scenic highway, create a new source of substantial light or glare, or otherwise alter the existing visual character of the City. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to aesthetics would occur.

II. Agricultural/Forest Resources. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not convert agricultural land to non-agricultural use or result in the loss or conversion of forest land.

III. Air Quality. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project does not involve or approve physical development, and as such, would not involve construction or operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to air quality would occur.

IV. Biological Resources. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development.

In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, there is no possibility that the Proposed Project would have a significant effect on special status species, habitat, or wildlife movement, and no significant effect would occur.

V. **Cultural Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change in the significance of a historic or archaeological resource, or human remains. There is no reasonable possibility that the Proposed Project would have a significant effect on cultural resources.

VI. **Energy.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate or require energy. There is no possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to energy would occur.

VII. **Geology and Soils.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause substantial adverse effects related to seismicity, ground failure, erosion, or geologic stability. There is no reasonable possibility that the Proposed Project would have a significant effect on geology and soils and no significant impact would occur.

VIII. **Greenhouse Gas Emissions.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to greenhouse gases would occur.

IX. **Hazards & Hazardous Materials.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve the transport, use, or disposal of hazardous materials, nor create a significant hazard to the public or environment. There is no reasonable possibility that the Proposed Project would result in a significant effect on the environment. Further, future development would be required to comply with federal, State, and local regulations and policies to ensure a less than significant effect on the environment, including regulations and policies related to hazards and hazardous materials. No significant effect to hazards and hazardous materials would occur.

X. **Hydrology & Water Quality.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not violate and have no effect on water quality standards, substantially decrease groundwater supplies, substantially alter existing drainage patterns, or release pollutants in a flood hazard, tsunami or seiche zone. The City of Riverbank is a member agency to the Stanislaus & Tuolumne Rivers Groundwater Basin Association (GSA). On February 27, 2025, the Department of Water Resources evaluated the revised 2024 Groundwater Sustainability Plan (GSP) for the Modesto Subbasin and determined that the GSP is approved. The GSP identifies Management Action (MA) that will be undertaken by the GSAs as an element of the GSP implementation, including the Groundwater Allocation and Pumping Management Program. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any applicable MA's undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply. There is no reasonable possibility that the Proposed Project would have a significant effect on hydrology and water quality.

XI. **Land Use & Planning.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project intends to comply with the City's 6th Cycle Housing Element obligations of the State of California and update the City's Housing Element and implementing zoning ordinances as required by the State of California. The Proposed Project would not involve changes to the physical environment that would physically divide an established community or result in conflicts with adopted policies and regulations that intend to avoid or mitigate environmental effect. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to land use and planning would occur.

XII. Mineral Resources. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development will require project-specific developmental review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not result in a substantial adverse effect to mineral resources. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on mineral resources, and no significant impact would occur.

XIII. Noise. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate noise. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect related to noise, and no significant impact would occur.

XIV. Population & Housing. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not induce substantial unplanned population growth or displace substantial numbers of existing people or housing, as any population growth that would result from future development associated with the Proposed Project is considered planned. The Proposed Project implements regulatory requirements of the State of California to allow for future development in accordance with the City's RHNA obligations. A substantial portion of the City's zoning capacity is already programmed and evaluated under CEQA by the City's existing General Plan, existing Specific Plans, and the City's 5th Cycle Housing Element. Without any tangible development application for specific sites, there is no foreseeable, reasonable possibility that the Proposed Project would have a significant effect on the environment. Any future development would undergo project-specific developmental review to address potential impacts.

XV. Public Services. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (police, fire, libraries, etc.). There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on public services would occur.

XVI. Recreation. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on recreational facilities would occur.

XVII. Transportation & Traffic. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project would not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate vehicle trips. There is no active development application being approved with the Proposed Project, and therefore any evaluation of actual vehicle trips or transportation impacts caused by a future development project are not foreseeable and would be speculative. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on transportation & traffic would occur.

XVIII. Tribal Cultural Resources. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change to tribal cultural resources. There is no reasonable possibility that the Proposed Project would have a significant effect on tribal cultural resources.

XIX. Utilities & Service Systems. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered utilities and service systems (wastewater, water and solid waste). As noted above, the City of Riverbank is a member agency of the Stanislaus & Tuolumne River GSA and the implementation of the GSP and associated Management Actions, including the Groundwater Allocation and Pumping Management Program that is ongoing. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any applicable Management Actions undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply.

Because the Proposed Project does involve or approve physical development, the Proposed Project would not cause any impact to utilities and service systems. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on utilities and service systems would occur.

XX. Wildfires. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks; require the installation or maintenance of infrastructure that may exacerbate fire risks; or expose people or structures to significant risks because of post fire slope instability or drainage changes. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact related to wildfire would occur.

In addition, none of the potential exemptions (CEQA Guidelines Section 15300.2) to the use of a categorical exemption apply.

a. **Cumulative Impact.** CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effect of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Proposed Project, which is a legislative policy document and the associated implementation of Programs, there is no potential for cumulatively considerable impacts. The Proposed Project will not result in significant impacts in any environmental area and would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.).

b. **Significant Effect.** There are no environmental impacts associated with the Proposed Project. See analysis above.

c. **Scenic Highways.** There is no development associated with the Proposed Project and no impact to scenic highways, which is also discussed above under Aesthetics.

d. **Hazardous Waste Sites.** There is no development associated with the Proposed Project and no impact related to hazardous waste sites.

e. **Historical Resources.** There is no development associated with the Proposed Project and no impact to historical resources.

Conclusion

Based on the information contained herein, the Proposed Project is exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.

City of Riverbank
Planning Commission
Resolution No. 2026-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF A GENERAL PLAN AMENDMENT TO ADOPT 6TH CYCLE HOUSING ELEMENT, AMEND THE GENERAL PLAN LAND USE ELEMENT, AND AUTHORIZE STAFF TO SUBMIT THE 6TH CYCLE HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION

WHEREAS, Sections 65580 through 65589.8 of the California Government Code require each jurisdiction to regularly update its Housing Element in accordance with deadlines established by the State; and

WHEREAS, the City held Public Workshops on February 20, 2024, March 12, 2024, and July 31, 2024 to introduce the 6th Cycle Housing Element update effort, to provide the community and interested agencies with an opportunity to identify priorities and concerns related to the provision of housing; and

WHEREAS, the City made the Draft 6th Cycle Housing Element available for a 30-day public review from October 15, 2024 through November 14, 2024; and

WHEREAS, the City presented the Draft 6th Cycle Housing Element to Planning Commission and City Council on October 15, 2024 and November 21, 2024, respectively, to provide the community and interested parties with an opportunity to learn about the Draft 6th Cycle Housing Element and comment on the Draft 6th Cycle Housing Element; and

WHEREAS, the Draft 6th Cycle Housing Element was submitted to California Department of Housing and Community Development (HCD) on December 2, 2024 for a 90-day State-mandated review following review and incorporation of public comments pursuant to State law (1st HCD Review Draft);

WHEREAS, HCD identified revisions to the Draft 6th Cycle Housing Element that it determined were necessary to comply with state law in a written findings letter dated February 27, 2025; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a subsequent 60-day review on June 24, 2025 (2nd HCD Review) following a 7-day public review period from June 16, 2025 through June 23, 2025; and

WHEREAS, HCD identified additional revisions to the Draft 6th Cycle Housing Element in a written letter dated August 22, 2025; and

WHEREAS, HCD identified additional revisions to the Draft 6th Cycle Housing Element in a written letter dated January 12, 2026; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a 60-day review on March 3, 2026 (4th HCD Review) following a 7-day public review period from February 23, 2026 through March 2, 2026; and

WHEREAS, the Planning Commission held a duly noticed special public hearing on March 31, 2026 regarding the Housing Element Update, including the changes requested by HCD by their January 12, 2026 letter, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission adopted Planning Commission Resolution No. 2026-002, recommending the City Council to approve a General Plan Amendment to adopt the 6th Cycle Housing Element and amend the General Plan Land Use Element; and

WHEREAS, the City Council held a duly noticed public hearing on April 28, 2026 regarding the Housing Element Update, including the changes requested by their January 12, 2026 letter and Technical Edits described in HCD's Preliminary Comments on March 24, 2026, at which time interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the City Council voted to direct Staff to remove Rezone Site #3 from the 6th Cycle Housing Element; and

WHEREAS, staff made edits to the 6th Cycle Housing Element based on City Council direction and resubmitted to HCD for a 60-day review on May 15, 2026 (5th HCD Review) following a 7-day public review period from May 7, 2026 through May 14, 2026; and

WHEREAS, the Proposed Project has been reviewed and analyzed by the City pursuant to the California Environmental Quality Act (CEQA) as analyzed in the CEQA Technical Memorandum incorporated by this reference, which determined that the 6th Cycle Housing Element and amendment to the Land Use Element is exempt from CEQA pursuant to Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, Program 1.1i, *Maximum Residential Density* directs the City amend the Riverbank General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations; and

WHEREAS, the Planning Commission held a regular public meeting on May 19, 2026 regarding the Housing Element Update, including the changes requested by City Council at their April 28, 2026 Public Hearing, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered all evidence submitted in connection with the Housing Element Update, including the staff report, public testimony, and all other documents and evidence that are part of the City administrative record for these actions; and

WHEREAS, the Planning Commission finds that the goals, policies, and programs, and objectives contained in the 6th Cycle Housing Element, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Riverbank General Plan; and

WHEREAS, in accordance with Senate Bill 18, formal consultation requests were distributed to Native American Tribes on January 13, 2026 for a 90-day period ending on April 13, 2026, and the City did not receive any formal requests for consultation; and

WHEREAS, the Planning Commission has utilized its own independent judgement in considering the information contained in this resolution and attachments, in the staff report and attachments and other exhibits, and in writing and oral testimony during the public meeting; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission hereby recommends to the City Council find the proposed General Plan Amendment exempt from CEQA pursuant to pursuant to CEQA Guidelines section 15061(b)(3) as analyzed in the CEQA Technical Memorandum, adopt the 6th Cycle Housing Element, approve the General Plan Amendment to the Land Use Element described herein, and authorize Staff to submit the 6th Cycle Housing Element to the State of California Housing and Community Development Department based on the following findings:

1. General Plan Amendment Findings. That pursuant to California Government Code Section 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
    a. The proposed General Plan Amendment is in the public interest.
    b. The proposed General Plan Amendment is consistent and compatible with the goals and the vast majority of policies of the General Plan.
    c. The potential effects of the proposed General Plan Amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare.

d. The proposed General Plan Amendment been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act?
e. The proposed General Plan Amendment has been processed in accordance with the California Government Code and the California Environmental Quality Act (CEQA).

2. The proposed 6th Cycle Housing Element contains a thorough and adequate treatment of housing issues required to be addressed by State law and adequately addressed each of the HCD findings. The amendment to the General Plan will adopt the 6th Cycle Housing Element and will replace the 5th Cycle Housing Element.

3. The proposed 6th Cycle Housing Element is internally consistent with the General Plan and is not detriment to the public interest, health, safety, and welfare of the City.

4. The proposed 6th Cycle Housing Element has been prepared to substantially comply with State Housing Element Law and has been revised to address the findings identified by HCD in its letter dated January 12, 2026.

5. Based on substantial evidence provided in the Housing Element, including a Statewide housing crisis, strong demand for residential and mixed-use development in the City, historical regional and local development trends of underutilized sites, historical regional and local development trends of sites that allow non-residential uses, opportunities for streamlined infill development, unique site characteristics including low lot utilization and a commitment from the City to implement programs that incentivize and promote the development of sites, including redevelopment or intensification of underutilized sites, the Planning Commission finds that the existing uses on underutilized sites identified to accommodate the City's RHNA do not impede residential development during the period covered by the Housing Element, that the sites that allow non-residential uses are likely to accommodate a portion of the RHNA, and that the sites identified in the 6th Cycle Housing Element are anticipated to be available for development during the Housing Element period.

6. The proposed 6th Cycle Housing Element includes a variety of goals, policies, and implementing programs designed to enhance the public health, safety, and welfare, including the goals, policies, and programs to support safe and decent housing, to maintain, rehabilitate, and preserve housing, to increase housing choice, to encourage the development of a variety of housing types and locations to meet the needs of all income levels and the needs of special needs populations, and to affirmatively further fair housing.

7. The 6th Cycle Housing Element was prepared in accordance with California Government Code and the California Environmental Quality Act.

8. The Planning Commission recommends that the City Council authorize Planning Director to be able make minor modifications to the Housing Element to achieve certification and address comments provided by the Department of Housing and Community Development on the Housing Element, if applicable.

9. The proposed amendments to the City of Riverbank General Plan Land Use Element will establish a maximum residential density for the Higher Density Residential and Mixed Use General Plan Land Use Designations. These amendments would implement Program 1.1i of the 6th Cycle Housing Element.

10. The Planning Commission recommends that the City Council find the 6th Cycle Housing Element is exempt from CEQA pursuant to pursuant to CEQA Guidelines section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The 6th Cycle Housing Element is exempt from CEQA because the project involves goals, policies, and programs to meet the City's RHNA and affirmatively furthering fair housing goals but does not involve any physical change with the potential to create adverse effect on the environment. The 6th Cycle Housing Element creates a roadmap on how to achieve the City's RHNA and AFFH goals through identification of suitable sites for development and identification of programs and corresponding actions that could remove constraints to and promote affordable housing.

    The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to formal development applications and further evaluation in accordance with CEQA and City plans, ordinances, and standards. No physical improvements are proposed or approved as part of adoption of the Housing Element and the City's new RHNA obligations; therefore, it can be seen with certainty that there is no possibility that adopting the 6th Cycle Housing Element would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA under the common sense exemption. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

11. The Planning Commission recommends that the City Council find the General Plan Amendment to the Land Use Element is exempt from CEQA pursuant to pursuant to Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The amendments to the General Plan Land Use Element establish a maximum residential density for the Higher Density Residential and Mixed Use General Plan Land Use

Designations. The amendments does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development would be subject to formal development applications and environmental review in accordance with CEQA. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the May 19, 2026; motioned by Commissioner Dinan, seconded by Commissioner Basso, and upon roll call was carried by the following vote of 5-0:

AYES: Commissioners: Halterman, Dinan, Zamora, Stewart, Basso

NOES: None

ABSENT: None

ABSTAIN: None

Attest:

Joshua E. Mann,
Community Development Director

Approved:

Michael Halterman, Chairperson
Planning Commission

City of Riverbank
Planning Commission
Resolution No. 2026-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF AN ORDINANCE AMENDING THE RIVERBANK MUNICIPAL CODE BY AMENDING SECTIONS §153.067 AND §153.071 AND ADDING SECTIONS §153.166 THROUGH §153.169 ENTITLED "REGIONAL HOUSING NEEDS ASSESSMENT OVERLAY"

WHEREAS, Government Code Section 65855 requires that the City Council receive input and a recommendation from the Planning Commission on Zoning Ordinance Amendments that imposes any regulation listed in Section 65850; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City of Riverbank City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing need allocation (RHNA) of 3,591 units, comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element identifies goals, policies, and programs enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, Program 1.1a, Adequate Sites for RHNA and Rezone Program, directs the City to allow developments by-right pursuant to Government Code Section 65583.2(h) when 20% or more of the residential units are affordable to low- and very low-income households for sites requiring rezoning; and

WHEREAS, Program 1.1a, Adequate Sites for RHNA and Rezone Program, directs the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project; and

WHEREAS, Program 1.1d, By-Right Approval directs the City to allow developments by-right pursuant to Government Code Section 65583.2(c) when 20 percent or more of the residential units are affordable to low- and very low-income households for sites identified on previous Housing Element sites inventory; and

WHEREAS, to comply with this Government Code Section 65583.2(c), the City is establishing by Ordinance the Regional Housing Needs Assessment Overlay District covering those 4th and 5th cycle reused sites to allow development by-right when 20% or more of the residential units are affordable to lower-income households; and

WHEREAS, Program 1.1h, *Religious Institution Sites* directs the City to develop an overlay zone to allow by-right approval and incentivize development of housing on land owned by religious institutions at default densities in support of the Housing Element Sites Inventory pursuant to Senate Bill 4; and

WHEREAS, the Planning Commission has utilized its own independent judgement in considering the information contained in this resolution and attachments, in the staff report and attachments and other exhibits, and in writing and oral testimony during the public meeting; and

WHEREAS, all other legal perquisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission hereby recommends to the City Council find the proposed Ordinance exempt from CEQA pursuant to pursuant to Section 15061(b)(3), as analyzed in the CEQA Technical Memorandum incorporated by reference and approve the proposed Ordinance, as attached hereto as Exhibit A to this Resolution based on the following findings:

1. Pursuant to California Government Code Section 65854, the recommendation to City Council shall include the relationship to the applicable general or specific plan:

    a. The proposed Ordinance is compatible with the General Plan and each of its elements and the following Goals and Policies of the General Plan:
        i. Policy LAND 2.4 - The City will encourage re-use of vacant or underutilized land in the Infill Opportunity Area through policies that seek to encourage more intense infill development.
        ii. Policy LAND 3.3 - The City will encourage "compact development," which places origination and destination points closer together (residence, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel.
        iii. Program 1.1a - Adequate Sites for RHNA and Rezone Program
        iv. Program 1.1d - By-Right Approval
        v. Program 1.1h - Religious Institution Sites

    b. The proposed Ordinance is compatible with the uses authorized in, and the regulations prescribed for, the land use districts for which it is proposed and with the regulations for each land use district.

2. The City finds and determines with certainty that the amendments described in this Draft Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the "common sense exemption" that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Draft Ordinance implements the goals and programs

of the 6th Cycle Housing Element and does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to formal development applications and evaluation in accordance with CEQA and City plans, ordinances, and standards, which may require supporting technical reports. No physical improvements are proposed or approved as part of the Ordinance. therefore, it can be seen with certainty that there is no possibility that approving the proposed Ordinance would result in a significant effect on the environment. Thus, the City of Riverbank finds that the proposed Ordinance is exempt from CEQA under the common sense exemption. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum incorporated herein by this reference.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a special meeting held on the May 19, 2026; motioned by Commissioner Dinan, seconded by Commissioner Basso, and upon roll call was carried by the following vote of 5-0:

AYES: Commissioners: Halterman, Dinan, Zamora, Stewart, Basso

NOES: None

ABSENT: None

ABSTAIN: None

Attest:

Joshua E. Mann,
Community Development Director

Approved:

Michael Halterman, Chairperson
Planning Commission

Exhibit A – Draft Ordinance

City of Riverbank
Planning Commission
Resolution No. 2026-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE TO EIGHT PROPERTIES LOCATED AT 0 TALBOT AVENUE (APN: 132-038-032); 5443 ROSELLE AVENUE (APN: 075-069-029); 5054 ROSELLE AVENUE (APN: 075-025-010); 2819 CLARIBEL ROAD (APN: 075-014-026); 0 CLARIBEL ROAD (APN: 075-014-027); 2561 CLARIBEL ROAD (APN: 075-093-025); AND 0 KENTUCKY AVENUE (APN: 062-022-027), AND A SPECIFIC PLAN AMENDMENT TO ADD THE MIXED USE (CX-1) DESIGNATION TO THE CROSSROADS COMMUNITY SPECIFIC PLAN (SP-1)
(GPA 01-2025, REZ 02-2025, AND SPA 01-2025), FOR IMPLEMENTATION OF THE CITY'S 6TH CYCLE HOUSING ELEMENT

WHEREAS, the City of Riverbank is authorized by Title 15 Chapter 153.230, to initiate a rezone whenever public necessity and convenience and the general welfare require such amendment; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et seq.) requires that the City of Riverbank adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing needs allocation (RHNA) of 3,591 units comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element includes Section IX, *2023-2031 Housing Element – Housing Goals and Policies*, that identify goals, policies, and programs the City of Riverbank is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, the City of Riverbank has prepared the 6th Cycle Housing Element, as required by Government Code Section 65580 et seq. and has developed Program 1.1a, that identifies 8 sites for rezoning to meet the City's RHNA; and

WHEREAS, site specific general plan amendments, specific plan amendments, rezones, and adding the Mixed Use (CX-1) designation to the Crossroads Community Specific Plan (SP-1) are necessary to implement the 6th Cycle Housing Element; and

WHEREAS, the City Council held a duly noticed public hearing on April 28, 2026 regarding the Housing Element Update, including the changes requested by their January 12, 2026 letter and Technical Edits described in HCD's Preliminary Comments on March 24, 2026, at which time interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the City Council voted to direct Staff to remove Rezone Site #3 from the 6th Cycle Housing Element; and

WHEREAS, 0 Talbot Avenue (APN: 132-038-032) has a General Plan designation of Industrial/Business Park (I/BP) and a Zoning designation of Light Industrial (M-1), and a proposed General Plan designation of Higher-Density Residential (HDR) and proposed zoning designation of Multiple Family Residential (R-3); and

WHEREAS, 5443 Roselle Avenue (APN: 075-069-029) has a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC), and a proposed General Plan designation of Higher-Density Residential (HDR) and SP-1 land use designation of Medium/High Density Residential (MHR); and

WHEREAS, 5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027) have a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC), and proposed SP-1 land use designation of Mixed Use (CX-1); and

WHEREAS, 2561 Claribel Road (APN 075-093-025) has a General Plan designation of Community Commercial (C/C) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B), and proposes to amend the General Plan designation to Mixed Use (MU) and the SP-1 land use designation to Mixed Use (CX-1); and

WHEREAS, 0 Kentucky Avenue (APN 062-022-027) has a General Plan designation of Lower Density Residential (LDR) and a Zoning designation of Planned Development (P-D) 71, and proposes to amend the General Plan designation to Higher-Density Residential (HDR) and the zoning designation to Multiple Family Residential (R-3); and

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold at least one noticed, public hearing on any proposed General Plan Amendment; and

WHEREAS, the Planning Commission held a duly noticed special public hearing on March 31, 2026 to consider the proposed General Plan Amendment, Specific Plan Amendment, and Rezone Ordinance; and

WHEREAS, Government Code further requires that the City Council receive input from the Planning Commission on any proposed General Plan Amendment; and

WHEREAS, the Planning Commission reviewed the General Plan Amendment, Specific Plan Amendment, and Rezone Ordinance and conducted a public meeting on May 19, 2026, in the manner prescribed by law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, the City of Riverbank Planning Commission recommends to City Council find the proposed General Plan Amendment, Specific Plan Amendment, and Rezone exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and further exempt pursuant to Public Resources Code Section 21080.085 as analyzed in the CEQA Technical Memorandum incorporated by this reference; approve General Plan Amendment No. 01-2025 incorporated by reference and approve Ordinance for Rezone 02-2025 and Specific Plan Amendment 01-2025, attached hereto as Exhibit A and incorporated by this reference, based on the following findings:

1. General Plan Amendment Findings: That pursuant to California Government Code section 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
   a. The General Plan amendment is in the public interest; and
   b. The General Plan amendment is consistent and compatible with the goals and majority of the policies of the General Plan; and
   c. The effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare; and
   d. The proposed amendment has been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.

2. Pursuant to the Riverbank General Plan, the Planning Commission finds as follows:
   a. The proposed amendments help the community achieve the goals outlined in the General Plan; and
   b. The proposed amendments are consistent with the policies and standards of the General Plan.

3. That, based on the findings set forth in this resolution, the evidence in the City Staff Report, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the General Plan Amendment.

4. The proposed General Plan Amendments, Rezones and Specific Plan Amendments continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Sections 65855 and 65860.

5. The Planning Commission recommends that the City Council find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction's Housing Element. The site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and Specific Plan Amendment to the Crossroads Specific Plan do not involve any physical changes with the potential to create an adverse effect on the environment. The amendments do not grant any development entitlements and all future housing developments would be subject to further environmental review, which may require supporting technical reports. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference as Attachment 5 of the Planning Commission Staff Report.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 19th of May, 2026; motioned by Commissioner Dinan, seconded by Commissioner Basso, and upon roll call was carried by the following vote of 5-0:

AYES: Commissioners: Halterman, Dinan, Zamora, Stewart, Basso

NOES: None

ABSENT: None

ABSTAIN: None

Attest:

Joshua E. Mann,
Community Development Director

Approved:

Michael Halterman, Chairperson
Planning Commission

Exhibit A – Draft City Council Ordinance No. 2026-TBD

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.1.

SECTION : PUBLIC HEARING

Meeting Date:	4/28/2026
Subject:	6th Cycle Housing Element. City Council to Consider the Following: **Resolution** Approving a General Plan Amendment to Adopt the 6th Cycle Housing Element and to Authorize Staff to Submit the 6th Cycle Housing Element to the State of California Department of Housing and Community Development (GPA 01-2025). **Resolution** Approving a General Plan Amendment of Five (5) Properties from Industrial/Business Park (I/BP), Mixed Use (MU), Civic (C), Community Commercial (C/C), and Lower Density Residential (LDR) to Higher Density Residential (HDR) and Mixed Use (MU) (GPA 01-2025). **Introduction and First Reading of an Ordinance** Amending the Crossroads Community Specific Plan (SP-1) to add the Mixed Use (CX-1) Designation, and to Rezone Eight (8) Properties from Light Industrial (M-1), Neighborhood Commercial (NC)(SP-1), Public/Quasi-Public (P/QP)(SP-1), Highway Commercial (HC)(SP-1), Neighborhood Park/Basin (NP/B)(SP-1), and Planned Development (P-D 71) to Multiple Family Residential (R-3), Medium/High Density Residential (MHR) (SP-1), and Mixed Use (CX-1) (SP-1) (SPA 01-2025, REZ 02-2025). **Resolution** to Amend the General Plan Land Use Element to Establish a Maximum Density for the Higher Density Residential and Mixed Use General Plan Land Use Designations (GPA 01-2025). I**ntroduction and First Reading of an Ordinance** Amending the Riverbank Municipal Code by Amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay” (ZOA 01-2025).
From:	Marisela H. Garcia, City Manager
Submitted by:	Joshua Mann, Director of Community Development

RECOMMENDATION

City staff recommends that the City Council consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, take the following actions:

1. Adopt a Resolution Approving a General Plan Amendment to Adopt the 6th Cycle Housing Element and to Authorize Staff to Submit the 6th Cycle Housing Element to the State of California Department of Housing and Community Development;
2. Adopt a Resolution Approving a General Plan Amendment of Five (5) Properties from Industrial/Business Park (I/BP), Mixed Use (MU), Civic (C), Community Commercial (C/C) and Lower Density Residential (LDR) to Higher Density Residential (HDR) and Mixed Use (MU);
3. Introduce and Conduct First Reading of an Ordinance Amending the Crossroads Community Specific Plan (SP-1) to add the Mixed Use (CX-1) Designation, and to Rezone Eight (8) Properties from Light Industrial (M-1), Neighborhood Commercial (NC)(SP-1), Public/Quasi-Public (P/QP), Highway Commercial (HC)(SP-1), Neighborhood Park/Basin (NP/B)(SP-1), and Planned Development (P-D 71) to Multiple Family Residential (R-3), Medium/High Density Residential (MHR)(SP-1), and Mixed Use (CX-1) (SP-1);
4. Adopt a Resolution to Amend the General Plan Land Use Element to Establish a Maximum Density for the Higher Density Residential and Mixed Use General Plan Land Use Designations; and
5. Introduce and Conduct First Reading of an Ordinance Amending the Riverbank Municipal Code by Amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay”

SUMMARY

State law mandates that each City and County update their Housing Element every eight (8) years with specific deadlines established by the State Department of Housing and Community Development (HCD). The Housing Element is one (1) of eight (8) mandatory elements that comprise the City’s General Plan according to Section 65302(c) of the California Government Code. The Housing Element is considered to be the primary policy document to guide the development, rehabilitation, and preservation of housing for all economic segments of the local population.

The City’s existing 5th Cycle Housing Element was adopted and certified in 2016. The proposed 6th Cycle Housing Element Update addresses the 6th Cycle Planning Cycle requirements and demonstrates how the City will accommodate the 2023 – 2031 (6th Cycle) Regional Housing Needs Allocation (RHNA) adopted by the Stanislaus Council of Governments (StanCOG).

The 6th Cycle Housing Element includes two (2) major components:

1. Adoption and authorization to submit the 6th Cycle Housing Element to HCD for Certification; and
2. Implementation of specific Programs, including site-specific General Plan Amendments, Rezones, and Specific Plan Amendments, a General Plan Amendment to the Land Use Element, and Amendments to the Riverbank Municipal Code (RMC). The implementation of these Programs of the 6th Cycle Housing Element are required to be completed concurrently with adoption of the Housing Element pursuant to State law.

A full copy of the City’s 6th Cycle Housing Element dated February 2026 is not reproduced in this staff report due to its length, but is available for public review and download on the City’s website at https://www.riverbank.org/652/Housing-Element and through the link provided in Attachment 6 of this Staff Report.

STRATEGIC PLAN

In June 2025, the Riverbank City Council adopted the City's Strategic Plan for the 2025 to 2030 period. The Proposed Project is consistent with that Strategic Plan, including the goals and strategies related to Fostering Attainable Housing as well as Supporting Downtown Revitalization and Economic Development. The Proposed Project advances these goals by supporting housing opportunities, maintaining consistency between the Housing Element and the City's land use regulations, and promoting orderly long-range planning consistent with State Law.

BACKGROUND

6th Cycle Housing Element

The City's 6th Cycle Housing Element Update has been prepared in accordance with Section 65800 of the California Government Code, and is organized into ten (10) Chapters:

Chapter I: Introduction. Provides an introduction of the Housing Element and Statutory requirements.

Chapter II: Household and Employment Characteristics. Overview of Riverbank's recent growth in terms of population and economic development.

Chapter III: Housing Stock Characteristics. An analysis of demographic and socio-economic conditions, housing conditions, market trends, and other factors.

Chapter IV: Housing Supply and Needs. Evaluation of current and future housing needs in Riverbank, including housing needs among lower-income households and populations with special housing needs.

Chapter V: Affirmatively Furthering Fair Housing. Analysis of Fair Housing in the City of Riverbank.

Chapter VI: Housing Production Opportunities. An inventory of land suitable for residential development.

Chapter VII: Housing Production Constraints. The constraints analysis addresses governmental constraints to housing development such as zoning, development fees, development standards, and development review process, as well as non-governmental constraints, such as high land and construction costs and public opposition to housing construction.

Chapter VIII: Housing Development Eligible to Change to Non-Low-Income Units. Analysis of existing assisted rental housing developments and financial resources available for residential development, including funding available for development of low-income housing.

Chapter IX: Evaluation of Previous Housing Element. An evaluation of the City's 5th Cycle Housing Element, including an analysis of the City's progress towards achieving its 5th Cycle RHNA objectives and an assessment of the City's progress towards implementing the programs from the previous Housing Element.

Chapter X: Housing Element Goals, Policies, and Housing Action Plan. A series of goals, policies, and programs to address the City's housing needs as well as quantified objectives for housing development and preservation during the planning period.

Regional Housing Needs Allocation

As part of the 6th Cycle Housing Element Update, as noted above, the City is required to identify available sites to accommodate its Regional Housing Needs Assessment (RHNA). In the 6th Cycle Regional Housing Needs Allocation Plan for Stanislaus County, StanCOG provided the City with the RHNA between the timeframe of June 30, 2023 to December 31, 2031. The table below provides the City's RHNA.

Income Category	Unit Allocation
Extremely Low-Income (<30% of AMI)	485
Very Low-Income (<50% of AMI)	485
Low-Income (50% - 80% of AMI)	672
Moderate-Income (80% - 120% of AMI)	594
Above Moderate-Income (>120% of AMI)	1,355
Total	**3,591**

City staff conducted a Site Inventory utilizing information from the Stanislaus County Parcel Database, Google Maps, and the City's General Plan and Zoning Maps. The Site Inventory identified approximately 333.12 acres of land within the City's existing City Limits that can accommodate residential development. In total, the inventory of land resulted in the City's ability to accommodate the development of 3,859 residential units, varying from single-family residential development to multifamily residential development (e.g., apartments, townhouses, etc.). The City has identified eight (8) sites for rezoning, with the capacity of 668 units, located within City limits, to meet the RHNA (Program 1.1a). With the adoption of the rezones, the City has the ability to accommodate the RHNA.

6th Cycle Housing Goals and Policies

Although a majority of the programs established in the 5th Cycle Housing Element remain valid, there are new and revised programs provided in the 6th Cycle Housing Element Update to reflect community needs and consistency with State law.

Major updates to existing Programs, or new Programs include:

Program 1.1a: Adequate Sites for RHNA and Rezone Program. Amend the Mixed Use (CX-1) Zoning District to allow 100 percent residential uses in the CX-1 Zoning District and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. Rezone properties to fully accommodate RHNA.

Program 1.1b: Crossroads West Specific Plan. Monitor and encourage higher density residential development in the Crossroads West Specific Plan area.

Program 1.1.c: Accessory Dwelling Units. Update the Accessory Dwelling Units section of the Riverbank Zoning Code to be consistent with State Law.

Program 1.1d: By-Right Approval. Update Zoning Code to add by-right approval requirements consistent with State Law.

Program 1.1e: Replacement Housing. Update the Zoning Code to add replacement housing requirements consistent with Assembly Bill 1397.

Program 1.1f: Approved and Pending Projects. Monitor and assist in facilitating the development of approved and pending projects in Riverbank.

Program 1.1g: Extension of Water and Wastewater Infrastructure to Support Future Growth. Expand water and wastewater infrastructure to support new development, including pursuing funding opportunities.

Program 1.1h: Religious Institution Sites. Provide a streamline review for housing development on land owned by faith institutions and nonprofit colleges as allowed by Senate Bill 4.

Program 1.1i: Maximum Residential Density. Establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations.

Program 1.2c: No Net Loss. Monitor the consumption of residential and mixed-use acreage to ensure that adequate inventory is available to meet the City's RHNA obligations, pursuant to Senate Bill 166.

Program 3.1d: Off-Street Parking. Review off-street parking requirements for multi-family and special housing needs developments to ensure requirements do not pose a constraint to development.

Program 3.1i: Wastewater Treatment Plant Upgrades. Track upgrades to the Wastewater Treatment Plant, pursue grant funding, and identify actions to complete upgrades.

Program 3.1j: Amendments to the Riverbank Municipal Code and Specific Plans. Update the Zoning Code with various amendments related to Single Room Occupancy, Low Barrier Navigation Centers, Farmworker Housing, Transitional and Supportive Housing, Emergency Shelters, Density Bonuses, Ministerial Approvals, Residential Care Facilities, and Multi-Family Development Standards.

Program 4.1d: Housing Rehabilitation Program. Promote the City's Housing Rehabilitation Program.

Program 5.1e: State and Federal Housing Program and Funding Opportunities. Pursue funding opportunities for affordable housing.

Program 5.1g: First-Time Homebuyers Program. Implement changes to the program to provide assistance to more homebuyers.

Program 5.1h: Housing Outreach and Stakeholder Engagement. Provide for outreach to affordable and multifamily housing developments, including housing for special needs and/or extremely low-, very low-, and/or low-income households.

The 6th Cycle Housing Element is attached to this Staff Report as Attachment 6.

Public Participation and HCD Review

Staff held a Public Workshop with the Planning Commission and provided a presentation to the City Council on February 20, 2024, and March 12, 2024, respectively, on the 6th Cycle Housing Element Update at the Riverbank City Council Chambers to provide a presentation on the Housing Element

Update process, and to solicit input and comment from Workshop Attendees. A Public Notice for the Planning Commission Workshop was published in the Riverbank News and on the City's website. As drafts of the Housing Element were released, staff presented updates to the City Council and the Planning Commission.

A joint City Council-Planning Commission Public Workshop was held on July 31, 2024, at the Riverbank Community Center. A Public Notice for this Workshop was published in the Riverbank News, at City Hall, the Post Office, the Community Center, on social media, and on the City's website.

City Staff conducted one (1) survey over the course of the project. The survey was conducted online and was available from June 21, 2024, to August 13, 2024, through a link from the project website. The survey focused on identifying community priorities and issues for housing, mobility, economic development, and other areas of the Housing Element. Seventy-seven (77) responses were received in English and Spanish.

A stakeholder interview with service providers and housing developers was held on September 11, 2024. Various housing groups and providers that service the needs of Riverbank residents were in attendance, including KB Homes, DR Horton, McRoy Wilbur Communities, Stanislaus County Habitat for Humanity, Stanislaus County Affordable Housing Corp., and the Stanislaus Regional Housing Authority.

The following is a summary of the Draft Housing Element versions:

- **Public Review Draft.** The Draft 6th Cycle Housing Element was made available for a 30-day public review period from October 15, 2024, to November 14, 2024. Staff presented the Draft 6th Cycle Housing Element Update to Planning Commission and City Council on October 15, 2024, and November 12, 2024, respectively.

- **1st HCD Review Draft.** The 6th Cycle Housing Element Update was submitted to HCD on December 2, 2024, for a 90-day review period ending in February 2025 (1st HCD Review Draft). HCD issued a findings letter on February 27, 2025, identifying revisions to the 6th Cycle Housing Element that are necessary for HCD to find the element in substantial compliance with State Housing Element law.

- **2nd HCD Review Draft.** Staff presented a progress report on the Housing Element Update to City Council on May 27, 2025. Staff revised the 6th Cycle Housing Element Update and resubmitted to HCD for a 60-day subsequent review on June 24, 2025 (2nd HCD Review Draft) following a 7-day public review period from June 16, 2025 to June 23, 2025. HCD issued a findings letter on the 2nd HCD Review Draft on August 22, 2025 identifying additional revisions to the 6th Cycle Housing Element that are necessary to find the element in substantial conformance with State Housing Element Law.

- **3rd HCD Review Draft.** Staff revised the 6th Cycle Housing Element Update and resubmitted to HCD for a 60-day subsequent review on November 13, 2025 (3rd HCD Review Draft) following a 7-day public review period from November 4, 2025 to November 12, 2025. Staff then presented a progress report on the Housing Element Update progress to Planning Commission on November 18, 2025. HCD again issued a findings letter on the 3rd HCD Review Draft on January 12, 2026 identifying additional revisions necessary.

- **4th HCD Review Draft (Current Version).** Staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a 60-day review on March 4, 2026 (4th HCD Review) following a 7-day public review period from February 24, 2026 to March 3, 2026.

The City received several public comments during the public comment periods. Staff has revised the Housing Element in response to these comments and has provided responses to public comments in Appendix L of the 6th Cycle Housing Element.

City staff revised the 6th Cycle Housing Element to address HCD's findings of January 12, 2026 and made Technical Edits based on HCD preliminary comments received on March 24, 2026. On March 27, 2026, the City received a letter from HCD stating that the revised Draft Housing Element, including Technical Edits, meets the statutory requirements of State Housing Element Law (Government Code Section 65580 et seq), including findings that were described in HCD's January 12, 2026 review. The March 27, 2026 HCD Letter is attached to this Staff Report as Attachment 7.

Revisions to the Housing Element are also provided in redline track changes on the City's website: https://www.riverbank.org/652/Housing-Element.

Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments – Implements Program 1.1a of the 6th Cycle Housing Element

After multiple revisions to the proposed rezone sites to address landowner concerns, the City identified the following eight (8) sites to assist in meeting its RHNA obligations and implementing Housing Element Program 1.1a. A table detailing the land use changes associated with each site is provided in Attachment 8 and a map illustrating the locations of the sites is provided in Attachment 9. Additionally, the proposed amendments to the Crossroads Community Specific Plan are attached to this Staff Report as Attachment 10.

Rezone Sites

1. 0 Talbot Avenue (APN: 132-038-032), located between Roselle Avenue and the B.N.S.F Railroad, is approximately 5.37± acres in size and is currently vacant. The site currently has a General Plan designation of Industrial/Business Park (I/BP) and a Zoning designation of Light Industrial (M-1). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the Zoning designation to Multiple Family Residential (R-3).

2. 5443 Roselle Avenue (APN: 075-069-029), located between Westgate Drive and Glow Road, is approximately 1.03± acres in size and is improved with a metal storage building. The site currently has a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the Specific Plan land use designation to Medium/High Density Residential (MHR).

3. 0 Roselle Avenue (APN 075-075-052), located between Glow Road and M.I.D. Lateral No. 6, is approximately 5.19± acres in size and is currently utilized by M.I.D. for canal overflow and pasture for horses. The site currently has a General Plan designation of Civic (C) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Public/Quasi-Public (P/QP). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR)

and amend the Specific Plan land use designation to Medium/High Density Residential (MHR).

4. 5054 Roselle Avenue (APN 075-025-010), located between M.I.D. Lateral No. 6 and Claribel Road, is approximately 3.3± acres in size and is improved with a single-family dwelling and accessory structures. The site currently has a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

5. 2819 Claribel Road (APN 075-014-026), located at the northwest corner of the Roselle Avenue and Claribel Road intersection, is approximately 10.26± acres in size and is vacant. The site currently has a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

6. 0 Claribel Road (APN 075-014-027), located between Squire Wells Way and Roselle Avenue, is approximately 3.21± acres in size and is improved with a small accessory structure, and utility poles that cross a portion of the site. The site currently has a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

7. 2561 Claribel Road (APN 075-093-025), located between Squire Wells Way and M.I.D. Lateral No. 6, is approximately 2.11± acres in size and is vacant. The site currently has a General Plan designation of Community Commercial (C/C) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B). The project proposes to amend the General Plan designation to Mixed Use (MU) and the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

8. 0 Kentucky Avenue (APN 062-022-027), located between Claus Road and Central Avenue, is approximately 3.1± acres in size and is currently vacant. The site currently has a General Plan designation of Lower Density Residential (LDR) and a Zoning designation of Planned Development (P-D) 71. The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the Zoning designation to Multiple Family Residential (R-3).

As discussed below in the *Planning Commission* section of this report, the Planning Commission adopted Resolution No. 2026-004, recommending the City Council approve the above site-specific General Plan Amendments, Rezones, and Specific Plan Amendments.

Site Selection Methodology

As noted above, the City's RHNA obligation for the 6th Cycle is to identify land that would be able to accommodate a total of 3,591 units. State law mandates that each jurisdiction identify an adequate number of sites to meet its fair share of the Regional Housing Need at all income levels. The 6th Cycle Housing Element included an exhaustive site selection process, including community input, for vacant

and non-vacant sites within the City Limits that have the potential to develop during the 6th Cycle Planning Period. The criteria in which sites were selected was based on criteria established by State law, including but not limited to ensuring the site is:

- Zoned for residential uses (or planned for rezoning) with realistic capacity calculations;
- Available to be developed within the Planning Cycle;
- Access to amenities, including transit, jobs, and services;
- Analysis of environmental factors including physical constraints, flood risks, geological instability, or high fire danger;
- Meet AFFH requirements related to location;
- Appropriately sized (e.g., not less than 0.5-acres or larger than 10-acres); and
- Likelihood for redevelopment if the site is non-vacant.

Following completion of the Site Inventory, the City identified a shortfall of 599 units to meet the City's RHNA. As noted above, eight (8) sites were identified with a residential capacity of 668 as candidate sites for rezoning based on similar factors above. As part of identifying candidate sites for rezoning, each property owner was mailed a certified letter describing the above action on September 16, 2025, with an exhibit illustrating the Existing and Proposed General Plan and Zoning Designations.

Additional letters were mailed out to property owners on October 1, 2025, and November 3, 2025, to specific property owners due to (1) the original September 16, 2025, letter not being received, and (2) updates to the rezone sites based on property owner feedback. City staff also corresponded with many of the property owners above, including but not limited to phone calls, email communication, and in-person and teleconference meetings. The property owners were given information describing the background and purpose of the letter, the Housing Element Program, and the City's requirement per State law to meet its RHNA. As such, the list of candidate sites for rezoning was modified multiple times through the Housing Element Update process due to site availability and property owner feedback.

General Plan Amendment to the Land Use Element – Implements Program 1.1i of the 6th Cycle Housing Element

The City of Riverbank's 2005 – 2025 General Plan was adopted on April 22, 2009, and includes a number of State-mandated and optional elements, including Air Quality, Land Use, Circulation, Community Character and Design, Conservation and Open Space, Economic Development, Noise, Public Services and Facilities, and Safety. The General Plan Land Use Element includes a list of Land Use Designations and associated descriptions that establish the density and building intensity standards that are further refined in the City's Municipal Code (specifically, Chapter 153: Zoning). Typically, the General Plan Land Use Designations for residential designations (e.g., Low Density Residential, Medium Density Residential, etc.) include a density range (dwelling units per net acre) which defines the anticipated intensity of residential development throughout the City (e.g., Medium-Density Residential density range of 8 – 16 dwelling units per net acre).

During the 6th Cycle Housing Element Update, staff identified that the Higher Density Residential and Mixed Use Land Use Designations do not define the maximum residential density. For example, the Higher Density Residential Land Use Designation allows for all types of attached single-family and Multi-Family housing at a net density of 16 *or more* dwelling units per acre but does not establish a maximum density.

To correct this, staff are proposing a General Plan Amendment to the Land Use Element to modify the General Plan Land Use Designations of the Higher Density Residential and Mixed Use to establish a

maximum residential density of 40 dwelling units per net acre. The Proposed Amendments to the Land Use Element are attached to this Staff Report as Attachment 11.

Zoning Ordinance Amendment – Implements Programs 1.1a, 1.1d and 1.1h of the 6th Cycle Housing Element

The proposed Zoning Ordinance Amendments includes three (3) components:

1. **By-Right Approval Process.** Government Code Section 65583.2(c) requires the City to implement a "by-right" approval program for sites identified in the 6th Cycle Housing Element that were (1) identified as a non-vacant site in the previous Housing Element Cycle (5th Cycle) and (2) identified as a vacant site in the previous two (2) Housing Element Cycles (4th and 5th Cycles).

   Specifically, Government Code allows projects to have a "by-right" approval process for housing development projects in which at least 20 percent of the units are affordable to lower-income households. By-right means that the City shall not require the following:

   - Conditional Use Permit;
   - Planned Community Permit;
   - Design Review other than Objective Design Standards; or
   - Other discretionary, local government review or approval that would constitute a "project" as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act).

   Program 1.1d of the 6th Cycle Housing Element requires implementation of this Program, and the sites subject to the "by-right" approval process required by Government Code Section 65583.2(c) are identified in Table VI-10 of the 6th Cycle Housing Element, Sites Utilized in 5th Cycle to Meet Lower-Income RHNA.

2. **By-Right Approval Process for Religious Institution Sites (Senate Bill 4).** Program 1.1h of the 6th Cycle Housing Element requires the City to develop an overlay zone to allow by-right approval and incentivize development of housing on land owned by religious institutions at default densities in support of the Housing Element Sites Inventory pursuant to Senate Bill 4. The proposed Ordinance includes a new Section (Section 153.168, *Eligibility for Religious Institution Sites)* to clarify the eligibility of religious institution sites and eligibility criteria pursuant to Senate Bill 4. The sites are identified in Table VI-15 of the 6th Cycle Housing Element, Religious Institution Sites.

3. **Amendment to the Mixed Use (CX-1) Zone.** Program 1.1a of the 6th Cycle Housing Element requires the City to amend the Mixed Use (CX-1) Zone of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. The proposed Ordinance includes amendments to Section 153.067, *Uses Permitted* and Section 153.071, *Development Standards*.

PLANNING COMMISSION

On March 31, 2026, the Planning Commission held a publicly noticed Special Public Hearing to consider the 6th Cycle Housing Element, site-specific General Plan Amendments, Rezones, and Specific Plan Amendments, General Plan Amendment to the Land Use Element, and Amendments to the Riverbank Municipal Code via two (2) separate Agenda Items (8.1 and 8.2).

Planning Commission Agenda Item 8.1 included the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, and Zoning Ordinance Amendments related to the Mixed Use (CX-1) Zoning District and RHNA Overlay District. Planning Commission Agenda Item 8.2 included site-specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement Program 1.1a of the 6th Cycle Housing Element. Both Planning Commission Items are summarized below.

Summary of Item 8.1
On March 31, 2026, the Planning Commission held a noticed Special Public Hearing to consider the 6th Cycle Housing Element, the General Plan Amendment to the Land Use Element, and the Zoning Ordinance Amendments. After reviewing and considering all public testimony, the Planning Commission voted 5-0 to adopt the following Resolutions:

- Resolution No. 2026-002, recommending the City Council approval of a General Plan Amendment to replace the adopted Housing Element with the 6th Cycle Housing Element, amend the General Plan Land Use Element, and authorize Staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for Certification; and
- Resolution No. 2026-003, recommending the City Council approval of an Ordinance amending the Riverbank Municipal Code by amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay”.

The Planning Commission Resolutions are attached to this Staff Report as Attachment 14.

Summary of Item 8.2
On March 31, 2026, the Planning Commission held a noticed Special Public Hearing to consider the site-specific General Plan Amendments, Rezones, and Specific Plan Amendments.

At the time of publishing the Planning Commission Agenda Packet for the March 31, 2026, Special Public Hearing, the City received five (5) emails from surrounding landowners/area residents in response to the mailed Public Hearing Notices for the rezone sites, primarily expressing concerns related to the proposed rezoning of 0 Roselle Avenue (APN 075-075-052). An additional four (4) emails were received after the Agenda was published prior to the Hearing, three (3) pertaining to the proposed rezoning of 0 Roselle Avenue (APN 075-075-052) and one (1) pertaining to the rezoning of 0 Talbot Avenue (APN 132-038-032). These emails are attached to this Staff Report as Attachment 13.

Collectively, commenters on 0 Roselle Avenue (APN: 075-075-052) raised concerns regarding the potential for increased traffic, commute times, crime, taxes, and service costs. The commenters also raised concerns about potential impacts to local wildlife and natural habitat, the adequacy of existing infrastructure (including roads, water, sewer, utilities, and school capacity), and the overall suitability of the site for development, including clarification on land ownership and whether MID has formally agreed to sell the property for residential use. Multiple individuals expressed that higher-density development could erode the community’s small-town character, peace, and open space, and mentioned the loss of informal enjoyment associated with the animals on-site. In addition, the City

received correspondence from the San Francisco Public Utilities Commission (SFPUC) and Hetch Hetchy Water and Power related to SFPUC Policies and review authority.

The commenter on 0 Talbot Avenue (APN 132-038-032) summarized the previous meetings with City staff related to the proposed rezoning, the market demand for R-3 or lower density residential uses on the subject property and Silgan Containers lease of 6180 Roselle Avenue.

Comments from the Planning Commission Meeting
During the public hearing, a number of comments and concerns were raised by the public regarding the rezoning of 0 Roselle Avenue (APN 075-075-052). The following is a summary of the comments that were made during the Public Hearing. Staff's response to the concerns raised during the Public Hearing is in *italics*.

1. Concern was raised regarding compliance with State law with respect to how the 0 Roselle Avenue (APN 075-075-052) site was selected, including but not limited to the site meeting availability requirements, net acreage of usable area of the site, the Hetch Hetchy easement restricting available land to develop, and suitability for residential use.

   As noted above, the criteria in which sites were selected in the Housing Element, including sites identified to rezone, was based on criteria established by State law, including but not limited to, realistic capacity calculations, availability during the Planning Cycle, access to amenities, analysis of environmental factors, including physical constraints, ability to meet AFFH requirements, appropriately sized (not too small or too large), and the likelihood for redevelopment if the site is non-vacant.

   The 0 Roselle Avenue (APN 075-075-052) site was included as a candidate site for rezoning in the Noticed Planning Commission/City Council Workshop held on July 31, 2024, the Public Review Draft 6th Cycle Housing Element published on October 15, 2024, and the subsequent HCD Drafts through 2025 and 2026 (1st, 2nd, 3rd, and 4th HCD Review Drafts). Additionally, City staff mailed a certified letter to the property owner on September 16, 2025, informing them of the City's intent to modify the site's General Plan and Zoning Designation to HDR and MHR, respectively. Modesto Irrigation District (MID) (Property Owner) emailed the City on September 30, 2025, notifying the City that the letter has been received and to confirm that the current use can remain as-is. The City responded on September 30, 2025, confirming that the proposed General Plan Amendment and Rezone would not affect the current use on the property and that the existing agricultural use will remain as a legal non-conforming use.

2. Concern was raised regarding future traffic concerns as a result of new residential development. Additional concern was raised regarding the high-density zoning.

   The proposed General Plan Amendment and Rezone of 0 Roselle Avenue (APN 075-075-052) implements the City's 6th Cycle Housing Element and satisfies State Housing Element law and consistency with the City's RHNA. The City is required to identify and maintain adequate sites with appropriate zoning to accommodate its assigned RHNA. Where a shortfall exists, the City must complete the required rezone program in order to maintain compliance with State law and obtain or maintain HCD Certification.

   *As with all rezone sites, no development is proposed as part of this request, and the landowner is **not** under any obligation to sell or alter the current use of the property. Rezoning the site does*

not approve development on the property and does not eliminate the need for future project level review, environmental analysis, or coordination with outside agencies (e.g., SFPUC & MID). Approval of the rezone on the site would not, by itself, authorize residential development. Any future development proposal would remain subject to separate applications, public notification, environmental review as applicable, infrastructure analysis, and all standards and requirements in effect at that time. Traffic-related impacts would so be reviewed at which time an application is submitted for development on the site.

3. Concern was raised regarding the Public Hearing Notice for the Planning Commission meeting.

   The Planning Commission Public Hearing Notice was mailed to landowners within 300-feet of the rezone sites on March 6, 2026, as shown on the latest equalized assessment roll, in accordance with RMC § 153.215 and California Government Code § 65091. The Public Hearing Notice also included the anticipated City Council date of April 28, 2026. An additional Public Hearing Notice regarding the City Council Public Hearing was mailed to landowners within 300-feet of the rezone sites on April 9, 2026.

After reviewing and considering all public testimony, the Planning Commission voted 5-0 to adopt the following Resolution:

- Resolution No. 2026-004, recommending City Council approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to eight properties located at 0 Talbot Avenue (APN: 132-038-032); 5443 Roselle Avenue (APN: 075-069-029); 0 Roselle Avenue (APN: 075-075-052); 5054 Roselle Avenue (APN: 075-025-010); 2819 Claribel Road (APN: 075-014-026); 0 Claribel Road (APN: 075-014-027); 2561 Claribel Road (APN: 075-093-025); and 0 Kentucky Avenue (APN: 062-022-027), and a Specific Plan Amendment to add the Mixed Use (CX-1) Designation to the Crossroads Community Specific Plan (SP-1)

The Planning Commission Resolution is attached to this Staff Report as Attachment 14.

POST PLANNING COMMISSION CORRESPONDENCE

At the time this report was drafted, one (1) additional email was received from the San Francisco Public Utilities Commission opposing the rezoning of the portions of APNs 075-093-026 and 075-075-052 (0 Roselle Avenue) located adjacent to SFPUC parcels. APN 075-093-026 is not proposed to be rezoned but is directly north of 2561 Claribel Road (APN 075-093-025), which is one of the rezone sites. The correspondence may be found in Attachment 13 of this Staff Report.

GENERAL PLAN CONSISTENCY

As an element of the General Plan, the Housing Element and the rest of the General Plan must be consistent with one another. Adoption of the GPAs would allow for consistency between the 6th Cycle Housing Element and the General Plan. The Housing Element designates housing-related programs, evaluates the performance of programs from the previous cycle, addresses constraints to the development of affordable housing, and programs the City will implement to fulfill the City's obligation to accommodate housing development in line with its regional share and affordable to the full range of household income groups.

ZONING CONSISTENCY

Six (6) of the sites currently have a zoning of Crossroads Community Specific Plan (SP-1) (Sites #2 through #7 above). In order to rezone these sites, an amendment to SP-1 is required. The sites within SP-1 are being redesignated to either Medium/High Density Residential (MHR) or Mixed Use (CX-1). The Land Use Concept Map for SP-1 is being amended to reflect the new designations for the six (6) sites. Additionally, the CX-1 land use category is not currently a land use category within SP-1.

Accordingly, the text for SP-1 is being updated to include the CX-1 designation, which will be consistent with the Zoning Ordinance and will provide an additional mixed-use category to facilitate Housing Element implementation on identified sites. The proposed amendments to SP-1 are provided as Attachment 10 to this Staff Report. The additional language reflected in bold and underlined and stricken language is reflected in strike through. The two (2) sites not located within SP-1 are both being rezoned to Multiple-Family Residential (R-3), subject to the regulations of the R-3 Zoning District as listed in the Zoning Ordinance (Site #1 and #8 above).

ENVIRONMENTAL DETERMINATION

The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment and Public Resources Code 21080.085 as the Proposed Project includes site-specific rezones that implement the schedule of actions contained in the 6th Cycle Housing Element.

As evaluated in the CEQA Technical Memorandum, the Proposed Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the project is a planning and regulatory document that includes goals, policies, and programs to meet the City's RHNA and affirmatively furthering fair housing goals, but does not involve any physical change with the potential to create adverse effect on the environment. The 6th Cycle Housing Element creates a roadmap on how to achieve the City's RHNA and AFFH goals through identification of suitable sites for development and identification of programs and corresponding actions that could remove constraints to, and promote housing. The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to the filing of formal development applications and review by City staff in accordance with CEQA and City plans, ordinances, and standards, which may require supporting technical reports.

No physical improvements are part of the City's adoption of the Housing Element, site-specific General Plan Amendments, Rezones, and Specific Plan Amendments, General Plan Amendment to the Land Use Element and Zoning Ordinance Amendments; therefore, it can be seen with certainty that there is no foreseeable or reasonable possibility that adopting the 6th Cycle Housing Element and Zoning Ordinance Amendment would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA under the common sense exemption. The CEQA Technical Memorandum is attached to this Staff Report as Attachment 12.

PUBLIC NOTICE

The City Council Public Hearing Notice was published in the Riverbank News and posted at City Hall on April 1, 2026. Notice of the City Council Public Hearing was mailed to landowners within 300-feet of the site-specific rezone sites on March 6, 2026, as shown on the latest equalized assessment roll, in

accordance with RMC § 153.215 and Cal. Gov't Code § 65091. An additional Notice of the City Council Public Hearing was mailed to landowners within 300-feet of the site-specific rezone sites on April 9, 2026.

FINANCIAL IMPACT

On September 12, 2023, the City Council approved Resolution No. 2023-101 authorizing an agreement with JB Anderson Land Use Planning to prepare the City's 6th Cycle Housing Element Update in the amount of $156,703. Costs associated with the Housing Element Update are funded through existing project appropriations. Adoption of the proposed actions does not create a direct construction cost or capital improvement obligation. Any future fiscal impacts associated with development of individual sites, infrastructure needs or implementation measures would be evaluated separately through future project review, environmental review and applicable budget or fee actions.

ATTACHMENTS

1. Resolution for Housing Element Adoption
2. Resolution for Site-Specific General Plan Amendments
3. Ordinance for Site-Specific Rezones
4. Resolution for General Plan Amendment to Land Use Element
5. Ordinance for Zoning Code Amendments
6. Housing Element Insert
7. Housing and Community Development Letter
8. Site Table Matrix
9. Rezone Site Map
10. Amendments to Crossroads Community Specific Plan (SP-1)
11. Existing and Proposed Land Use Element
12. CEQA Technical Memorandum
13. Planning Commission Resolutions
14. Correspondence_Redacted

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.9.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	**Resolution** Adopting the Fiscal Year 2026-27 Local Redevelopment Authority (LRA) Budget
From:	Marisela H. Garcia, City Manager
Submitted by:	Melissa Holdaway, Administrative Analyst II

RECOMMENDATION

By motion of the Local Redevelopment Authority (LRA) Board of Directors (Board) to review and approve for adoption the Proposed Fiscal Year 2026-2027 LRA Budget.

SUMMARY

The budget provides for the necessary resources to finance the authority. The budget statement provides a look at the LRA's fiscal accountability and compliance with restrictions on the use of certain financial resources. The authority has relied on the City to fund the deficit of the Local Redevelopment Authority. There are currently no other funding options through grants to relieve this shortfall.

STRATEGIC PLAN

The presentation of the LRA's FY 2026-27 budget supports the City's mission and reinforces the City's core values of transparency and fiscal responsibility.

BACKGROUND

The LRA was formed in April 2006 with Federal approval as the agency responsible for decisions related to conveyance and reuse of the former Riverbank Army Ammunition Plant, now known as the Riverbank Industrial Complex. In April 2010, the LRA moved onto the property to perform protection and maintenance duties on behalf of the Army and to oversee economic development activities in the form of leasing available space to private tenants, as outlined in the community-led and supported Reuse Plan.

The site has been managed by the Master Developer and operates under a Lease Development Agreement since April 2022. The revenues are now collected by the Master Developer and no longer included in any LRA budget category.

The LRA is currently administering a second remediation project on behalf of the Army that began in FY 2015-16 with a grant in excess of $44 million. This project is close to 99% complete with additional modifications being looked at for funding new remedial activities at the site. This project has been currently working under a modification that was approved in 2024 for ongoing clean-up efforts.

Site Revenue Projections
The only revenue expected in the coming fiscal year is from payments due from the Master Developer as negotiated in the Lease Disposition and Development Agreement.

Site Expenditure Projections
Site expenditures are administrative costs, staff salary/fringe and legal expenditures for ongoing litigation and transfer of the Riverbank Army Ammunition Plant.

ESCA #2 Revenue
Grant revenue from the ESCA #2 is captured in a separate fund (Fund 199). The remaining funds are reimbursables to the contractor for remedial work and final reports. Any future modifications executed does provide 5% to the LRA for administering the contract.

ESCA #2 Expenditure Projections
ESCA 2 grant expenditures will cover the remaining expenses for our subcontractor contracted for remedial activities and final reports. Any new executed modifications for remedial activities will fund the construction and a small portion toward administrative expenses.

Additional Budget Items of Note
The LRA and the Army are working through two additional modifications for ongoing remedial action. The cost estimates have been agreed upon by both parties, just awaiting funding from the federal government. Once these modifications have been funded it will change the Fund 199 revenue and expenditures reflecting the new budget. These will reflect at mid-year once executed.

FINANCIAL IMPACT
The Authority is requesting the assistance of the City of Riverbank General Fund to absorb the shortfall to support the redevelopment efforts, environmental remediation and transfer of the former Riverbank Army Ammunition Plant real property.

ATTACHMENTS
1. LRA Resolution
2. Proposed LRA FY 2026-27 Budget

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY

RESOLUTION

A RESOLUTION OF THE LOCAL REDEVELOPMENT AUTHORITY BOARD OF THE CITY OF RIVERBANK ADOPTING THE FISCAL YEAR 2026-27 PROPOSED BUDGET

WHEREAS, the Riverbank Local Redevelopment Authority ("LRA") acts in accordance with the Defense Base Closure and Realignment Act of 1990; and,

WHEREAS, as a condition of the lease with the Army, the LRA must obligate all of its revenues to be spent on the protection, maintenance and improvement of the facilities; and,

WHEREAS, the LRA has provided the anticipated revenue and expenditures for the LRA; and,

WHEREAS, the Local Redevelopment Authority Board has reviewed the proposed budget for Fiscal Year 2026-27's operational budget; and,

NOW, THEREFORE, BE IT RESOLVED that the Local Redevelopment Authority Board of the City of Riverbank hereby approves the proposed operating budget for Fiscal Year 2026-27 as follows:

1. Revenues are estimated to be approximately $396,597
2. Expenditures are estimated to be approximately $644,365
3. Ending balance structural deficit is estimated to be approximately $-247,768

PASSED AND ADOPTED by the Local Redevelopment Authority Board of the City of Riverbank at a meeting held on the 23rd day of June, 2026; motioned by Authority Member _____, seconded by Authority Member _____, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

_____
Gaby Hernandez, CMC
Secretary

APPROVED:

_____
Rachel Hernandez
Chair

Local Redevelopment Authority
FY 2026/27 Annual Proposed Budget

	FY 2026-27 Proposed
Revenue	
MDA annual payment (Fund 197)	145,000
ESCA #2 Fund (198)	251,597
Total Revenue	396,597
Expenditures	
Salaries/Benefits (Executive Director/Program Mgr)	214,443
Administrative Expenses	
Travel	0
Equipment	0
Office Supplies/Legal Ads	1,500
Copier	1,200
Postage	25
Janitorial	600
Professional Services	
Legal - General Municipal	25,000
Legal- Litigation Miller Arms	50,000
Legal - Conveyance	100,000
Weston Contract ESCA #2	157,041
SJES Contract ESCA #2	94,556
Total Expenditures	644,365
Net Revenues Less Expenditures**	-247,768

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.10.

SECTION : PUBLIC HEARING

Meeting Date:	6/23/2026
Subject:	**Resolution** Adopting the Fiscal Year 2026-27 Annual Operating Budget
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution approving the Fiscal Year 2026-2027 Annual Operating Budget.

SUMMARY

The City began its annual budgeting process in February 2026. Since that time, the City's departments have been diligently working to prepare a budget that will allow the City to maintain and/or enhance its current level of service. State statute requires the adoption of a budget before June 30th to begin expending funds in the new fiscal year beginning July 1, 2026.

STRATEGIC PLAN

On June 10, 2025, the City Council established Strategic Plan Goal 8 to "Prioritize Finance Sustainability." This item supports the goal by facilitating discussion and policy direction regarding budgetary challenges, reserve adequacy, expenditure controls, and revenue enhancement opportunities necessary to improve the City's long-term fiscal sustainability.

BACKGROUND

With support from various City departments, the Budget for Fiscal Year 2026-27 was developed. Revenue projections were prepared by the Assistant City Manager, utilizing a combination of data from the California Department of Finance, input from consultants, and historical trends and experiences specific to the City. Department Heads and Managers were responsible for preparing base budget projections for ongoing revenues and expenditures.

Some notable increases affecting the Major Funds. The City's PERS Unfunded Accrued Liability Costs have risen this fiscal year.

- In the upcoming fiscal year, we will experience a 10.06% increase in costs, resulting in the City contributing approximately $970,291 this fiscal year, with nearly half of that being paid directly by the General Fund.
- In the upcoming fiscal year, we will experience a 2.5% increase, $33,553 in costs, for Workers' Compensation, Vehicle and Property Insurance, and Liability coverage.

GENERAL FUND RESERVE PROJECTIONS

The General Fund is considered a discretionary fund wherein the City Council has the ability to appropriate funding towards any desired expenditure they feel will assist in continuing the City's operations and providing core municipal services to our residents. Revenues received from sources such as Sales Tax, Property Tax, and Property Tax in Lieu of VLF are not restricted by the State of California or by law to be dedicated towards a specific purpose, they are considered General Fund Revenues, which may be appropriated by the City Council.

The General Fund Reserve is of importance as it serves as the City's Emergency Fund for unforeseen expenditures. City Council has established a reserve balance which must range between 13%-15% of current year expenses.

The General Fund is anticipated to end the current 2026-27 Fiscal Year with a 17% Reserve. Projections for the 2026-27 Fiscal Year are as follows:

Beginning Reserve 07/01/2026	**$6,266,412**
Projected Revenues	**$14,819,356**
Transfers In	**$1,227,387**
Projected Ongoing Expenditures	**$15,245,316**
Less General Fund Subsidies	**$2,120,445**
Less Projected Sales Tax Revenue Sharing Obligation	**$1,200,000**
Less One-Time Proposed Projects/Expenses	**$194,400**
Anticipated Ending Reserve 06/30/27	**$3,552,994**
Less Proceeds Eleanor Park Future Park Project	**$382,720**
Required 15% Reserve	**$2,814,024**
Surplus Reserve	**$356,250**
Reserve Level	**17%**
Structural Operating Deficit	**($2,713,418)**

GENERAL FUND REVENUE PROJECTIONS

Overall, General Fund Revenues, when compared to FY 2025-26 budgeted revenues, will experience an increase of 12.2%.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues	$14,303,459	$16,046,743	$1,743,284	12.2%

Property Tax

Revenue sources such as Property Tax will continue to increase as the market continues to be steady, particularly as new properties are added to the city's tax roll. The Property Tax Department of the State Board of Equalization has notified the County Assessor's office that they may prepare their 2026 assessment roll with an inflationary factor of 2.02%. The revenues are based on Assessed Values that are set by the County Assessor as of January 1, 2026, along with an increase for new home construction.

With the new commercial and housing developments both completed and currently underway, assessed valuations will increase, resulting in higher revenues for the City. Current developments underway are Crossroads West Commercial, Crossroads West 2 – KB Homes, River's Edge, Elmwood Estates, and Heritage II. For FY 26-27, revenues are estimated to increase by 4%.

Construction-related fees typically accompany new development. Over the past several years, increased activity in new construction for both commercial and housing, along with ongoing issuance of solar permits, has driven growth in Building Permit Revenue. Building permit revenue has been proposed with a 3% increase.

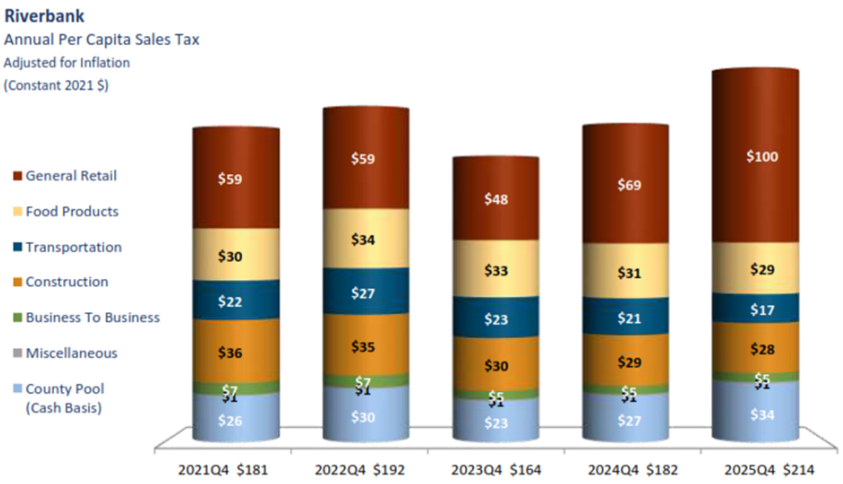
Sales Tax

Sales Tax revenue has generally increased over the past several fiscal years. In the current fiscal year, the City has experienced a continued increase in Sales Tax collections, driven in part by continued growth within the local retail sector and the opening of new commercial businesses.

For the upcoming fiscal year, the City anticipates continued growth in Sales Tax revenue as retail activity expands and commercial development matures. Historically, the Finance Department has taken a conservative approach when forecasting Sales Tax revenue. The City's sales tax consultant, MuniServices/Avenu, provides revenue projections under Conservative, Most-Likely, and Optimistic scenarios. Consistent with past practice, the City develops its budget using projections that generally fall between the Conservative and Most-Likely scenarios to ensure fiscal stability and avoid reliance on revenues that may not materialize.

While Sales Tax remains one of the City's most significant revenue sources, it is also one of the most sensitive to economic conditions and consumer spending trends. Based on current economic indicators, local retail activity, and consultant projections, the City estimates Sales Tax revenue will increase by approximately 25% during the upcoming fiscal year.

A portion of the additional Sales Tax generated within the Crossroads West Commercial Center is subject to a Sales Tax Sharing and Reimbursement Agreement with the developer. Under this agreement, eligible infrastructure and public improvement costs associated with the development are reimbursed through a share of the Sales Tax generated within the project area. As a result, not all growth in Sales Tax revenue will be available for general governmental purposes.



GENERAL FUND EXPENDITURE PROJECTIONS

Overall, for the upcoming fiscal year, expenditures are anticipated to increase by 11.3%.

FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
$16,848,902	$18,760,161	$1,911,259	11.3%

Salary & Benefit Projections

The City currently has two labor agreements in place: one with the LIUNA Miscellaneous Bargaining Unit and one with the Mid-Management Employee Unit.

The LIUNA agreement, approved in September 2025, included a 4% Cost-of-Living Adjustment (COLA) effective September 19, 2025, and a 3% COLA effective July 2026. The July 2026 COLA has been incorporated into the proposed budget. The agreement is scheduled to expire on June 30, 2027.

The Mid-Management Employee Unit agreement, approved in January 2026, included a 4% COLA effective January 2026, as well as a one-time, non-PERSable lump-sum payment of $1,000 per employee effective the first full pay period in January 2026 and July 2026. Effective the first full pay period in January 2027, employees will receive an additional 4% COLA, which has been incorporated into the proposed budget. This agreement is scheduled to expire on December 31, 2028.

In addition, the City completed a Classification and Compensation Study conducted by Evergreen Solutions, LLC. On April 28, 2026, the City Council adopted Resolution No. 2026-028 accepting and implementing the study's recommendations. The estimated financial impact of implementation was approximately $211,264.

The City's CalPERS Unfunded Accrued Liability (UAL) contribution increased by 10.06% for the current fiscal year, resulting in a total contribution of $970,291, with nearly half of the cost being paid by the General Fund. Pension costs continue to place significant pressure on the City's operating budget and are expected to remain a key financial consideration in future years.

Health insurance costs are projected to increase by approximately 10% in the upcoming fiscal year based on historical trends and current market conditions. Under existing labor agreements, employees contribute 15% toward their monthly health insurance premiums, helping to offset a portion of the annual cost increases.

Personnel

The proposed budget includes the promotion of an existing staff member to the following positions:

- **Construction Inspector II**

This promotion reflects the employees' demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department.

At the Budget Workshop, the City Council requested additional information regarding staffing needs identified during the budget development process. While no new positions are included in the proposed FY 2026–27 Budget, staff have further evaluated the operational impacts, service demands, and organizational needs associated with the requested positions.

The following positions were requested but are not included in the proposed budget:

- **Deputy City Clerk** (Administration) ($189,000 annual cost with benefits)
- **Engineering Technician II** (Development Services Administration) ($168,000 annual cost with benefits)
- **Administrative Clerk** (Finance, Planning, Building & Code Enforcement) ($144,500 annual cost with benefits)
- **Recreation and Event Coordinator** (Recreation) ($158,760 annual cost with benefits)

Departments identified these positions as necessary to address increasing workloads, customer service demands, succession planning, regulatory compliance requirements, records management responsibilities, permit processing, recreation programming, and administrative support functions.

The combined annual cost of the four positions is approximately $660,260, including salary and benefits. While staff recognizes the operational benefits associated with these positions, they were not included in the proposed budget due to the City's current fiscal constraints and commitment to maintaining long-term financial stability.

Staff is presenting the attached position analysis for the City Council's consideration and requests direction regarding whether any of the requested positions should be included in the FY 2026–27 Budget. The City Council may choose to include one or more positions in the adopted budget, defer consideration to the Mid-Year Budget Review, or direct staff to re-evaluate the requests during a future budget cycle based on operational priorities, available funding, and overall fiscal conditions.

Police Services

Cost increases for the Law Enforcement Contract with the Stanislaus County Sheriff’s Department include:

- **Salary & Benefits**: 4.5% Increase
- **Vehicle & Replacement Costs**: 3% increase
- **SR 911 Dispatch**: 8.65% increase

Overall, the police services budget has increased 3.74%.

Not included in the proposed budget is an additional deputy position for patrol, which was part of the plan presented by Chief Ridenour in January 2026.

For an additional Deputy, the cost would be $285,084 and is broken down as follows:

- $160,350 - Annual salary expense
- $113,734 - Vehicle purchase
- $11,000 - One-time costs (radio, vest, etc.)

Capital Expenditures

Staff is proposing funding from General Fund Reserves for the following projects:

Project	Amount
City Hall North & South FOB Access	$12,200
HR Analyst New Workstation	$5,000
Carpet Cleaner	$4,800
Playground Maintenance/Part Replacements	$21,100
ADA Improvements	$50,000

Staff is proposing funding from the Facility Improvement Fund:

Project	Amount
Community Center Camera & Security System	$6,540
Scout Hall Camera & Security System	$4,285
Scout Hall Reflooring	$15,900

Several other capital expenditures were requested but not included in the proposed budget. Here are a few of those items:

- **Backhoe (Parks) $77,200**
- **Repainting of City Hall North $30,250**
- **Repainting of Community Center Gazebo $20,790**
- **City Hall North & South Security System Upgrades $12,750**

One-Time Expenditures

The proposed budget includes the following one-time expenditures:

- **City Council Governance Training – $18,500**
  The training will provide guidance on governance best practices, roles and responsibilities, ethics, and effective collaboration between elected officials and staff. This investment supports informed decision-making and effective leadership.
- **Executive Management Team Building - $15,500**
  This initiative is intended to strengthen communication, collaboration, and coordination among executive staff, supporting effective leadership and efficient delivery of City services.
- **Muni Permits System Improvements - $25,000**
  Funding is included for a core upgrade to the City's permitting system. The current Microsoft Access-based platform is aging and requires modernization to improve functionality, workflow efficiency, and system reliability. Regular upgrades are recommended to maintain compatibility with evolving Microsoft technologies and support ongoing operations.
- **Muni Permits Web Portal - $50,000**
  Funding is included for the implementation of a public-facing web portal that will allow residents and developers to submit applications, upload documents, request inspections, and track permit status online. The portal will improve customer service, increase accessibility, streamline permit processing, and reduce administrative workload.
- **Caselle Community Connect Payment Portal - $3,200**
  Staff is proposing a transition from Xpress Bill Pay (XBP) to Caselle Community Connect, Caselle's

integrated payment platform. The proposed cost represents the additional annual expense above the City's current XBP service. Caselle has notified the City that it will be transitioning away from its partnership with XBP, resulting in the gradual elimination of automated payment processing functions. Migrating to Community Connect will maintain system integration, reduce manual processing, improve operational efficiency, and enhance the customer payment experience.

- **Open Gov Disclosure Studio - $15,000**
  Staff is requesting the addition of OpenGov's Disclosure Studio module to enhance the City's financial reporting capabilities. The platform will assist with the preparation of the Annual Comprehensive Financial Report (ACFR), quarterly financial reports, and other recurring financial reporting requirements by creating a single, integrated source for financial statements, notes, and narrative disclosures. This will improve reporting accuracy, streamline report preparation, reduce staff workload, and support the City's goal of providing more timely and transparent financial information to the City Council and the public. The requested $15,000 represents a one-time implementation cost, with an ongoing annual software subscription and maintenance cost of $25,996.

General Fund Subsidies

The General Fund has historically provided subsidies to support a variety of City services and activities. Over the past several fiscal years, General Fund support has increased as programs have experienced funding reductions, rising operating costs, growing service demands, and increased maintenance needs. The table below summarizes General Fund subsidies by activity and illustrates how funding levels have changed over time.

Fund/Activity	FYE 2023	FYE 2024	FYE 2025 Budgeted	FYE 2026 Budget	FYE 2027 Proposed Budget	Difference FYE 2026 vs FYE 2027 $	%
Recreation	544,190	640,628	837,669	934,336	872,955	(61,381)	-7%
Neighborhood Improvement	8,662	120,000	120,677	157,124	200,000	42,876	27%
Community Center	26,850	22,500	46,325	35,000	15,000	(20,000)	-57%
Gas Tax - Streets	177,011	213,789	340,036	441,731	448,108	6,377	2%
Sierra House (new)	-	-	-	366,005	336,614	(29,391)	-8%
LRA (new)	-	-	-	232,239	247,768	15,529	7%
Total Subsidy	756,713	996,917	1,344,707	2,166,435	2,120,445	(45,990)	-3.42%

While General Fund subsidies have increased significantly over the long term—from approximately $757,000 in FY 2022–23 to a proposed $2.17 million in FY 2026–27—the proposed FY 2026–27 budget reflects a decrease of 3.42% compared to FY 2025–26.

Recreation Fund

The Recreation Fund is primarily supported through a General Fund subsidy. The FY 2026–27 budget includes several maintenance and facility improvement projects related to the Community Gymnasium. Under the Joint Use Agreement with the School District, the City is responsible for 50% of the eligible maintenance and repair costs associated with the facility.

Project	Amount
Gymnasium Restroom Drain	$3,250
Gymnasium Exterior Light Replacement	$1,089
Gymnasium Wall Seal/Paint	$7,750
Gymnasium Door Crash Bar Replacement	$5,767
Crowd Control Barricades	$11,528

In addition to the planned maintenance projects, the School District has advised the City that the gymnasium HVAC system is nearing the end of its useful life. Although the system remains operational, the District has indicated that replacement may be necessary in the near future if the unit experiences a significant failure. The City has received an informal replacement estimate ranging from $68,000 to $72,000, with the City's anticipated share estimated at approximately $34,000 to $36,000. While no funding has been included in the FY 2026–27 budget for this project, staff will continue to monitor the condition of the system and evaluate funding options should replacement become necessary.

GAS TAX

The State of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on these fuels, and vehicle registration fees, with portions of the resulting revenue dedicated to transportation purposes. Local (city and county) allocations from these sources are distributed primarily through the Highway Users Tax Account (HUTA)—a longstanding source of gas tax revenue—and the Road Maintenance and Rehabilitation Account (RMRA), which was established by the Road Repair and Accountability Act of 2017 (SB1 - Beall).

Below are the fund's projected beginning and ending reserves for the 2026-2027 requested budget:

Beginning Reserve 07/01/2026	**$1,189,183**
Projected Revenues	**$1,952,907**
Projected Expenditures	**$3,116,479**
Anticipated Ending Reserve 06/30/2027	**$ 25,612**

The State provides annual projections for these revenue sources. For the current fiscal year, the City is projected to receive a slight increase of 1.6% in Gas Tax revenues. These funds support street and road maintenance and operations, as well as major infrastructure projects funded through SB1.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues (w/o transfers In)	$1,894,774	$1,952,907	$58,133	+3.07%
Expenditures (w/o Capital Projects	$1,184,322	$1,240,888	$56,558	+4.78%

Personnel

The proposed budget includes the promotion of an existing staff member to the following position:

- **Maintenance Worker II** (position is split between Streets & Sewer)

This promotion reflects the employees demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department. This position is allocated between the Streets and Sewer divisions. No new positions are proposed in the FY 2026–27 budget.

Streets & Roads Projects:
Each year, the Development Services Administration Division presents the proposed projects that will be funded from SB1 revenues. For the upcoming fiscal year, the following projects are proposed:

- Crosswalk Lighting Improvements $ 10,000
- Oakdale Rd Between Westgate & Heartland (storm) $ 60,000
- Bike Lane Striping – Various Locations $ 64,678
- Patch Truck $ 200,000
- Woodhaven Circle/Woodhaven Place Overlay $ 285,767
- Slurry Project 2026 $ 682,500
- Panorama & Lynch Overlay $ 577,500

Gas Tax Maintenance Budget Deficit

Over the past four fiscal years, the Gas Tax Fund has consistently experienced a deficit within its Maintenance budget. This ongoing structural imbalance is primarily attributable to rising costs for supplies, materials, and maintenance activities, which have outpaced available Gas Tax revenues.

For FY 2026–27, staff estimates a maintenance budget shortfall of approximately $448,108. To maintain current service levels and roadway maintenance activities, a transfer from the General Fund is anticipated. The proposed FY 2026–27 budget includes a General Fund subsidy that is approximately 2% higher than the FY 2025–26 budgeted contribution.

SEWER OPERATING FUND
The Sewer Fund receives approximately 99% of its revenue from user fees charged to residential,

commercial, and industrial customers. Below are the fund's projected beginning and ending reserves for the 2026-2027 requested budget.

Beginning Reserve 07/01/2026	$11,378,437
Projected Revenues	$8,732,189
Projected Expenditures	$7,545,808
Anticipated Ending Reserve 06/30/2027	**$12,564,817 (167%)**
Operating Surplus	$1,186,381

Based on current trends and the fee schedule adopted in January 2023, which includes annual rate adjustments, Sewer Fund revenues are projected to increase by 4.10% in FY 2026–27. Operating expenditures, excluding transfers and capital projects, are anticipated to increase by 9.45%.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues	$8,387,870	$8,732,189	$344,319	+4.10%
Expenditures (w/o transfers out & Capital projects)	$3,821,495	$4,182,745	$361,250	+9.45%

Personnel
The proposed budget includes the promotion of an existing staff member to the following position:

- **Maintenance Worker II** (position is split between Streets & Sewer)

This promotion reflects the employees' demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department. This position is allocated between the Streets and Sewer divisions. No new positions are proposed in the FY 2026–27 budget.

Capital Projects/Equipment
The Sewer Fund will support several projects and equipment purchases aimed at maintaining and improving the reliability of the City's wastewater collection and treatment systems. These investments are intended to address ongoing maintenance needs, improve operational efficiency, and protect critical infrastructure.

Included in the FY 2026–27 proposed budget are:

- **Replacement UTV - $27,000**
- **SCADA/Radio Upgrades - $100,000**
- **System repairs and upgrades - $45,000**
- **Sewer Line Replacement (Alley between Sierra Avenue and Patterson Road, First Street to Eighth Street) – $875,000 (carryover from FY 2025–26)**
- **Aeration Basin Sludge Removal – $300,000**

Additional capital needs were identified during the budget process, but are not included in the proposed budget at this time due to funding constraints and competing priorities. These projects will continue to be evaluated as part of future budget discussions and long-term capital planning efforts.

- **Aerial Truck (Boom Truck) - $60,000 deposit, 2,800 monthly Lease (split between Sewer and Water Funds)**
- **Replacement of 2003 Ag Tractor (STX) – $950,000 (currently experiencing ongoing maintenance issues)**
- **Equipment and Vehicle Storage Covering – $65,000 (split between the Sewer and Water Fund**

Fund Transfer Outs
The following table summarizes the proposed transfers included in the budget with the purpose of each transfer.

Fund Description	Purpose	Amount
General Fund	Management Fee	$218,813
Sewer Debt Service Fund	Revenues collected for debt service	$622,250
Sewer Capital Fund	Revenues collected for capital maintenance	$800,000
	Total Transfer Out	**$1,641,063**

WATER OPERATING FUND

The Water Fund derives approximately 98% of its revenue from user fees charged to customers. Below are the fund's projected beginning and ending reserves for the 2026-2027 requested budget.

Beginning Reserve 07/01/2026	**($ 333,871)**
Projected Revenues	$3,832,500
Projected Expenditures	$4,827,498
Anticipated Ending Reserve 06/30/2027	**($1,328,869) (-28%)**
Operating **Deficit**	**($994,998)**

For FY 2026–27, the City anticipates an overall revenue increase of 4.3%, primarily driven by growth in the customer base. Water rates have not been adjusted since 2019. To evaluate the long-term financial sustainability of the utility and identify future funding needs, staff completed a Request for Proposals process and selected a consultant to conduct a comprehensive Water Rate Study during FY 2026–27.

On the expenditure side, operating costs are projected to increase by 2.5%, primarily due to increases in personnel costs, services, and supplies.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues (w/o transfer In)	$3,674,500	$3,832,500	+$158,000	+4.3%

Expenditures (w/o transfers out & capital projects)	$4,133,706	$4,238,685	+$104,979	+2.5%

Personnel
The proposed budget includes the promotion of existing staff members to the following positions:

- **Senior Water Distribution Operator**

This promotion reflects the employees' demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department.

No new positions are included in the proposed budget. During the budget development process, staff evaluated a request for an additional position; however, due to competing budget priorities and the City's commitment to maintaining long-term fiscal stability, the following position is not recommended for FY 2026–27:

• **Water Meter Technician ($157,000 annual cost with benefits)**

While this position would provide additional support for water system operations and maintenance, current resource limitations do not support its inclusion in the proposed budget. Staff recognizes the operational need and will continue to evaluate this position as part of future budget discussions and workforce planning efforts.

Capital Projects/Equipment

The Water Fund will support projects focused on maintaining the reliability, safety, and efficiency of the City's water system infrastructure.

Included in the FY 2026–27 proposed budget are:

- **SCADA Software Upgrades – $12,000**
- **Chlorine Equipment for Multiple Well Sites – $10,000**
- **Tree Removal at Two Well Sites (Safety Concerns) – $10,000**
- **Interior Inspection and Cleaning of Two Water Storage Tanks – $12,000**
- **Second Street Water Storage Tank Exterior Painting – $15,000**
- **Annual Well Rehab: $85,000**

Additional capital needs were identified during the budget process, but are not included in the proposed budget at this time due to funding constraints and competing priorities. These projects will continue to be evaluated through future budget discussions and long-term capital planning efforts.

- Aerial Truck (Boom Truck) - $60,000 deposit, 2,800 monthly Lease (split between Sewer and Water Funds)
- Well 7 Vault (4 x 7) access chlorine lines – $28,000
- Second Street Water Storage Tank Iron Fencing - $50,000
- Equipment and Vehicle Storage Covering – $65,000 (shared between the Sewer and Water Funds)

Fund Transfer Outs

The following table summarizes the proposed transfers out included in the budget and the purpose of each transfer.

Fund Description	Purpose	Amount
General Fund	Management Fee	$218,813
Water Capital Fund	Revenues collected for capital maintenance	$250,000
	Total Transfer Out	**$468,813**

PUBLIC BENEFIT FUND

In June 2018, the City Council authorized the creation of the Public Benefit Fund. The fund intended to ensure that all cannabis-related revenues were segregated and easily accounted for in a specific fund. In addition to establishing the fund, the City Council developed an expenditure policy that was focused on allocating the funds received for public safety (including police and code enforcement) and other projects that would provide a public benefit. For the new fiscal year, we are estimating slight increases in both revenues and expenditures.

Est. Beginning Reserve 07/1/2026	$ 827,407
Projected Revenues	$ 484,000
Projected Expenditures	$ 660,000
Anticipated Ending Reserve 06/30/2027	**$ 651,407 (99%)**
Structural Deficit	($176,000)

The City is currently collecting revenues from four cannabis facilities: Flavors, Canna+Rise, E & J Distributors, and Off the Charts (previously Perfect Union, Riverbank Cannabis Collective). The current agreements are up for negotiation. For the new fiscal year, we are estimating a slight increase in both revenues and expenditures.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues	$446,000	$484,000	+$38,000	+8.52%
Expenditures	$644,250	$660,000	+$15,750	+2.44%

The upcoming fiscal year includes only those ongoing expenses of the fund, including offsets for the Sheriff's Law Enforcement Contract, Code Enforcement, and annual lease payments for the City's Camera System.

CITY-WIDE OPERATING BUDGET

The proposed adoption of the Annual Operating Budget also includes the appropriation of funds for a

variety of Special Revenue, System Development Fees, Housing, Sewer, and Water Enterprise Funds. These funds are legally restricted to be spent in a specific manner and are therefore eligible to be classified as a separate fund from the General Fund. As a result, the adoption of these budgets is also necessary in order to continue operations and provide funding for projects. The following table reflects a breakdown of the appropriations by fund type:

Fund Type	Est. Beginning Reserve	Estimated Revenues	Estimated Expenditures	Est. Ending Reserve
General Fund	**$6,266,412**	**$16,046,743**	**$18,760,161**	**$3,552,994**
Special Revenue	**$5,677,860**	**$11,216,032**	**$12,310,285**	**$4,583,607**
Sys. Dev. Fees	**$10,970,900**	**$915,150**	**$2,339,685**	**$9,546,365**
Housing	**$15,920,091**	**$735,614**	**$840,781**	**$15,814,924**
Sewer Enterprise	**$17,295,838**	**$10,426,939**	**$8,391,471**	**$19,331,305**
Water Enterprise	**$6,439,223**	**$4,638,350**	**$5,688,051**	**$5,389,522**
Total Annual Budget	**$62,570,324**	**$43,978,827**	**$48,330,434**	**$58,218,717**

To access the full budget document with detailed information, please use the following link: Fiscal Year 2026-2027 Proposed Budget

FINANCIAL IMPACT

The adoption of the FY 2026-27 Annual Operating Budget will result in an appropriation of $48,440,722 towards operations and projects in the City of Riverbank.

ATTACHMENTS

1. New Postion Request Analysis
2. FY 26-27 Annual Operating Budget Resolution
3. Riverbank Proposed Budget FY 2026-2027

New Position Analysis

FY 2026-2027

Position	Annual Cost w/ Benefits	Primary Need	Operational Benefits	Revenue/Cost Recovery	Risks if Not Added
Administrative Clerk Dept: Community Development & Finance City Hall South	$144,500	Customer service and administrative support	Provides front counter coverage, bilingual customer service support, records management, fee collection, clerical support for multiple departments	Approximately 30% allocable to Development Services, Water and Sewer Funds	Reduced customer service capacity, increased administrative workload on professional staff, loss of Spanish-speaking front counter support
Deputy City Clerk Dept: Administration City Hall North Suite A	$189,000	Records management, meeting support, compliance, backup City Clerk functions	Supports records retention program citywide, provides redundancy for statutory City Clerk functions, assists with SB 707 meeting streaming requirements, allows City Clerk division to support advisory bodies	No direct revenue source	Increased reliance on single employee for statutory duties, challenges maintaining records retention compliance, limited capacity for meeting support and streaming requirements
Engineering Technician II Dept: Development Svcs City Hall East	$168,000	Encroachment permit review, development review, succession planning	Provides in-house review of utility encroachment permits, assists inspectors, supports development and capital project reviews, prepares for upcoming retirements	Existing encroachment permit revenue already budgeted; potential for modest additional revenue through increased permit processing and billable review time. Slight decrease in contract services and overtime.	Continued reliance on consultants for permit reviews, slower permit processing, limited office coverage, loss of institutional knowledge as retirements occur
Recreation & Events Coordinator Dept: Recreation City Hall North Suite C	$158,760	Program expansion and operational support	Expands recreation programming, increases facility utilization, supports community events, shifts sports program administration from Director	Potential increase in program revenue, facility rental revenue, sponsorships and partnerships; revenue amount not currently quantified, primarily dependent on General Fund.	Limited ability to expand programs, reduced focus on revenue generation, continued workload concentration on existing staff

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK ADOPTING THE FISCAL YEAR 2026-2027 ANNUAL OPERATING BUDGET

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, The Riverbank City Council has reviewed the submittals from staff for the Fiscal Year 2026-2027 operational budget; and

WHEREAS, The City is required by State statute to adopt a budget by June 30, 2026 in order to begin expending funds on July 1, 2026; and

WHEREAS, Article XIII (B) of the California Constitution provides that the Appropriations limit for the 2026-2027 fiscal year is calculated by adjusting the Appropriations limit for the 2025-2026 fiscal year by the changes in both the California Per Capita Cost of Living and the Population for the City of Riverbank; and

WHEREAS, The State of California Department of Finance has established a 4.95% increase in Per Capita Personal Income and a 1.5% increase in the City of Riverbank's population; and

WHEREAS, the Appropriations limit for Fiscal Year 2026-27 has been calculated by the Finance Department to be $34,205,982; and

WHEREAS, the City of Riverbank has complied with all the provisions of Article XIII (B) in determining the Appropriations Limit for Fiscal Year 2026-27; and

WHEREAS, the annual operating budget is presented for approval by the City Council which reflects the anticipated revenues and expenditures for the 2026-2027 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the preliminary operating budget as presented and furthermore encourages prudent expenditures by staff in implementing the Fiscal Year 2026-2027 budget.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of June, 2026; motioned by Councilmember , seconded by Councilmember , and upon roll call was carried by the following City Council vote of :

AYES:

NAYS:

ABSENT:

ABSTAIN:

Attest:	**Approved:**
_____	**_____**
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: Fiscal Year 2026-2027 Annual Operating Budget

City of Riverbank
Proposed Budget FY 2026-2027

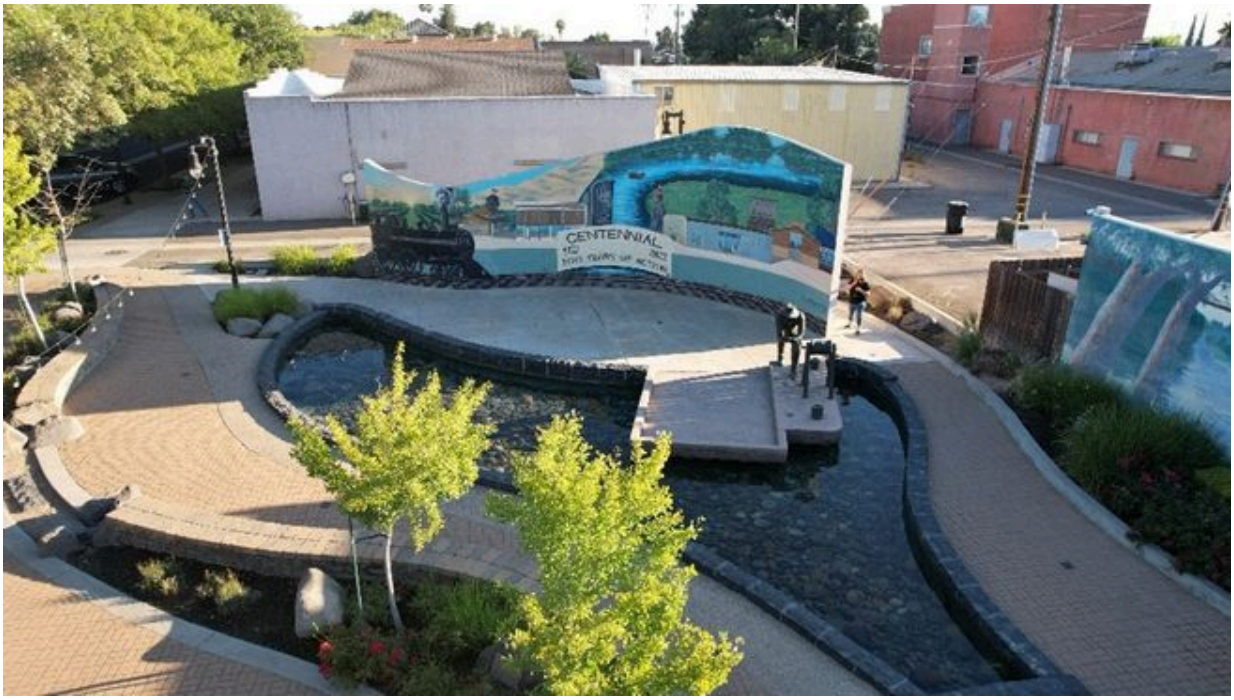


TABLE OF CONTENTS

Funds Summary Overview **4**

General Fund 101 7

Special Revenue Funds 13

Gas Tax 102 19

Off Street Parking Fund 109 23

Local Transportation Fund 111 25

Neighborhood Improvement Fund 117 28

Community Center Fund 118 32

Equipment Pool Fund 119 36

Special Projects Fund 125 40

Vehicle Tow Fund 126 42

State Grants Fund 129 45

Weed Abatement Fund 132 49

Recreation & Park Development Fund 134 52

ARPA Fund 136 56

Workers Comp Liability Reserve Fund 137 60

General Liability Fund 138 63

Public Works Grant Fund 151 67

ESG Funding Fund 152 70

Assessment District Fund 156 73

Quimby Fees Fund 162 76

Cheese and Wine Fund 163 78

Public Safety Augmentation Fund 176 81

Facility Improvement Fund 180 85

CFD 2016-1 Fund 181 88

Riverbank Teen Center Donation Fund 196 92

Measure L Fund 229 94

Public Benefit Fund 230 98

System Development Funds 102

Bridges/Roads Fund 140 106

Overpasses Fund 145 109

RR Crossing Fund 146 111

Streets/PW Fund 205 114

Storm Drainage Fund 208 118

Parks & Recreation Fund 209 121

Police/General Government Fund 210 124

Admin Fund 211 127

Imaging Fund 212 130

Crossroads Undergrounding Fund 222 132

Housing Funds 135

HCD Old Program Income Fund 139 139

HCD CDBG Fund 153 143

HCD Home Fund 154 146

HCD CAL-Home Fund 155 149
LMI Housing Asset Fund 168 152
Transitional Housing Fund 203 154
Sierra House Transitional Housing Fund 204 156
Federal & State Housing Grants Fund 213 159
Sewer Enterprise Funds 162
Sewer Operating Fund 106 166
Sewer Debt Service Fund 107 170
Sewer Capital Improvement Fund 108 174
Sewer Connection Fund 158 178
Sewer Master Plan Preparation Fund 160 180
System Development Wastewater Fund 207 182
Water Enterprise Funds 184
Water Operating Fund 114 188
Water Capital Improvement Fund 116 192
Water Connection Fund 157 196
Water Master Plan Preparation Fund 161 198
System Development Water Fund 206 200

Funds Summary Overview

FUND SUMMARY OVERVIEWS

THE FOLLOWING PAGES CONTAIN FUND SUMMARIES FOR EACH OF THE CITY'S FUNDS.

CITY OF RIVERBANK

FUND SUMMARIES

2026-2027 ANNUAL OPERATING BUDGET

FUND #	FUND NAME	EST. TOTAL REVENUE	EST. TOTAL EXPENDITURES	STRUCTURAL SURPLUS (DEFICIT)	7/1/2026	6/30/2027	RESERVE %
101	GENERAL FUND	16,046,743	18,760,161	(2,713,418)	6,266,412	3,552,994	17%
SPECIAL REVENUE FUNDS							
102	Gas Tax Fund	1,952,907	3,116,479	(1,163,572)	1,189,183	25,611	2%
109	Off-Street Parking Fund	600	0	600	60,478	61,078	#N/A
111	Local Transportaion Fund	33,000	15,000	18,000	(14,260)	3,740	25%
117	Code Enforcement Fund	415,320	377,772	37,548	0	37,548	10%
118	Community Center Fund	316,500	305,401	11,099	124,530	135,629	44%
119	Equipment Pool Fund	555,581	555,061	520	4,642	5,162	1%
125	Special Projects Fund	1,000	0	1,000	74,384	75,384	#N/A
126	Vehicle Tow Fund/Grants	7,500	9,000	(1,500)	16,342	14,842	165%
129	State Grants Fund	2,000	0	2,000	64,994	66,994	#N/A
132	Weed Abatement Fund	2,000	7,000	(5,000)	50,488	45,488	650%
134	Recreation & Park Develop.	1,010,311	1,010,315	(4)	0	(4)	0%
136	ARPA Fund	500	117,894	(117,394)	117,394	0	0%
137	Worker's Comp Liability	553,705	553,705	0	0	0	0%
138	General Liability	844,577	847,577	(3,000)	72,627	69,627	8%
151	Public Works Grant Fund	3,020,281	2,998,186	22,095	(4,026)	18,069	#N/A
152	ESG Funding	0	0	0	0	0	#N/A
156	Assessment District Fund	0	32,300	(32,300)	51,274	18,974	#N/A
162	Quimby Fees	0	0	0	391,472	391,472	#N/A
163	Cheese and Wine	53,350	56,590	(3,240)	13,218	9,978	18%
176	P.S. Augmentation Fund	160,000	150,000	10,000	27,132	37,132	25%
180	Facility Improvement Fund	7,200	26,688	(19,488)	30,871	11,383	#N/A
181	CFD 2016-1	413,000	253,000	160,000	729,790	889,790	352%
196	Teen Center Fund	200	0	200	9,984	10,184	#N/A
229	Measure L	1,382,500	1,218,318	164,182	1,839,936	2,004,118	#N/A
230	Public Benefit Fund	484,000	660,000	(176,000)	827,407	651,407	99%
	GRAND TOTAL	11,216,032	12,310,285	(1,094,253)	5,677,860	4,583,607	
SYSTEM DEVELOPMENT FUNDS							
140	Sys Dev. Fees - Bridges/Roads	200	0	200	39,090	39,290	#N/A
145	Sys Dev. Fees - Overpasses	1,200	0	1,200	210,468	211,668	#N/A
146	Sys Dev. Fees - RR Crossing	12,000	0	12,000	525,857	537,857	#N/A
205	Sys Dev. Fees-Streets/PW	370,000	2,201,935	(1,831,935)	4,821,631	2,989,696	6275%
208	Sys Dev. Storm Drainage	80,000	0	80,000	814,953	894,953	#N/A
209	Sys Dev. Parks & Recreation	88,000	0	88,000	1,678,539	1,766,539	#N/A
210	Sys Dev. Police/General Gov.	133,000	0	133,000	1,211,341	1,344,341	#N/A
211	System Admin. Fees	206,000	137,750	68,250	559,606	627,856	456%

212	Sys Dev. Imaging Fee	9,750	0	9,750	94,627	104,377	#N/A
222	Crossroads Undergrounding	15,000	0	15,000	1,014,788	1,029,788	#N/A
	GRAND TOTAL	915,150	2,339,685	(1,424,535)	10,970,900	9,546,365	
HOUSING FUNDS							
139	HCD Old Program Income	160,500	185,000	(24,500)	200,931	176,431	706%
153	HCD CDBG Fund	40,000	57,000	(17,000)	3,985,687	3,968,687	6963%
154	HCD HOME Fund	15,000	80,000	(65,000)	6,798,317	6,733,317	8417%
155	HCD CAL-HOME Fund	1,500	24,000	(22,500)	148,413	125,913	525%
168	LMI Housing Asset Fund	2,000	0	2,000	3,287,173	3,289,173	#N/A
203	Transitional Housing Fund	20,000	0	20,000	1,565,000	1,585,000	#N/A
204	Sierra House Fund	336,614	336,614	0	(96,996)	(96,996)	
213	Federal & State Grant Fund	160,000	158,167	1,833	31,566	33,399	21%
	GRAND TOTAL	785,758	890,925	(105,167)	15,920,091	15,814,924	
SEWER ENTERPRISE FUNDS							
106	Sewer Fund	8,732,189	7,545,808	1,186,380	11,378,437	12,564,817	167%
107	Sewer Debt Service	632,250	795,663	(163,413)	3,290,324	3,126,911	393%
108	Sewer Capital Imp. Fund	808,000	50,000	758,000	1,335,387	2,093,387	#N/A
158	Sewer Connection Fund	48,000	0	48,000	237,986	285,986	#N/A
160	Sewer Master Plan Prep	0	0	0	4,271	4,271	#N/A
207	System Development-WW	206,500	0	206,500	1,049,433	1,255,933	#N/A
	GRAND TOTAL	10,426,939	8,391,471	2,035,467	17,295,838	19,331,305	
WATER ENTERPRISE FUNDS							
114	Water Fund	3,832,500	4,827,498	(994,998)	(333,871)	(1,328,869)	-28%
116	Water Capital Imp. Fund	275,000	741,700	(466,700)	3,249,221	2,782,521	#N/A
157	Water Connection Fund	62,500	0	62,500	1,061,707	1,124,207	#N/A
161	Water Master Plan Prep	350	0	350	44,241	44,591	#N/A
206	Sys. Development-Water	468,000	118,853	349,147	2,417,925	2,767,072	#N/A
	GRAND TOTAL	4,638,350	5,688,051	(1,049,701)	6,439,223	5,389,522	
GRAND TOTAL ALL FUNDS		43,978,827	48,330,434	(4,351,607)	62,570,324	58,218,717	132%

General Fund

The General Fund is the primary operating fund of the City and supports the majority of basic municipal services. It accounts for resources that are not legally restricted to specific uses and provides funding for essential services such as public safety, parks and recreation, public works, planning, and general government operations.

The primary sources of revenue for the General Fund include property tax, sales tax, franchise fees, business license fees, and other general revenues. Because these revenues are not designated for specific purposes, they may be allocated at the discretion of the City Council to meet the community's most critical needs and priorities.

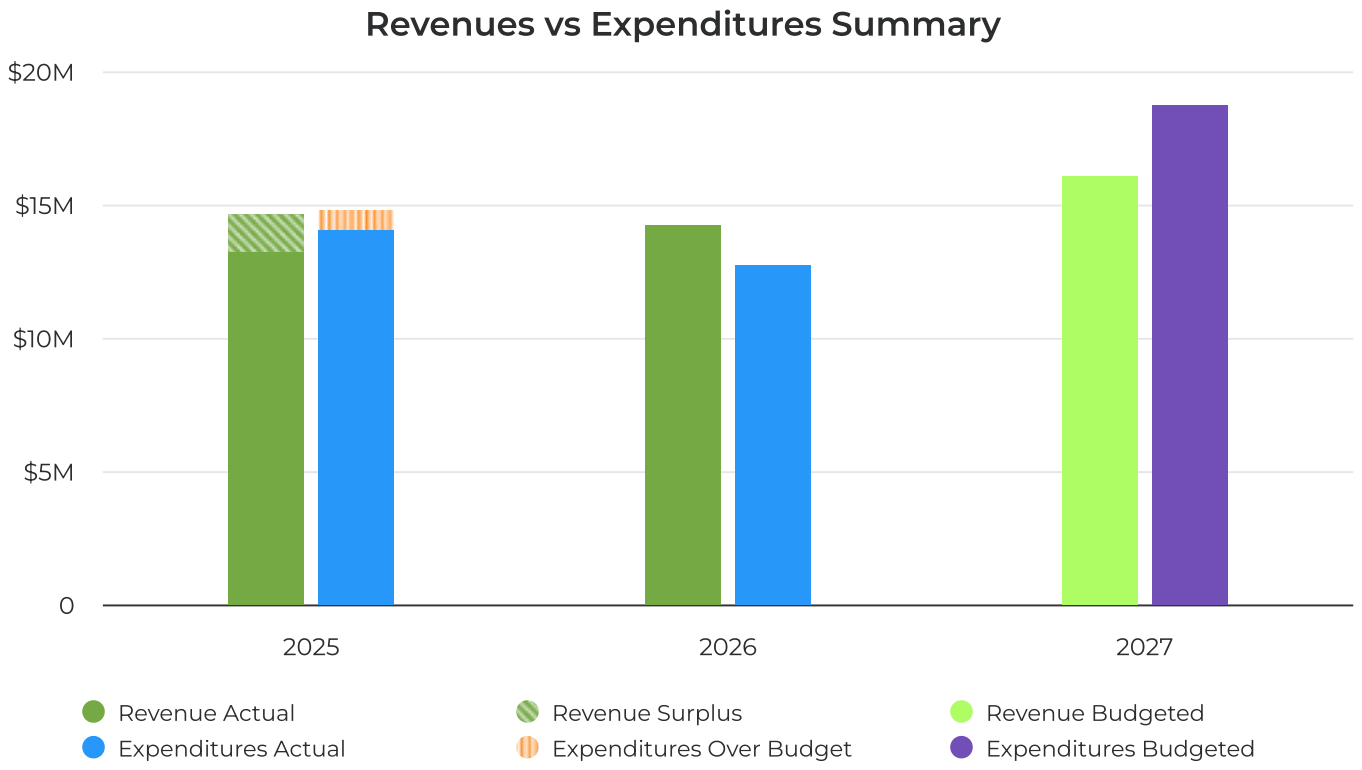
The General Fund reflects the City's fiscal health and its ability to provide core services that enhance the quality of life for residents and businesses.

General Fund Comprehensive Fund Summary

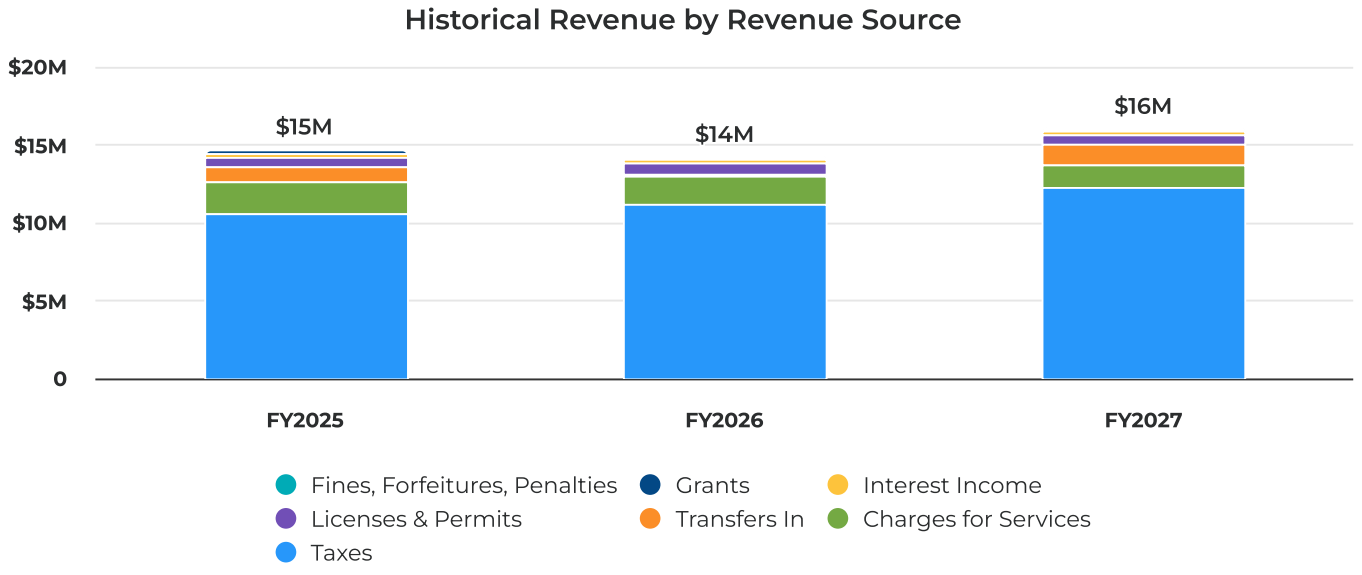
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$11,452,119.00**	**$10,708,952.00**	**$9,807,950.00**	**$9,807,950.00**	**$6,266,412.00**
Revenues					
Taxes	$9,293,421.97	$10,491,090.80	$11,109,493.77	$10,621,982.00	$12,199,419.00
Licenses & Permits	$840,054.84	$522,062.22	$682,066.05	$606,953.00	$624,478.50
Grants	$186,158.96	$145,480.52	$201,536.61	$187,500.00	$180,000.00
Charges for Services	$1,821,436.18	$2,094,479.11	$1,799,364.34	$1,448,838.00	$1,521,905.00
Fines, Forfeitures, Penalties	$57,063.54	$58,840.13	$55,084.48	$53,553.00	$53,553.00
Interest Income	$199,557.15	$339,576.28	$223,105.36	$225,000.00	$240,000.00
Transfers In	$2,598,543.73	$998,829.32	$176,592.37	$1,159,633.00	$1,227,387.00
Total Revenues	**$14,996,236.37**	**$14,650,358.38**	**$14,247,242.98**	**$14,303,459.00**	**$16,046,742.50**
Expenditures					
Payroll Benefits	$1,783,164.84	$1,401,451.22	$1,363,358.26	$1,986,387.92	$2,151,060.48
Salary	$2,785,757.88	$2,054,802.24	$2,196,583.84	$2,618,294.15	$2,950,441.24
Professional Services	$8,139,723.00	$8,330,113.13	$7,210,692.68	$9,132,559.91	$9,417,470.04
Services/ Supplies	$1,093,763.09	$477,505.89	$389,701.12	$525,272.09	$565,108.84
Utilities	$201,569.09	$197,928.86	$143,406.68	$226,895.00	$190,449.00
Capital Expenses/ Projects	$249,436.13	$953,157.83	$236,548.61	$274,503.01	$121,254.00
Prior Year Adjustments	$650.00	-$25,897.72	-$12,626.38	-	-
Transfers Out	$1,485,339.63	$1,410,781.29	$1,184,283.45	$3,715,506.00	$3,364,377.00
Total Expenditures	**$15,739,403.66**	**$14,799,842.74**	**$12,711,948.26**	**$18,479,418.08**	**$18,760,160.60**
Total Revenues Less Expenditures	**-$743,167.29**	**-$149,484.36**	**$1,535,294.72**	**-$4,175,959.08**	**-$2,713,418.10**
Ending Fund Balance	**$10,708,951.71**	**$10,559,467.64**	**$11,343,244.72**	**$5,631,990.92**	**$3,552,993.90**

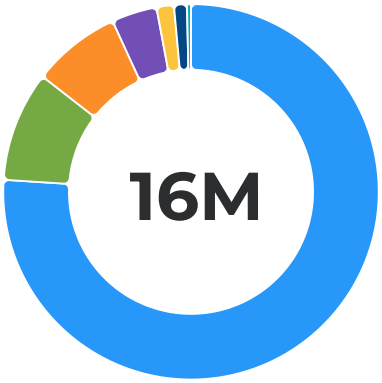
General Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



Taxes	**$12,199,419**	76.02%
Charges for Services	**$1,521,905**	9.48%
Transfers In	**$1,227,387**	7.65%
Licenses & Permits	**$624,479**	3.89%
Interest Income	**$240,000**	1.50%
Grants	**$180,000**	1.12%
Fines, Forfeitures, Penalties	**$53,553**	0.33%

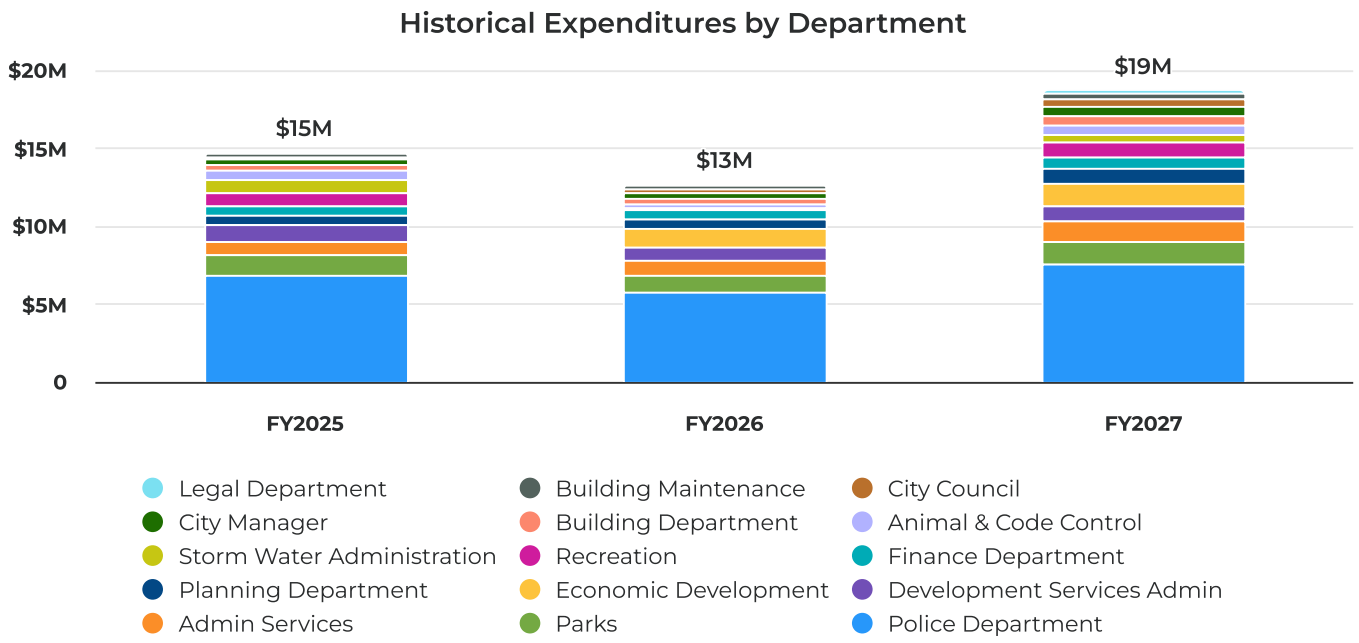
For the General Fund 101, the fiscal year revenue by revenue source is primarily composed of Taxes, which account for $12.2 million or 76.02% of the total revenue. Charges for Services contribute $1.5 million, representing 9.48%. Transfers In provide $1.2 million, making up 7.65% of the revenue. Licenses & Permits add $624,479, which is 3.89%. Interest Income amounts to $240,000 or 1.5%, while Grants contribute $180,000, equating to 1.12%. Lastly, Fines, Forfeitures, and Penalties total $53,553, comprising 0.33% of the revenue.

Revenues by Revenue Source

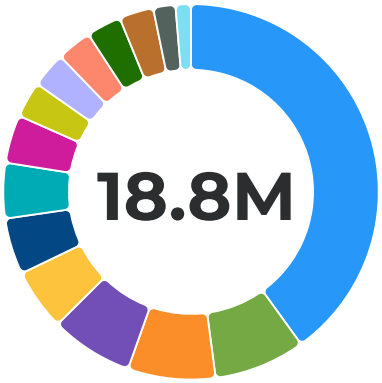
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Taxes	$9,293,421.97	$10,491,090.80	$11,109,493.77	$10,621,982.00	$12,199,419.00	14.85%
Licenses & Permits	$840,054.84	$522,062.22	$682,066.05	$606,953.00	$624,478.50	2.89%
Grants	$186,158.96	$145,480.52	$201,536.61	$187,500.00	$180,000.00	-4.00%
Charges for Services	$1,821,436.18	$2,094,479.11	$1,799,364.34	$1,448,838.00	$1,521,905.00	5.04%
Fines, Forfeitures, Penalties	$57,063.54	$58,840.13	$55,084.48	$53,553.00	$53,553.00	-
Interest Income	$199,557.15	$339,576.28	$223,105.36	$225,000.00	$240,000.00	6.67%
Transfers In	$2,598,543.73	$998,829.32	$176,592.37	$1,159,633.00	$1,227,387.00	5.84%
Total Revenues	**$14,996,236.37**	**$14,650,358.38**	**$14,247,242.98**	**$14,303,459.00**	**$16,046,742.50**	**12.19%**

General Fund Transfers In		
From: Fund/Activity	Description	FYE 2027 Proposed Budget
Sewer Operating	Management fee for: City Manager, Assistant City Manager, City Clerk and Executive Assistant. 25% of Annual Salary & Benefits	218,813
Water Operating	Management fee for: City Manager, Assistant City Manager, City Clerk and Executive Assistant. 25% of Annual Salary & Benefits	218,813
Sys Development	Management fee for: Assistant Finance	47,642
Public Safety Augmentation	Supplement Public Safety Cost	150,000
Lighting & Landscape Districts	Adminstration Fees for management of Districts	44,370
CFD	Cover cost of Parks & Staff personnel for	60,000
Sys Development	Management Fee for Community	137,750
Public Benefit Fund	Cover cost of 2 positions in Public Safety	300,000
Crossroads Landscape/Lighting District	Cover cost of Parks & Staff personnel for maintenance of district.	50,000
	Total Transfer In	**$ 1,227,388**

Expenditures by Department



FY27 Expenditures by Department



Police Department	**$7,512,467**	40.04%
Economic Development	**$1,472,768**	7.85%
Parks	**$1,417,462**	7.56%
Admin Services	**$1,334,787**	7.12%
Development Services Admin	**$993,762**	5.30%
Recreation	**$909,921**	4.85%
Planning Department	**$895,046**	4.77%
Finance Department	**$778,254**	4.15%
Storm Water Administration	**$582,131**	3.10%
City Manager	**$572,330**	3.05%
Animal & Code Control	**$566,966**	3.02%
City Council	**$560,332**	2.99%
Building Department	**$557,499**	2.97%
Building Maintenance	**$356,436**	1.90%
Legal Department	**$250,000**	1.33%

For the General Fund 101 fiscal year expenditures by department, the Police Department accounts for the largest share at $7.5 million, representing 39.92% of the total. Economic Development follows with $1.5 million, or 7.83%, and Parks with $1.4 million, or 7.53%. Admin Services expenditures total $1.3 million, making up 7.09% of the budget. Development Services Admin is allocated $993,762, which is 5.28%, while Recreation receives $909,921, or 4.83%. The Planning Department's expenditures are $895,046, accounting for 4.76%, and the Finance Department has $778,254, or 4.14%. The City Council's share is $620,476, representing 3.3%, and Storm Water Administration is allocated $582,131, or 3.09%. Five smaller categories are not included in this summary.

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Finance Department	$1,100,466.59	$618,656.31	$572,009.14	$747,812.86	$778,253.71	4.07%
Parks	$1,217,291.18	$1,311,104.61	$1,106,211.47	$1,439,137.33	$1,417,462.44	-1.51%
Recreation	$640,627.53	$811,768.00	$22,124.04	$1,036,372.00	$909,921.00	-12.20%
Planning Department	$610,910.30	$619,467.23	$655,807.49	$769,351.32	$895,046.04	16.34%
Animal & Code Control	$385,806.77	$546,344.88	$262,338.35	$489,489.00	$566,966.00	15.83%
Economic Development	$25,000.00	$25,000.00	$1,165,035.41	$1,712,274.00	$1,472,768.00	-13.99%
City Council	$607,410.60	$180,057.73	$216,261.94	$721,973.00	$560,332.14	-22.39%
City Manager	$340,864.09	$281,634.10	$319,519.47	$474,576.38	$572,329.91	20.60%
Legal Department	$2,064,796.79	$113,097.87	$140,882.39	$250,000.00	$250,000.00	-
Building Department	$647,215.26	$418,291.25	$388,130.05	$489,772.50	$557,498.55	13.83%
Building Maintenance	$334,329.38	$288,413.20	$251,246.52	$367,531.25	$356,435.67	-3.02%
Admin Services	$977,106.90	$882,109.01	$914,637.73	$1,223,728.32	$1,334,787.10	9.08%

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Police Department	$5,261,134.57	$6,828,951.19	$5,738,188.81	$7,241,452.00	$7,512,467.00	3.74%
Development Services Admin	$1,150,778.38	$1,013,241.15	$836,506.70	$922,826.12	$993,762.05	7.69%
Storm Water Administration	$375,665.32	$861,706.21	$123,048.75	$593,122.00	$582,131.00	-1.85%
Total Expenditures	**$15,739,403.66**	**$14,799,842.74**	**$12,711,948.26**	**$18,479,418.08**	**$18,760,160.60**	**1.52%**

General Fund Subsidy to other Funds/Activities

Fund/Activity	FYE 2024	FYE 2025 Budgeted	FYE 2026 Budget	FYE 2027 Proposed Budget	Difference FYE 2026 vs FYE 2027 $	%
Recreation	640,628	837,669	934,336	872,955	(61,381)	-7%
Neighborhood Improvement	120,000	120,677	157,124	200,000	42,876	27%
Community Center	22,500	46,325	35,000	15,000	(20,000)	-57%
Gas Tax - Streets	213,789	340,036	441,731	448,108	6,377	2%
Sierra House	-	-	366,005	336,614	(29,391)	-8%
LRA	-	-	232,239	247,768	15,529	7%
Total Subsidy	996,917	1,344,707	2,166,435	2,120,445	(45,990)	-3.42%

General Fund Transfer Outs

To: Fund/Activity	Description	FYE 2027 Proposed Budget
Fleet	Fleet for Services for Recreation/Code Enforcement	43,932
Sys Development	Sales Tax Cost Sharing Agreement Crossroads West	1,200,000
	Total Transfer Out	**$ 1,243,932**
Total Subsidy and Transfer Out General Fund		**$ 3,364,377**

Special Revenue Funds

Special Revenue Funds are used to account for revenue sources that are legally restricted or committed to specific purposes other than debt service or capital projects. These funds ensure transparency and accountability by segregating resources that are earmarked for particular programs, activities, or functions.

Examples of special revenue sources include gas tax revenues, local transportation funds, park development fees, grants, and assessments for specific services. The use of these funds is restricted by statute, ordinance, grant agreement, or voter approval to ensure the money is spent only for its intended purpose.

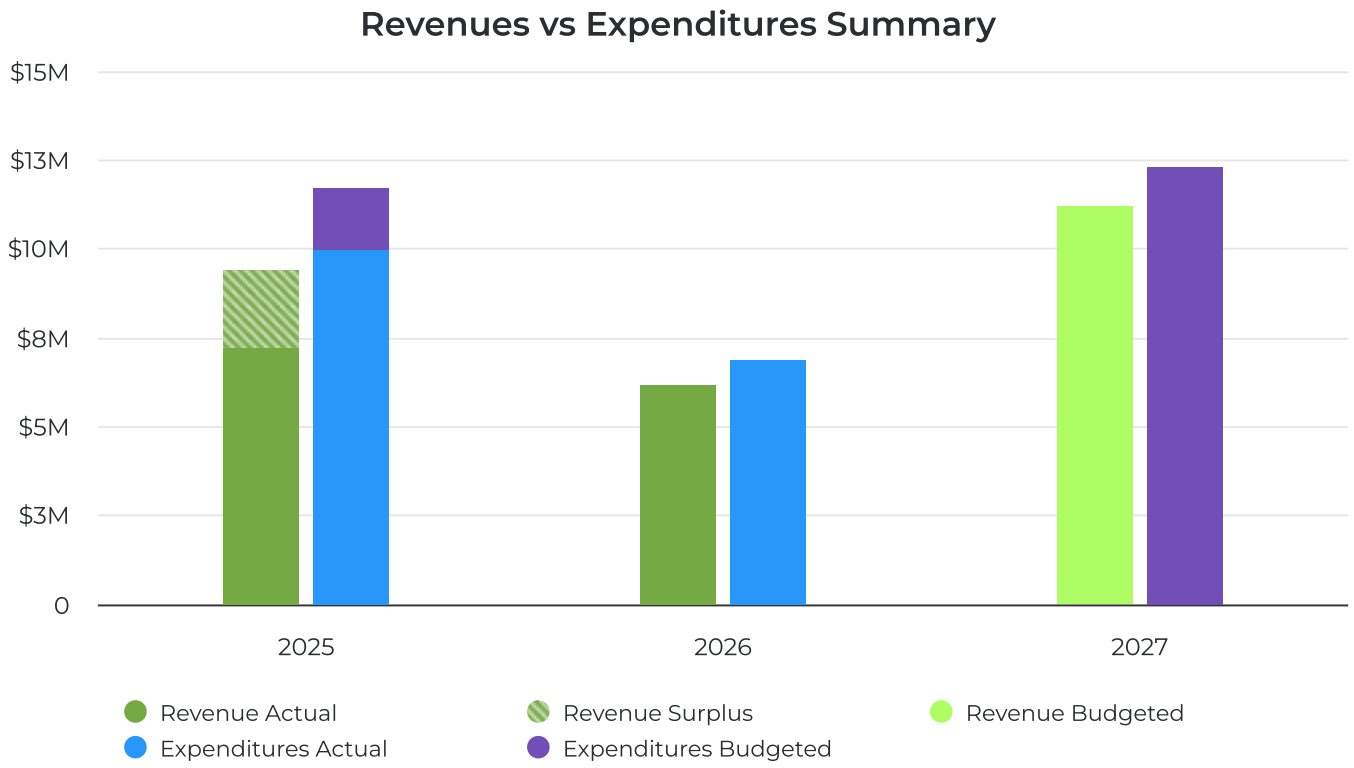
By maintaining Special Revenue Funds, the City can effectively track and manage these restricted revenues, demonstrating compliance with legal requirements and supporting the delivery of targeted community services and improvements.

Special Revenue Funds Comprehensive Fund Summary

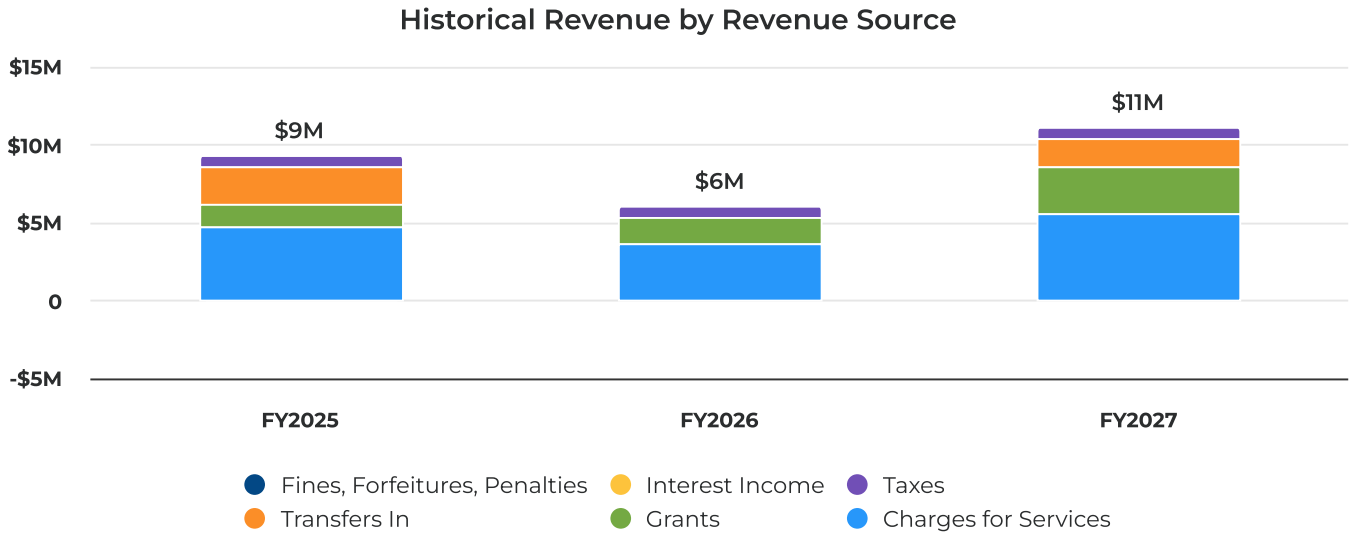
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$8,138,317.00**	**$7,334,625.68**	**$3,777,795.00**	**$3,777,795.00**	**$5,677,860.00**
Revenues					
Taxes	$677,568.30	$702,527.19	$663,024.98	$750,352.00	$762,551.00
Grants	$2,419,624.54	$1,487,483.43	$1,652,440.24	$3,804,984.00	$3,020,281.00
Charges for Services	$4,394,270.93	$4,708,132.37	$3,632,793.31	$5,149,064.00	$5,552,585.00
Fines, Forfeitures, Penalties	$109,156.22	-$21,041.04	$58,217.09	$53,000.00	$37,500.00
Interest Income	$37,092.72	$139,637.13	$113,484.68	$14,000.00	$77,800.00
Transfers In	$1,604,175.35	$2,384,867.51	$44,248.04	$2,150,482.00	$1,765,315.00
Total Revenues	**$9,241,888.06**	**$9,401,606.59**	**$6,164,208.34**	**$11,921,882.00**	**$11,216,032.00**
Expenditures					
Payroll Benefits	$593,290.35	$648,284.05	$611,384.34	$880,682.75	$833,922.98
Salary	$1,030,002.32	$1,043,527.35	$980,543.50	$1,363,046.51	$1,344,841.39
Professional Services	$702,725.12	$758,693.35	$493,474.47	$1,345,459.00	$686,347.50
Services/ Supplies	$1,250,164.90	$1,705,507.35	$1,771,049.61	$1,971,052.24	$2,141,541.00
Utilities	$227,082.60	$208,514.85	$193,446.42	$199,700.00	$218,389.00
Vehicle/ Fueling Costs	$243,537.97	$197,138.46	$204,280.13	$230,000.00	$230,000.00
Capital Expenses/ Projects	$4,673,610.53	$4,557,630.76	$2,592,108.21	$6,156,041.00	$6,195,243.00
Transfers Out	$1,108,353.63	$858,872.50	$40,512.37	$639,250.00	$660,000.00
Total Expenditures	**$9,828,767.42**	**$9,978,168.67**	**$6,886,799.05**	**$12,785,231.50**	**$12,310,284.87**
Total Revenues Less Expenditures	**-$586,879.36**	**-$576,562.08**	**-$722,590.71**	**-$863,349.50**	**-$1,094,252.87**
Ending Fund Balance	**$7,551,437.64**	**$6,758,063.60**	**$3,055,204.29**	**$2,914,445.50**	**$4,583,607.13**

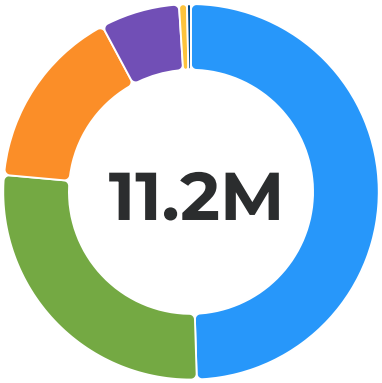
Special Revenue Funds Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

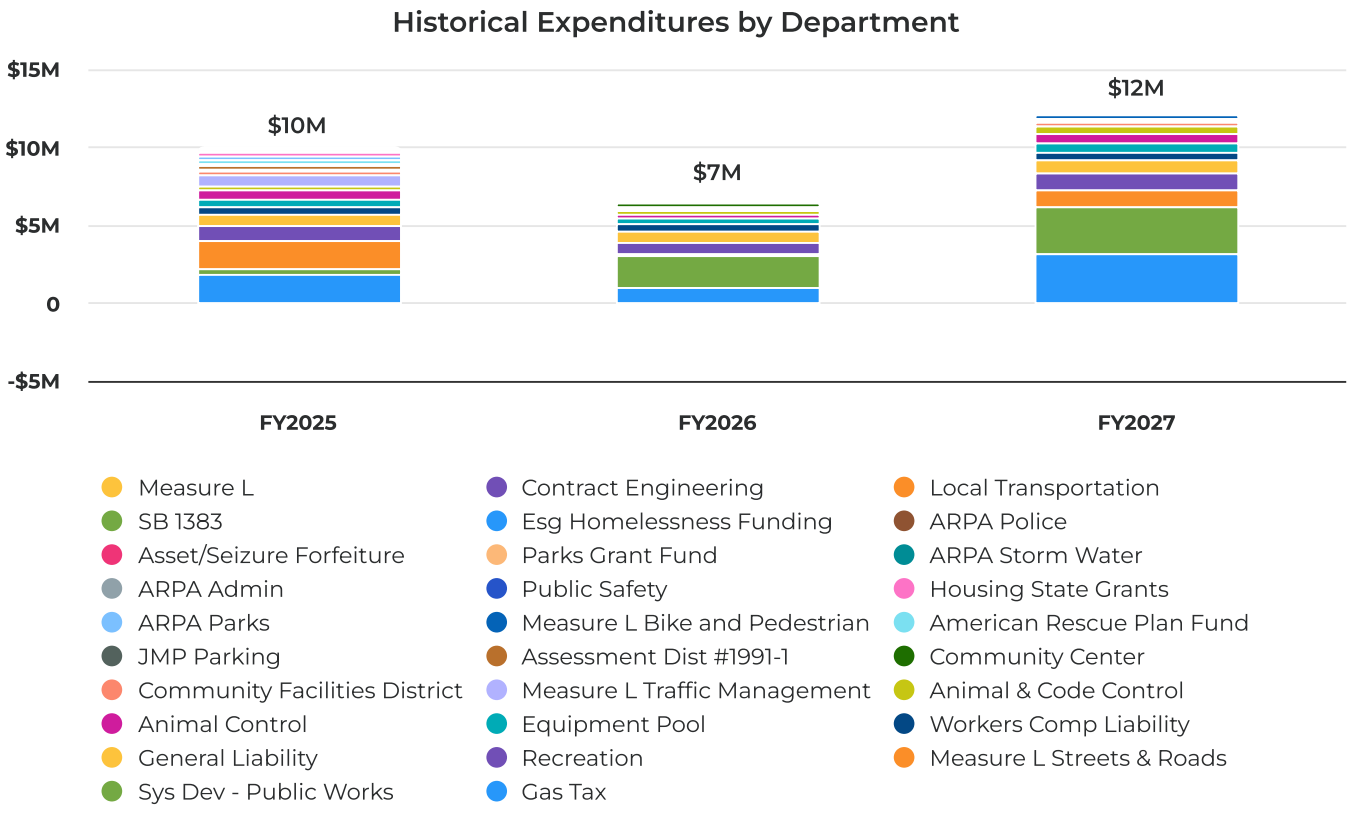


Charges for Services	**$5,552,585**	49.51%
Grants	**$3,020,281**	26.93%
Transfers In	**$1,765,315**	15.74%
Taxes	**$762,551**	6.80%
Interest Income	**$77,800**	0.69%
Fines, Forfeitures, Penalties	**$37,500**	0.33%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Taxes	$677,568.30	$702,527.19	$663,024.98	$750,352.00	$762,551.00	1.63%
Grants	$2,419,624.54	$1,487,483.43	$1,652,440.24	$3,804,984.00	$3,020,281.00	-20.62%
Charges for Services	$4,394,270.93	$4,708,132.37	$3,632,793.31	$5,149,064.00	$5,552,585.00	7.84%
Fines, Forfeitures, Penalties	$109,156.22	-$21,041.04	$58,217.09	$53,000.00	$37,500.00	-29.25%
Interest Income	$37,092.72	$139,637.13	$113,484.68	$14,000.00	$77,800.00	455.71%
Transfers In	$1,604,175.35	$2,384,867.51	$44,248.04	$2,150,482.00	$1,765,315.00	-17.91%
Total Revenues	**$9,241,888.06**	**$9,401,606.59**	**$6,164,208.34**	**$11,921,882.00**	**$11,216,032.00**	**-5.92%**

Expenditures by Department



FY27 Expenditures by Department

Gas Tax	**$3,116,478**	25.32%
Sys Dev - Public Works	**$2,998,186**	24.36%
Recreation	**$1,093,593**	8.88%
Measure L Streets & Roads	**$1,068,318**	8.68%
General Liability	**$847,577**	6.89%
Animal Control	**$660,000**	5.36%
Equipment Pool	**$555,061**	4.51%
Workers Comp Liability	**$553,705**	4.50%
Animal & Code Control	**$377,772**	3.07%
Community Facilities District	**$253,000**	2.06%
Community Center	**$166,187**	1.35%
Public Safety	**$150,000**	1.22%
Measure L Bike and Pedestrian	**$150,000**	1.22%
JMP Parking	**$139,214**	1.13%
ARPA Admin	**$59,900**	0.49%
ARPA Parks	**$57,994**	0.47%
Assessment Dist #1991-1	**$32,300**	0.26%
Local Transportation	**$15,000**	0.12%
Asset/Seizure Forfeiture	**$9,000**	0.07%
Contract Engineering	**$7,000**	0.06%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Recreation	$792,126.33	$943,528.27	$760,215.90	$1,147,426.70	$1,093,593.02	-4.69%
JMP Parking	$91,106.44	$122,433.11	$90,354.97	$109,600.00	$139,213.92	27.02%
SB 1383	$16,102.19	$18,063.17	$4,447.07	-	-	-
ARPA Admin	$25,000.00	$82,092.85	$38,281.84	$98,190.00	$59,900.00	-39.00%
ARPA Police	$280,192.30	$28,584.20	-	-	-	-
ARPA Storm Water	$621,978.45	$93,842.97	-	-	-	-
ARPA Parks	$20,144.70	$185,263.69	$16,998.80	$225,703.00	$57,994.00	-74.31%
Measure L Streets & Roads	$1,004,407.74	$1,861,012.70	$146,997.48	$1,361,993.00	$1,068,318.00	-21.56%
Measure L Traffic Management	$183,897.01	$761,193.10	$134,832.70	-	-	-
Measure L Bike and Pedestrian	$168,184.28	$38,730.97	$86,685.76	$279,000.00	$150,000.00	-46.24%
Animal Control	$610,836.78	$586,849.84	$164,134.27	$644,250.00	$660,000.00	2.44%
Local Transportation	-	-	-	$20,000.00	$15,000.00	-25.00%
Community Center	$111,418.45	$131,843.26	$179,171.12	$151,157.00	$166,186.71	9.94%

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Equipment Pool	$475,149.04	$491,326.51	$403,522.86	$552,624.29	$555,060.79	0.44%
Asset/Seizure Forfeiture	-	-$14,030.00	$55,887.55	$6,500.00	$9,000.00	38.46%
Housing State Grants	-	$250,000.00	-	-	-	-
Parks Grant Fund	$16,334.81	$89,420.28	-	$11,000.00	-	-100.00%
Contract Engineering	-	$3,500.00	$800.00	$11,000.00	$7,000.00	-36.36%
American Rescue Plan Fund	$744,341.06	$257,505.22	$25,526.50	$227,869.00	-	-100.00%
Workers Comp Liability	$382,497.00	$436,792.00	$498,523.00	$507,500.00	$553,705.00	9.10%
General Liability	$502,634.48	$701,178.74	$689,557.00	$860,300.00	$847,577.00	-1.48%
Sys Dev - Public Works	$564,970.82	$395,042.22	$1,959,931.07	$2,777,409.00	$2,998,186.00	7.95%
Esg Homelessness Funding	$660,860.54	$21,601.44	$4,170.90	$368,705.00	-	-100.00%
Assessment Dist #1991-1	$11,886.04	$235,193.82	$197,944.04	$225,000.00	$32,300.00	-85.64%
Public Safety	$160,000.00	$60,000.00	-	$140,000.00	$150,000.00	7.14%
Community Facilities District	$103,416.18	$144,075.30	$153,507.90	$147,600.00	$253,000.00	71.41%
Riverbank Pool	$258.40	-	-	-	-	-
Measure L	$1,584.00	-	$3,189.00	-	-	-
Animal & Code Control	$261,899.61	$282,748.78	$261,175.22	$337,099.58	$377,771.93	12.07%
Planning State Grants	$4,168.85	-	-	$319,575.00	-	-100.00%
Gas Tax	$2,013,371.92	$1,770,376.23	$1,010,944.10	$2,255,729.93	$3,116,478.50	38.16%
Total Expenditures	**$9,828,767.42**	**$9,978,168.67**	**$6,886,799.05**	**$12,785,231.50**	**$12,310,284.87**	**-3.71%**

Gas Tax Fund 102

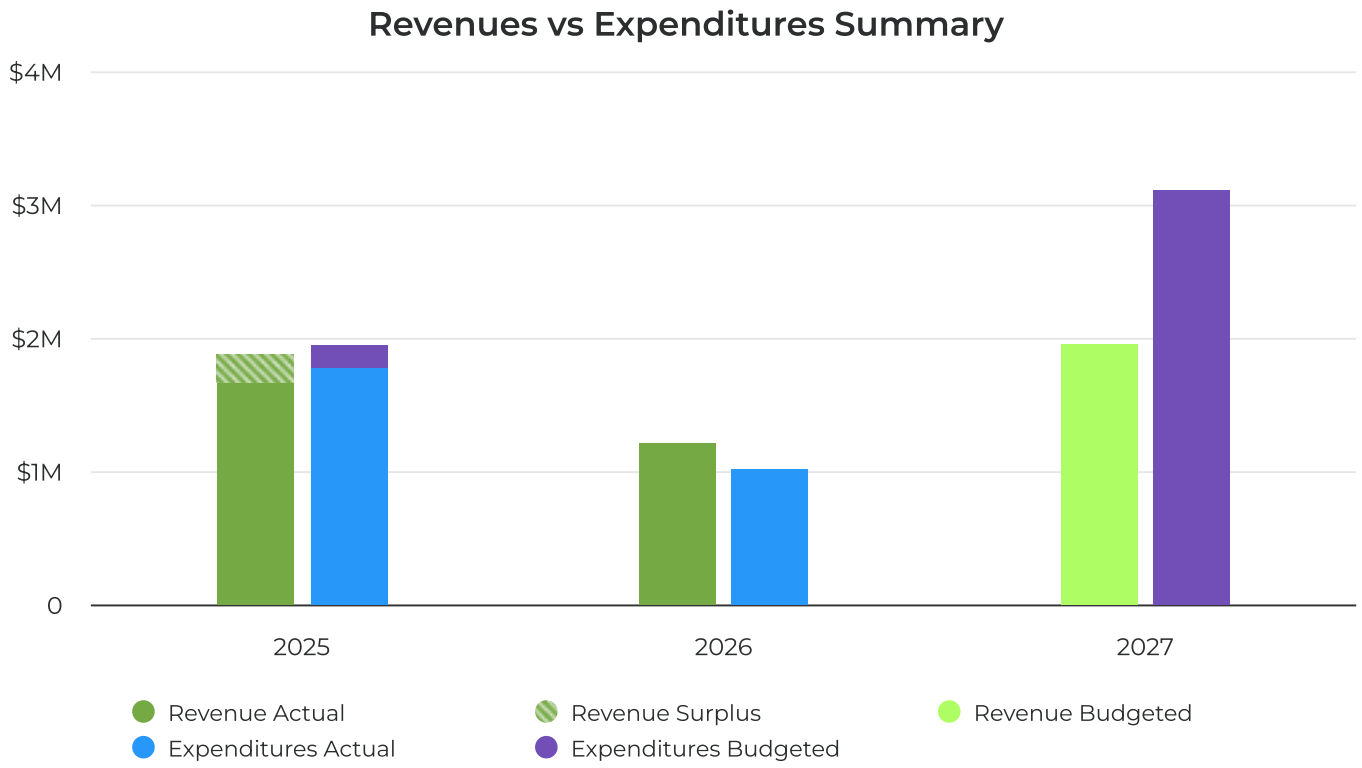
The State of California levies per-gallon excise taxes on gasoline and diesel fuel, as well as sales taxes on these fuels and registration fees on motor vehicles. Revenue from these taxes is designated for transportation-related purposes. The local city and county shares are distributed through the Highway Users Tax Account (HUTA) and the Road Maintenance and Rehabilitation Account (RMRA), which manages a significant portion of the funds generated by the Road Repair and Accountability Act of 2017 (commonly known as SB1).

Gas Tax Fund Comprehensive Fund Summary

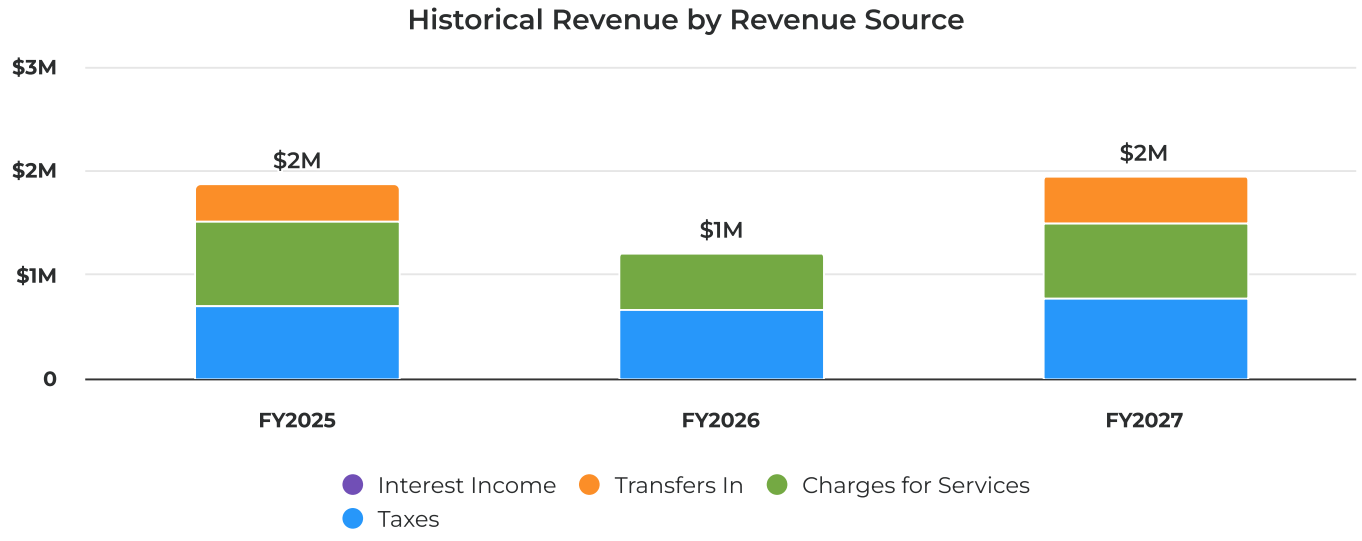
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$504,474.00**	**$408,837.00**	**$515,630.00**	**$515,630.00**	**$1,189,183.00**
Revenues					
Taxes	$677,568.30	$702,527.19	$663,024.98	$750,352.00	$762,551.00
Charges for Services	$634,229.17	$798,126.98	$544,783.35	$694,691.00	$736,248.00
Interest Income	$8,311.87	$5,985.93	$7,700.97	$8,000.00	$6,000.00
Transfers In	$597,624.82	$370,529.00	-	$441,731.00	$448,108.00
Total Revenues	**$1,917,734.16**	**$1,877,169.10**	**$1,215,509.30**	**$1,894,774.00**	**$1,952,907.00**
Expenditures					
Payroll Benefits	$257,401.48	$231,395.73	$230,256.92	$328,567.37	$322,142.10
Salary	$376,449.05	$293,905.51	$310,202.27	$425,796.56	$430,787.89
Professional Services	$298,761.27	$296,471.99	$217,162.57	$208,010.00	$216,325.50
Services/ Supplies	$62,204.93	$81,827.95	$107,114.43	$100,952.00	$115,050.00
Utilities	$135,051.84	$141,048.22	$123,580.23	$120,998.00	$151,728.00
Capital Expenses/ Projects	$781,572.17	$691,860.83	$22,627.68	$1,071,406.00	$1,880,445.00
Transfers Out	$101,931.18	$33,866.00	-	-	-
Total Expenditures	**$2,013,371.92**	**$1,770,376.23**	**$1,010,944.10**	**$2,255,729.93**	**$3,116,478.50**
Total Revenues Less Expenditures	**-$95,637.76**	**$106,792.87**	**$204,565.20**	**-$360,955.93**	**-$1,163,571.50**
Ending Fund Balance	**$408,836.24**	**$515,629.87**	**$720,195.20**	**$154,674.07**	**$25,611.50**

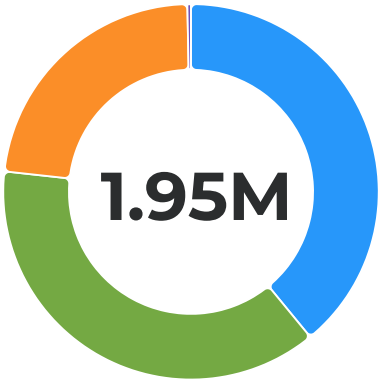
Gas Tax Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



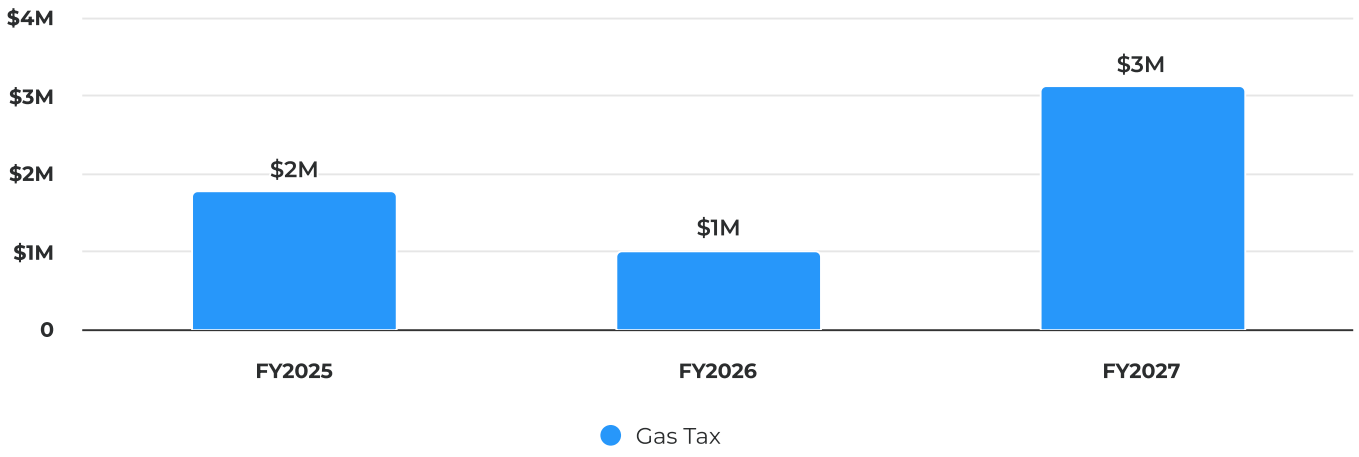
Taxes	**$762,551**	39.05%
Charges for Services	**$736,248**	37.70%
Transfers In	**$448,108**	22.95%
Interest Income	**$6,000**	0.31%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Taxes	$677,568.30	$702,527.19	$663,024.98	$750,352.00	$762,551.00	1.63%
Charges for Services	$634,229.17	$798,126.98	$544,783.35	$694,691.00	$736,248.00	5.98%
Interest Income	$8,311.87	$5,985.93	$7,700.97	$8,000.00	$6,000.00	-25.00%
Transfers In	$597,624.82	$370,529.00	-	$441,731.00	$448,108.00	1.44%
Total Revenues	**$1,917,734.16**	**$1,877,169.10**	**$1,215,509.30**	**$1,894,774.00**	**$1,952,907.00**	**3.07%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Gas Tax **$3,116,478** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Gas Tax	$2,013,371.92	$1,770,376.23	$1,010,944.10	$2,255,729.93	$3,116,478.50	38.16%
Total Expenditures	**$2,013,371.92**	**$1,770,376.23**	**$1,010,944.10**	**$2,255,729.93**	**$3,116,478.50**	**38.16%**

Off Street Parking Fund 109

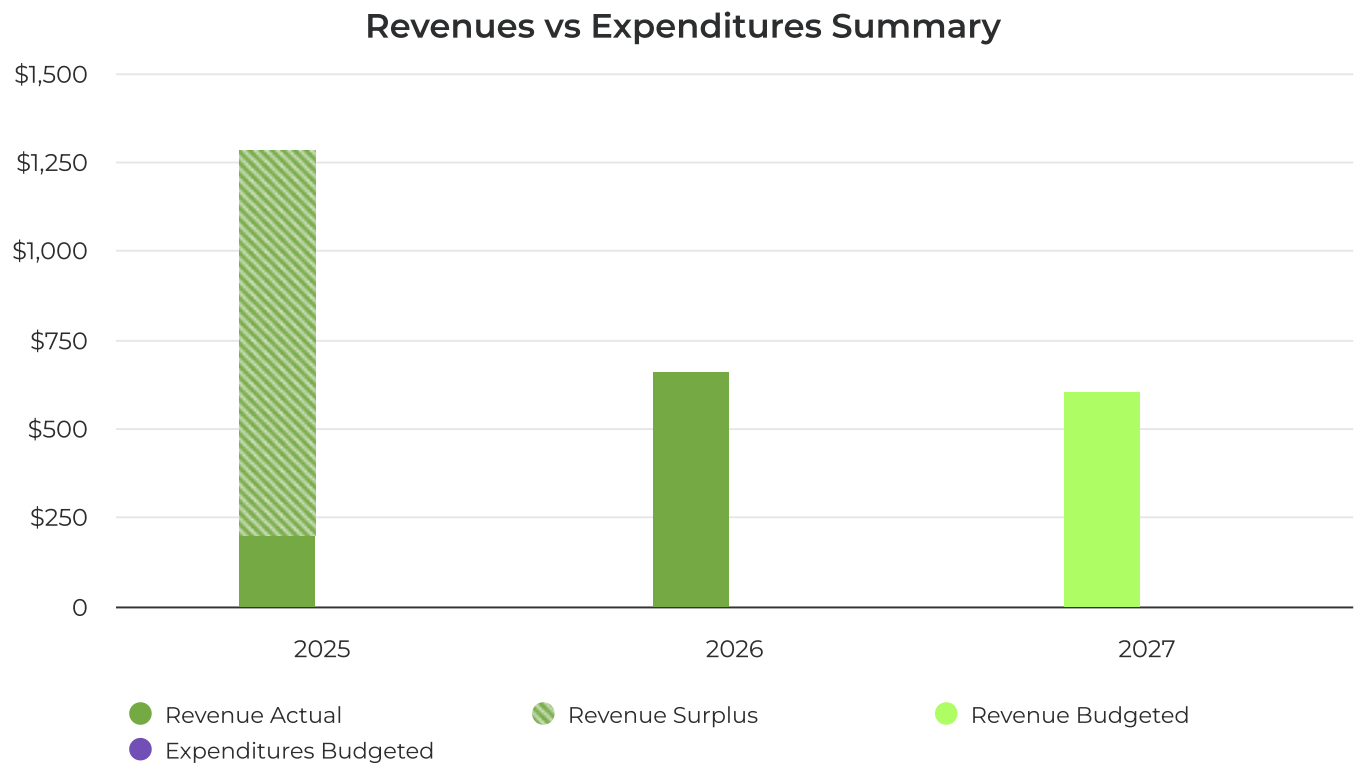
The fund's purpose is to account for parking in lieu of a fee paid by businesses in lieu of providing additional onsite parking.

Off Street Parking Fund Comprehensive Fund Summary

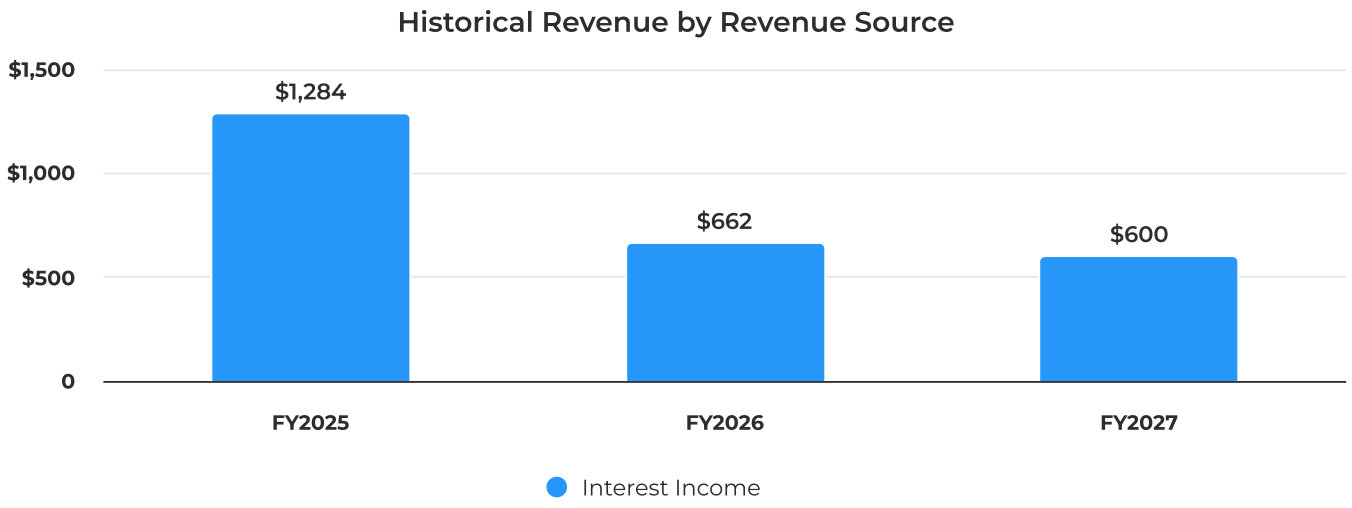
Comprehensive Fund Summary

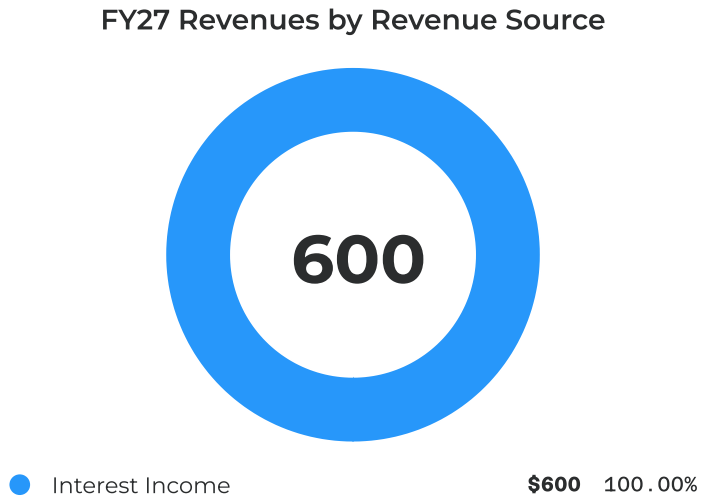
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$56,554.00**	**$58,532.68**	**$59,817.00**	**$59,817.00**	**$60,478.00**
Revenues					
Interest Income	$1,978.67	$1,284.23	$661.53	$500.00	$600.00
Total Revenues	**$1,978.67**	**$1,284.23**	**$661.53**	**$500.00**	**$600.00**
Expenditures					
Total Expenditures	-	-	-	-	-
Total Revenues Less Expenditures	**$1,978.67**	**$1,284.23**	**$661.53**	**$500.00**	**$600.00**
Ending Fund Balance	**$58,532.67**	**$59,816.91**	**$60,478.53**	**$60,317.00**	**$61,078.00**

Off Street Parking Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Interest Income	$1,978.67	$1,284.23	$661.53	$500.00	$600.00	20.00%
Total Revenues	**$1,978.67**	**$1,284.23**	**$661.53**	**$500.00**	**$600.00**	**20.00%**

Local Transportation Fund 111

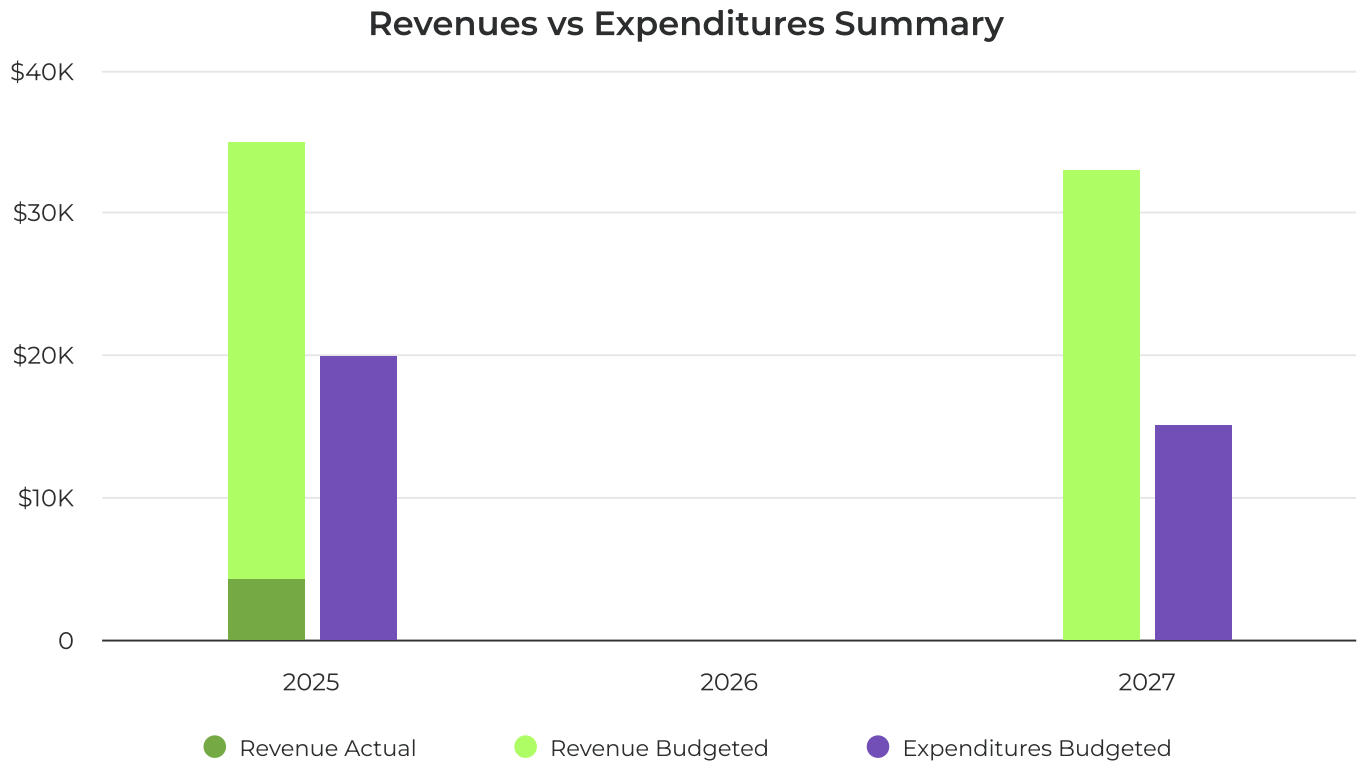
The fund's purpose is to account for the City's allocation of local transportation revenues for streets, roads, and sidewalk improvements.

Local Transportation Fund Comprehensive Fund Summary

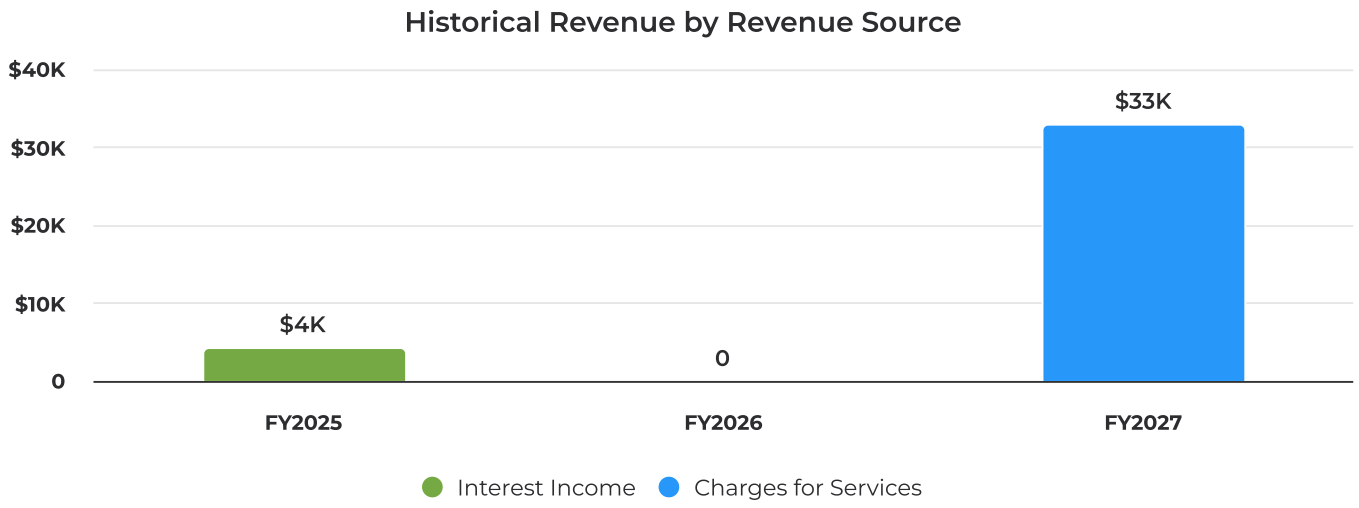
Comprehensive Fund Summary

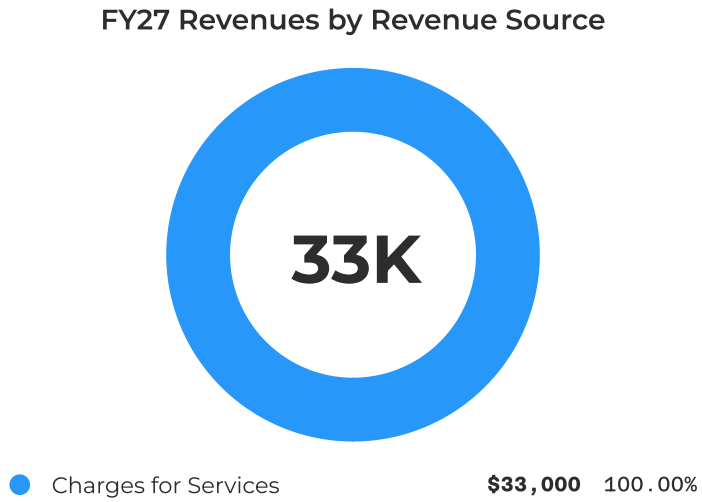
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$32,831.00**	**-$18,506.00**	**-$14,260.00**	**-$14,260.00**	**-$14,260.00**
Revenues					
Charges for Services	-	-	-	$48,000.00	$33,000.00
Interest Income	$14,324.29	$4,246.86	-	$3,000.00	-
Total Revenues	**$14,324.29**	**$4,246.86**	**-**	**$51,000.00**	**$33,000.00**
Expenditures					
Professional Services	-	-	-	$20,000.00	$15,000.00
Total Expenditures	**-**	**-**	**-**	**$20,000.00**	**$15,000.00**
Total Revenues Less Expenditures	**$14,324.29**	**$4,246.86**	**-**	**$31,000.00**	**$18,000.00**
Ending Fund Balance	**-$18,506.71**	**-$14,259.14**	**-$14,260.00**	**$16,740.00**	**$3,740.00**

Local Transportation Fund Summary



Revenues by Revenue Source

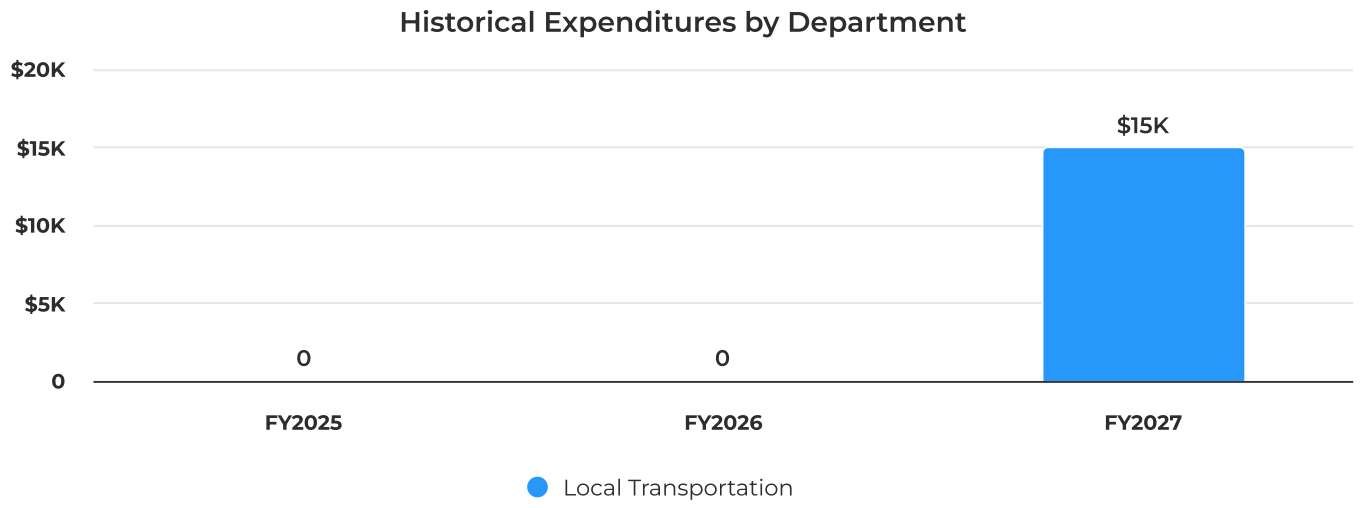


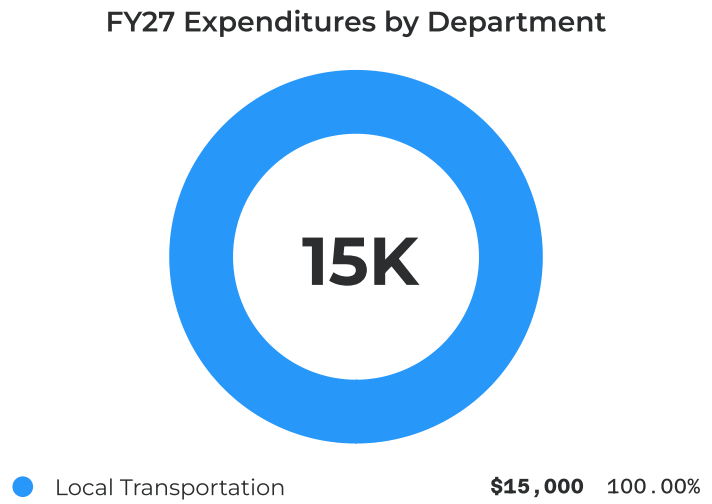


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	-	-	$48,000.00	$33,000.00	-31.25%
Interest Income	$14,324.29	$4,246.86	-	$3,000.00	-	-100.00%
Total Revenues	**$14,324.29**	**$4,246.86**	**-**	**$51,000.00**	**$33,000.00**	**-35.29%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Local Transportation	-	-	-	$20,000.00	$15,000.00	-25.00%
Total Expenditures	**-**	**-**	**-**	**$20,000.00**	**$15,000.00**	**-25.00%**

Neighborhood Improvement Fund 117

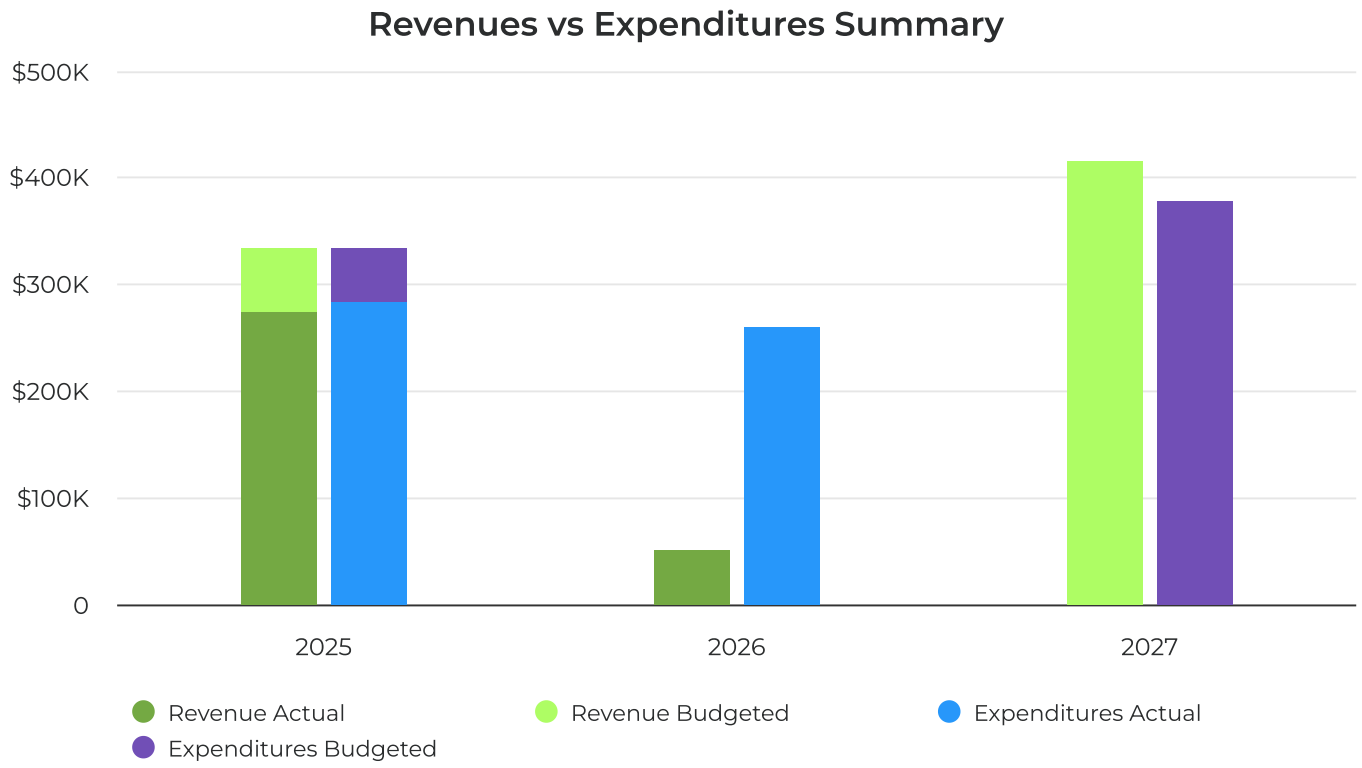
The fund's purpose is to account for monies received for vehicle abatement fees and code enforcement officer costs.

Neighborhood Improvement Fund Comprehensive Fund Summary

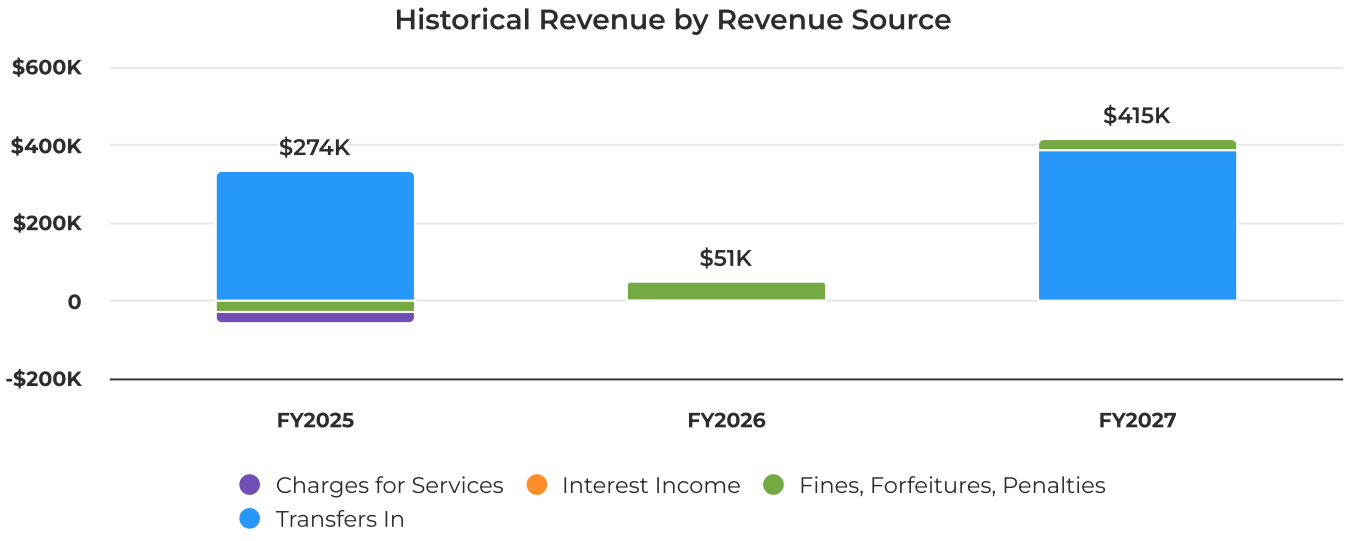
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$23,919.00**	**$25,125.00**	**$123,850.00**	**$123,850.00**	**-**
Revenues					
Charges for Services	$30,700.00	-$30,000.00	$448.14	-	-
Fines, Forfeitures, Penalties	$99,956.22	-$29,241.04	$50,117.09	$46,000.00	$30,000.00
Interest Income	-	-	$415.34	-	-
Transfers In	$240,000.00	$333,164.29	-	$284,250.00	$385,320.00
Total Revenues	**$370,656.22**	**$273,923.25**	**$50,980.57**	**$330,250.00**	**$415,320.00**
Expenditures					
Payroll Benefits	$98,798.58	$114,860.04	$110,593.52	$114,234.65	$155,993.23
Salary	$147,154.02	$139,173.20	$128,852.58	$187,585.93	$164,578.70
Professional Services	$9,472.71	$13,804.75	$13,624.96	$23,013.00	$46,714.00
Services/ Supplies	$5,034.45	$13,708.57	$6,837.51	$9,368.00	$9,706.00
Utilities	$1,439.85	$1,202.22	$1,266.65	$2,898.00	$780.00
Total Expenditures	**$261,899.61**	**$282,748.78**	**$261,175.22**	**$337,099.58**	**$377,771.93**
Total Revenues Less Expenditures	**$108,756.61**	**-$8,825.53**	**-$210,194.65**	**-$6,849.58**	**$37,548.07**
Ending Fund Balance	**$132,675.61**	**$16,299.47**	**-$86,344.65**	**$117,000.42**	**$37,548.07**

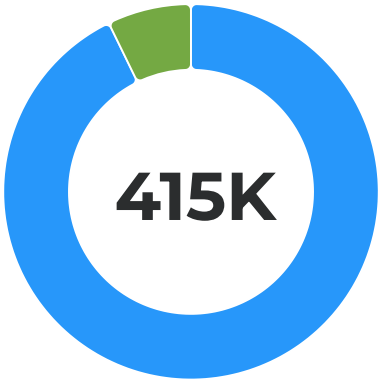
Neighborhood Improvement Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



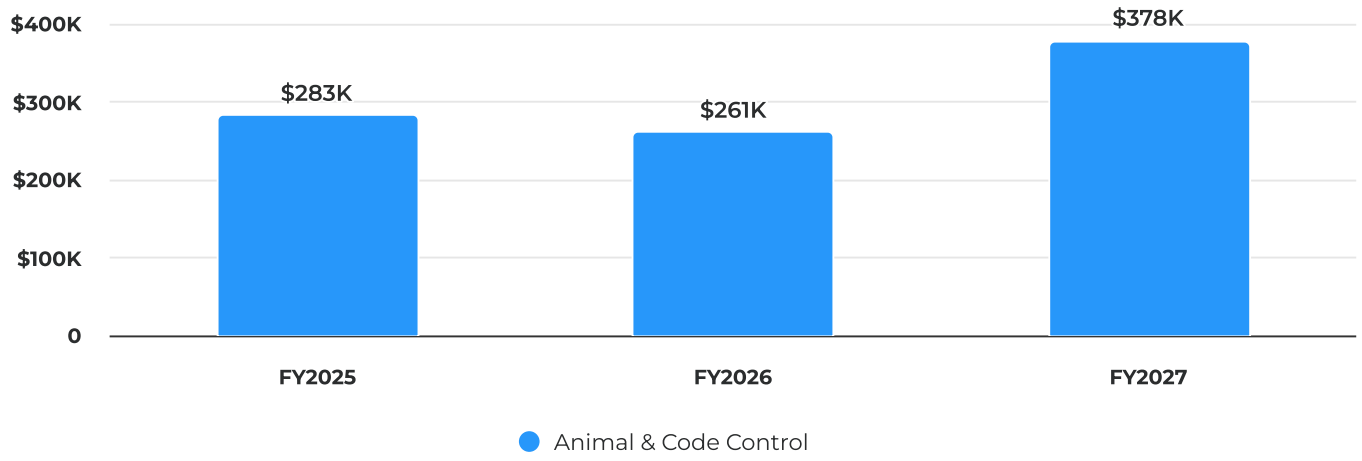
Transfers In	**$385,320**	92.78%
Fines, Forfeitures, Penalties	**$30,000**	7.22%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$30,700.00	-$30,000.00	$448.14	-	-	-
Fines, Forfeitures, Penalties	$99,956.22	-$29,241.04	$50,117.09	$46,000.00	$30,000.00	-34.78%
Interest Income	-	-	$415.34	-	-	-
Transfers In	$240,000.00	$333,164.29	-	$284,250.00	$385,320.00	35.56%
Total Revenues	**$370,656.22**	**$273,923.25**	**$50,980.57**	**$330,250.00**	**$415,320.00**	**25.76%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Animal & Code Control **$377,772** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Animal & Code Control	$261,899.61	$282,748.78	$261,175.22	$337,099.58	$377,771.93	12.07%
Total Expenditures	**$261,899.61**	**$282,748.78**	**$261,175.22**	**$337,099.58**	**$377,771.93**	**12.07%**

Community Center Fund 118

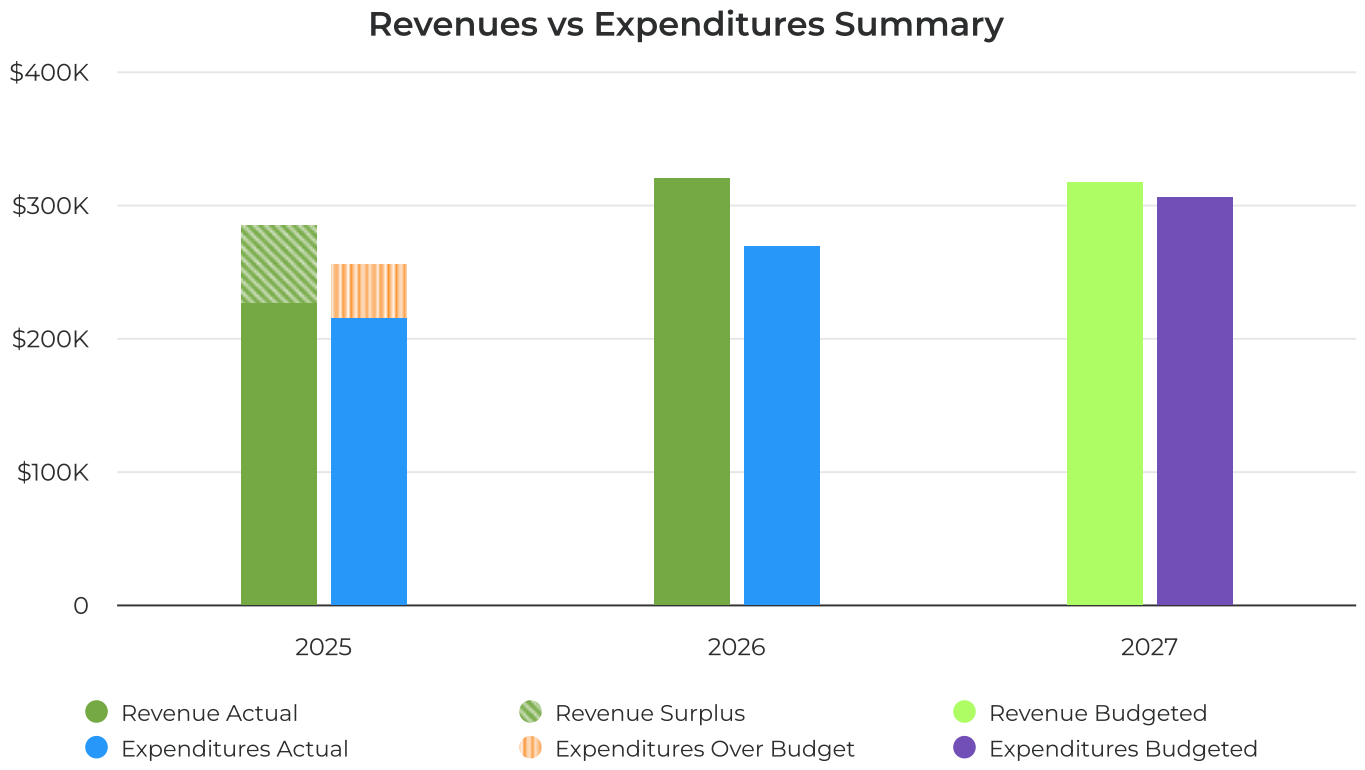
The fund's purpose is to account for revenues and expenditures for the rentals at the Community Center and Jacob Myers Park.

Community Center Fund Comprehensive Fund Summary

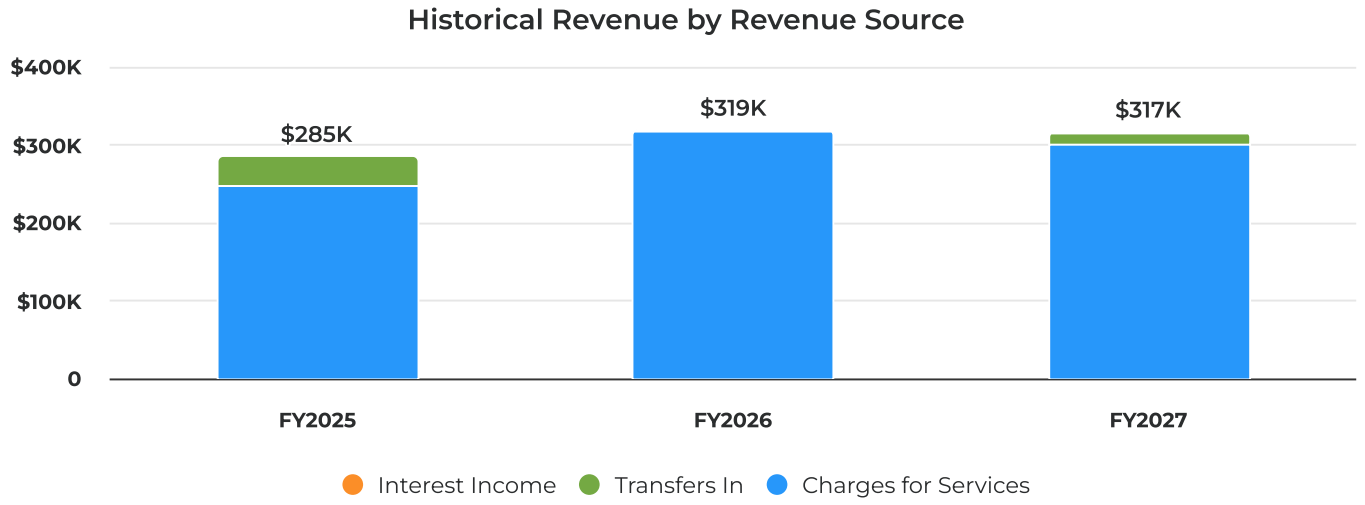
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$23,906.00**	**$42,923.00**	**$80,162.00**	**$80,162.00**	**$124,530.00**
Revenues					
Charges for Services	$200,918.82	$246,190.77	$317,459.62	$270,000.00	$300,000.00
Interest Income	-	$118.25	$1,593.99	-	$1,500.00
Transfers In	$22,500.00	$38,245.00	-	$35,000.00	$15,000.00
Total Revenues	**$223,418.82**	**$284,554.02**	**$319,053.61**	**$305,000.00**	**$316,500.00**
Expenditures					
Payroll Benefits	$3,028.45	$3,104.03	$3,694.26	$21,088.00	$7,331.37
Salary	$31,590.68	$37,713.50	$44,991.12	$61,017.00	$88,181.27
Professional Services	$4,490.85	$3,801.49	$4,274.86	$5,000.00	$7,220.00
Services/ Supplies	$121,929.59	$172,682.92	$179,329.60	$153,652.00	$185,567.00
Utilities	$41,485.32	$24,042.09	$37,236.25	$20,000.00	$17,101.00
Capital Expenses/ Projects	-	$13,136.24	-	-	-
Total Expenditures	**$202,524.89**	**$254,480.27**	**$269,526.09**	**$260,757.00**	**$305,400.63**
Total Revenues Less Expenditures	**$20,893.93**	**$30,073.75**	**$49,527.52**	**$44,243.00**	**$11,099.37**
Ending Fund Balance	**$44,799.93**	**$72,996.75**	**$129,689.52**	**$124,405.00**	**$135,629.37**

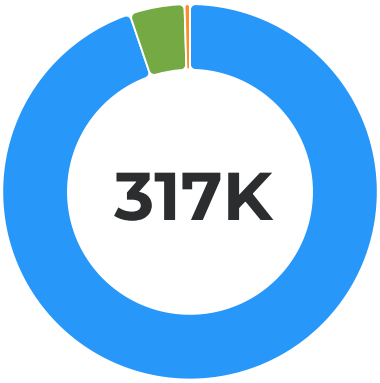
Community Center Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



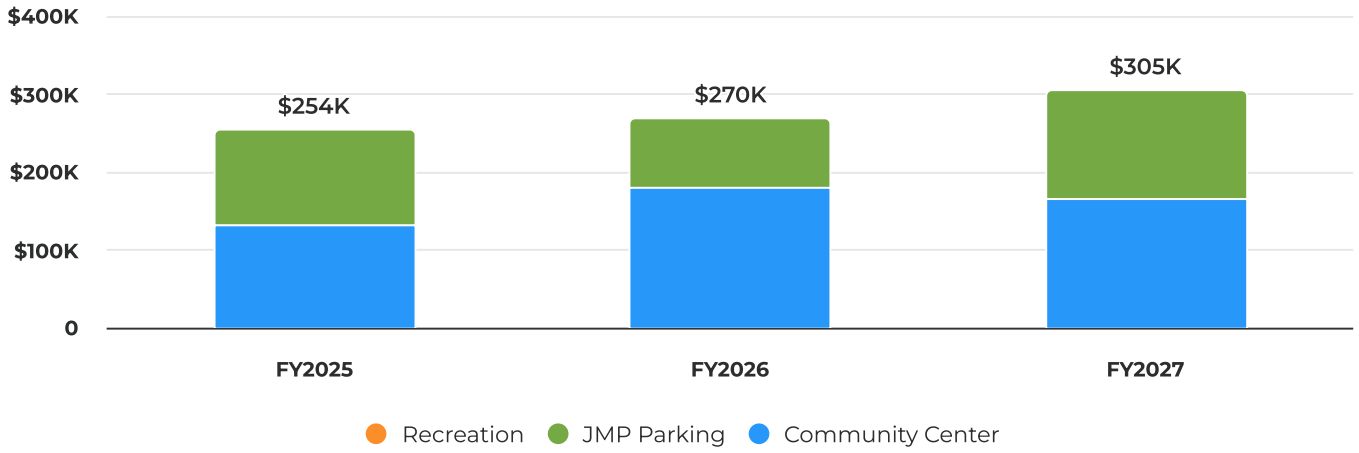
Charges for Services	**$300,000**	94.79%
Transfers In	**$15,000**	4.74%
Interest Income	**$1,500**	0.47%

Revenues by Revenue Source

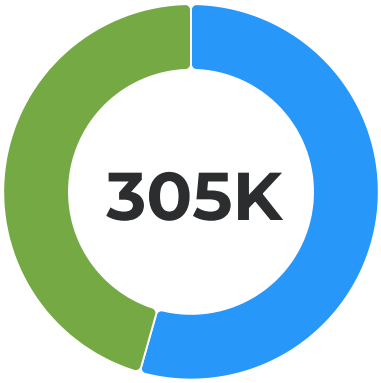
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$200,918.82	$246,190.77	$317,459.62	$270,000.00	$300,000.00	11.11%
Interest Income	-	$118.25	$1,593.99	-	$1,500.00	-
Transfers In	$22,500.00	$38,245.00	-	$35,000.00	$15,000.00	-57.14%
Total Revenues	**$223,418.82**	**$284,554.02**	**$319,053.61**	**$305,000.00**	**$316,500.00**	**3.77%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Community Center	**$166,187**	54.42%
JMP Parking	**$139,214**	45.58%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Recreation	-	$203.90	-	-	-	-
JMP Parking	$91,106.44	$122,433.11	$90,354.97	$109,600.00	$139,213.92	27.02%
Community Center	$111,418.45	$131,843.26	$179,171.12	$151,157.00	$166,186.71	9.94%
Total Expenditures	**$202,524.89**	**$254,480.27**	**$269,526.09**	**$260,757.00**	**$305,400.63**	**17.12%**

Equipment Pool Fund 119

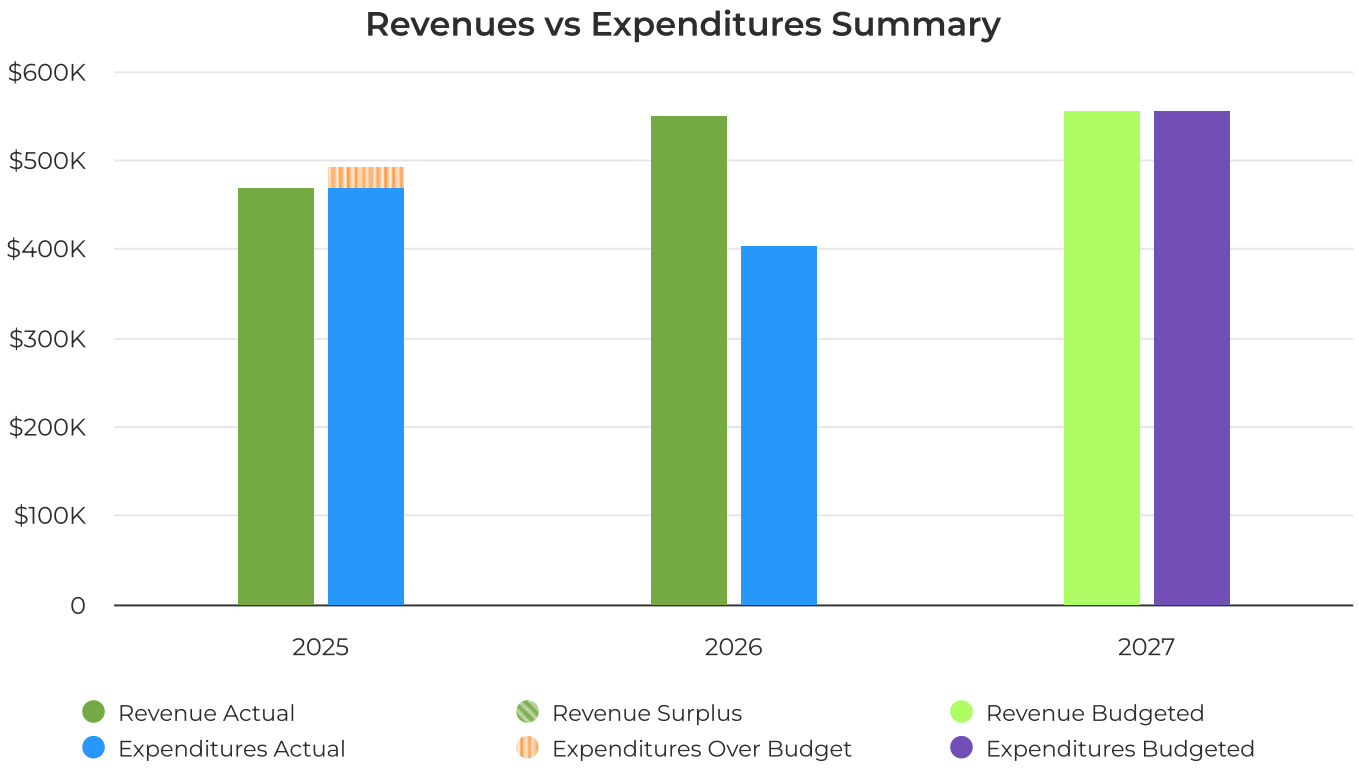
The Equipment Pool Fund is responsible for maintaining the vehicles and equipment for the City.

Equipment Pool Fund Comprehensive Fund Summary

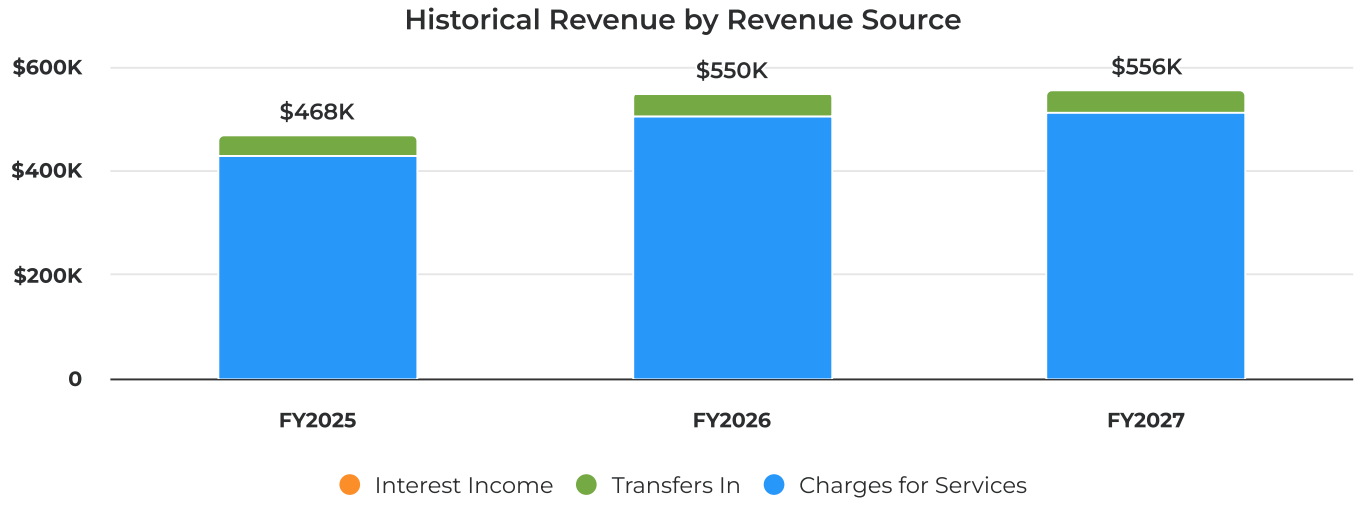
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$1,149.00**	**$30,174.00**	**$7,305.00**	**$7,305.00**	**$4,642.00**
Revenues					
Charges for Services	$361,550.00	$428,985.00	$504,369.95	$504,267.00	$511,649.00
Interest Income	-	$111.97	$1,343.12	-	-
Transfers In	$144,923.00	$39,360.00	$44,248.04	$44,248.00	$43,932.00
Total Revenues	**$506,473.00**	**$468,456.97**	**$549,961.11**	**$548,515.00**	**$555,581.00**
Expenditures					
Payroll Benefits	$47,275.50	$56,344.85	$58,270.85	$64,512.03	$64,342.63
Salary	$72,774.77	$75,658.60	$74,180.62	$84,212.26	$87,768.16
Professional Services	$62,777.55	$112,863.54	$32,425.93	$113,000.00	$108,000.00
Services/ Supplies	$18,387.07	$25,218.56	$18,694.73	$23,400.00	$27,450.00
Utilities	$30,396.18	$24,102.50	$15,670.60	$32,500.00	$32,500.00
Vehicle/ Fueling Costs	$243,537.97	$197,138.46	$204,280.13	$230,000.00	$230,000.00
Capital Expenses/ Projects	-	-	-	$5,000.00	$5,000.00
Total Expenditures	**$475,149.04**	**$491,326.51**	**$403,522.86**	**$552,624.29**	**$555,060.79**
Total Revenues Less Expenditures	**$31,323.96**	**-$22,869.54**	**$146,438.25**	**-$4,109.29**	**$520.21**
Ending Fund Balance	**$32,472.96**	**$7,304.46**	**$153,743.25**	**$3,195.71**	**$5,162.21**

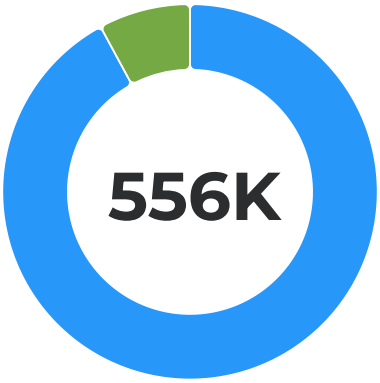
Equipment Pool Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



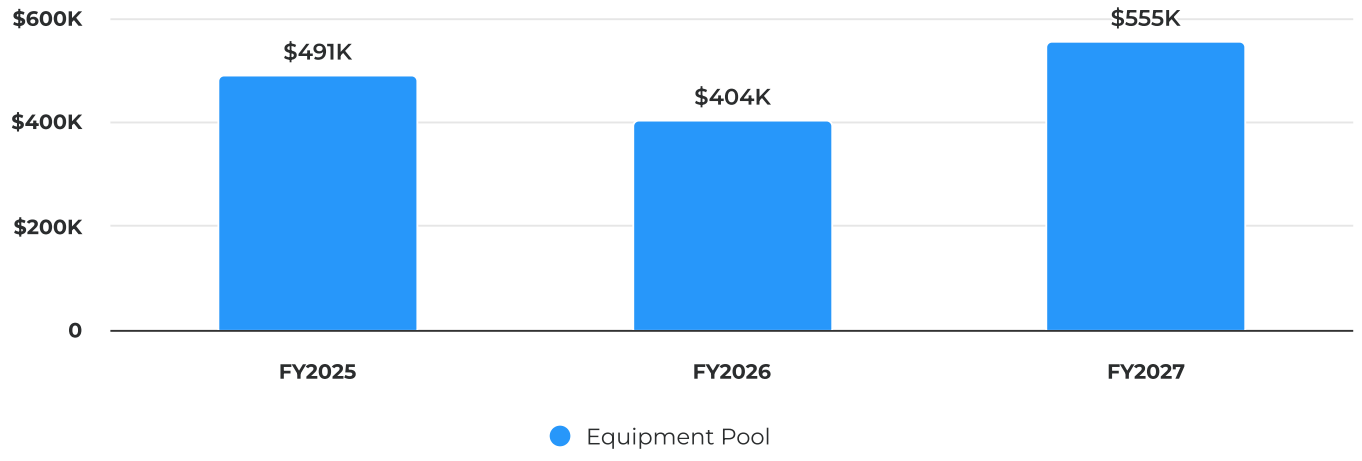
Charges for Services	**$511,649**	92.09%
Transfers In	**$43,932**	7.91%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$361,550.00	$428,985.00	$504,369.95	$504,267.00	$511,649.00	1.46%
Interest Income	-	$111.97	$1,343.12	-	-	-
Transfers In	$144,923.00	$39,360.00	$44,248.04	$44,248.00	$43,932.00	-0.71%
Total Revenues	**$506,473.00**	**$468,456.97**	**$549,961.11**	**$548,515.00**	**$555,581.00**	**1.29%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Equipment Pool **$555,061** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Equipment Pool	$475,149.04	$491,326.51	$403,522.86	$552,624.29	$555,060.79	0.44%
Total Expenditures	**$475,149.04**	**$491,326.51**	**$403,522.86**	**$552,624.29**	**$555,060.79**	**0.44%**

Special Projects Fund 125

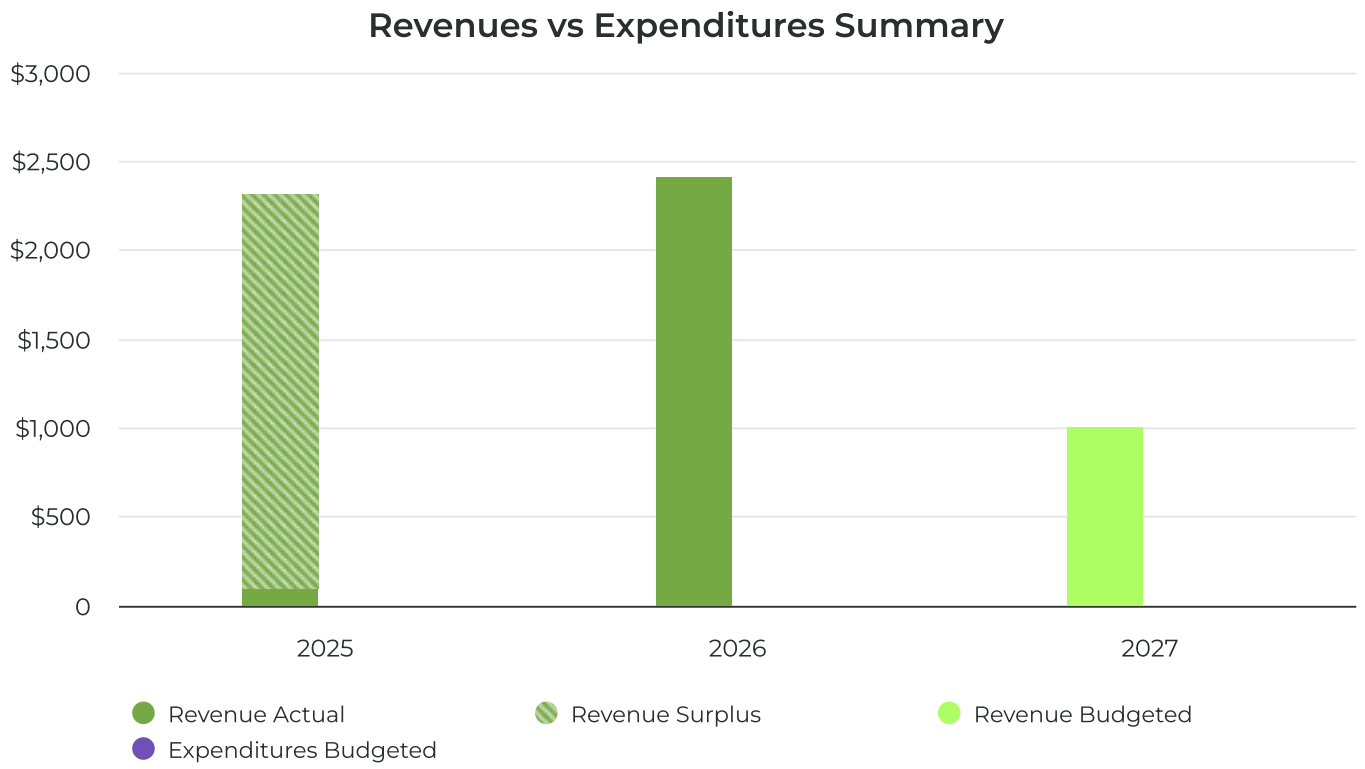
This fund is used to account for deposits received in connection with special development projects and the related expenditures. Resources are restricted to activities and costs associated with the respective projects, in accordance with applicable agreements and City policies.

Special Project Fund Comprehensive Fund Summary

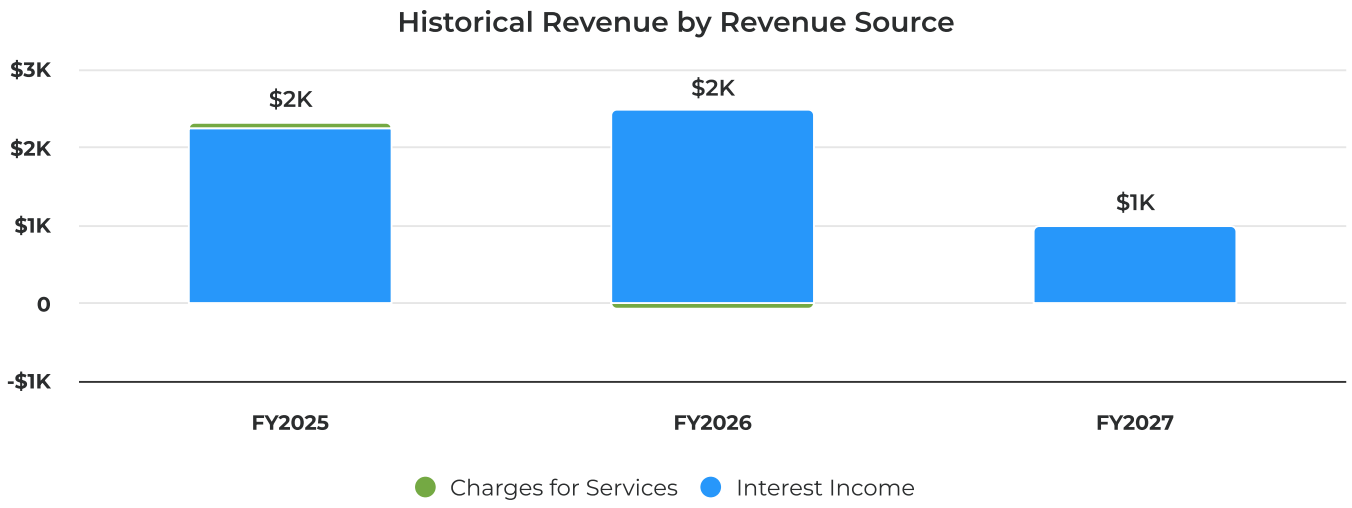
Comprehensive Fund Summary

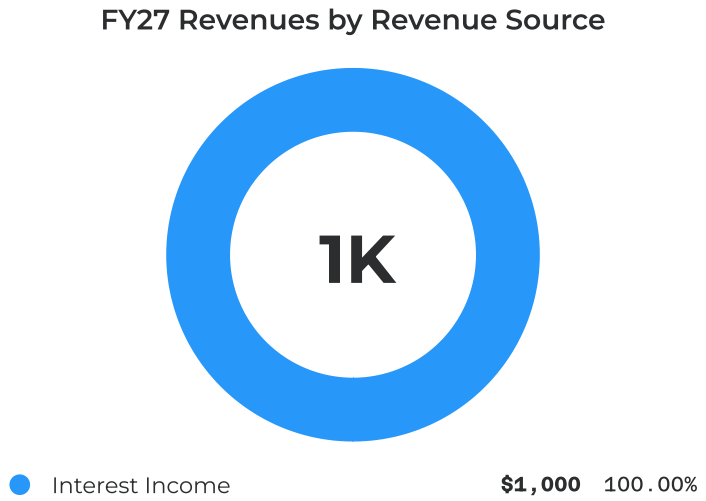
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$67,621.00**	**$301,292.00**	**$71,973.00**	**$71,973.00**	**$74,384.00**
Revenues					
Charges for Services	$1,088.79	$67.90	-$67.90	-	-
Interest Income	$947.43	$2,247.64	$2,479.56	$500.00	$1,000.00
Total Revenues	**$2,036.22**	**$2,315.54**	**$2,411.66**	**$500.00**	**$1,000.00**
Expenditures					
Total Expenditures	-	-	-	-	-
Total Revenues Less Expenditures	**$2,036.22**	**$2,315.54**	**$2,411.66**	**$500.00**	**$1,000.00**
Ending Fund Balance	**$69,657.22**	**$303,607.54**	**$74,384.66**	**$72,473.00**	**$75,384.00**

Special Project Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$1,088.79	$67.90	-$67.90	-	-	-
Interest Income	$947.43	$2,247.64	$2,479.56	$500.00	$1,000.00	100.00%
Total Revenues	**$2,036.22**	**$2,315.54**	**$2,411.66**	**$500.00**	**$1,000.00**	**100.00%**

Vehicle Tow Fund 126

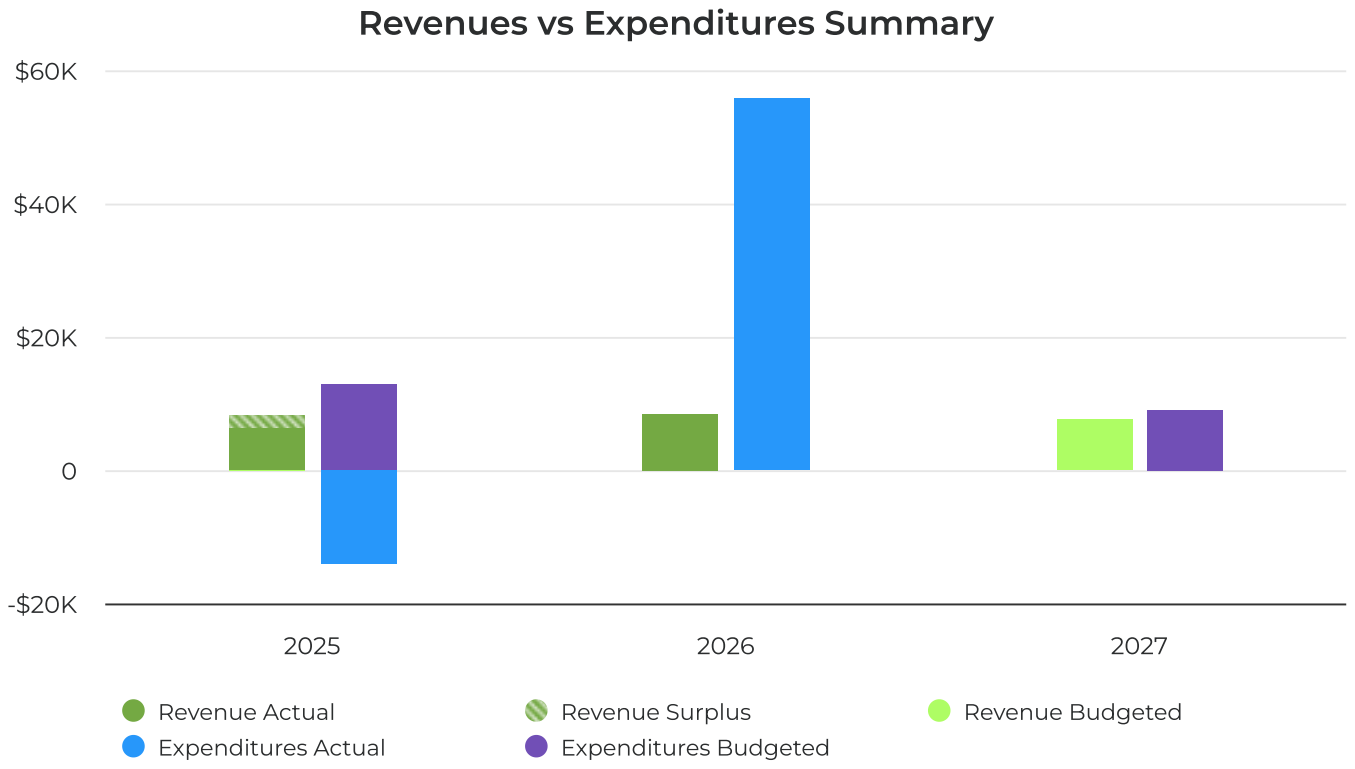
This fund is to account for monies received from asset seizures in the City's jurisdiction as well as revenues and expenditures from Office of Traffic Safety grants awarded for police services.

Vehicle Tow Fund Comprehensive Fund Summary

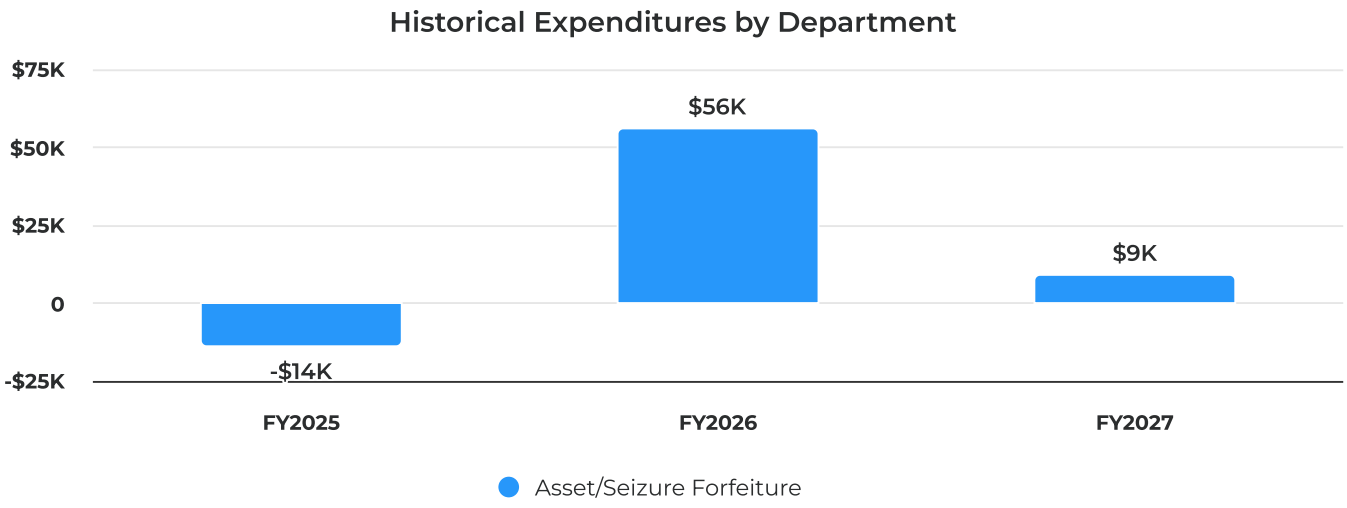
Comprehensive Fund Summary

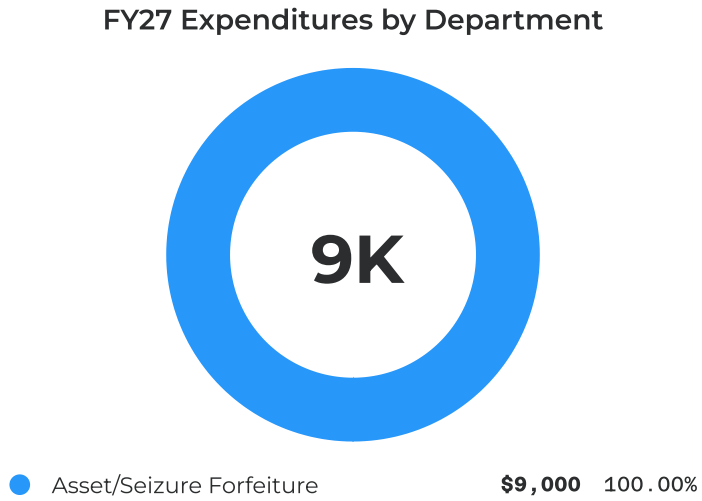
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$33,192.00**	**$42,391.00**	**$64,707.00**	**$64,707.00**	**$16,342.00**
Revenues					
Fines, Forfeitures, Penalties	$9,200.00	$8,200.00	$8,100.00	$7,000.00	$7,500.00
Interest Income	-	$85.49	$422.37	-	-
Total Revenues	**$9,200.00**	**$8,285.49**	**$8,522.37**	**$7,000.00**	**$7,500.00**
Expenditures					
Services/ Supplies	-	-	-	$6,500.00	$9,000.00
Capital Expenses/ Projects	-	-$14,030.00	$55,887.55	-	-
Total Expenditures	**-**	**-$14,030.00**	**$55,887.55**	**$6,500.00**	**$9,000.00**
Total Revenues Less Expenditures	**$9,200.00**	**$22,315.49**	**-$47,365.18**	**$500.00**	**-$1,500.00**
Ending Fund Balance	**$42,392.00**	**$64,706.49**	**$17,341.82**	**$65,207.00**	**$14,842.00**

Vehicle Tow Fund Summary



Expenditures by Department

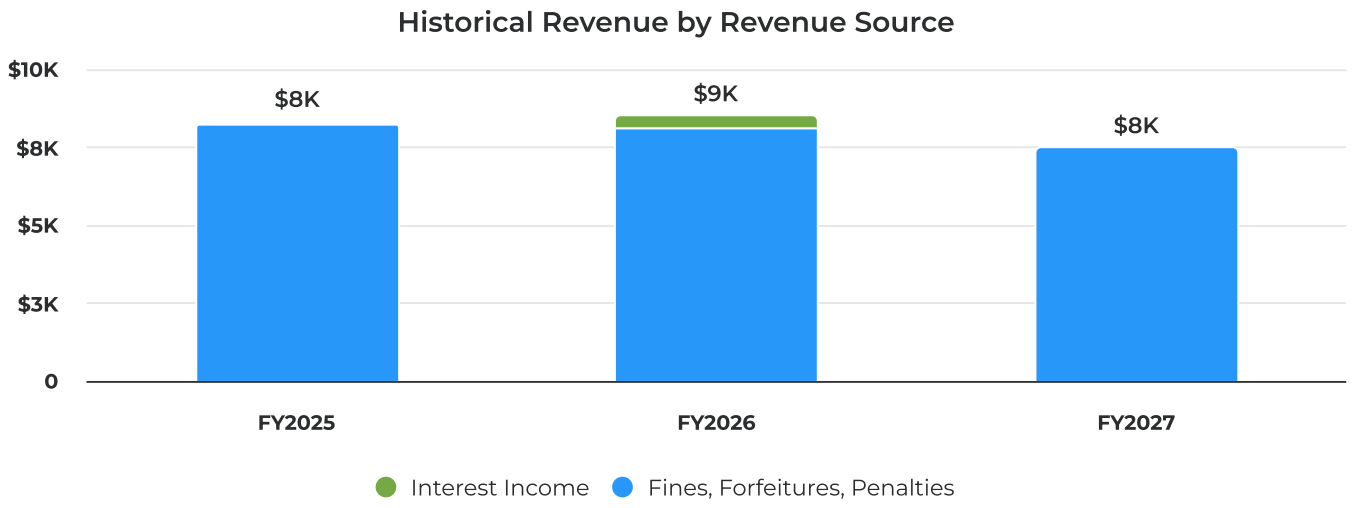


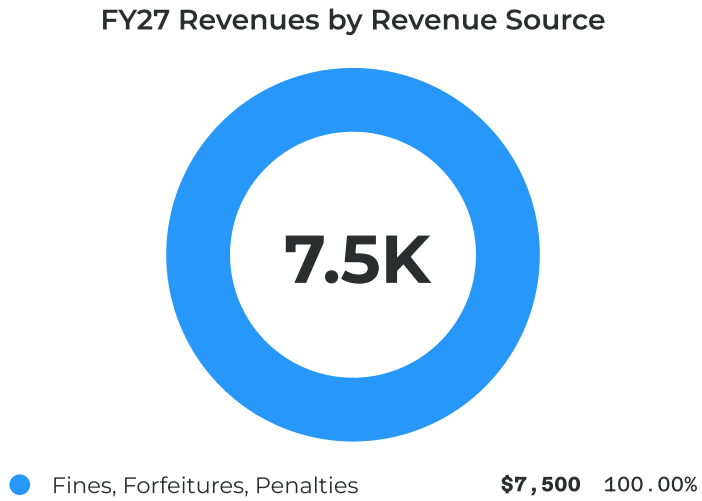


Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Asset/Seizure Forfeiture	-	-$14,030.00	$55,887.55	$6,500.00	$9,000.00	38.46%
Total Expenditures	**-**	**-$14,030.00**	**$55,887.55**	**$6,500.00**	**$9,000.00**	**38.46%**

Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Fines, Forfeitures, Penalties	$9,200.00	$8,200.00	$8,100.00	$7,000.00	$7,500.00	7.14%
Interest Income	-	$85.49	$422.37	-	-	-
Total Revenues	**$9,200.00**	**$8,285.49**	**$8,522.37**	**$7,000.00**	**$7,500.00**	**7.14%**

State Grants Fund 129

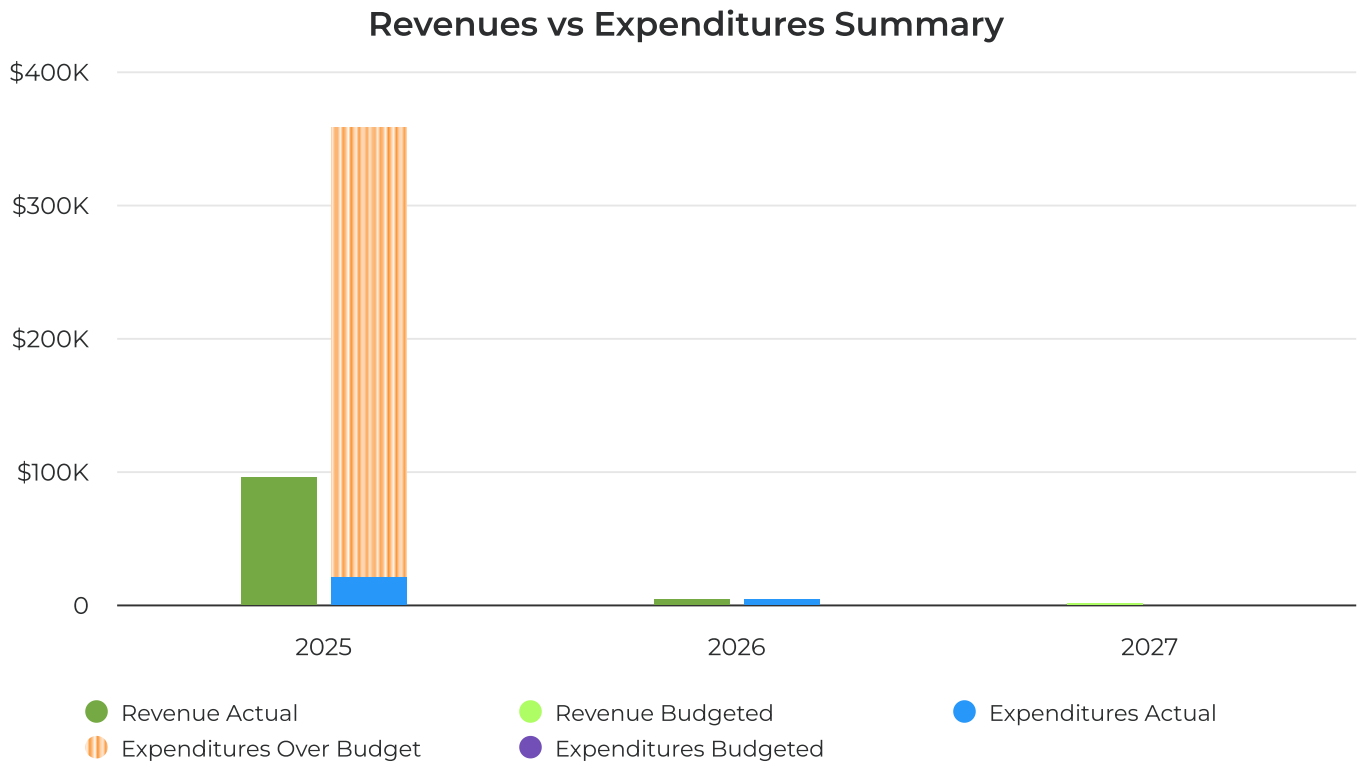
This special revenue fund is used to account for the proceeds of state grants and the expenditures of those resources for specified purposes, in accordance with grant agreements and state regulatory requirements. Resources are restricted to activities authorized under the respective grant programs.

State Grants Fund Comprehensive Fund Summary

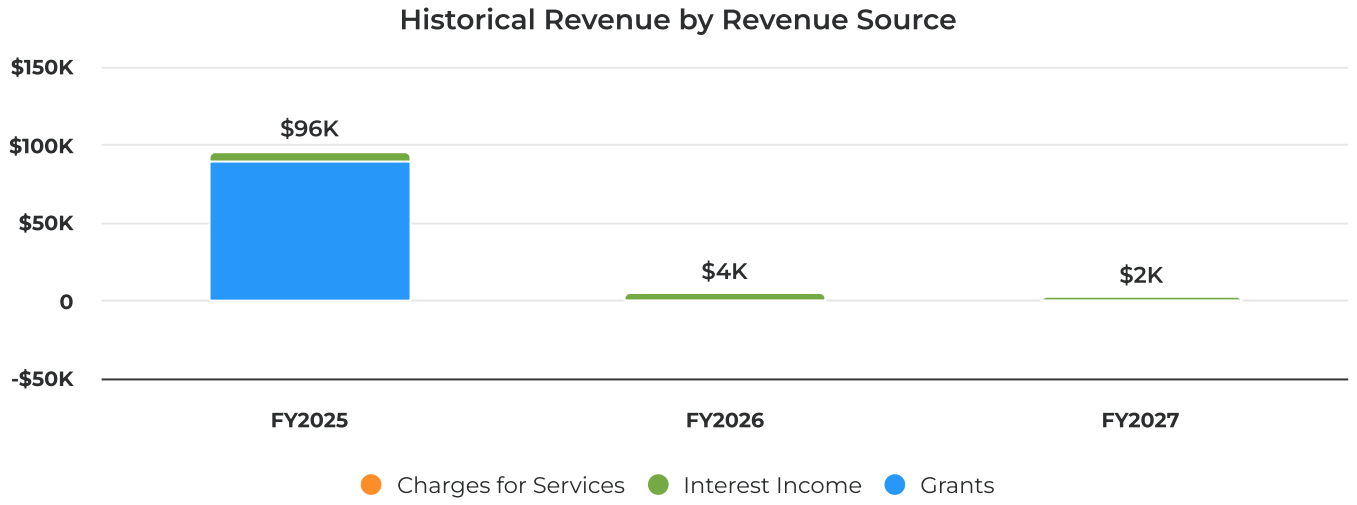
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$462,578.00**	**-$204,223.00**	**-$466,027.00**	**-$466,027.00**	**$64,994.00**
Revenues					
Grants	$291,271.86	$89,420.28	-	$319,575.00	-
Charges for Services	-	$271.60	-$271.60	-	-
Interest Income	-	$5,987.55	$4,493.80	$1,500.00	$2,000.00
Transfers In	$3,688.19	-	-	-	-
Total Revenues	**$294,960.05**	**$95,679.43**	**$4,222.20**	**$321,075.00**	**$2,000.00**
Expenditures					
Professional Services	$9,799.64	$7,646.06	$4,447.07	$319,575.00	-
Capital Expenses/ Projects	$26,806.21	$260,417.11	-	-	-
Transfers Out	-	$89,420.28	-	$11,000.00	-
Total Expenditures	**$36,605.85**	**$357,483.45**	**$4,447.07**	**$330,575.00**	**-**
Total Revenues Less Expenditures	**$258,354.20**	**-$261,804.02**	**-$224.87**	**-$9,500.00**	**$2,000.00**
Ending Fund Balance	**-$204,223.80**	**-$466,027.02**	**-$466,251.87**	**-$475,527.00**	**$66,994.00**

State Grants Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

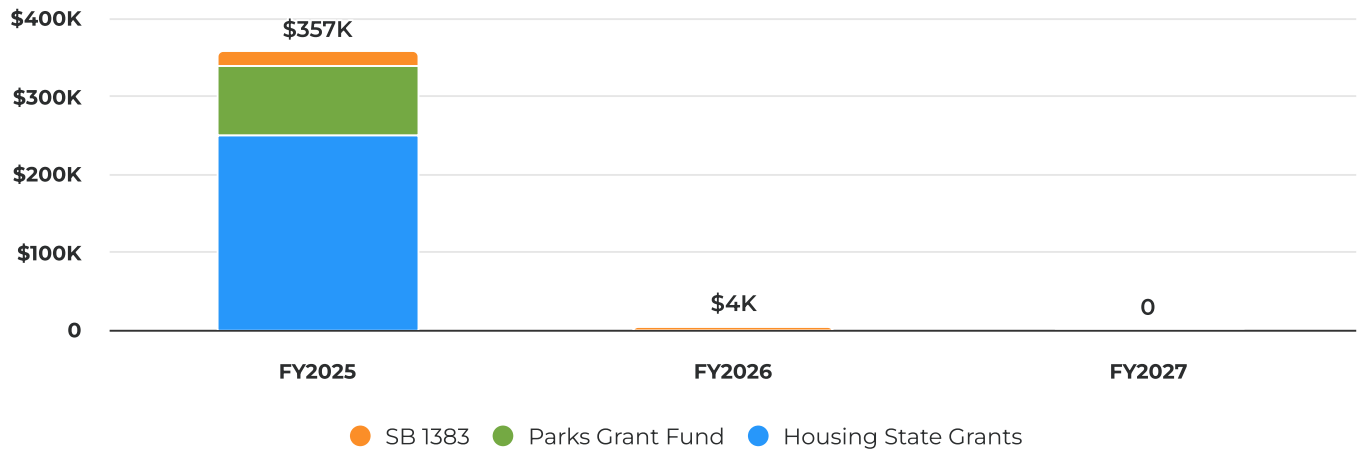
Interest Income	**$2,000**	100.00%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Grants	$291,271.86	$89,420.28	-	$319,575.00	-	-100.00%
Charges for Services	-	$271.60	-$271.60	-	-	-
Interest Income	-	$5,987.55	$4,493.80	$1,500.00	$2,000.00	33.33%
Transfers In	$3,688.19	-	-	-	-	-
Total Revenues	**$294,960.05**	**$95,679.43**	**$4,222.20**	**$321,075.00**	**$2,000.00**	**-99.38%**

Expenditures by Department

Historical Expenditures by Department



Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
SB 1383	$16,102.19	$18,063.17	$4,447.07	-	-	-

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Housing State Grants	-	$250,000.00	-	-	-	-
Parks Grant Fund	$16,334.81	$89,420.28	-	$11,000.00	-	-100.00%
Planning State Grants	$4,168.85	-	-	$319,575.00	-	-100.00%
Total Expenditures	**$36,605.85**	**$357,483.45**	**$4,447.07**	**$330,575.00**	**-**	**-100.00%**

Weed Abatement Fund 132

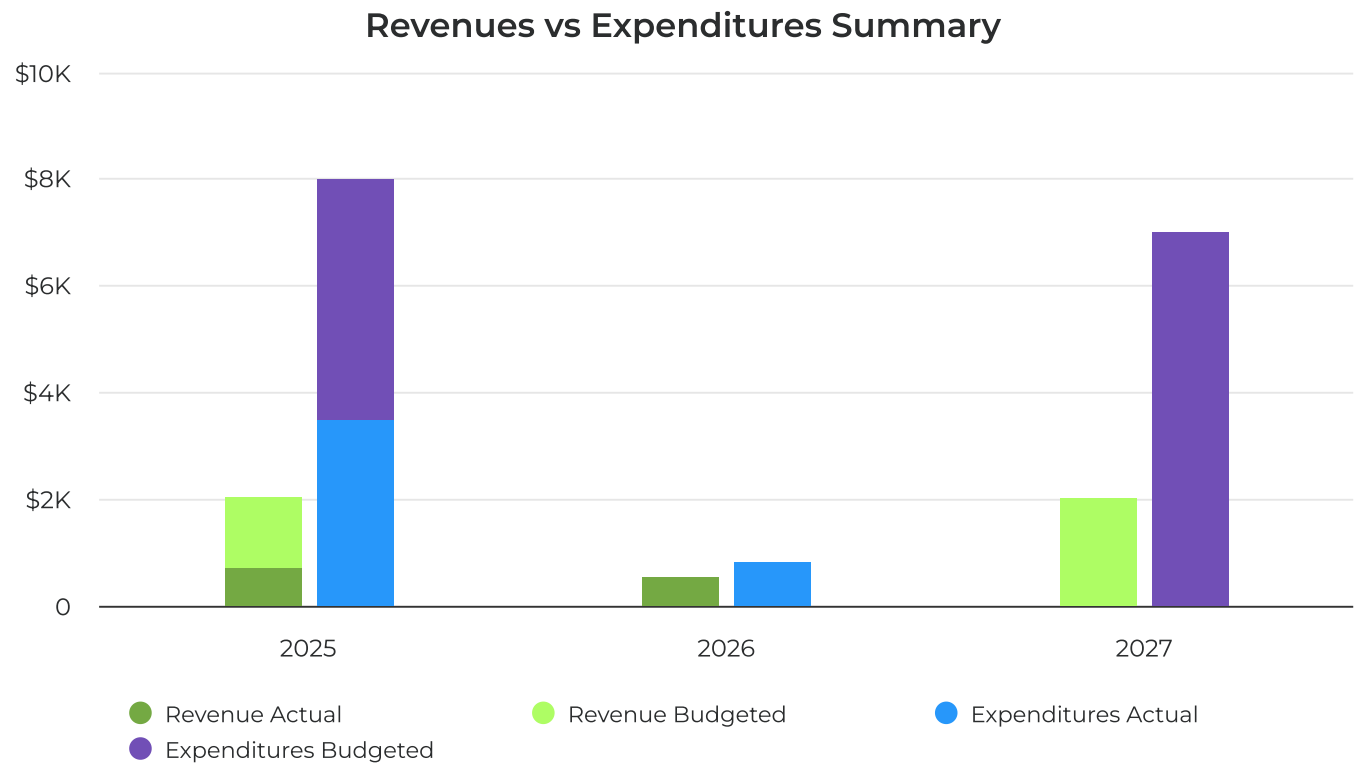
The fund's purpose is to account for weed and rubbish cleanup in the City.

Weed Abatement Fund Comprehensive Fund Summary

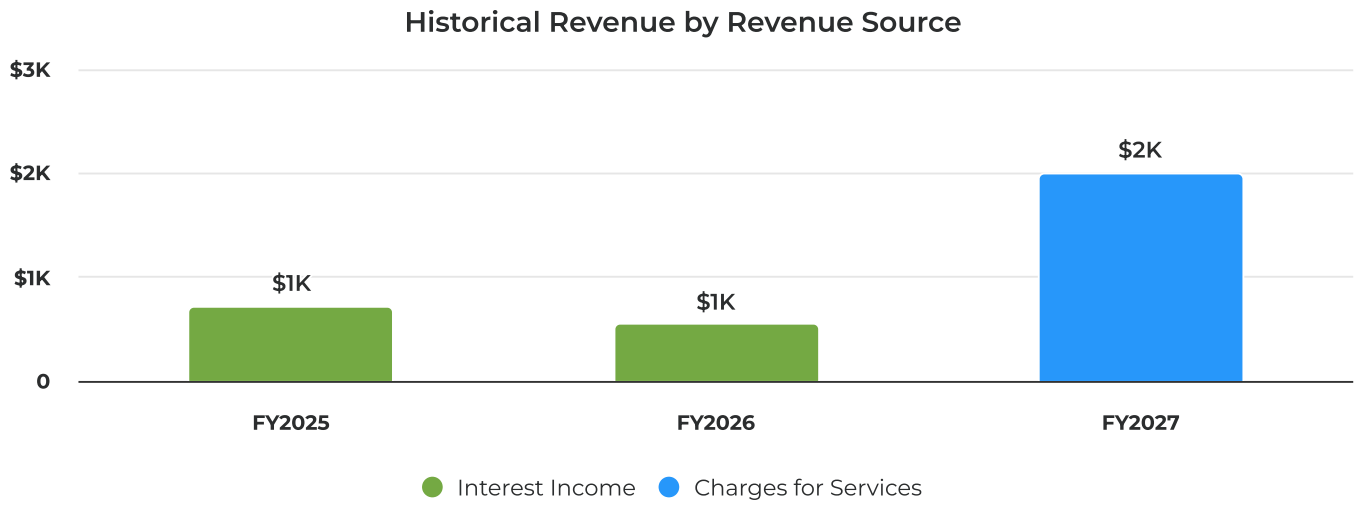
Comprehensive Fund Summary

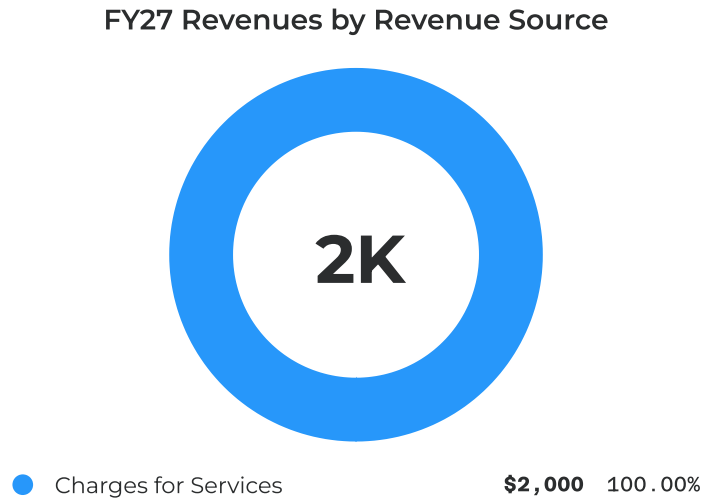
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$10,917.00**	**$53,527.00**	**$50,745.00**	**$50,745.00**	**$50,488.00**
Revenues					
Charges for Services	$40,481.39	-	-	$2,000.00	$2,000.00
Interest Income	$2,129.22	$717.61	$543.18	-	-
Total Revenues	**$42,610.61**	**$717.61**	**$543.18**	**$2,000.00**	**$2,000.00**
Expenditures					
Professional Services	-	$1,100.00	-	$8,000.00	$4,000.00
Services/ Supplies	-	$2,400.00	$800.00	$3,000.00	$3,000.00
Total Expenditures	**-**	**$3,500.00**	**$800.00**	**$11,000.00**	**$7,000.00**
Total Revenues Less Expenditures	**$42,610.61**	**-$2,782.39**	**-$256.82**	**-$9,000.00**	**-$5,000.00**
Ending Fund Balance	**$53,527.61**	**$50,744.61**	**$50,488.18**	**$41,745.00**	**$45,488.00**

Weed Abatement Fund Summary



Revenues by Revenue Source

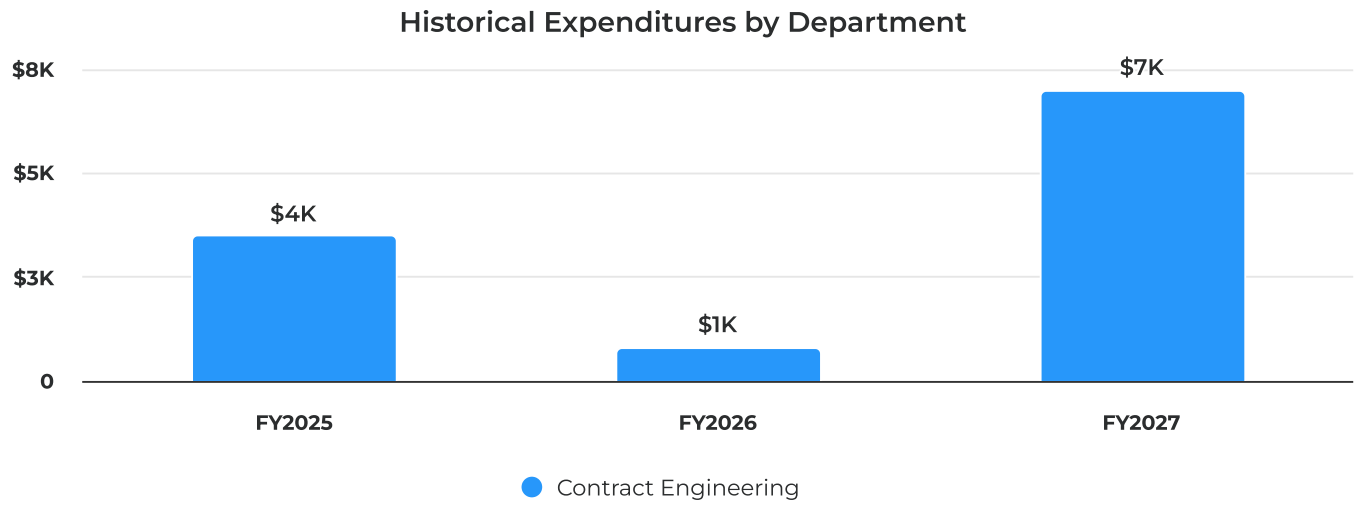


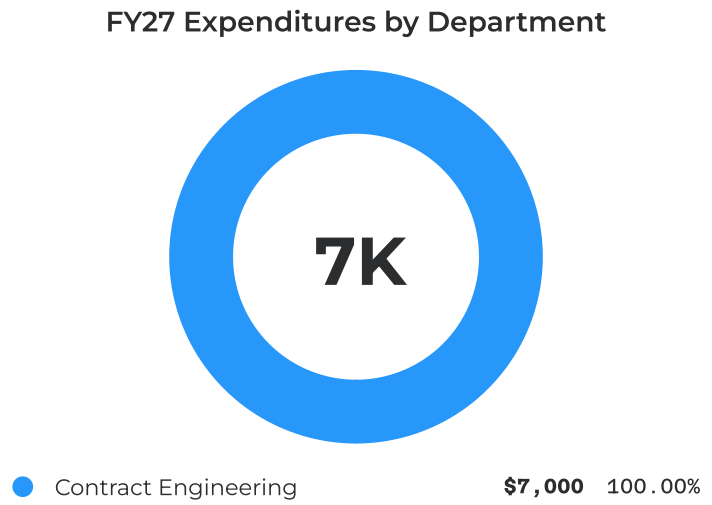


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$40,481.39	-	-	$2,000.00	$2,000.00	-
Interest Income	$2,129.22	$717.61	$543.18	-	-	-
Total Revenues	**$42,610.61**	**$717.61**	**$543.18**	**$2,000.00**	**$2,000.00**	**-**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Contract Engineering	-	$3,500.00	$800.00	$11,000.00	$7,000.00	-36.36%
Total Expenditures	**-**	**$3,500.00**	**$800.00**	**$11,000.00**	**$7,000.00**	**-36.36%**

Recreation & Park Development Fund 134

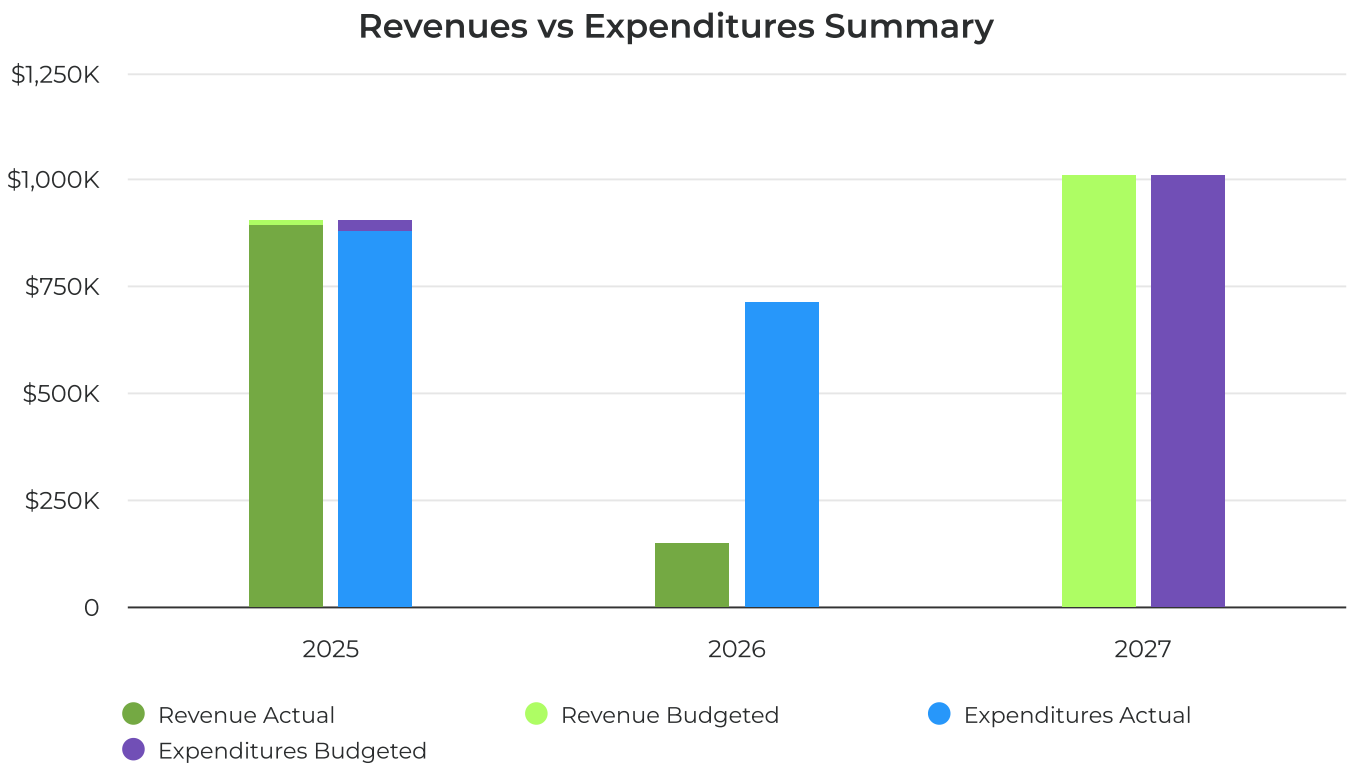
This fund's purpose is to account for transactions related to recreation and park facilities.

Recreation & Park Development Fund Comprehensive Fund Summary

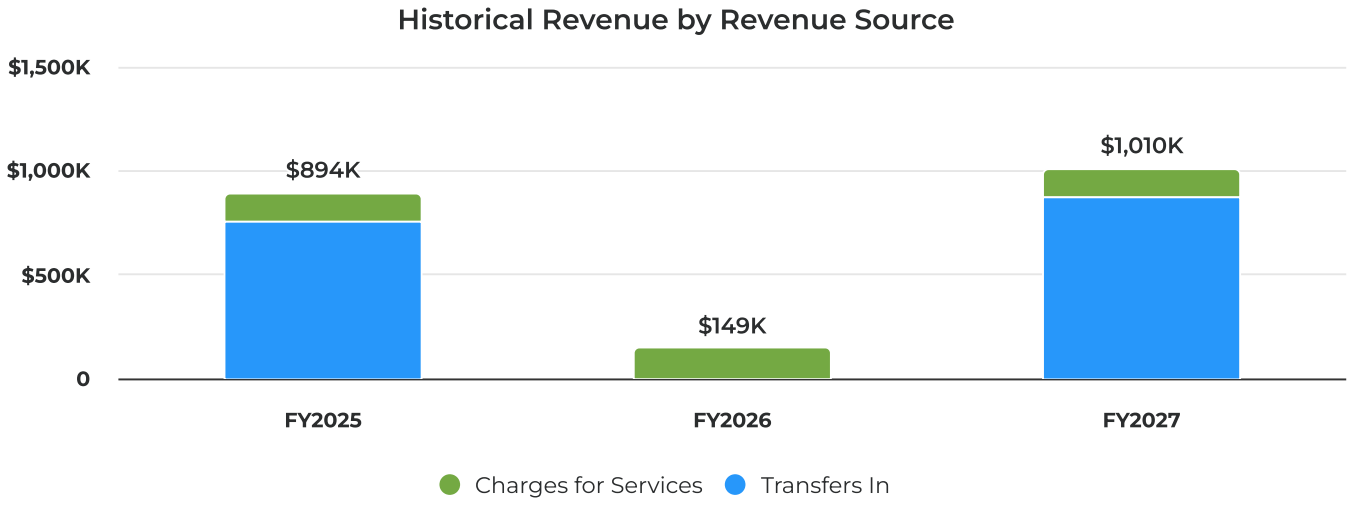
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$25,441.00**	**-$24,756.00**	**-$12,306.00**	**-$12,306.00**	**-**
Revenues					
Charges for Services	$133,098.82	$139,977.62	$148,769.98	$128,231.00	$137,356.00
Transfers In	$570,765.34	$753,843.00	-	$979,248.00	$872,955.00
Total Revenues	**$703,864.16**	**$893,820.62**	**$148,769.98**	**$1,107,479.00**	**$1,010,311.00**
Expenditures					
Payroll Benefits	$186,786.34	$242,579.40	$208,568.79	$352,280.70	$284,113.64
Salary	$402,033.80	$497,076.54	$422,316.91	$604,434.76	$573,525.37
Professional Services	$18,220.97	$55,454.83	$7,756.52	$26,721.00	$30,938.00
Services/ Supplies	$81,544.18	$81,446.73	$72,233.50	$105,312.24	$119,458.00
Utilities	$5,524.31	$4,813.16	$3,109.01	$7,204.00	$2,280.00
Capital Expenses/ Projects	$9,069.30	-	-	-	-
Total Expenditures	**$703,178.90**	**$881,370.66**	**$713,984.73**	**$1,095,952.70**	**$1,010,315.02**
Total Revenues Less Expenditures	**$685.26**	**$12,449.96**	**-$565,214.75**	**$11,526.30**	**-$4.02**
Ending Fund Balance	**-$24,755.74**	**-$12,306.04**	**-$577,520.75**	**-$779.70**	**-$4.02**

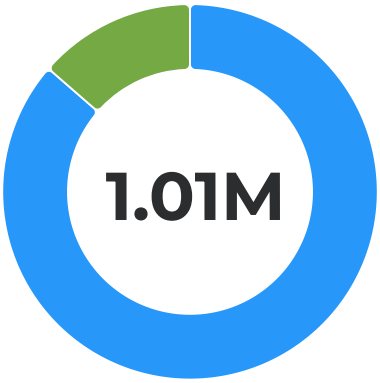
Recreation & Park Development Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



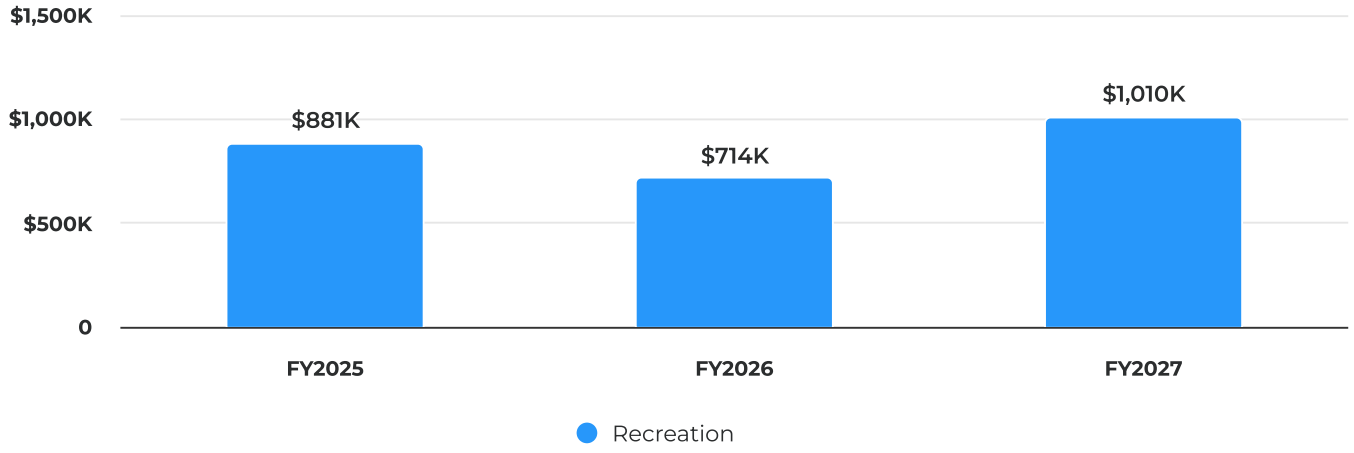
Transfers In	**$872,955**	86.40%
Charges for Services	**$137,356**	13.60%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$133,098.82	$139,977.62	$148,769.98	$128,231.00	$137,356.00	7.12%
Transfers In	$570,765.34	$753,843.00	-	$979,248.00	$872,955.00	-10.85%
Total Revenues	**$703,864.16**	**$893,820.62**	**$148,769.98**	**$1,107,479.00**	**$1,010,311.00**	**-8.77%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Recreation **$1,010,315** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Recreation	$703,178.90	$881,370.66	$713,984.73	$1,095,952.70	$1,010,315.02	-7.81%
Total Expenditures	**$703,178.90**	**$881,370.66**	**$713,984.73**	**$1,095,952.70**	**$1,010,315.02**	**-7.81%**

ARPA Fund 136

The American Rescue Plan Act of 2021 (ARPA), also known as the COVID-19 Stimulus Package, was signed into law on March 11, 2021, aiming to accelerate the United States' recovery from the COVID-19 pandemic. The legislation allocated approximately $1.9 trillion in funding, with $65 billion designated as direct aid to every city, town, and village across the country. Cities were categorized into entitlement cities (metropolitan areas with populations over 50,000) and non-entitlement units of local government (NEUs), such as the City of Riverbank. For NEUs, ARPA funds were distributed by their respective state governments. Riverbank received an allocation of $5,952,064.00 under this legislation, with half disbursed in July 2021 and the remaining half in July 2022.

The U.S. Department of the Treasury, in collaboration with the National League of Cities, provided guidance to ensure that local jurisdictions could effectively utilize ARPA funds in areas most impacted by the pandemic, including:

- Supporting the COVID-19 public health and economic response
- Replacing lost public sector revenue
- Providing premium pay to eligible essential workers
- Investing in water, sewer, and broadband infrastructure
- Expanding access to affordable housing

Key Compliance Deadlines and Reporting Requirements:

- **Obligation Deadline:** All ARPA funds must have been obligated by December 31, 2024. An obligation refers to a commitment through contracts, subawards, purchase orders, or similar transactions. National Association of Counties
- **Expenditure Deadline:** Obligated funds must be fully expended by December 31, 2026. National Association of Counties
- **Reporting Requirements:** Non-entitlement units (NEUs) like Riverbank are required to submit annual Project and Expenditure Reports to the U.S. Department of the Treasury by April 30 each year. Even if all funds have been expended, annual reporting remains mandatory until April 2027. GovDelivery

Failure to meet these deadlines or reporting requirements may result in the recapture of funds by the Treasury.

For more detailed information on ARPA compliance and reporting, you can refer to the U.S. Department of the Treasury's official guidance. U.S. Department of the Treasury

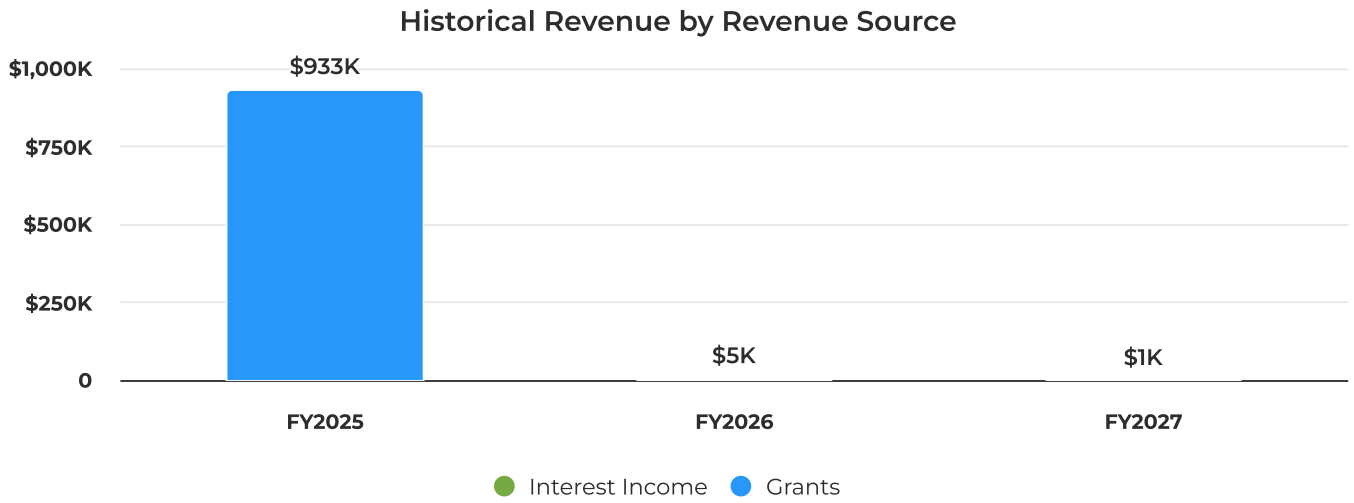
ARPA Fund Comprehensive Fund Summary

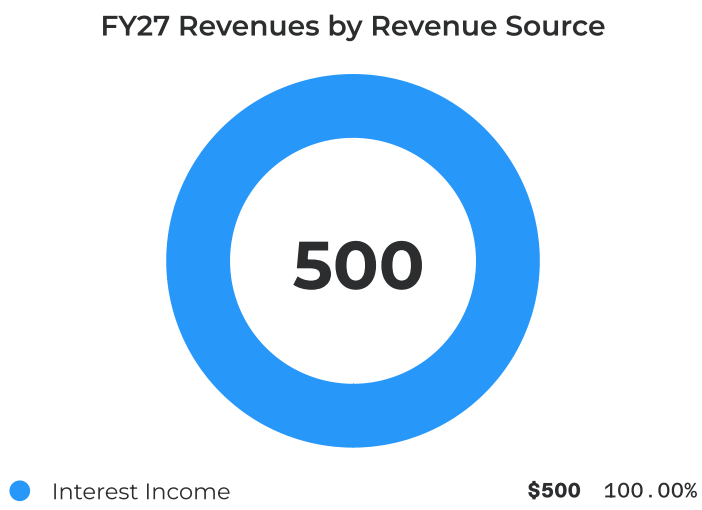
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$2,456,252.00**	**$2,292,107.00**	**$451,590.00**	**$451,590.00**	**$117,394.00**
Revenues					
Grants	$1,734,642.99	$931,567.58	-	-	-
Charges for Services	$121,158.11	-	-	-	-
Interest Income	-	$1,048.78	$4,739.51	-	$500.00
Total Revenues	**$1,855,801.10**	**$932,616.36**	**$4,739.51**	**-**	**$500.00**
Expenditures					
Professional Services	$1,027.68	$44,161.00	$18,000.00	$20,339.00	-
Services/ Supplies	$25,000.00	$82,092.85	$38,281.84	$98,190.00	$59,900.00
Capital Expenses/ Projects	$1,291,092.42	$309,808.86	$24,525.30	$433,233.00	$57,994.00

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Transfers Out	$374,536.41	$211,226.22	-	-	-
Total Expenditures	**$1,691,656.51**	**$647,288.93**	**$80,807.14**	**$551,762.00**	**$117,894.00**
Total Revenues Less Expenditures	**$164,144.59**	**$285,327.43**	**-$76,067.63**	**-$551,762.00**	**-$117,394.00**
Ending Fund Balance	**$2,620,396.59**	**$2,577,434.43**	**$375,522.37**	**-$100,172.00**	**-**

Revenues by Revenue Source

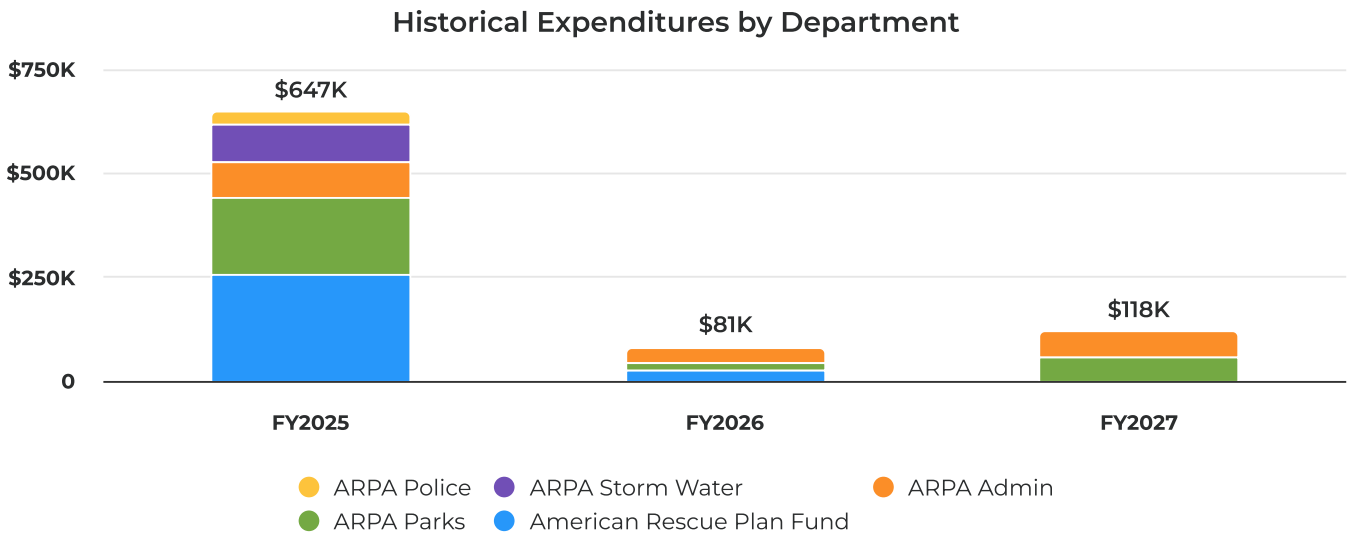


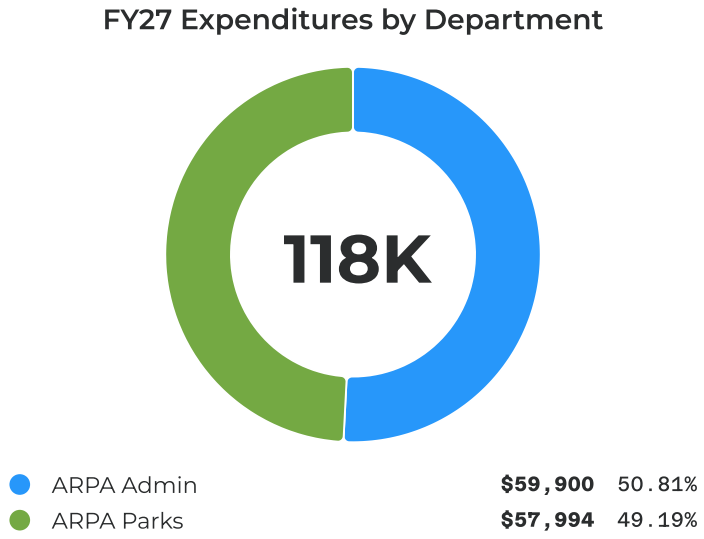


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Grants	$1,734,642.99	$931,567.58	-	-	-	-
Charges for Services	$121,158.11	-	-	-	-	-
Interest Income	-	$1,048.78	$4,739.51	-	$500.00	-
Total Revenues	**$1,855,801.10**	**$932,616.36**	**$4,739.51**	**-**	**$500.00**	**-**

Expenditures by Department

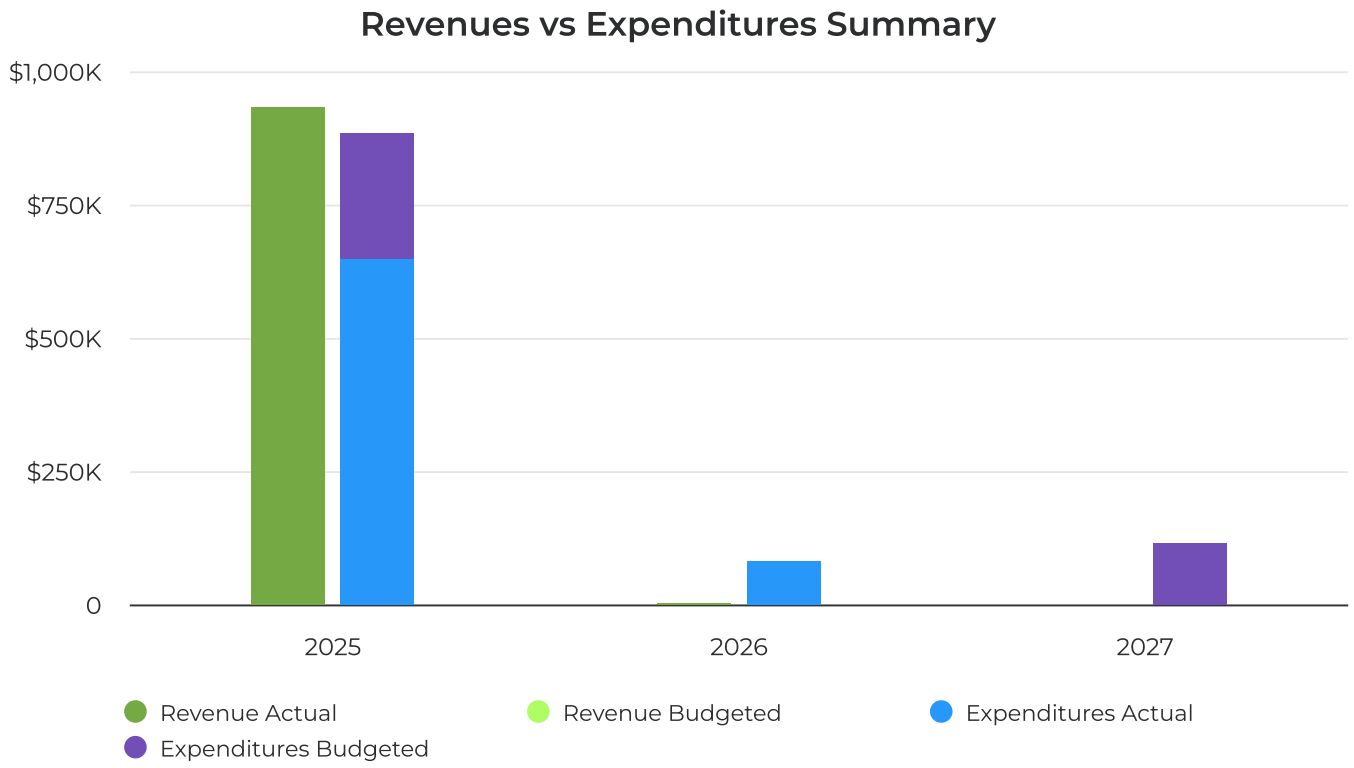




Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
ARPA Admin	$25,000.00	$82,092.85	$38,281.84	$98,190.00	$59,900.00	-39.00%
ARPA Police	$280,192.30	$28,584.20	-	-	-	-
ARPA Storm Water	$621,978.45	$93,842.97	-	-	-	-
ARPA Parks	$20,144.70	$185,263.69	$16,998.80	$225,703.00	$57,994.00	-74.31%
American Rescue Plan Fund	$744,341.06	$257,505.22	$25,526.50	$227,869.00	-	-100.00%
Total Expenditures	**$1,691,656.51**	**$647,288.93**	**$80,807.14**	**$551,762.00**	**$117,894.00**	**-78.63%**

ARPA Summary



Workers Comp Liability Reserve Fund 137

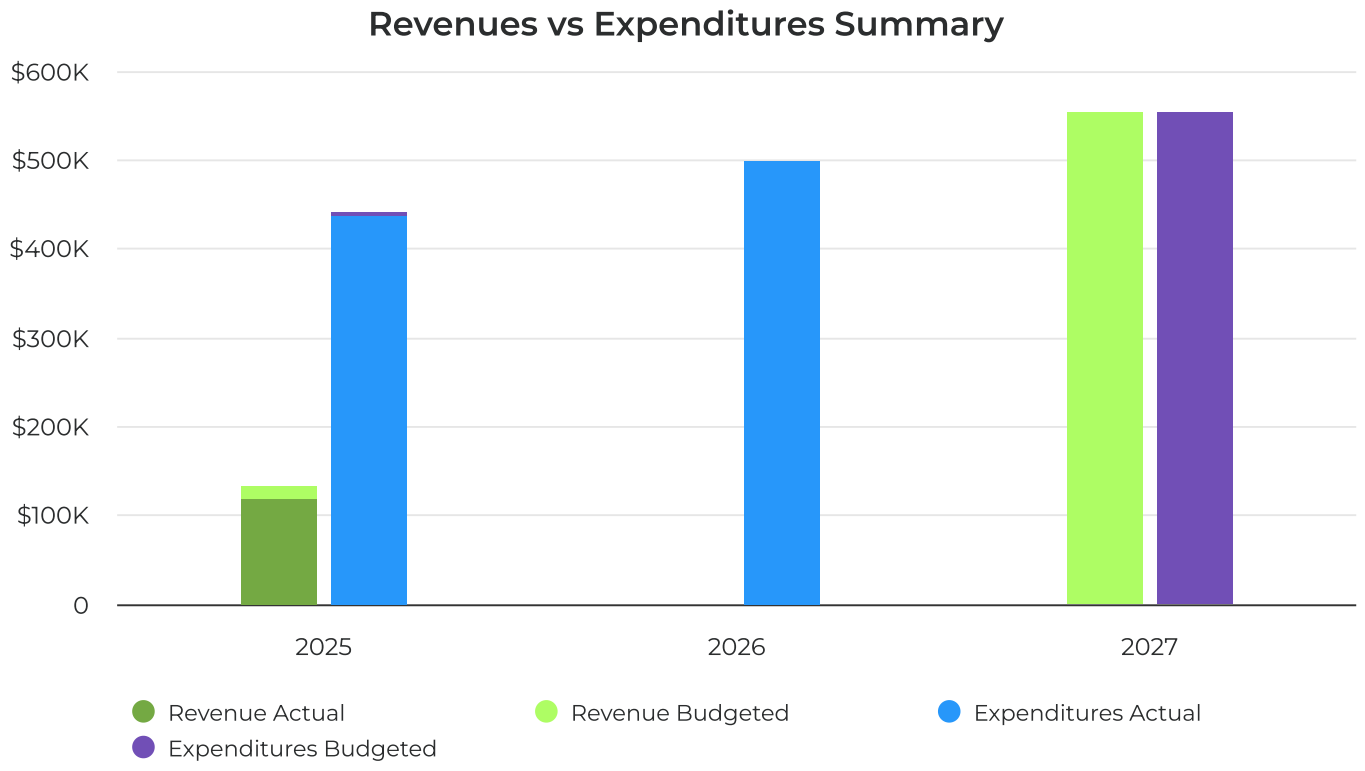
This fund's purpose is to track transactions related to workers' compensation.

Workers Comp Liability Reserve Fund Comprehensive Fund Summary

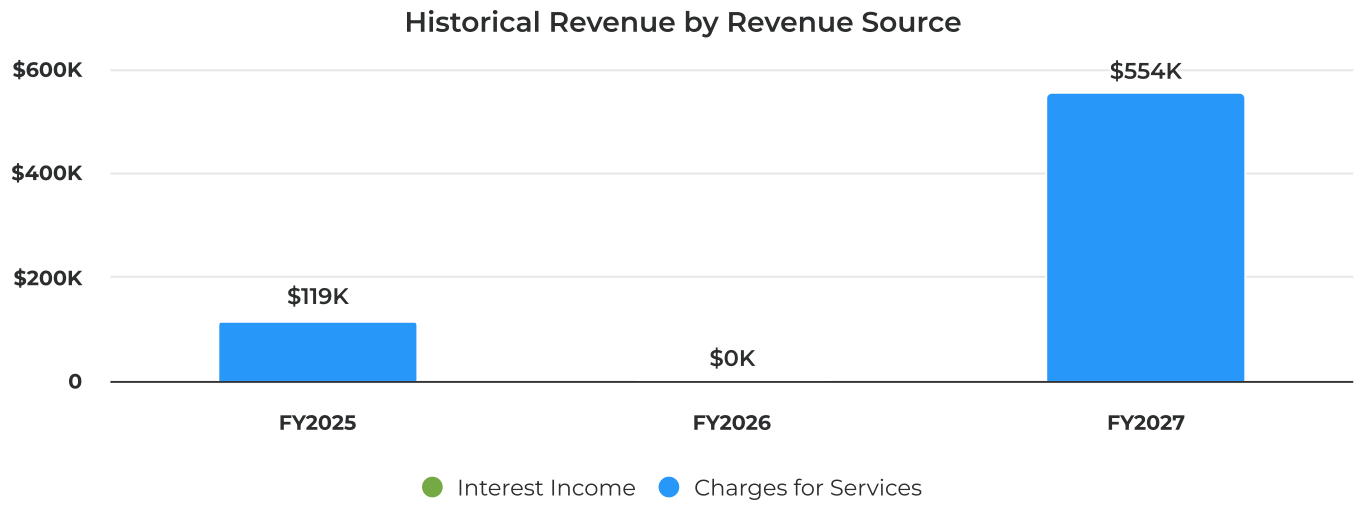
Comprehensive Fund Summary

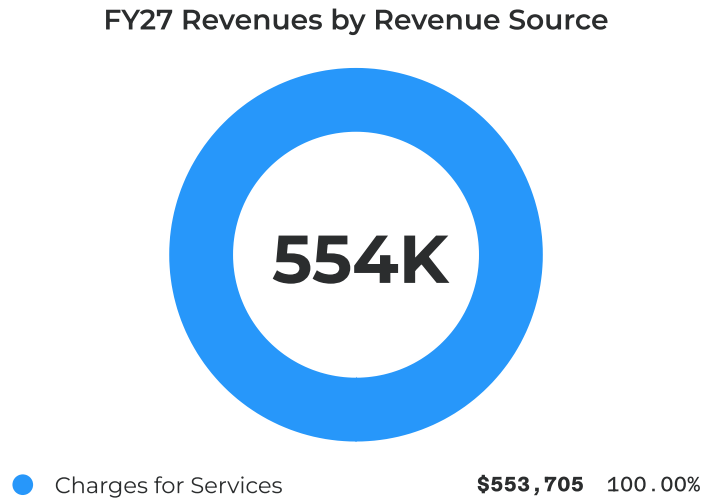
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$453,839.00**	**$224,057.00**	**-$94,111.00**	**-$94,111.00**	**-**
Revenues					
Charges for Services	$147,666.19	$115,602.84	-	$507,500.00	$553,705.00
Interest Income	$5,049.71	$3,020.30	$48.17	-	-
Total Revenues	**$152,715.90**	**$118,623.14**	**$48.17**	**$507,500.00**	**$553,705.00**
Expenditures					
Services/ Supplies	$382,497.00	$436,792.00	$498,523.00	$507,500.00	$553,705.00
Total Expenditures	**$382,497.00**	**$436,792.00**	**$498,523.00**	**$507,500.00**	**$553,705.00**
Total Revenues Less Expenditures	**-$229,781.10**	**-$318,168.86**	**-$498,474.83**	**-**	**-**
Ending Fund Balance	**$224,057.90**	**-$94,111.86**	**-$592,585.83**	**-$94,111.00**	**-**

Workers Comp Liability Reserve Fund Summary



Revenues by Revenue Source

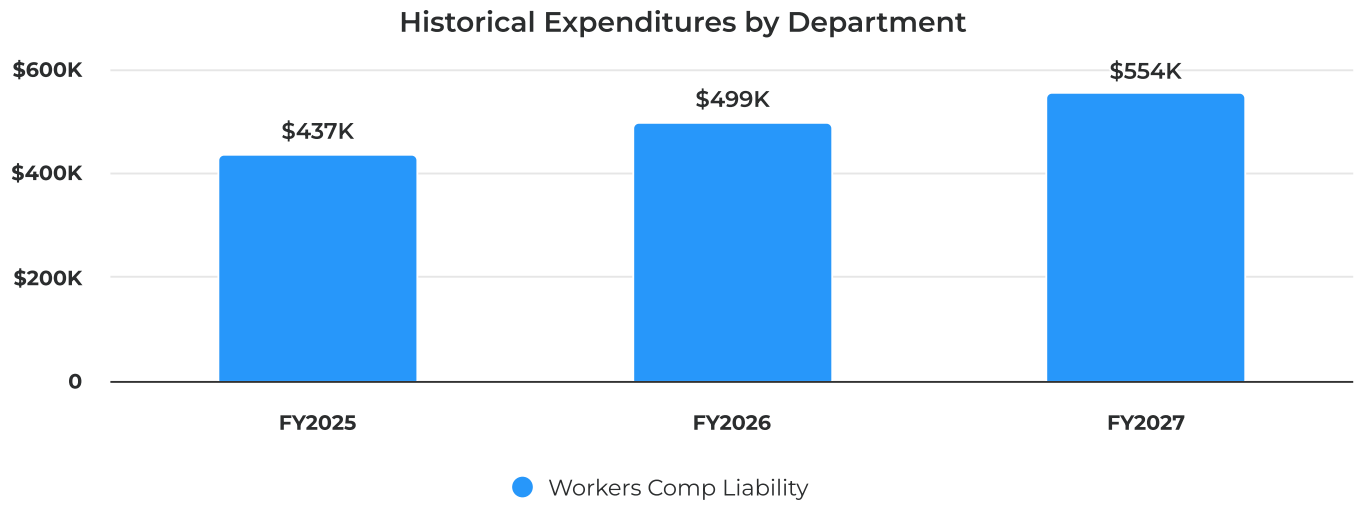


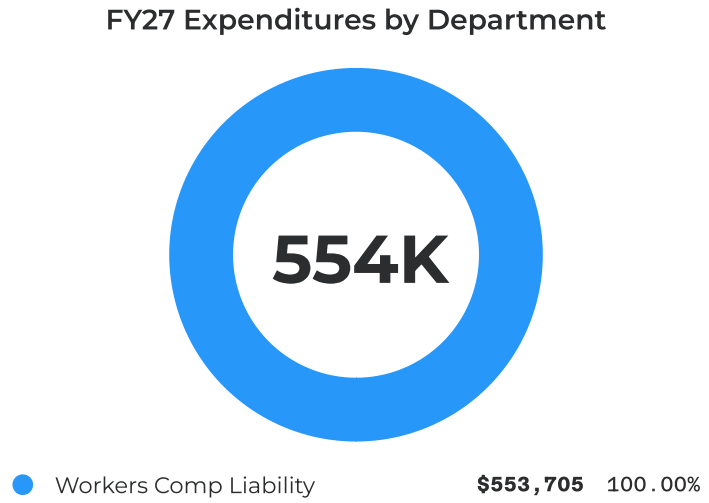


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$147,666.19	$115,602.84	-	$507,500.00	$553,705.00	9.10%
Interest Income	$5,049.71	$3,020.30	$48.17	-	-	-
Total Revenues	**$152,715.90**	**$118,623.14**	**$48.17**	**$507,500.00**	**$553,705.00**	**9.10%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Workers Comp Liability	$382,497.00	$436,792.00	$498,523.00	$507,500.00	$553,705.00	9.10%
Total Expenditures	**$382,497.00**	**$436,792.00**	**$498,523.00**	**$507,500.00**	**$553,705.00**	**9.10%**

General Liability Reserve Fund 138

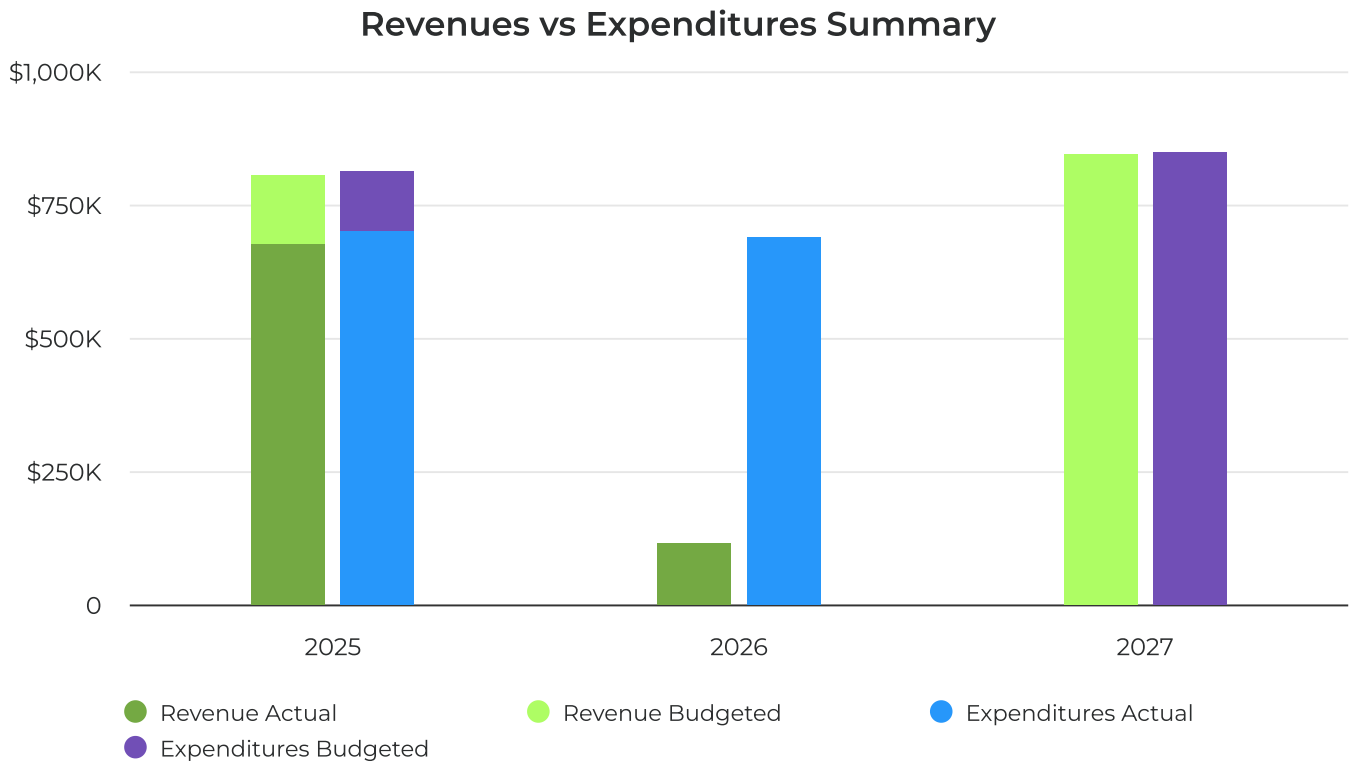
This fund's purpose is to track transactions for insurance, surety bonds, and costs associated with liability claims.

General Liability Reserve Fund Comprehensive Fund Summary

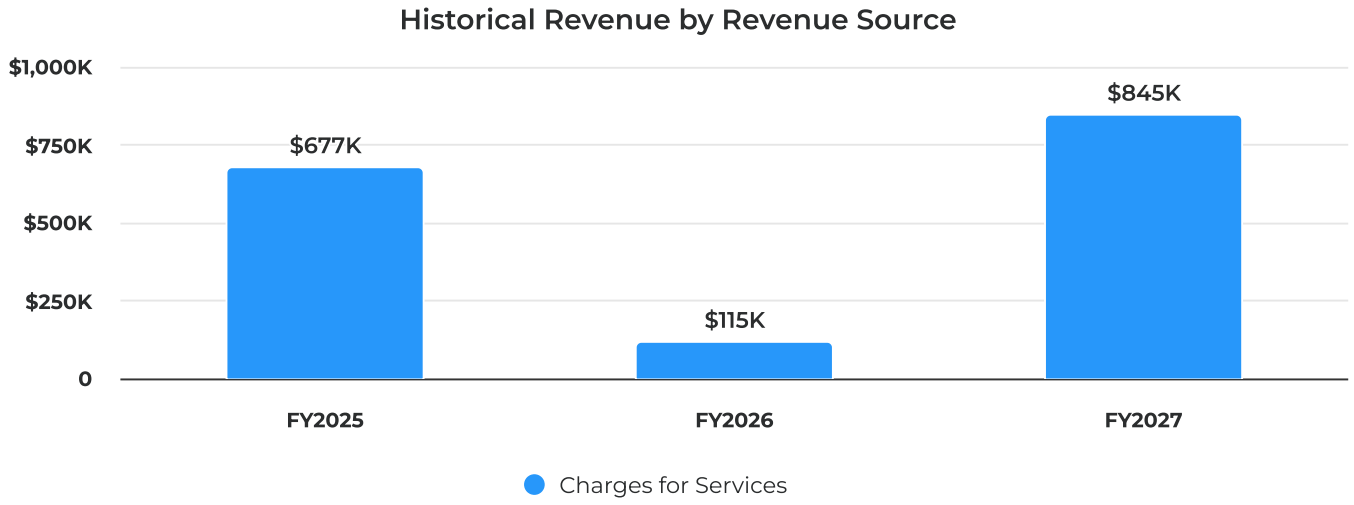
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$83,080.00**	**$99,945.00**	**-$663,950.00**	**-$663,950.00**	**$72,627.00**
Revenues					
Charges for Services	$519,500.00	$676,860.05	$114,840.00	$857,300.00	$844,577.00
Total Revenues	**$519,500.00**	**$676,860.05**	**$114,840.00**	**$857,300.00**	**$844,577.00**
Expenditures					
Professional Services	-	$6,596.64	-	-	-
Services/ Supplies	$502,634.48	$694,582.10	$689,557.00	$857,300.00	$844,577.00
Capital Expenses/ Projects	-	-	-	$3,000.00	$3,000.00
Total Expenditures	**$502,634.48**	**$701,178.74**	**$689,557.00**	**$860,300.00**	**$847,577.00**
Total Revenues Less Expenditures	**$16,865.52**	**-$24,318.69**	**-$574,717.00**	**-$3,000.00**	**-$3,000.00**
Ending Fund Balance	**$99,945.52**	**$75,626.31**	**-$1,238,667.00**	**-$666,950.00**	**$69,627.00**

General Liability Reserve Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

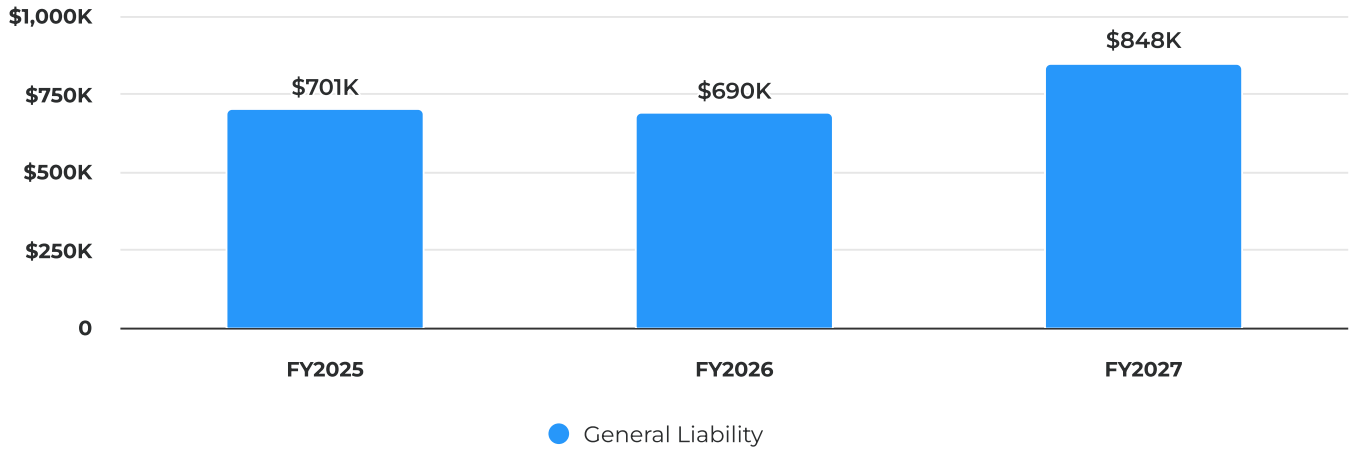
Charges for Services **$844,577** 100.00%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$519,500.00	$676,860.05	$114,840.00	$857,300.00	$844,577.00	-1.48%
Total Revenues	**$519,500.00**	**$676,860.05**	**$114,840.00**	**$857,300.00**	**$844,577.00**	**-1.48%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

General Liability **$847,577** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
General Liability	$502,634.48	$701,178.74	$689,557.00	$860,300.00	$847,577.00	-1.48%
Total Expenditures	**$502,634.48**	**$701,178.74**	**$689,557.00**	**$860,300.00**	**$847,577.00**	**-1.48%**

Public Works Grant Fund 151

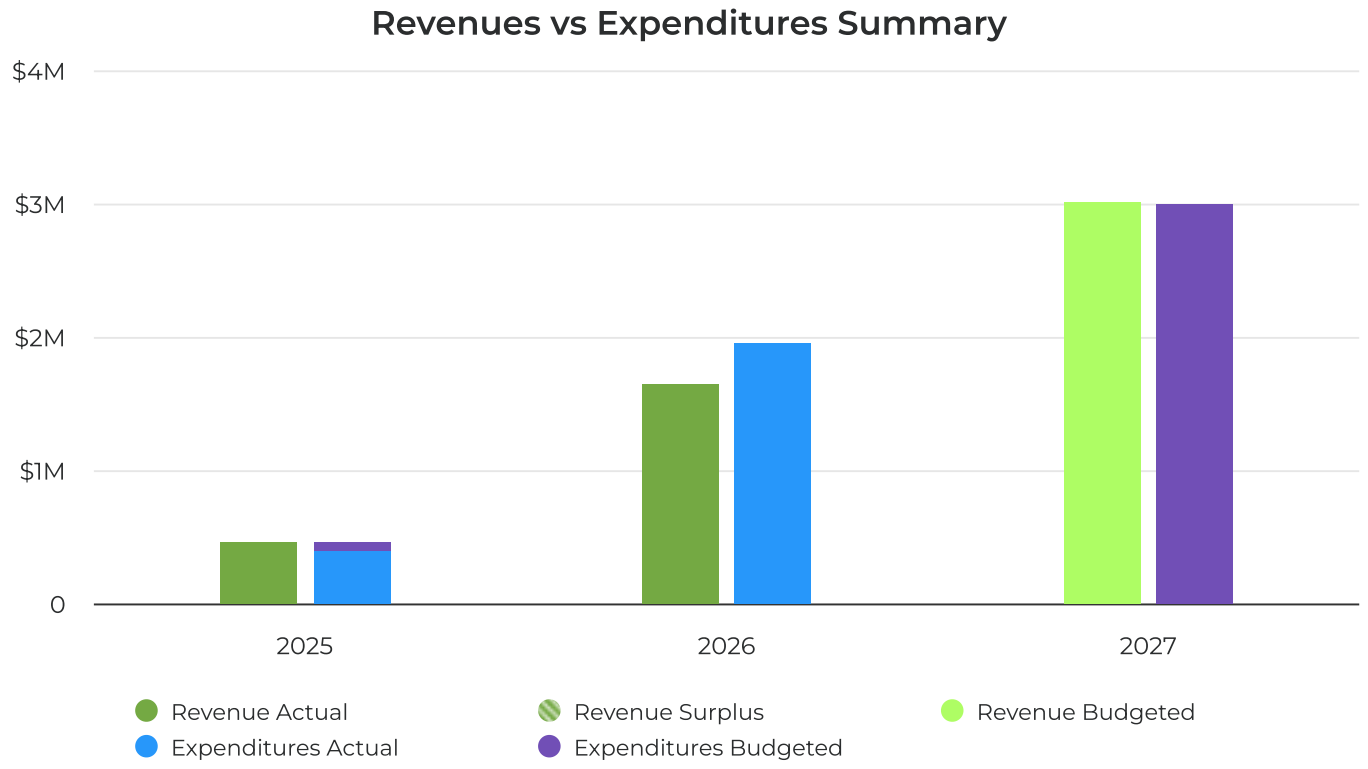
This fund's purpose is to track transactions for insurance, surety bonds, and costs associated with liability claims.

Public Works Grant Fund Comprehensive Fund Summary

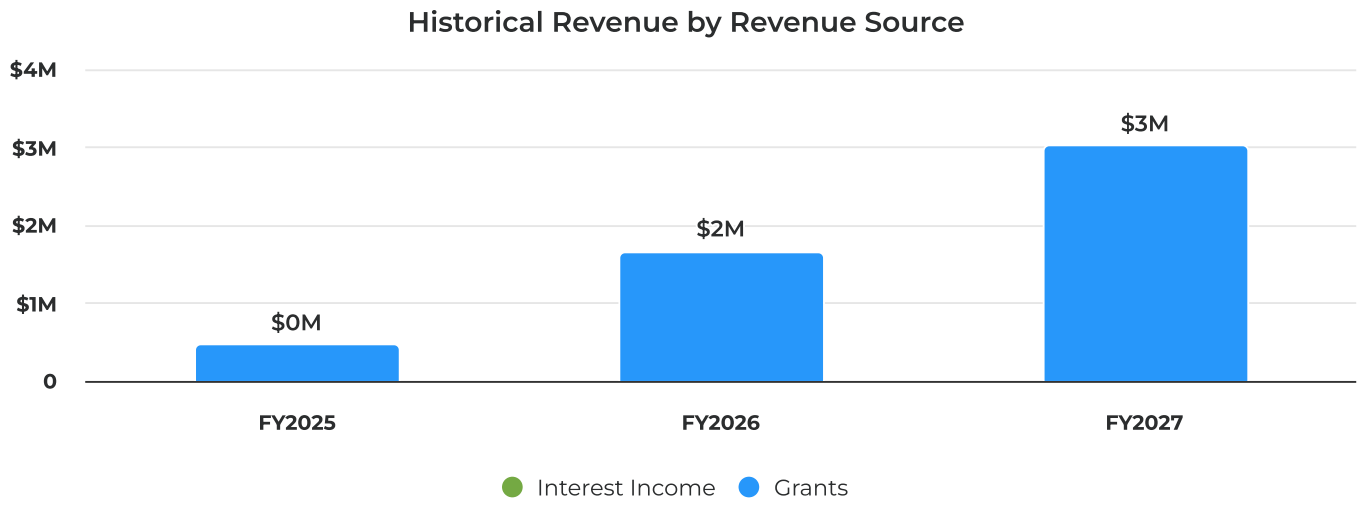
Comprehensive Fund Summary

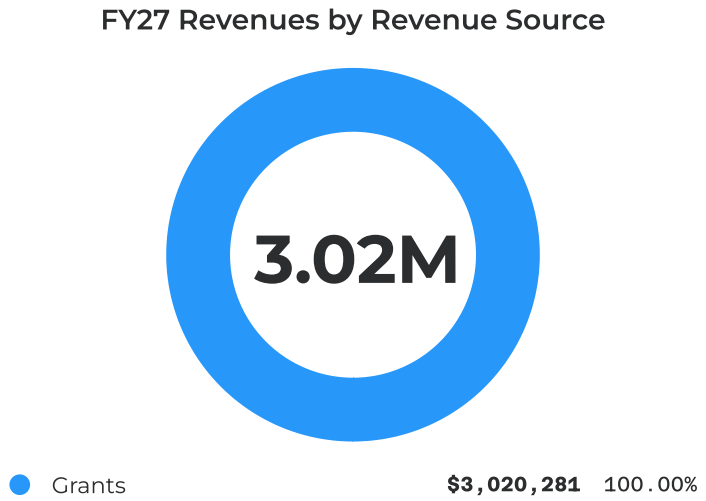
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$144,693.00**	**-$129,834.00**	**-$57,277.00**	**-$57,277.00**	**-$4,026.00**
Revenues					
Grants	$286,716.93	$466,495.57	$1,652,440.24	$3,485,409.00	$3,020,281.00
Interest Income	$3,725.83	$1,104.63	-	$500.00	-
Total Revenues	**$290,442.76**	**$467,600.20**	**$1,652,440.24**	**$3,485,909.00**	**$3,020,281.00**
Expenditures					
Capital Expenses/ Projects	$564,970.82	$395,042.22	$1,919,418.70	$2,777,409.00	$2,998,186.00
Transfers Out	-	-	$40,512.37	-	-
Total Expenditures	**$564,970.82**	**$395,042.22**	**$1,959,931.07**	**$2,777,409.00**	**$2,998,186.00**
Total Revenues Less Expenditures	**-$274,528.06**	**$72,557.98**	**-$307,490.83**	**$708,500.00**	**$22,095.00**
Ending Fund Balance	**-$129,835.06**	**-$57,276.02**	**-$364,767.83**	**$651,223.00**	**$18,069.00**

Public Works Grant Fund Summary



Revenues by Revenue Source

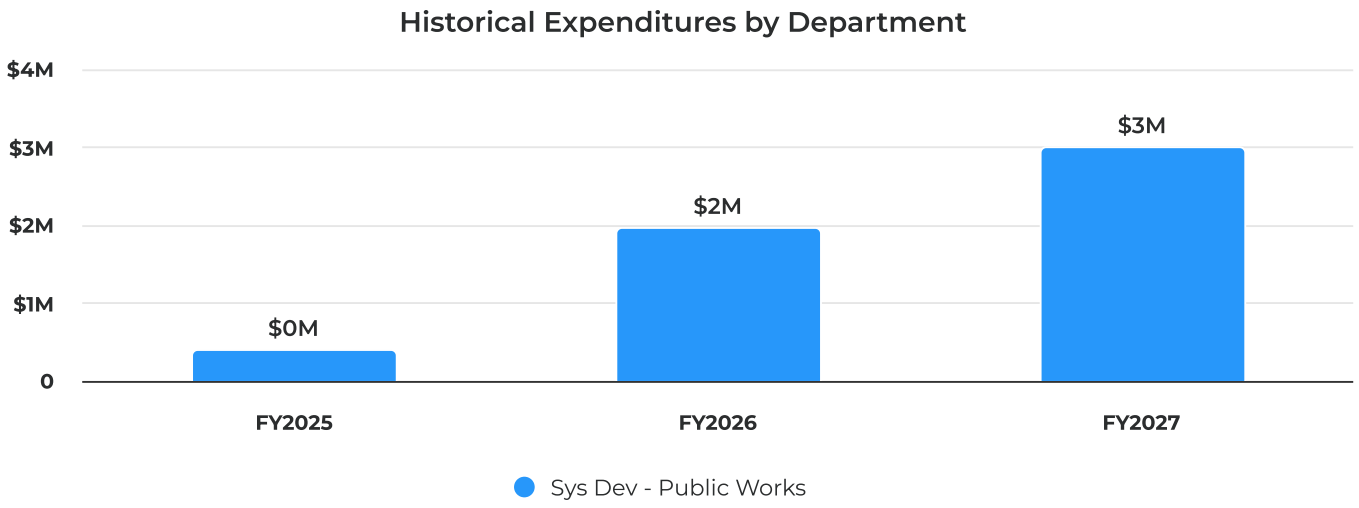


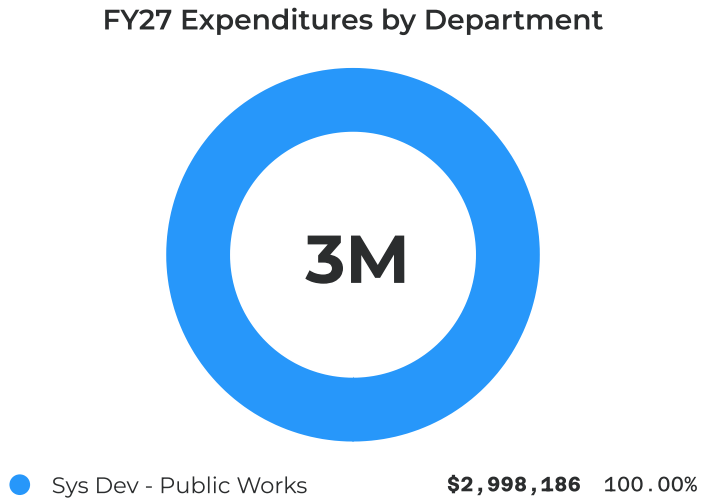


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Grants	$286,716.93	$466,495.57	$1,652,440.24	$3,485,409.00	$3,020,281.00	-13.35%
Interest Income	$3,725.83	$1,104.63	-	$500.00	-	-100.00%
Total Revenues	**$290,442.76**	**$467,600.20**	**$1,652,440.24**	**$3,485,909.00**	**$3,020,281.00**	**-13.36%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sys Dev - Public Works	$564,970.82	$395,042.22	$1,959,931.07	$2,777,409.00	$2,998,186.00	7.95%
Total Expenditures	**$564,970.82**	**$395,042.22**	**$1,959,931.07**	**$2,777,409.00**	**$2,998,186.00**	**7.95%**

ESG Funding Fund 152

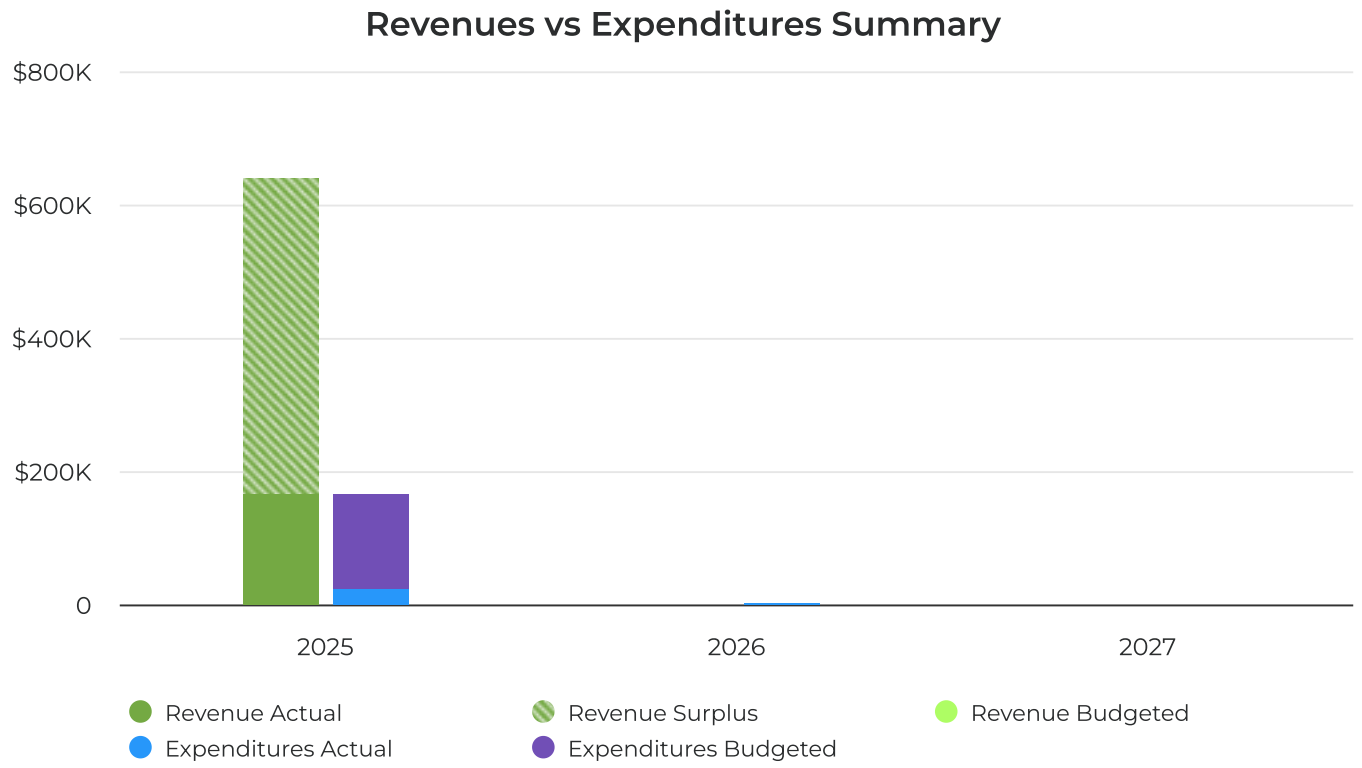
This fund purpose is to account for funding received from Emergency Solutions Grant Program (ESG) that provides funds for a variety of activities to address homelessness.

ESG Funding Fund Comprehensive Fund Summary

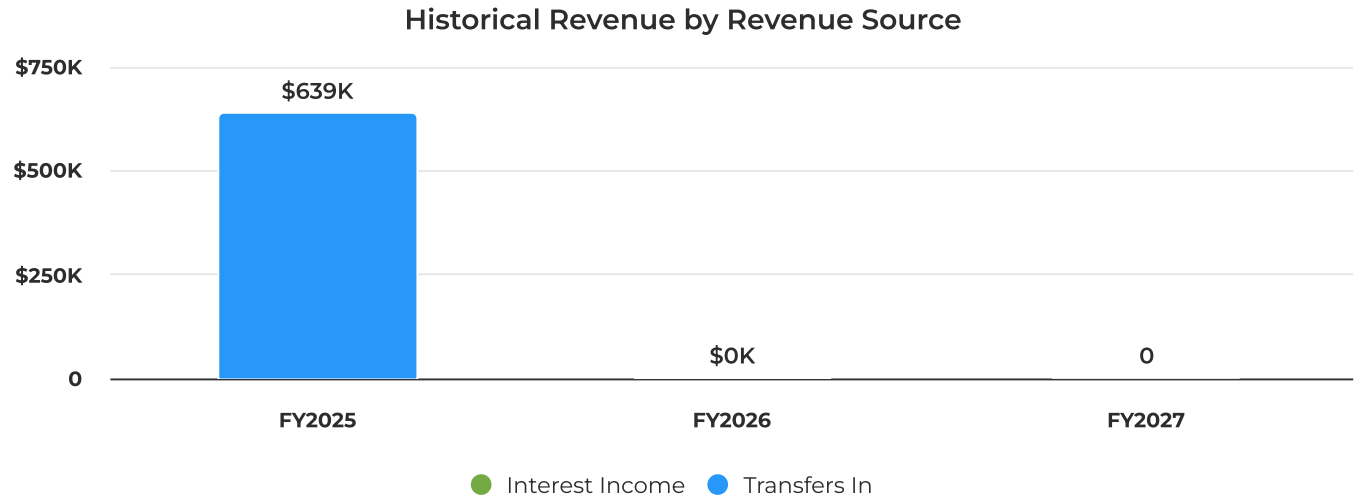
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$58,930.00**	**-$612,798.00**	**$5,963.00**	**$5,963.00**	**-**
Revenues					
Grants	$106,992.76	-	-	-	-
Interest Income	-	$11.59	$6.84	-	-
Transfers In	-	$638,500.00	-	$366,005.00	-
Total Revenues	**$106,992.76**	**$638,511.59**	**$6.84**	**$366,005.00**	**-**
Expenditures					
Professional Services	$18,844.87	$2,698.11	-$208.70	$353,205.00	-
Services/ Supplies	-$1,418.61	$331.76	$341.70	$500.00	-
Utilities	$13,185.10	$13,306.66	$4,037.90	$15,000.00	-
Capital Expenses/ Projects	$630,249.18	$5,264.91	-	-	-
Total Expenditures	**$660,860.54**	**$21,601.44**	**$4,170.90**	**$368,705.00**	**-**
Total Revenues Less Expenditures	**-$553,867.78**	**$616,910.15**	**-$4,164.06**	**-$2,700.00**	**-**
Ending Fund Balance	**-$612,797.78**	**$4,112.15**	**$1,798.94**	**$3,263.00**	**-**

ESG Funding Fund Summary



Revenues by Revenue Source

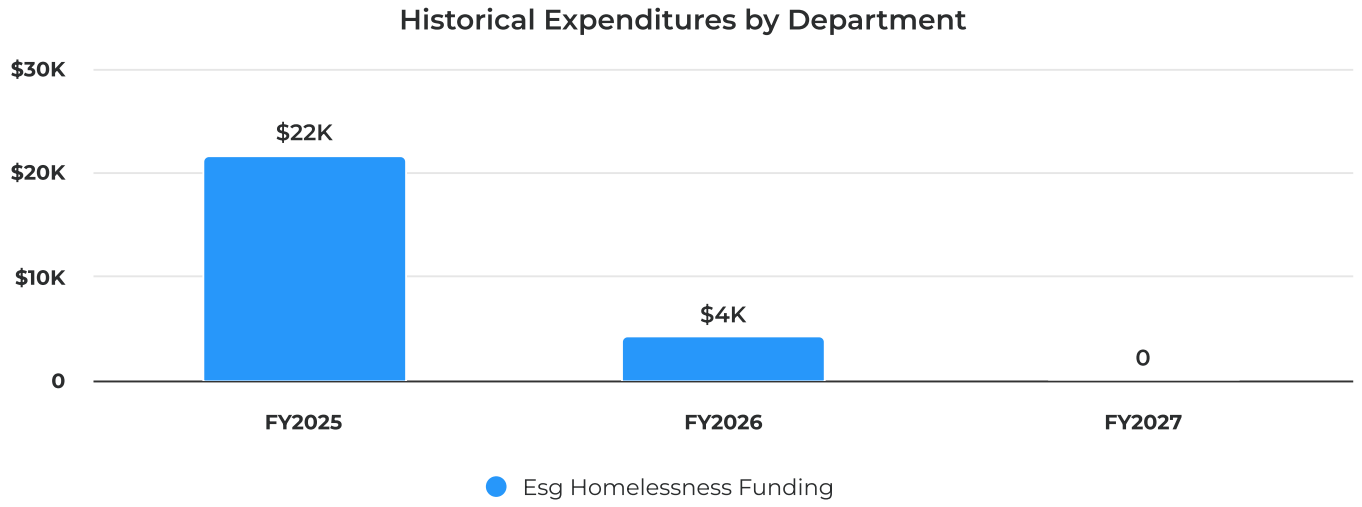


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Grants	$106,992.76	-	-	-	-	-
Interest Income	-	$11.59	$6.84	-	-	-
Transfers In	-	$638,500.00	-	$366,005.00	-	-100.00%

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Total Revenues	**$106,992.76**	**$638,511.59**	**$6.84**	**$366,005.00**	**-**	**-100.00%**

Expenditures by Department



Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Esg Homelessness Funding	$660,860.54	$21,601.44	$4,170.90	$368,705.00	-	-100.00%
Total Expenditures	**$660,860.54**	**$21,601.44**	**$4,170.90**	**$368,705.00**	**-**	**-100.00%**

Assessment Distruct Fund 156

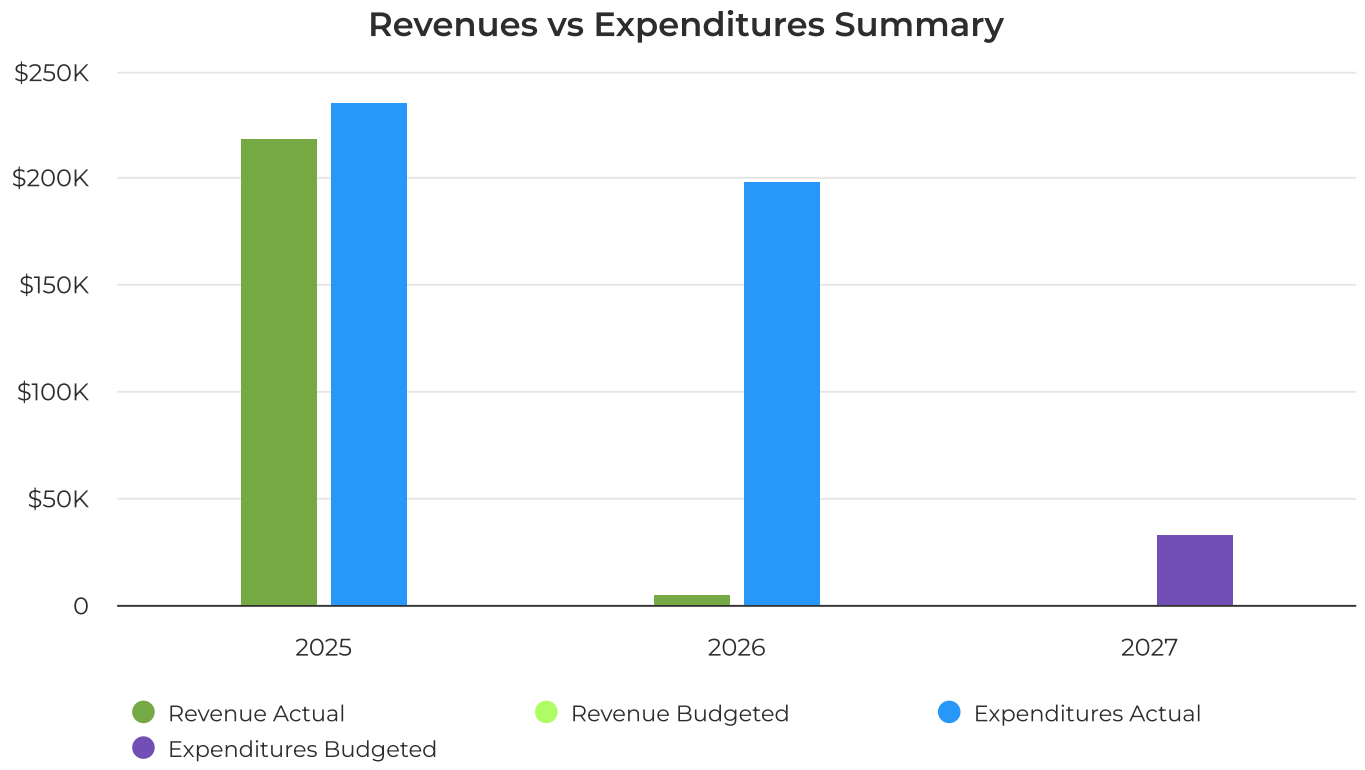
This fund is to account for district fees collected and related costs to operate the city's various districts.

Assessment District Fund Comprehensive Fund Summary

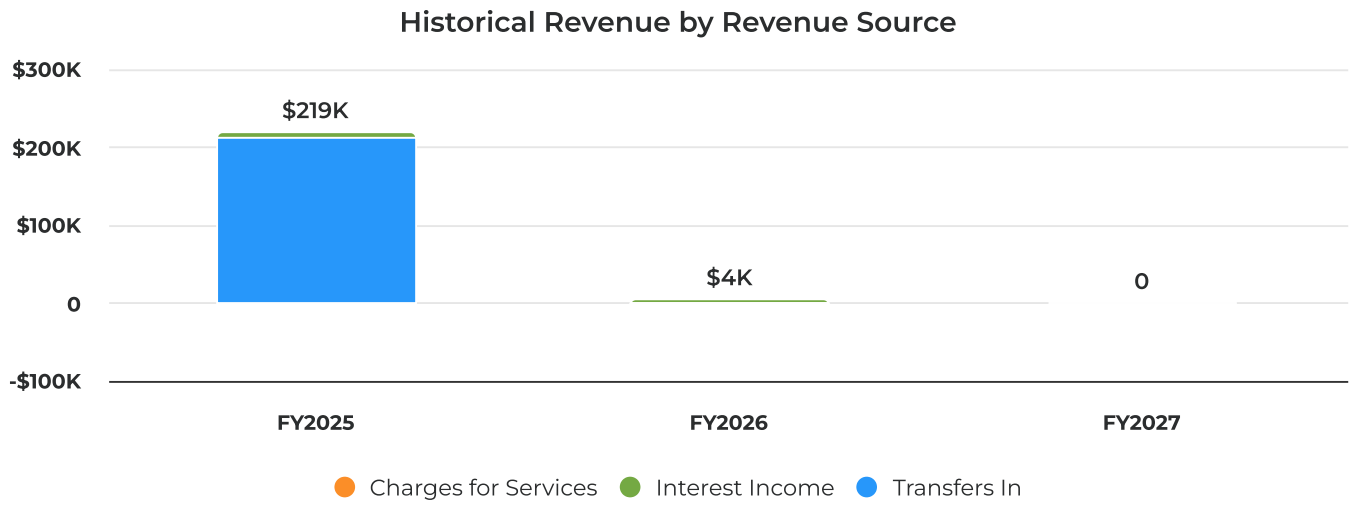
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$272,567.00**	**$261,306.00**	**$244,755.00**	**$244,755.00**	**$51,274.00**
Revenues					
Charges for Services	-	$305.55	-$305.55	-	-
Interest Income	$625.70	$7,110.23	$4,769.16	-	-
Transfers In	-	$211,226.22	-	-	-
Total Revenues	**$625.70**	**$218,642.00**	**$4,463.61**	**-**	**-**
Expenditures					
Capital Expenses/ Projects	-	$235,193.82	$197,944.04	$225,000.00	$32,300.00
Transfers Out	$11,886.04	-	-	-	-
Total Expenditures	**$11,886.04**	**$235,193.82**	**$197,944.04**	**$225,000.00**	**$32,300.00**
Total Revenues Less Expenditures	**-$11,260.34**	**-$16,551.82**	**-$193,480.43**	**-$225,000.00**	**-$32,300.00**
Ending Fund Balance	**$261,306.66**	**$244,754.18**	**$51,274.57**	**$19,755.00**	**$18,974.00**

Assessment District Fund Summary



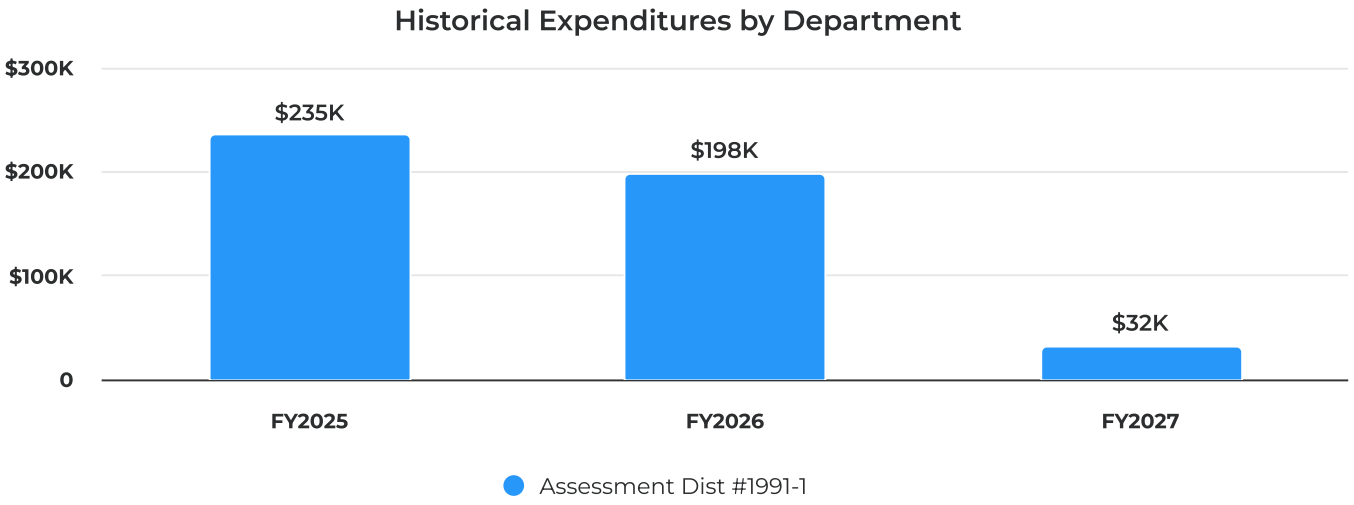
Revenues by Revenue Source



Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	$305.55	-$305.55	-	-	-
Interest Income	$625.70	$7,110.23	$4,769.16	-	-	-
Transfers In	-	$211,226.22	-	-	-	-
Total Revenues	**$625.70**	**$218,642.00**	**$4,463.61**	**-**	**-**	**-**

Expenditures by Department



FY27 Expenditures by Department

Assessment Dist #1991-1 **$32,300** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Assessment Dist #1991-1	$11,886.04	$235,193.82	$197,944.04	$225,000.00	$32,300.00	-85.64%
Total Expenditures	**$11,886.04**	**$235,193.82**	**$197,944.04**	**$225,000.00**	**$32,300.00**	**-85.64%**

Quimby Fees Fund 162

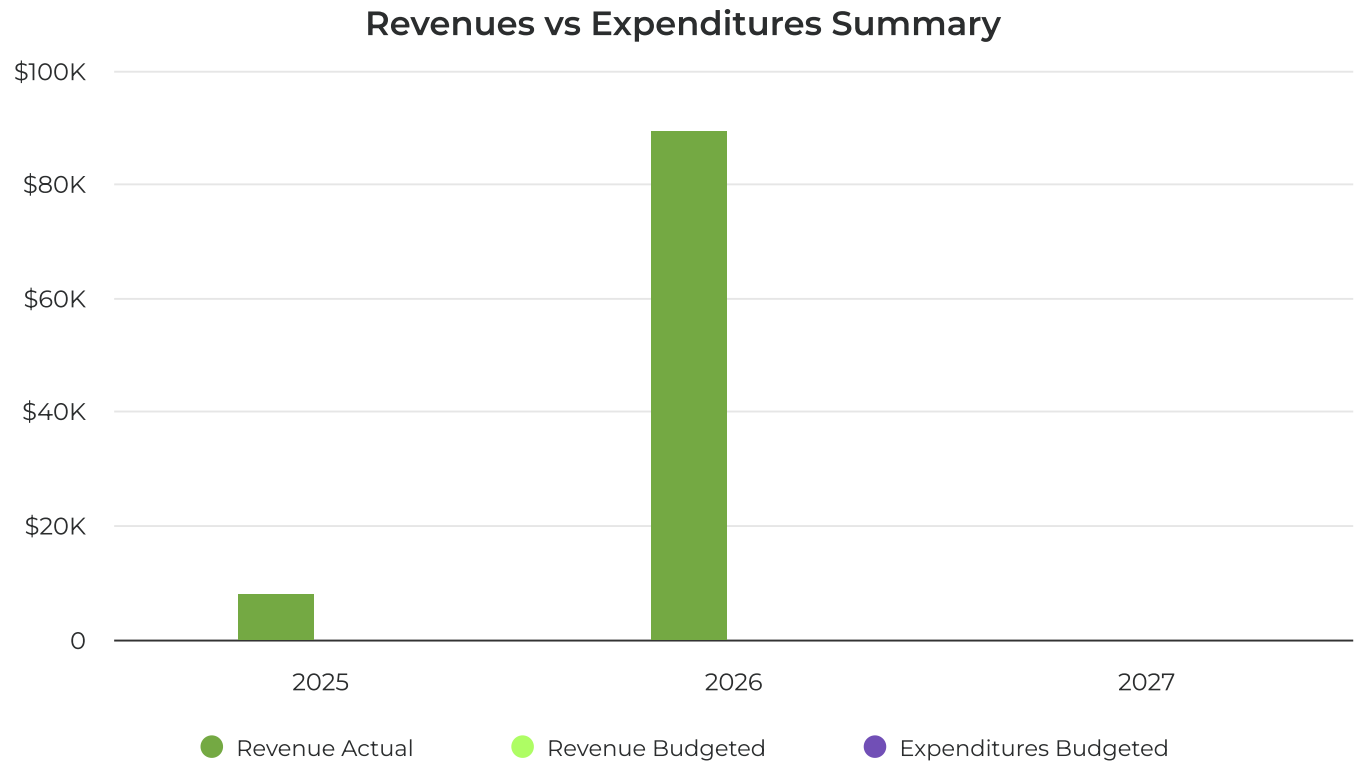
This fund's purpose is to account for park impact fees collected to mitigate additional city costs due to new construction.

Quimby Fees Fund Comprehensive Fund Summary

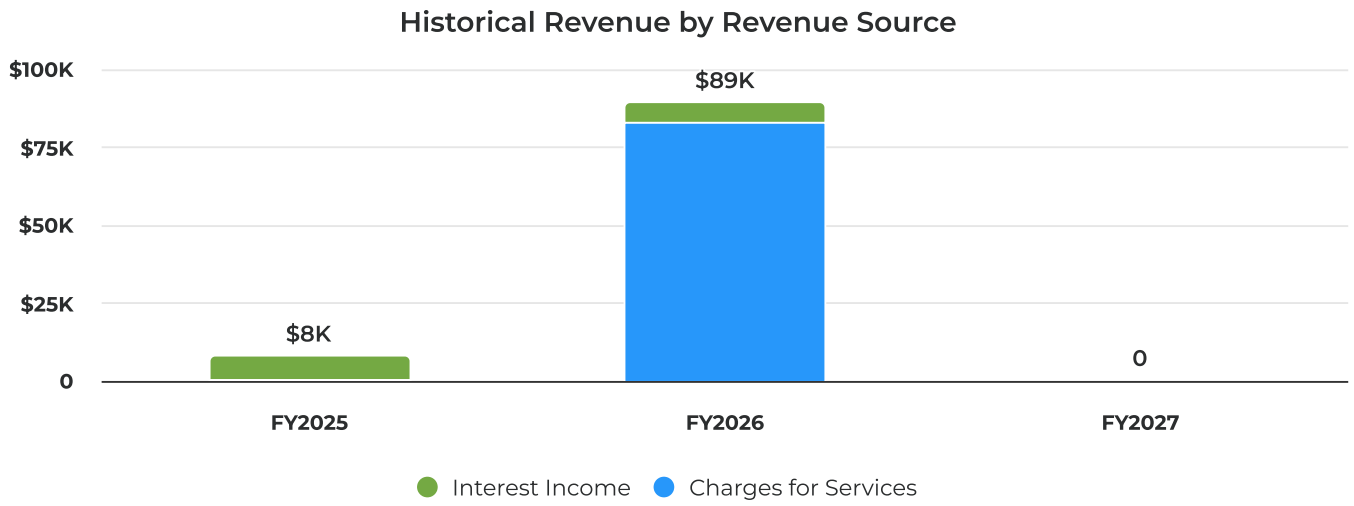
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$240,986.00**	**$294,285.00**	**$302,185.00**	**$302,185.00**	**$391,472.00**
Revenues					
Charges for Services	$53,300.00	$339.50	$82,735.50	-	-
Interest Income	-	$7,559.92	$6,551.80	-	-
Total Revenues	**$53,300.00**	**$7,899.42**	**$89,287.30**	**-**	**-**
Expenditures					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$53,300.00**	**$7,899.42**	**$89,287.30**	**-**	**-**
Ending Fund Balance	**$294,286.00**	**$302,184.42**	**$391,472.30**	**$302,185.00**	**$391,472.00**

Quimby Fees Fund Summary



Revenues by Revenue Source



Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$53,300.00	$339.50	$82,735.50	-	-	-
Interest Income	-	$7,559.92	$6,551.80	-	-	-
Total Revenues	**$53,300.00**	**$7,899.42**	**$89,287.30**	**-**	**-**	**-**

Cheese and Wine Fund 163

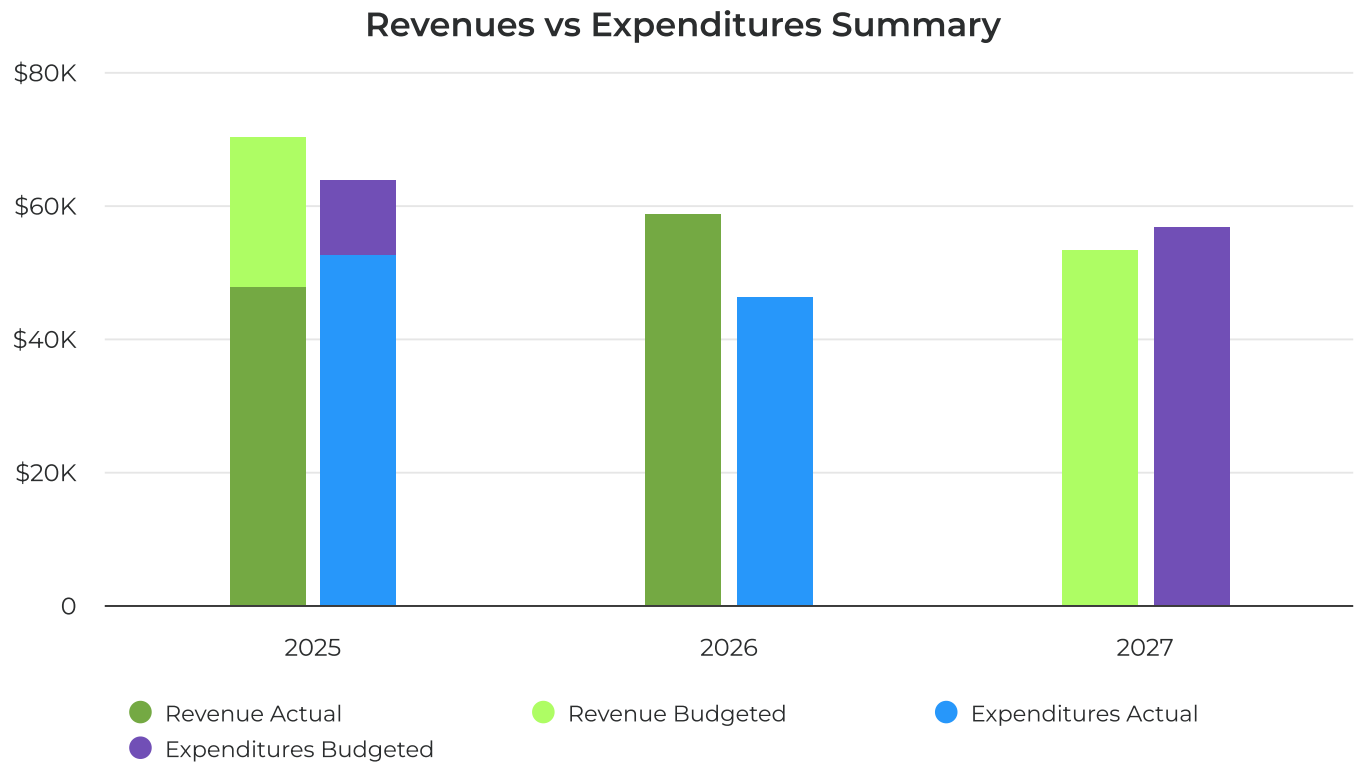
The fund's purpose is to account for revenues and expenditures of the annual Cheese and Wine event.

Cheese and Wine Fund Comprehensive Fund Summary

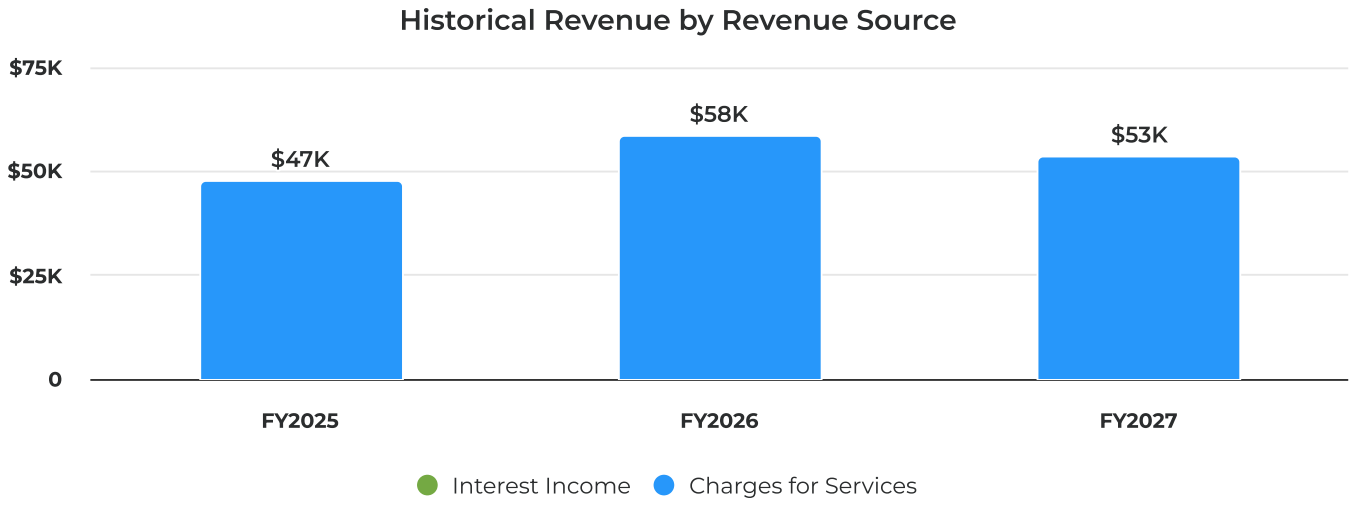
Comprehensive Fund Summary

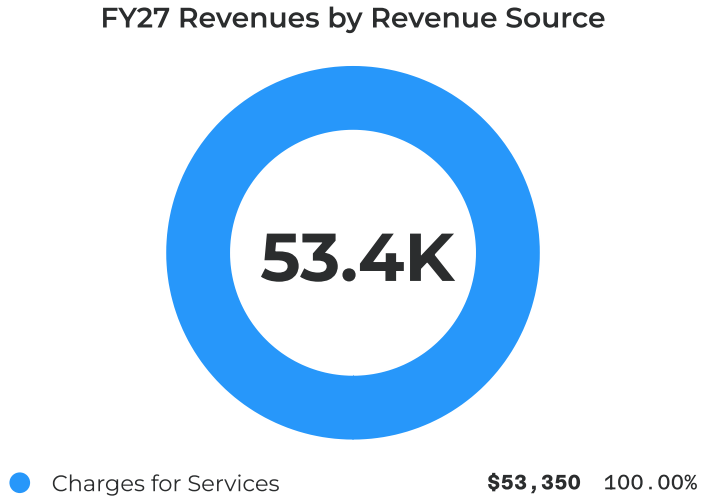
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$8,533.00**	**$6,681.00**	**$1,930.00**	**$1,930.00**	**$13,218.00**
Revenues					
Charges for Services	$62,421.50	$47,485.91	$58,382.02	$50,875.00	$53,350.00
Interest Income	-	$1.90	$98.06	-	-
Transfers In	$24,674.00	-	-	-	-
Total Revenues	**$87,095.50**	**$47,487.81**	**$58,480.08**	**$50,875.00**	**$53,350.00**
Expenditures					
Professional Services	$85,598.30	$35,056.90	$25,167.69	$21,596.00	$25,650.00
Services/ Supplies	$3,349.13	$17,396.81	$21,063.48	$29,878.00	$30,940.00
Total Expenditures	**$88,947.43**	**$52,453.71**	**$46,231.17**	**$51,474.00**	**$56,590.00**
Total Revenues Less Expenditures	**-$1,851.93**	**-$4,965.90**	**$12,248.91**	**-$599.00**	**-$3,240.00**
Ending Fund Balance	**$6,681.07**	**$1,715.10**	**$14,178.91**	**$1,331.00**	**$9,978.00**

Cheese and Wine Fund Summary



Revenues by Revenue Source

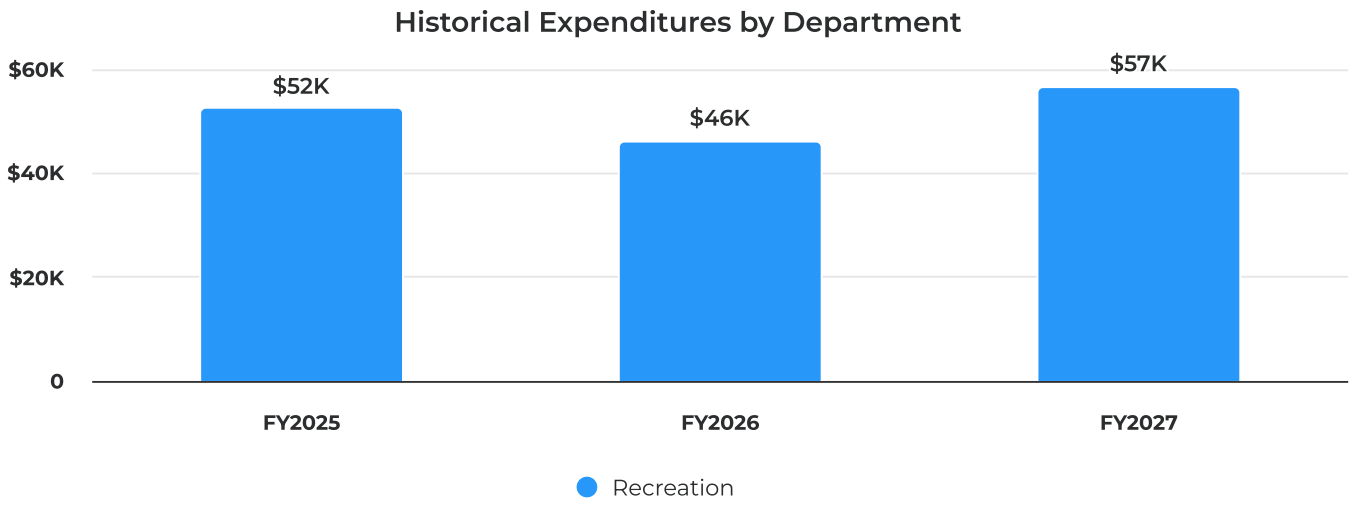


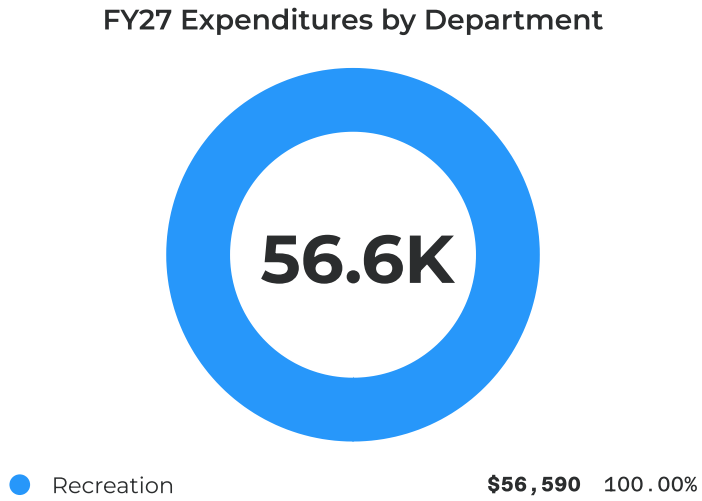


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$62,421.50	$47,485.91	$58,382.02	$50,875.00	$53,350.00	4.86%
Interest Income	-	$1.90	$98.06	-	-	-
Transfers In	$24,674.00	-	-	-	-	-
Total Revenues	**$87,095.50**	**$47,487.81**	**$58,480.08**	**$50,875.00**	**$53,350.00**	**4.86%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Recreation	$88,947.43	$52,453.71	$46,231.17	$51,474.00	$56,590.00	9.94%
Total Expenditures	**$88,947.43**	**$52,453.71**	**$46,231.17**	**$51,474.00**	**$56,590.00**	**9.94%**

Public Safety Augmentation Fund 176

This fund accounts for the City's allocation of revenues from California Proposition 172, a statewide one-half cent sales tax approved by voters in 1993 to support local public safety services. Revenues are restricted for public safety purposes and are used primarily to offset law enforcement and other eligible public safety expenditures.

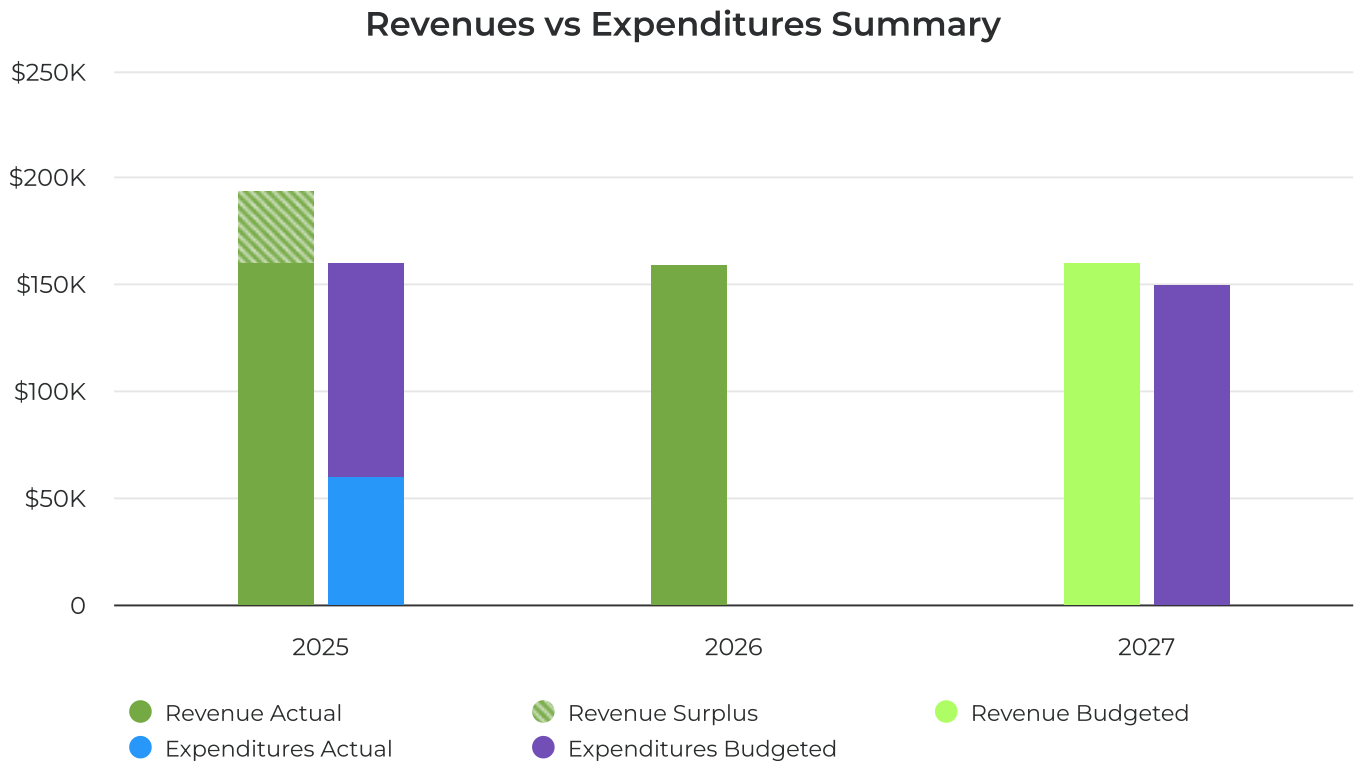
For the City of Riverbank, these revenues are used to partially fund contracted law enforcement services provided through the Stanislaus County Sheriff's Office.

Public Safety Augmentation Fund Comprehensive Fund Summary

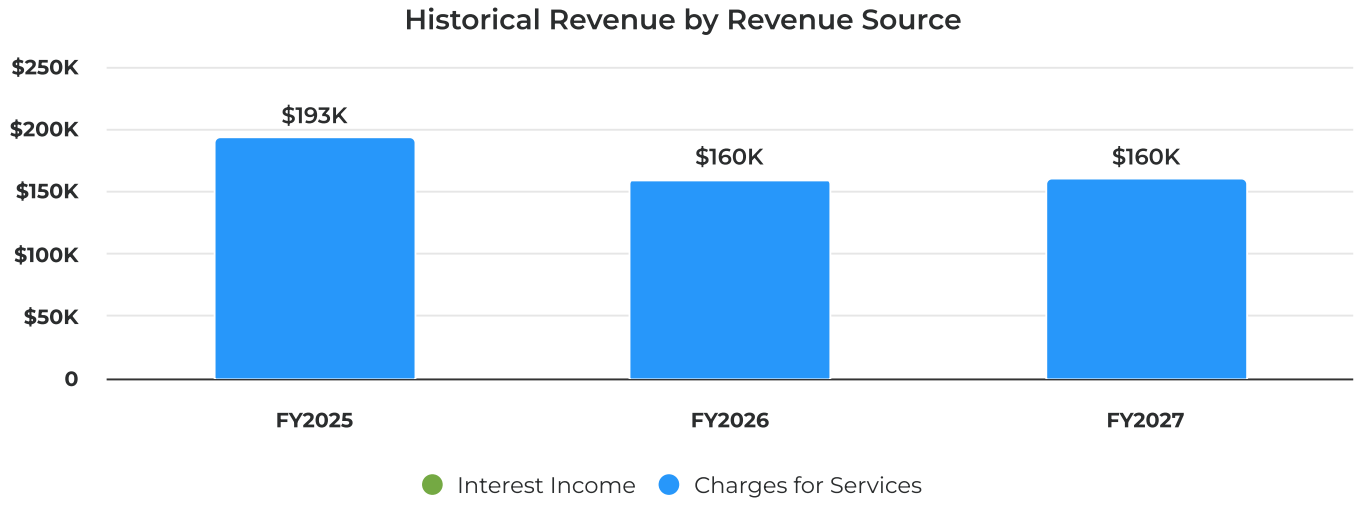
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$135,152.00**	**-$125,888.00**	**$7,398.00**	**$7,398.00**	**$27,132.00**
Revenues					
Charges for Services	$169,264.03	$193,182.10	$158,424.24	$160,000.00	$160,000.00
Interest Income	-	$103.80	$1,310.21	-	-
Total Revenues	**$169,264.03**	**$193,285.90**	**$159,734.45**	**$160,000.00**	**$160,000.00**
Expenditures					
Transfers Out	$160,000.00	$60,000.00	-	$140,000.00	$150,000.00
Total Expenditures	**$160,000.00**	**$60,000.00**	**-**	**$140,000.00**	**$150,000.00**
Total Revenues Less Expenditures	**$9,264.03**	**$133,285.90**	**$159,734.45**	**$20,000.00**	**$10,000.00**
Ending Fund Balance	**-$125,887.97**	**$7,397.90**	**$167,132.45**	**$27,398.00**	**$37,132.00**

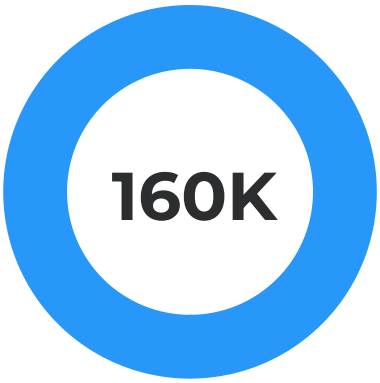
Public Safety Augmentation Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



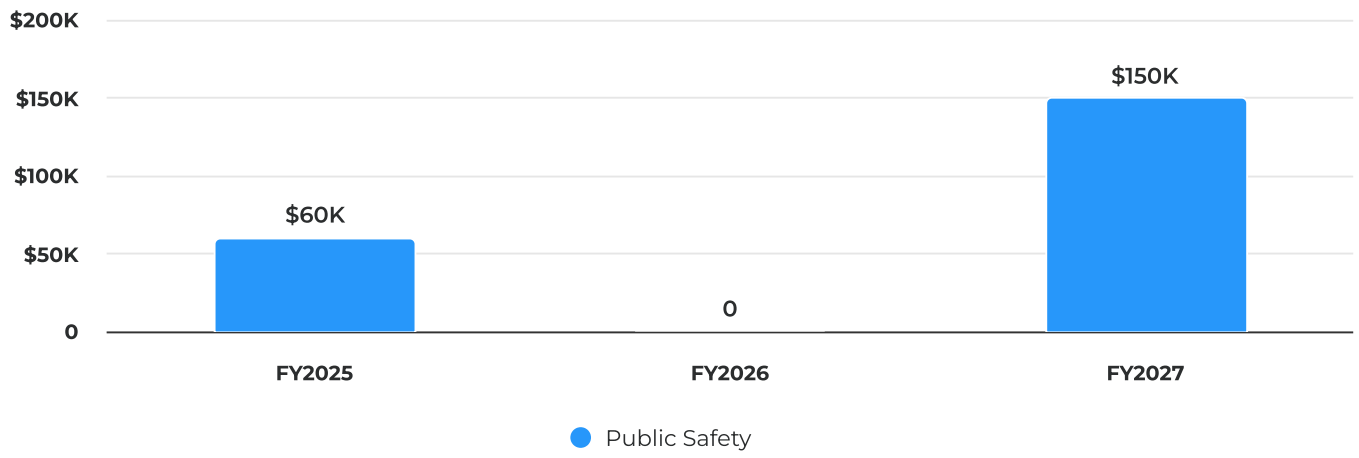
Charges for Services **$160,000** 100.00%

Revenues by Revenue Source

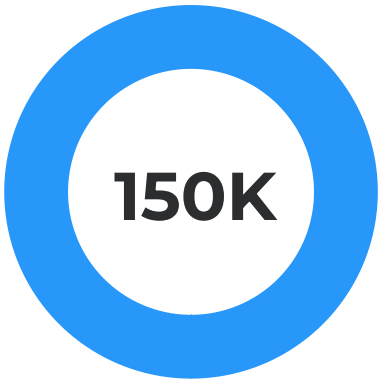
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$169,264.03	$193,182.10	$158,424.24	$160,000.00	$160,000.00	-
Interest Income	-	$103.80	$1,310.21	-	-	-
Total Revenues	**$169,264.03**	**$193,285.90**	**$159,734.45**	**$160,000.00**	**$160,000.00**	**-**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Public Safety **$150,000** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Public Safety	$160,000.00	$60,000.00	-	$140,000.00	$150,000.00	7.14%
Total Expenditures	**$160,000.00**	**$60,000.00**	**-**	**$140,000.00**	**$150,000.00**	**7.14%**

Facility Improvement Fund 180

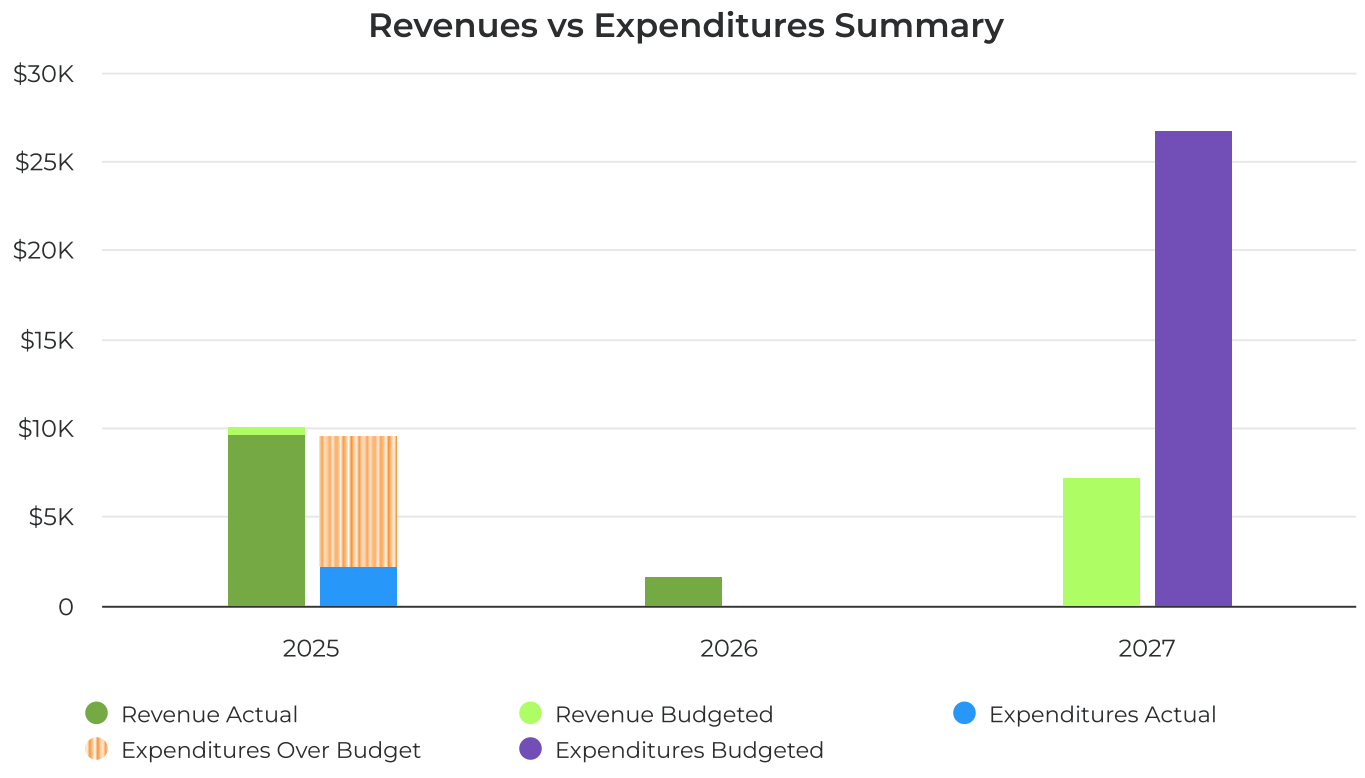
The fund's purpose is to account for fees collected from facility rentals for future improvements.

Facility Improvement Fund Comprehensive Fund Summary

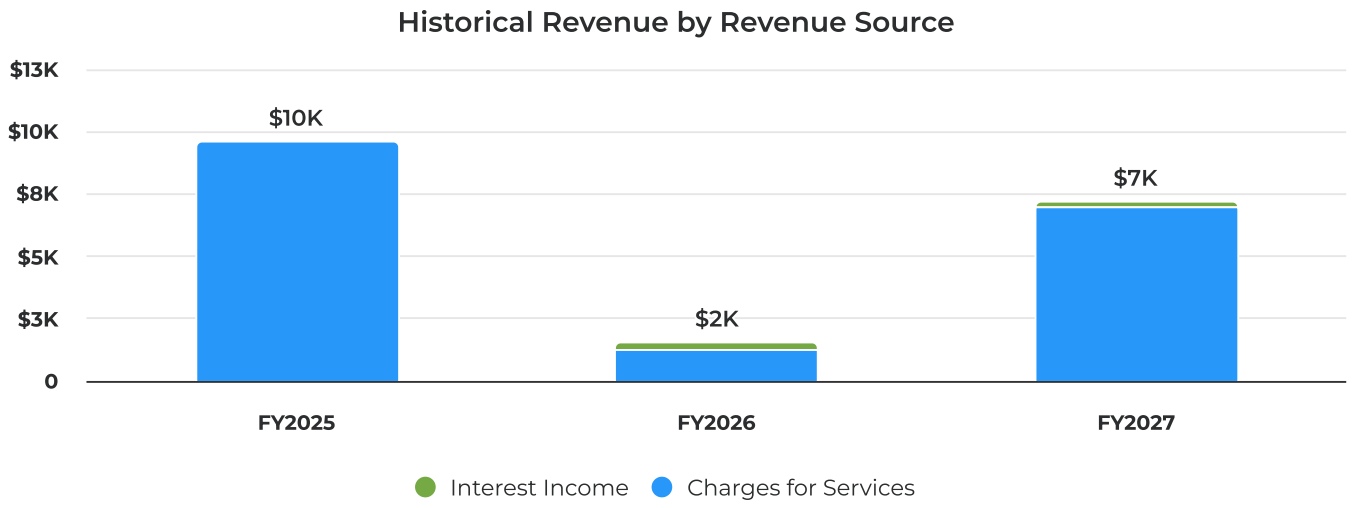
Comprehensive Fund Summary

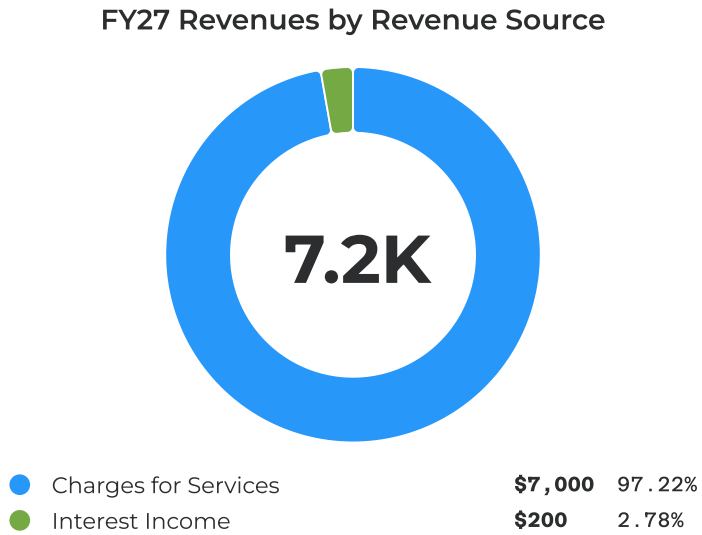
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$18,649.00**	**$29,169.00**	**$29,293.00**	**$29,293.00**	**$30,871.00**
Revenues					
Charges for Services	$10,520.00	$9,575.00	$1,250.00	$9,000.00	$7,000.00
Interest Income	-	$49.24	$328.13	-	$200.00
Total Revenues	**$10,520.00**	**$9,624.24**	**$1,578.13**	**$9,000.00**	**$7,200.00**
Expenditures					
Services/ Supplies	-	$9,500.00	-	-	$26,688.00
Total Expenditures	**-**	**$9,500.00**	**-**	**-**	**$26,688.00**
Total Revenues Less Expenditures	**$10,520.00**	**$124.24**	**$1,578.13**	**$9,000.00**	**-$19,488.00**
Ending Fund Balance	**$29,169.00**	**$29,293.24**	**$30,871.13**	**$38,293.00**	**$11,383.00**

Facility Improvement Fund Summary



Revenues by Revenue Source

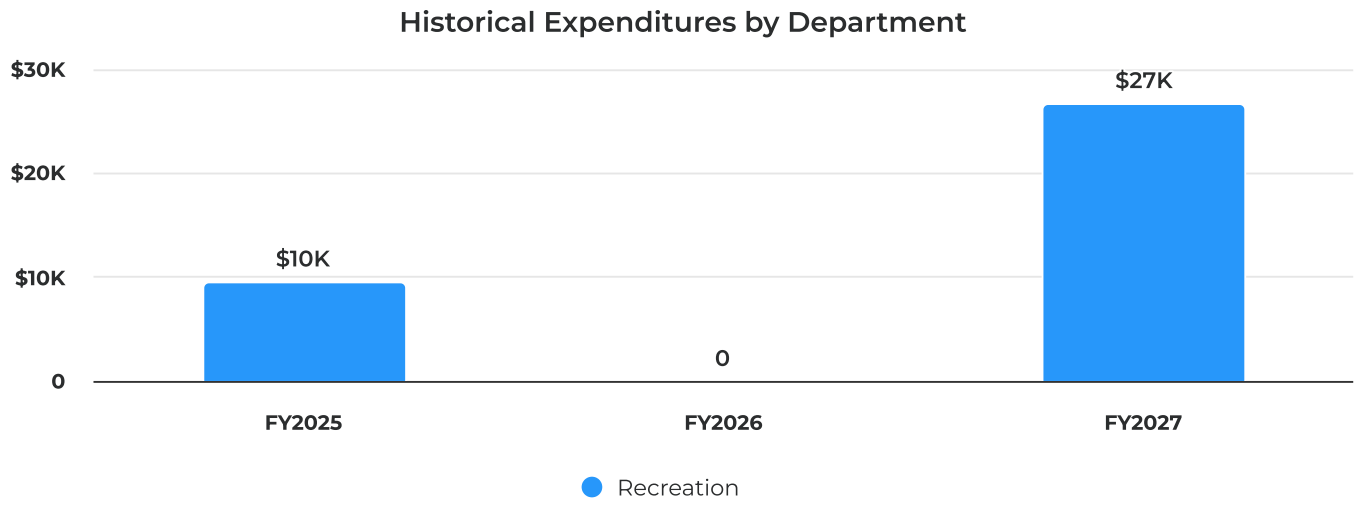


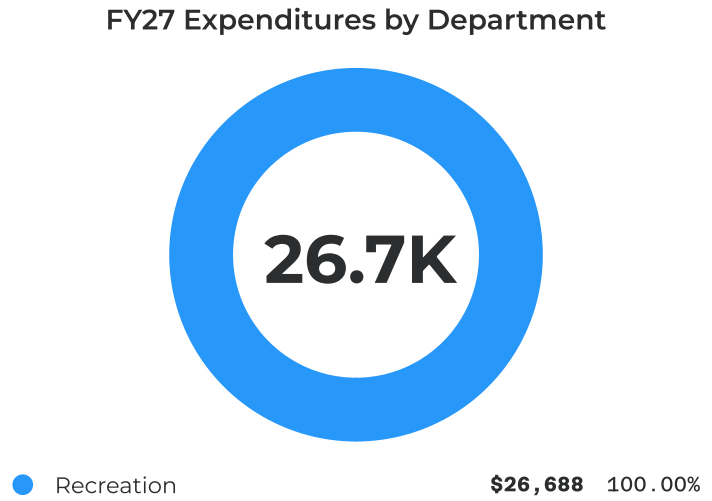


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$10,520.00	$9,575.00	$1,250.00	$9,000.00	$7,000.00	-22.22%
Interest Income	-	$49.24	$328.13	-	$200.00	-
Total Revenues	**$10,520.00**	**$9,624.24**	**$1,578.13**	**$9,000.00**	**$7,200.00**	**-20.00%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Recreation	-	$9,500.00	-	-	$26,688.00	-
Total Expenditures	**-**	**$9,500.00**	**-**	**-**	**$26,688.00**	**-**

CFD 2016-1 Fund 181

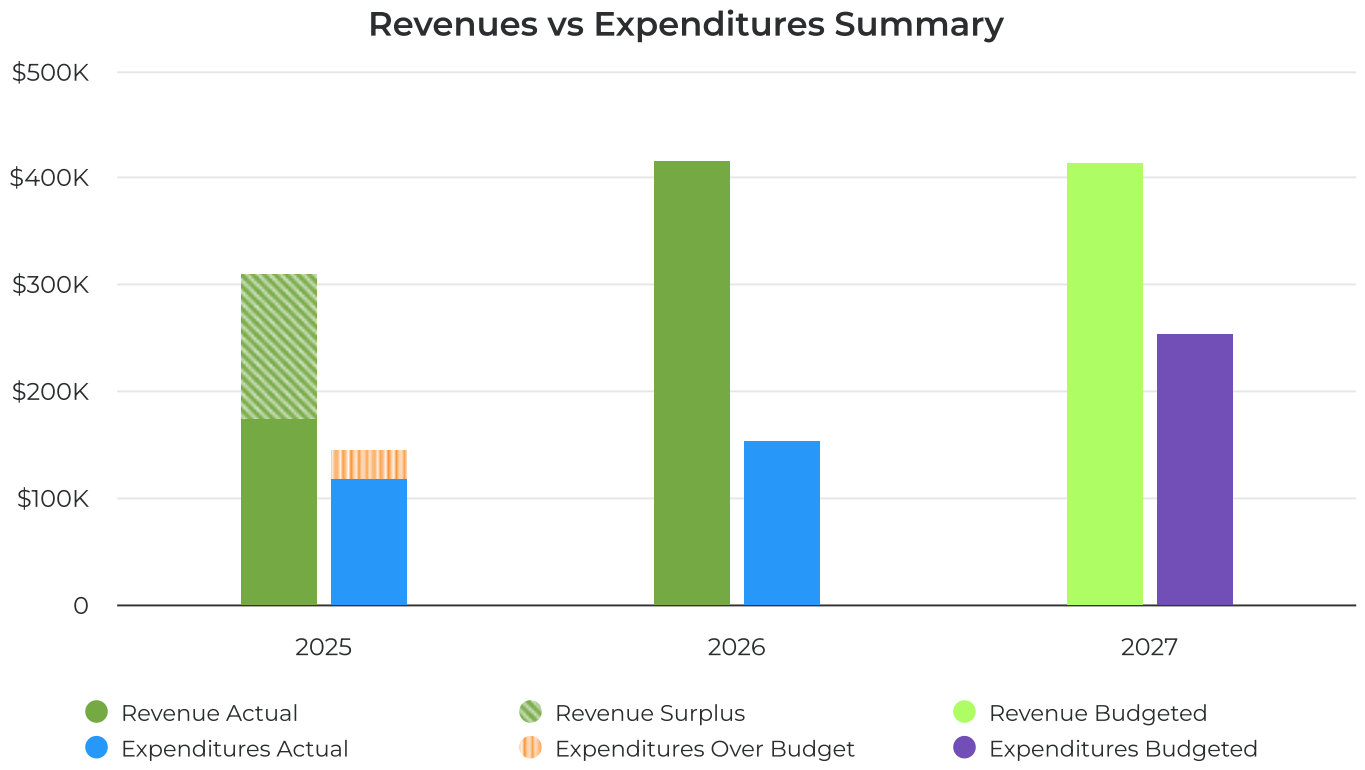
This fund's purpose is to account for developer assessments associated with lighting and landscape maintenance, storm drains and public safety.

CFD 2016-1 Fund Comprehensive Fund Summary

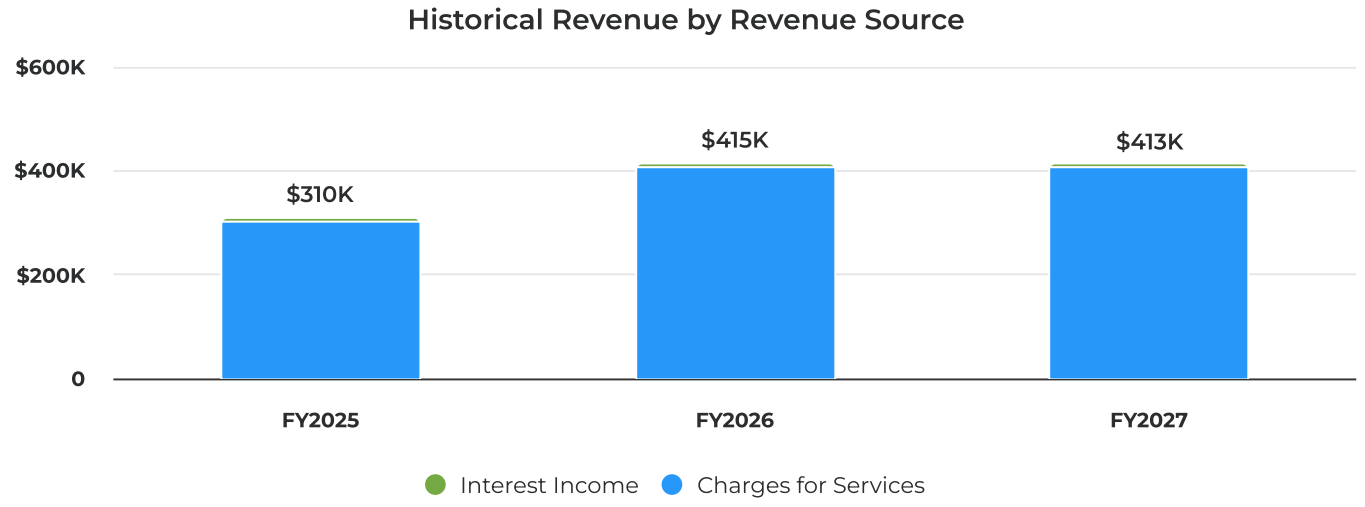
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$304,474.00**	**$370,775.00**	**$536,671.00**	**$536,671.00**	**$729,790.00**
Revenues					
Charges for Services	$169,717.56	$301,936.37	$406,627.85	$302,000.00	$407,000.00
Interest Income	-	$8,034.72	$8,499.41	-	$6,000.00
Total Revenues	**$169,717.56**	**$309,971.09**	**$415,127.26**	**$302,000.00**	**$413,000.00**
Expenditures					
Professional Services	$2,894.50	$16,548.20	$6,689.30	$21,000.00	$22,500.00
Services/ Supplies	$49,002.68	$87,527.10	$138,272.82	$75,500.00	$156,500.00
Utilities	-	-	$8,545.78	$1,100.00	$14,000.00
Capital Expenses/ Projects	$11,519.00	-	-	-	-
Transfers Out	$40,000.00	$40,000.00	-	$50,000.00	$60,000.00
Total Expenditures	**$103,416.18**	**$144,075.30**	**$153,507.90**	**$147,600.00**	**$253,000.00**
Total Revenues Less Expenditures	**$66,301.38**	**$165,895.79**	**$261,619.36**	**$154,400.00**	**$160,000.00**
Ending Fund Balance	**$370,775.38**	**$536,670.79**	**$798,290.36**	**$691,071.00**	**$889,790.00**

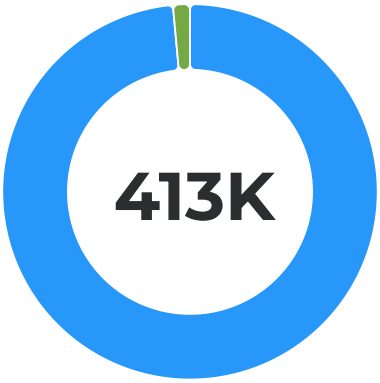
CFD 2016-1 Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



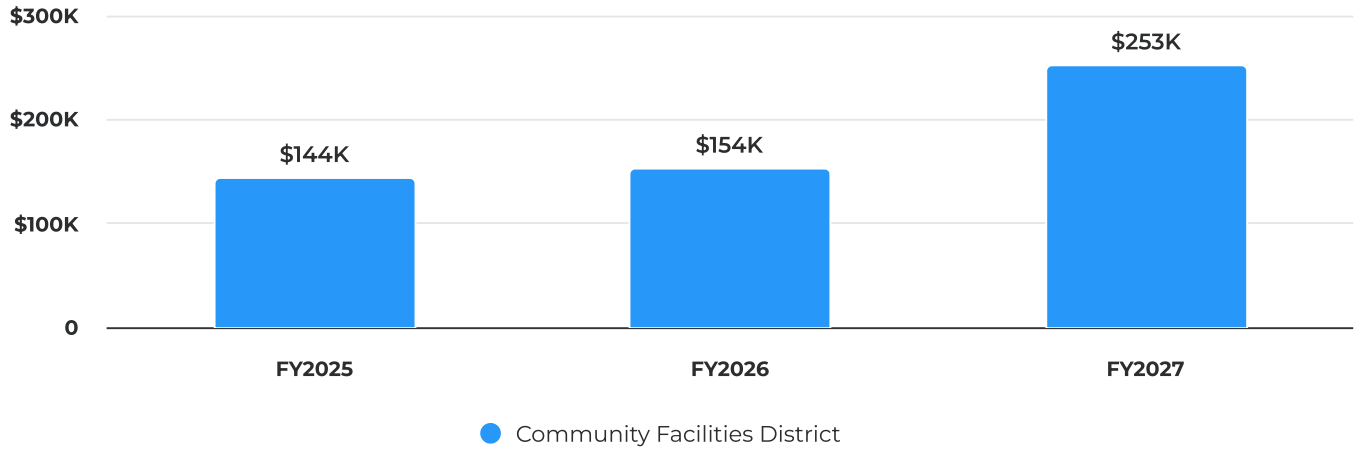
Charges for Services	**$407,000**	98.55%
Interest Income	**$6,000**	1.45%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$169,717.56	$301,936.37	$406,627.85	$302,000.00	$407,000.00	34.77%
Interest Income	-	$8,034.72	$8,499.41	-	$6,000.00	-
Total Revenues	**$169,717.56**	**$309,971.09**	**$415,127.26**	**$302,000.00**	**$413,000.00**	**36.75%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Community Facilities District **$253,000** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Community Facilities District	$103,416.18	$144,075.30	$153,507.90	$147,600.00	$253,000.00	71.41%
Total Expenditures	**$103,416.18**	**$144,075.30**	**$153,507.90**	**$147,600.00**	**$253,000.00**	**71.41%**

Riverbank Teen Donation Fund 196

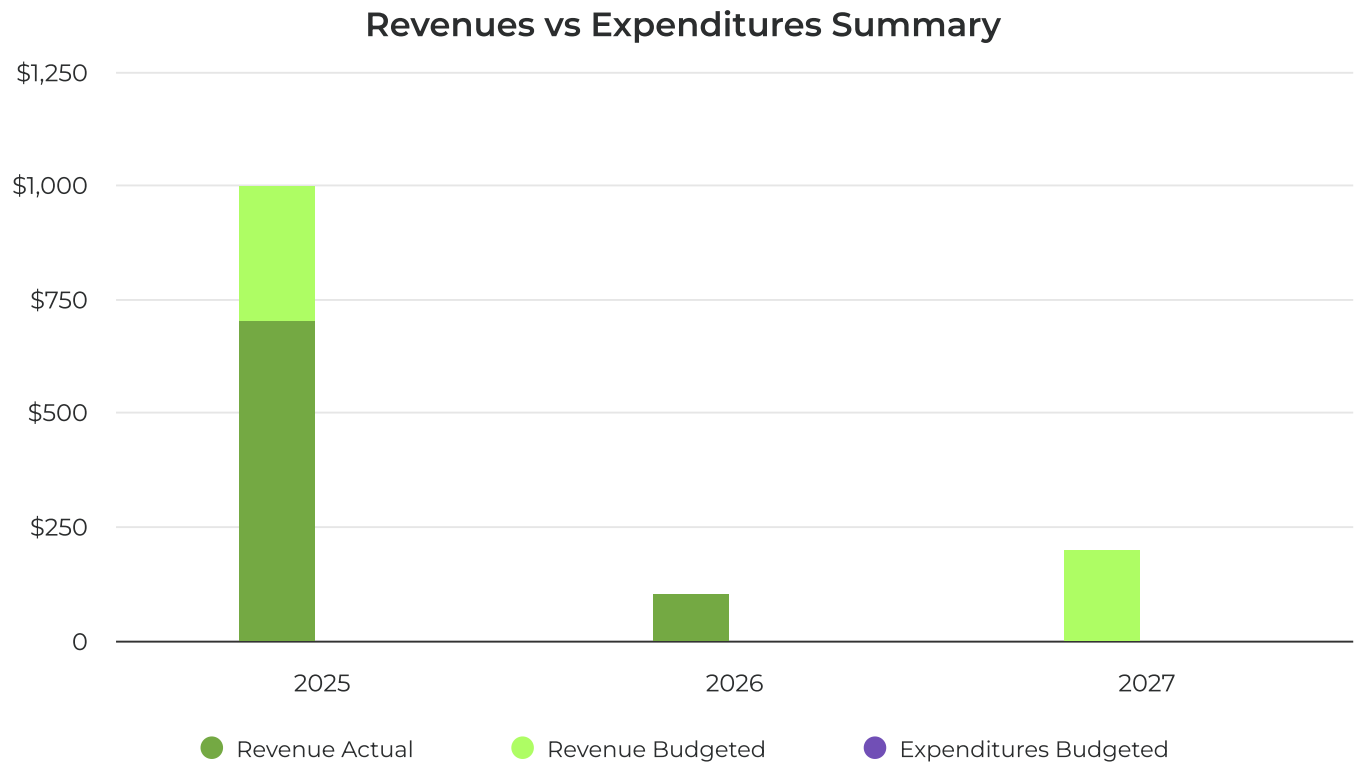
This fund's purpose is to account for donation revenues received for the Teen Center.

Riverbank Teen Donation Fund Comprehensive Fund Summary

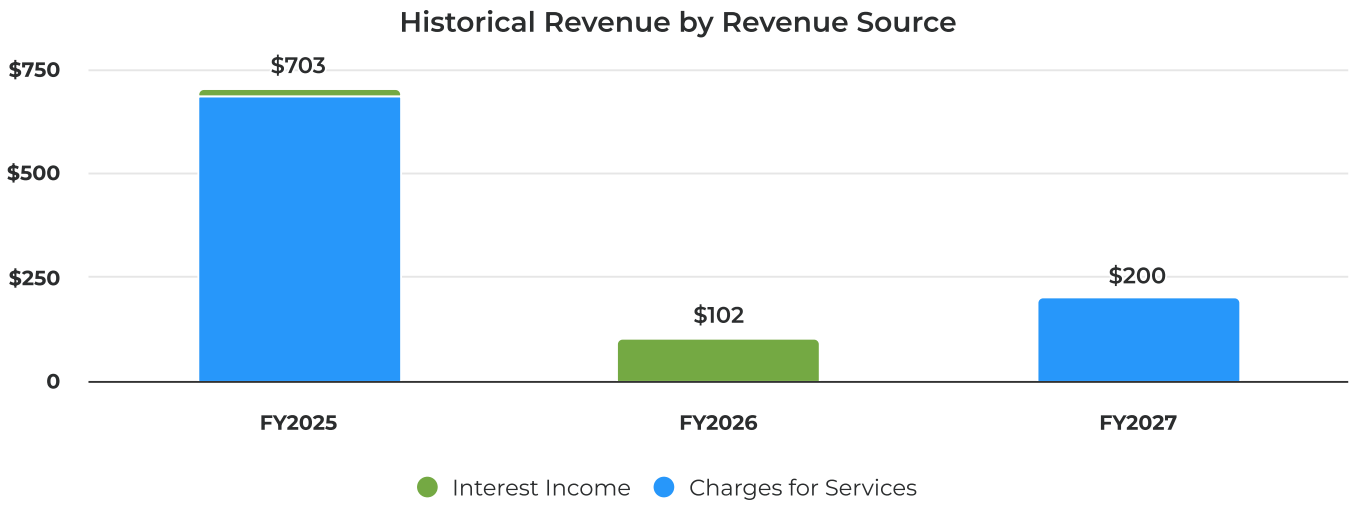
Comprehensive Fund Summary

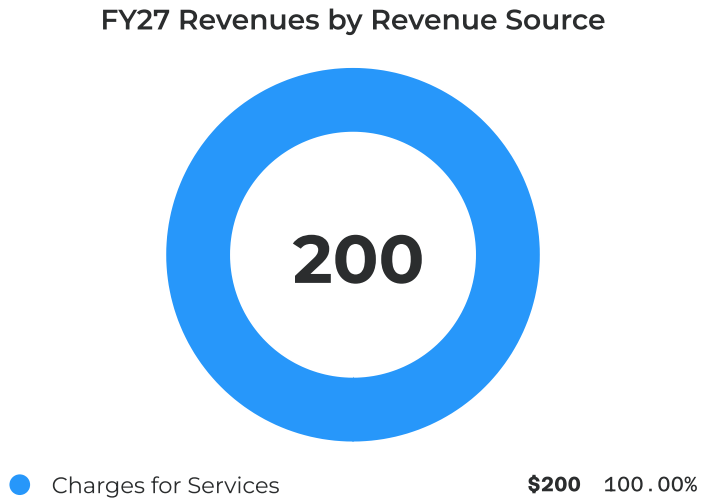
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$7,010.00**	**$9,179.00**	**$9,883.00**	**$9,883.00**	**$9,984.00**
Revenues					
Charges for Services	$2,428.11	$685.99	-	$800.00	$200.00
Interest Income	-	$16.82	$102.00	-	-
Total Revenues	**$2,428.11**	**$702.81**	**$102.00**	**$800.00**	**$200.00**
Expenditures					
Capital Expenses/ Projects	$258.40	-	-	-	-
Total Expenditures	**$258.40**	**-**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$2,169.71**	**$702.81**	**$102.00**	**$800.00**	**$200.00**
Ending Fund Balance	**$9,179.71**	**$9,881.81**	**$9,985.00**	**$10,683.00**	**$10,184.00**

Riverbank Teen Center Donation Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$2,428.11	$685.99	-	$800.00	$200.00	-75.00%
Interest Income	-	$16.82	$102.00	-	-	-
Total Revenues	**$2,428.11**	**$702.81**	**$102.00**	**$800.00**	**$200.00**	**-75.00%**

Measure L Fund 229

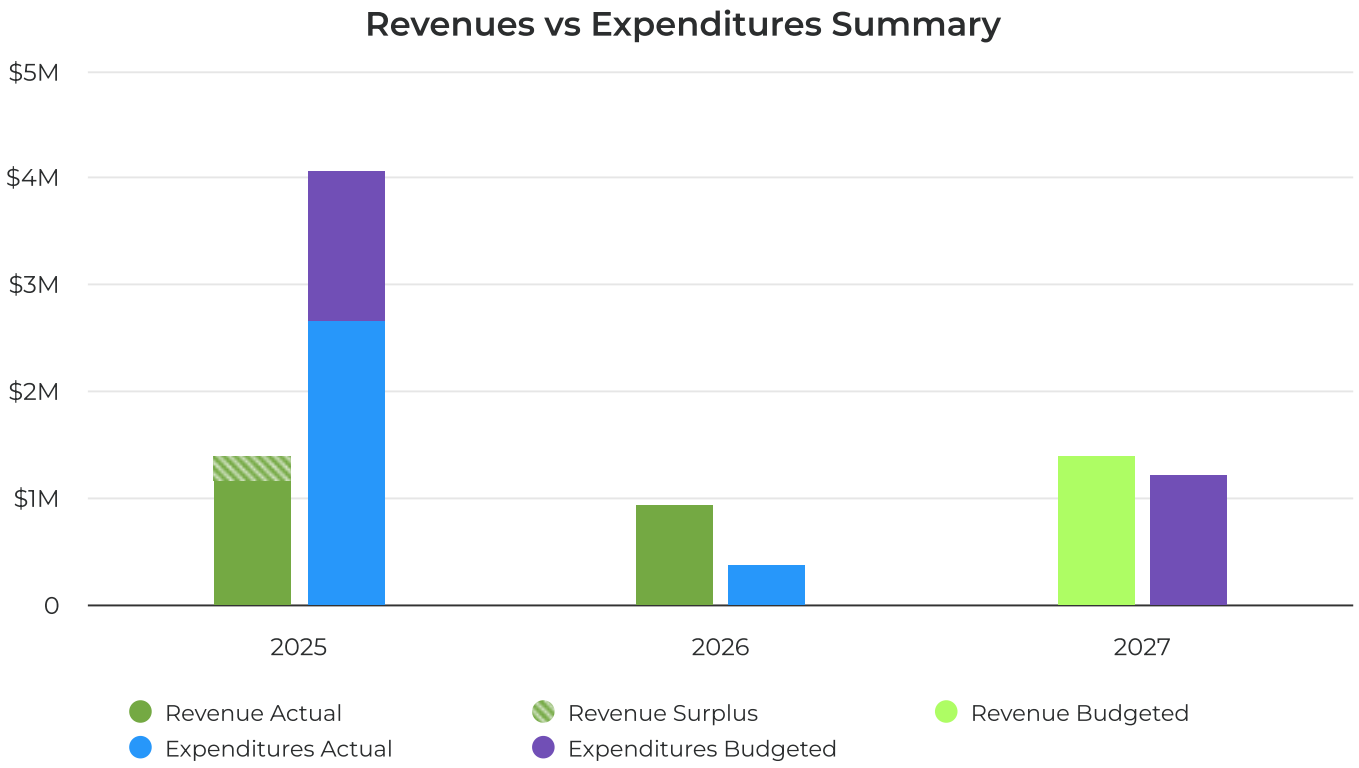
Stanislaus County Measure L is a voter-approved 1/2-cent add-on sales tax dedicated to funding transportation improvements throughout the county. The primary goals of Measure L are to enhance the condition of local streets and roads, improve regional connectivity, and reduce traffic congestion. Revenue generated by this measure supports a range of transportation projects, including road maintenance and repair, safety enhancements, bike and pedestrian pathway development, and transit system upgrades. Funds are allocated to cities and the county based on a formula established in the Measure L Expenditure Plan, ensuring local control and accountability. This long-term investment helps create a safer, more efficient, and better-connected transportation network for all residents and visitors.

Measure L Fund Comprehensive Fund Summary

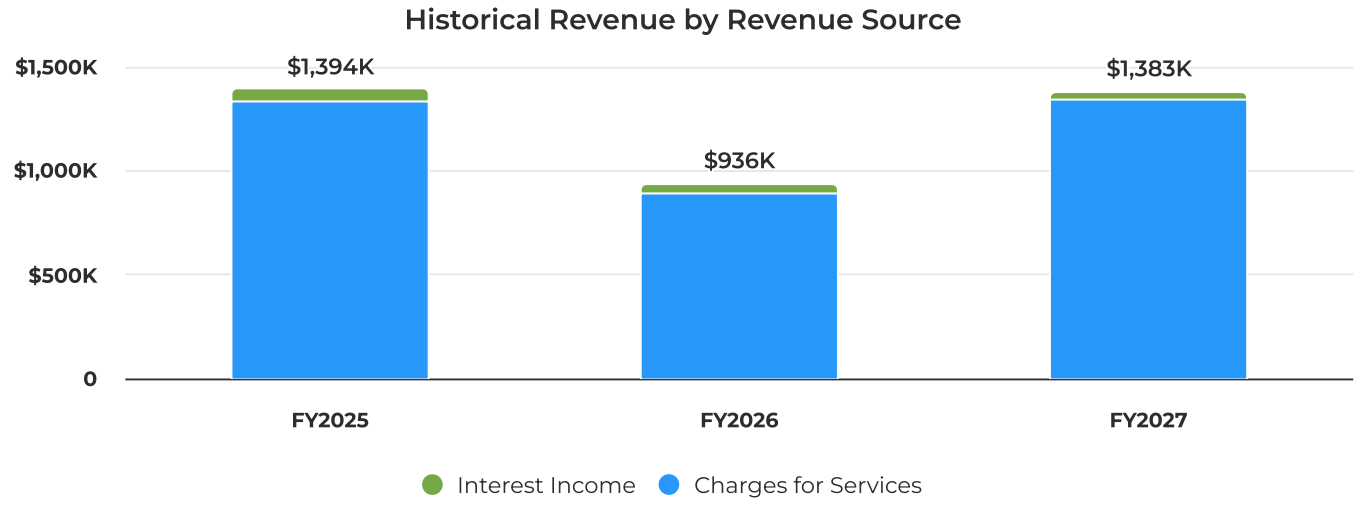
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$2,814,880.00**	**$2,779,273.00**	**$1,512,063.00**	**$1,512,063.00**	**$1,839,936.00**
Revenues					
Charges for Services	$1,330,893.10	$1,333,359.65	$892,439.33	$1,168,400.00	$1,337,500.00
Interest Income	-	$60,366.44	$43,935.82	-	$45,000.00
Total Revenues	**$1,330,893.10**	**$1,393,726.09**	**$936,375.15**	**$1,168,400.00**	**$1,382,500.00**
Expenditures					
Capital Expenses/ Projects	$1,358,073.03	$2,660,936.77	$371,704.94	$1,640,993.00	$1,218,318.00
Total Expenditures	**$1,358,073.03**	**$2,660,936.77**	**$371,704.94**	**$1,640,993.00**	**$1,218,318.00**
Total Revenues Less Expenditures	**-$27,179.93**	**-$1,267,210.68**	**$564,670.21**	**-$472,593.00**	**$164,182.00**
Ending Fund Balance	**$2,787,700.07**	**$1,512,062.32**	**$2,076,733.21**	**$1,039,470.00**	**$2,004,118.00**

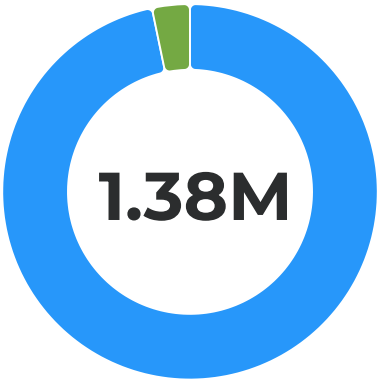
Measure L Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



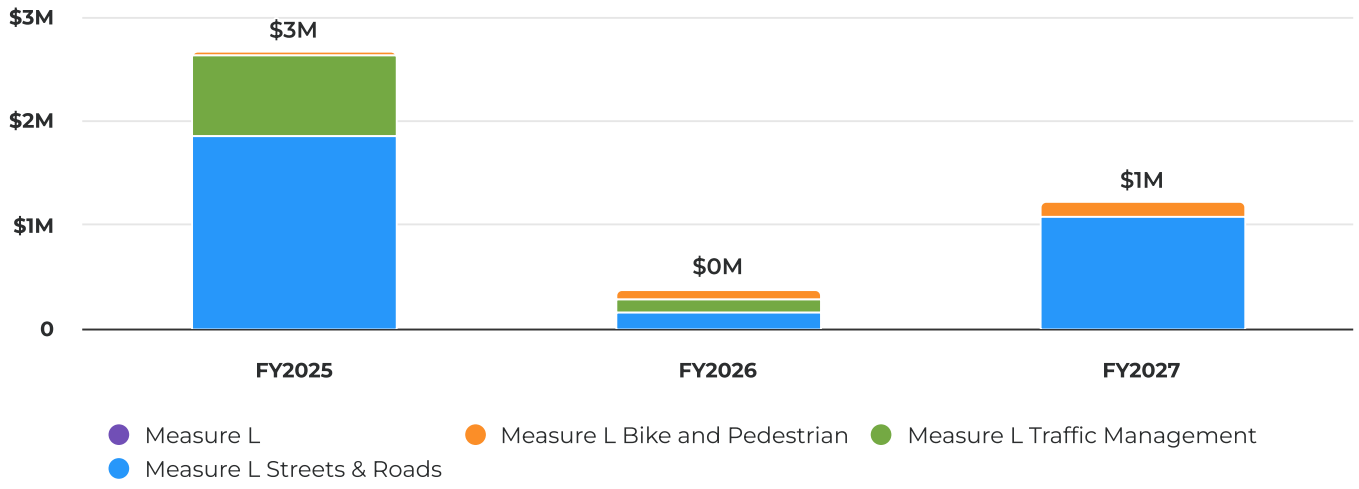
Charges for Services	**$1,337,500**	96.75%
Interest Income	**$45,000**	3.25%

Revenues by Revenue Source

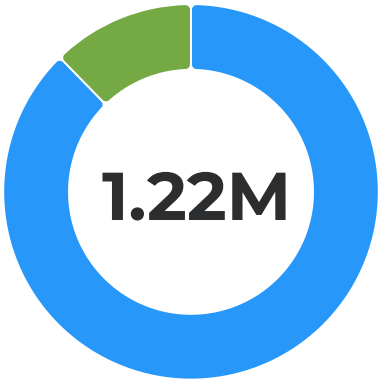
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$1,330,893.10	$1,333,359.65	$892,439.33	$1,168,400.00	$1,337,500.00	14.47%
Interest Income	-	$60,366.44	$43,935.82	-	$45,000.00	-
Total Revenues	**$1,330,893.10**	**$1,393,726.09**	**$936,375.15**	**$1,168,400.00**	**$1,382,500.00**	**18.32%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Measure L Streets & Roads	**$1,068,318**	87.69%
Measure L Bike and Pedestrian	**$150,000**	12.31%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Measure L Streets & Roads	$1,004,407.74	$1,861,012.70	$146,997.48	$1,361,993.00	$1,068,318.00	-21.56%
Measure L Traffic Management	$183,897.01	$761,193.10	$134,832.70	-	-	-
Measure L Bike and Pedestrian	$168,184.28	$38,730.97	$86,685.76	$279,000.00	$150,000.00	-46.24%
Measure L	$1,584.00	-	$3,189.00	-	-	-
Total Expenditures	**$1,358,073.03**	**$2,660,936.77**	**$371,704.94**	**$1,640,993.00**	**$1,218,318.00**	**-25.76%**

Public Benefit Fund 230

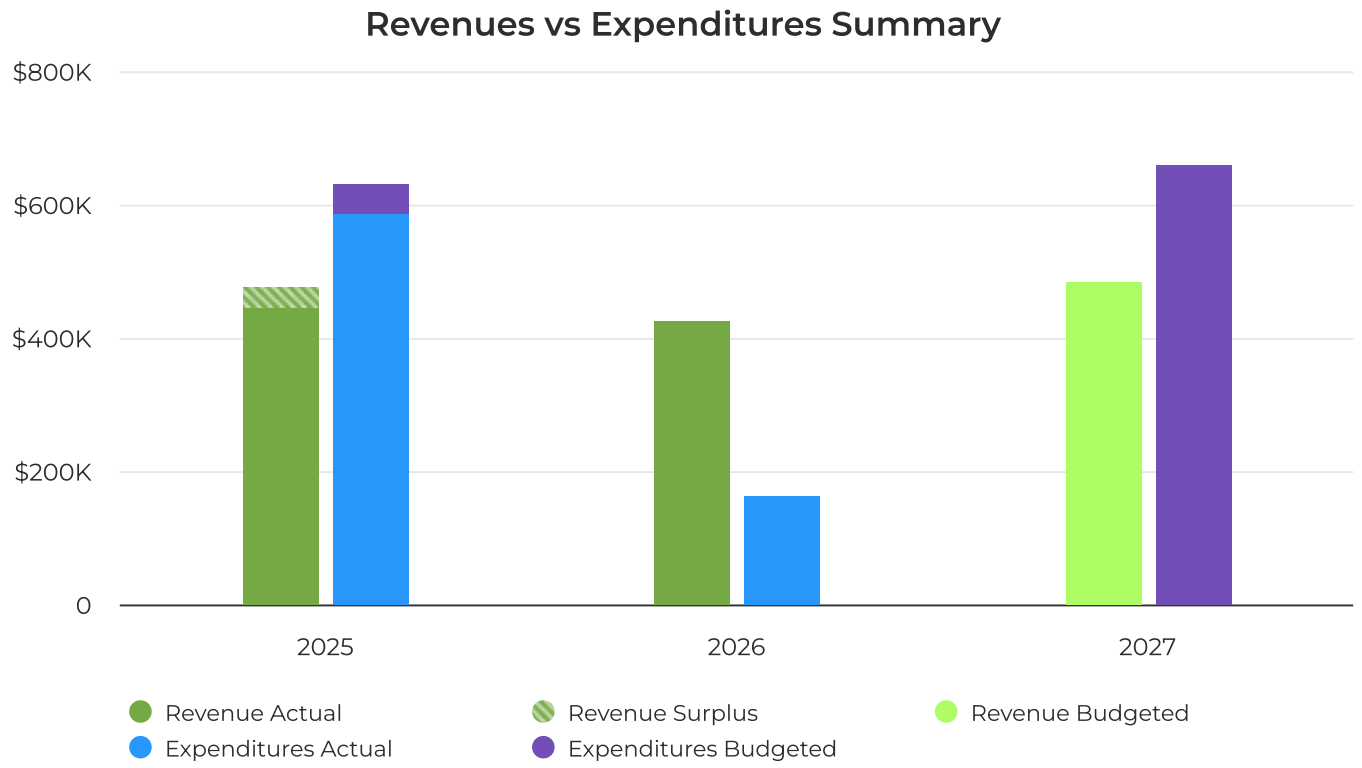
In Riverbank, commercial cannabis businesses—including cultivation, manufacturing, distribution, and retail—are permitted under specific conditions. Prospective operators must obtain a Conditional Use Permit and enter into a Development Agreement with the City. These agreements outline operational standards, community benefit provisions, and financial obligations. The Fund is to account for revenues received from Cannabis Development Agreements.

Public Benefit Fund Comprehensive Fund Summary

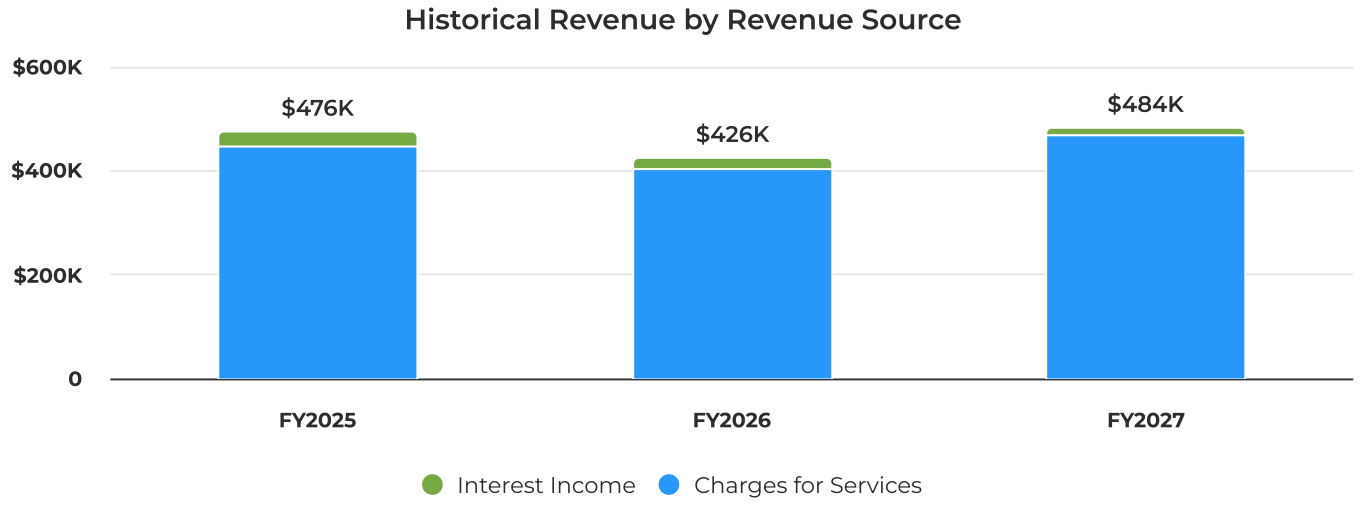
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$1,326,554.00**	**$1,121,052.00**	**$1,009,806.00**	**$1,009,806.00**	**$827,407.00**
Revenues					
Charges for Services	$405,335.34	$445,179.54	$402,908.38	$446,000.00	$469,000.00
Interest Income	-	$30,423.23	$23,441.71	-	$15,000.00
Total Revenues	**$405,335.34**	**$475,602.77**	**$426,350.09**	**$446,000.00**	**$484,000.00**
Expenditures					
Professional Services	$190,836.78	$162,489.84	$164,134.27	$206,000.00	$210,000.00
Transfers Out	$420,000.00	$424,360.00	-	$438,250.00	$450,000.00
Total Expenditures	**$610,836.78**	**$586,849.84**	**$164,134.27**	**$644,250.00**	**$660,000.00**
Total Revenues Less Expenditures	**-$205,501.44**	**-$111,247.07**	**$262,215.82**	**-$198,250.00**	**-$176,000.00**
Ending Fund Balance	**$1,121,052.56**	**$1,009,804.93**	**$1,272,021.82**	**$811,556.00**	**$651,407.00**

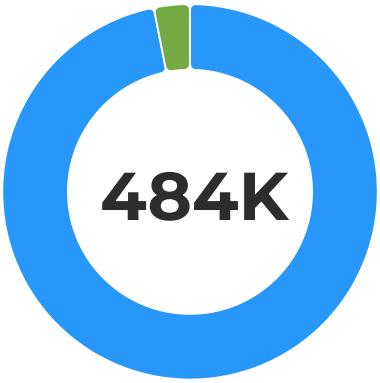
Public Benefit Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



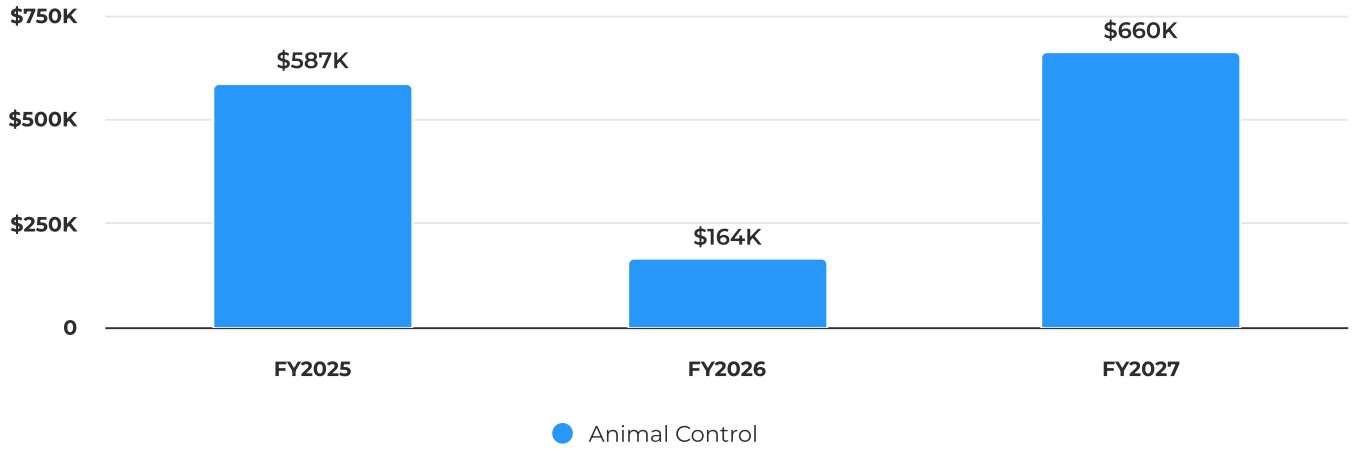
Charges for Services	**$469,000**	96.90%
Interest Income	**$15,000**	3.10%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$405,335.34	$445,179.54	$402,908.38	$446,000.00	$469,000.00	5.16%
Interest Income	-	$30,423.23	$23,441.71	-	$15,000.00	-
Total Revenues	**$405,335.34**	**$475,602.77**	**$426,350.09**	**$446,000.00**	**$484,000.00**	**8.52%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Animal Control **$660,000** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Animal Control	$610,836.78	$586,849.84	$164,134.27	$644,250.00	$660,000.00	2.44%
Total Expenditures	**$610,836.78**	**$586,849.84**	**$164,134.27**	**$644,250.00**	**$660,000.00**	**2.44%**

System Development Funds

System Development Funds are collected through development impact fees assessed on new construction projects within the City. These fees are intended to ensure that new development pays its fair share for the public infrastructure and facilities needed to support community growth.

The revenues from System Development Funds are legally restricted and may only be used to finance capital improvements related to the impacts of new development. This includes infrastructure such as streets, parks, public safety facilities, water and sewer systems, and other public services identified in the City's development impact fee program.

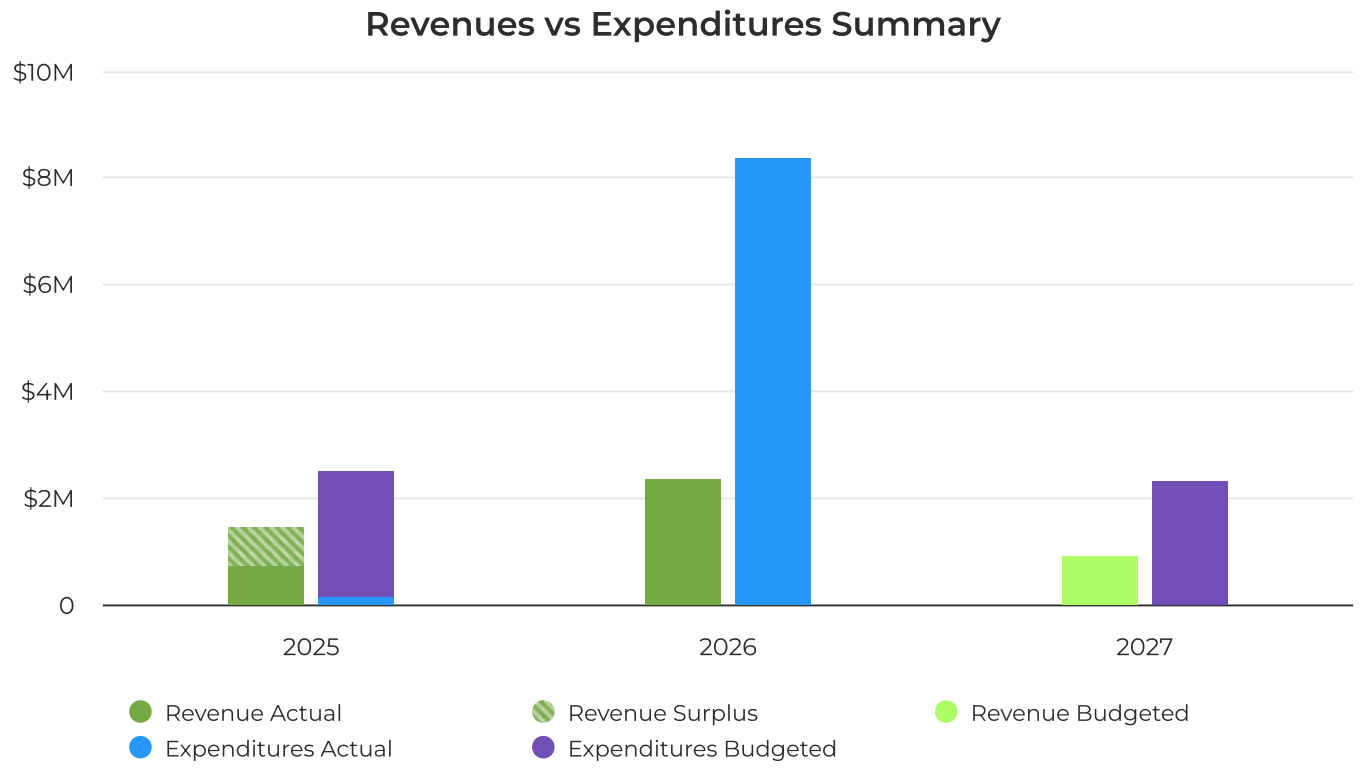
By using System Development Funds, the City is able to maintain a high level of service and infrastructure quality without placing the financial burden on existing residents and businesses.

System Development Funds Comprehensive Fund Summary

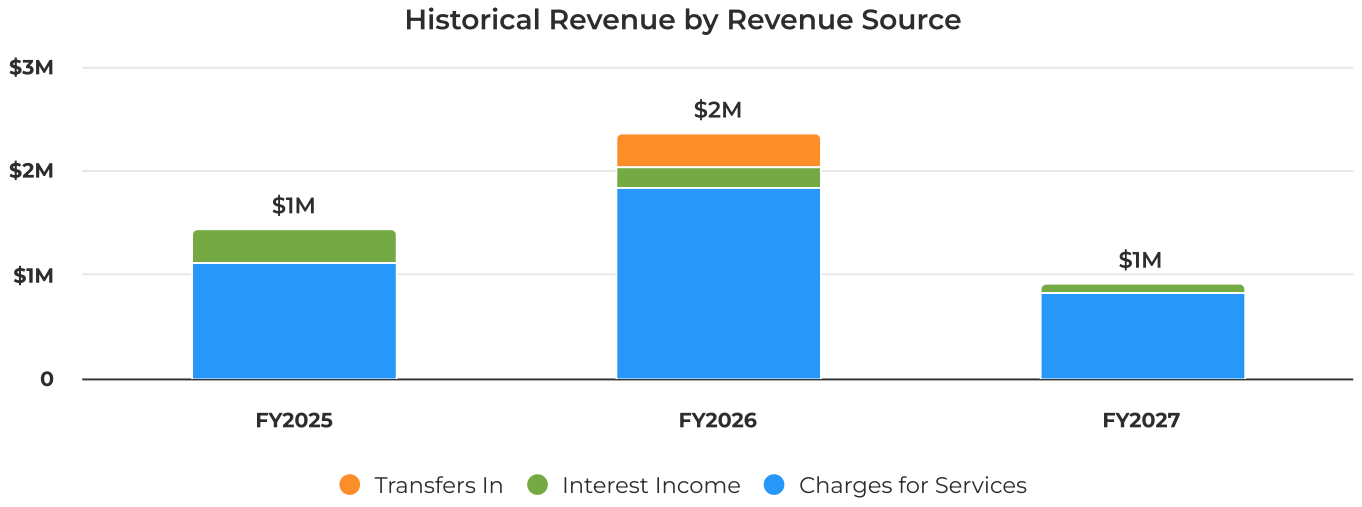
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$8,303,455.00**	**$9,576,321.00**	**$10,879,758.00**	**$10,879,758.00**	**$10,970,900.00**
Revenues					
Charges for Services	$1,562,950.60	$1,114,716.74	$1,833,722.51	$650,550.00	$814,250.00
Interest Income	$94,054.74	$322,280.73	$204,746.32	$66,400.00	$100,900.00
Transfers In	$315,000.00	-	$325,408.17	$36,517.00	-
Total Revenues	**$1,972,005.34**	**$1,436,997.47**	**$2,363,877.00**	**$753,467.00**	**$915,150.00**
Expenditures					
Professional Services	-	$9,706.88	-	-	-
Capital Expenses/ Projects	$599,619.67	-	$8,383,355.47	$2,493,882.00	$2,154,293.00
Transfers Out	$119,259.99	$123,856.55	-	$156,188.00	$185,392.00
Total Expenditures	**$718,879.66**	**$133,563.43**	**$8,383,355.47**	**$2,650,070.00**	**$2,339,685.00**
Total Revenues Less Expenditures	**$1,253,125.68**	**$1,303,434.04**	**-$6,019,478.47**	**-$1,896,603.00**	**-$1,424,535.00**
Ending Fund Balance	**$9,556,580.68**	**$10,879,755.04**	**$4,860,279.53**	**$8,983,155.00**	**$9,546,365.00**

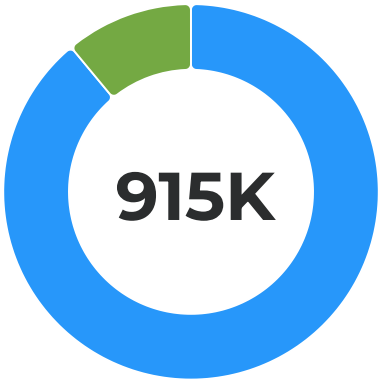
System Development Funds Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



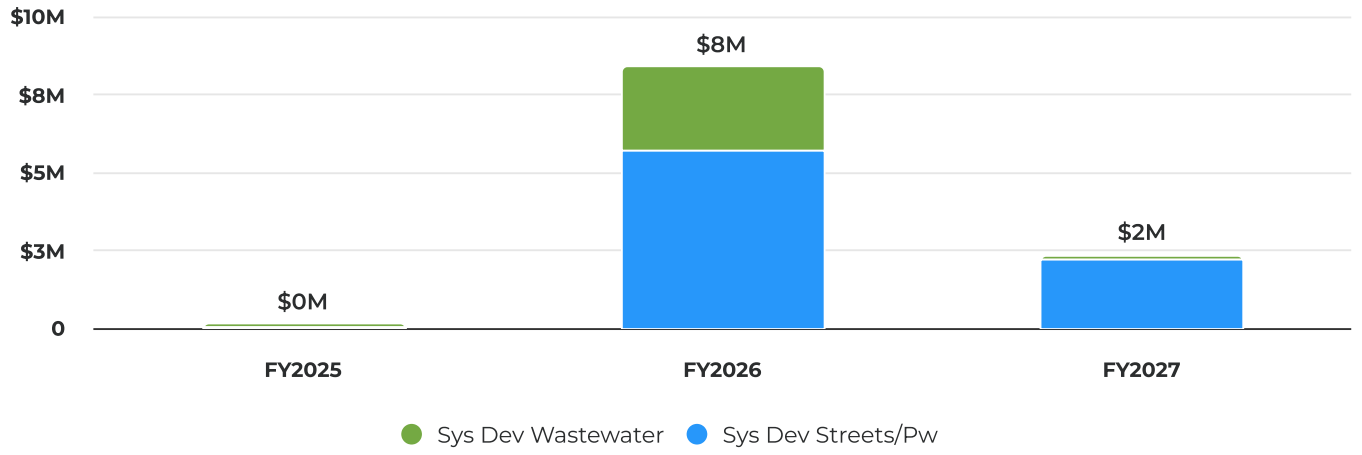
Charges for Services	**$814,250**	88.97%
Interest Income	**$100,900**	11.03%

Revenues by Revenue Source

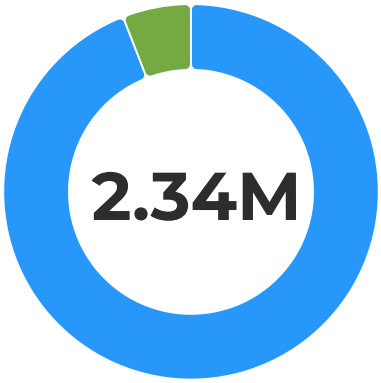
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$1,562,950.60	$1,114,716.74	$1,833,722.51	$650,550.00	$814,250.00	25.16%
Interest Income	$94,054.74	$322,280.73	$204,746.32	$66,400.00	$100,900.00	51.96%
Transfers In	$315,000.00	-	$325,408.17	$36,517.00	-	-100.00%
Total Revenues	**$1,972,005.34**	**$1,436,997.47**	**$2,363,877.00**	**$753,467.00**	**$915,150.00**	**21.46%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Sys Dev Streets/Pw	**$2,201,935**	94.11%
Sys Dev Wastewater	**$137,750**	5.89%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sys Dev Streets/Pw	$627,077.66	$32,054.55	$5,699,377.73	$2,534,465.00	$2,201,935.00	-13.12%
Sys Dev Wastewater	$91,802.00	$101,508.88	$2,683,977.74	$115,605.00	$137,750.00	19.16%
Total Expenditures	**$718,879.66**	**$133,563.43**	**$8,383,355.47**	**$2,650,070.00**	**$2,339,685.00**	**-11.71%**

System Development - Bridges/Roads Fund 140

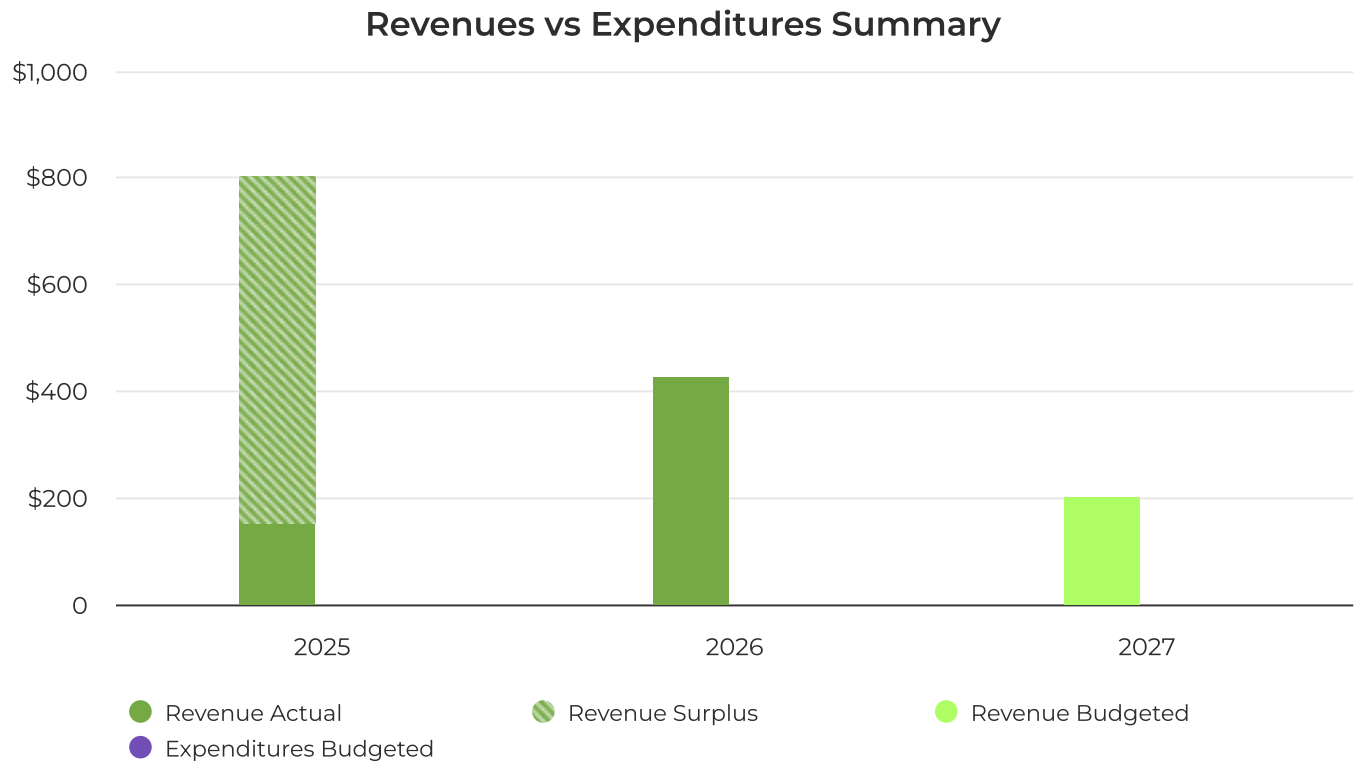
This fund accounts for fees collected to support the construction of bridges, roads, and other improvements necessary to maintain traffic flow and safety on City streets. This System Development Fee is no longer actively collecting revenue.

System Development - Bridges/Roads Fund Summary

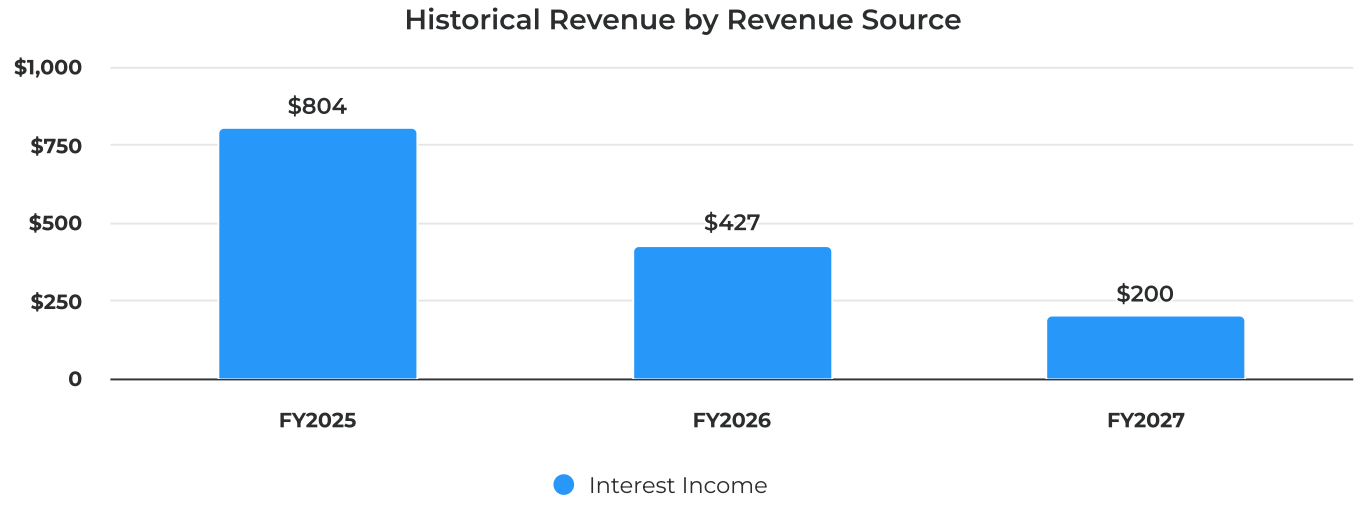
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$36,624.00**	**$37,859.00**	**$38,662.00**	**$38,662.00**	**$39,090.00**
Revenues					
Interest Income	$1,234.67	$803.63	$427.31	$150.00	$200.00
Total Revenues	**$1,234.67**	**$803.63**	**$427.31**	**$150.00**	**$200.00**
Expenditures					
Total Expenditures	-	-	-	-	-
Total Revenues Less Expenditures	**$1,234.67**	**$803.63**	**$427.31**	**$150.00**	**$200.00**
Ending Fund Balance	**$37,858.67**	**$38,662.63**	**$39,089.31**	**$38,812.00**	**$39,290.00**

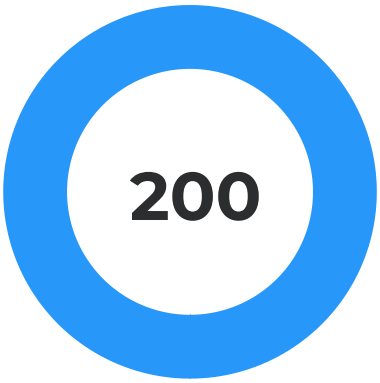
Bridges/Roads Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



Interest Income **$200** 100.00%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Interest Income	$1,234.67	$803.63	$427.31	$150.00	$200.00	33.33%
Total Revenues	**$1,234.67**	**$803.63**	**$427.31**	**$150.00**	**$200.00**	**33.33%**

System Development - Overpasses Fund 145

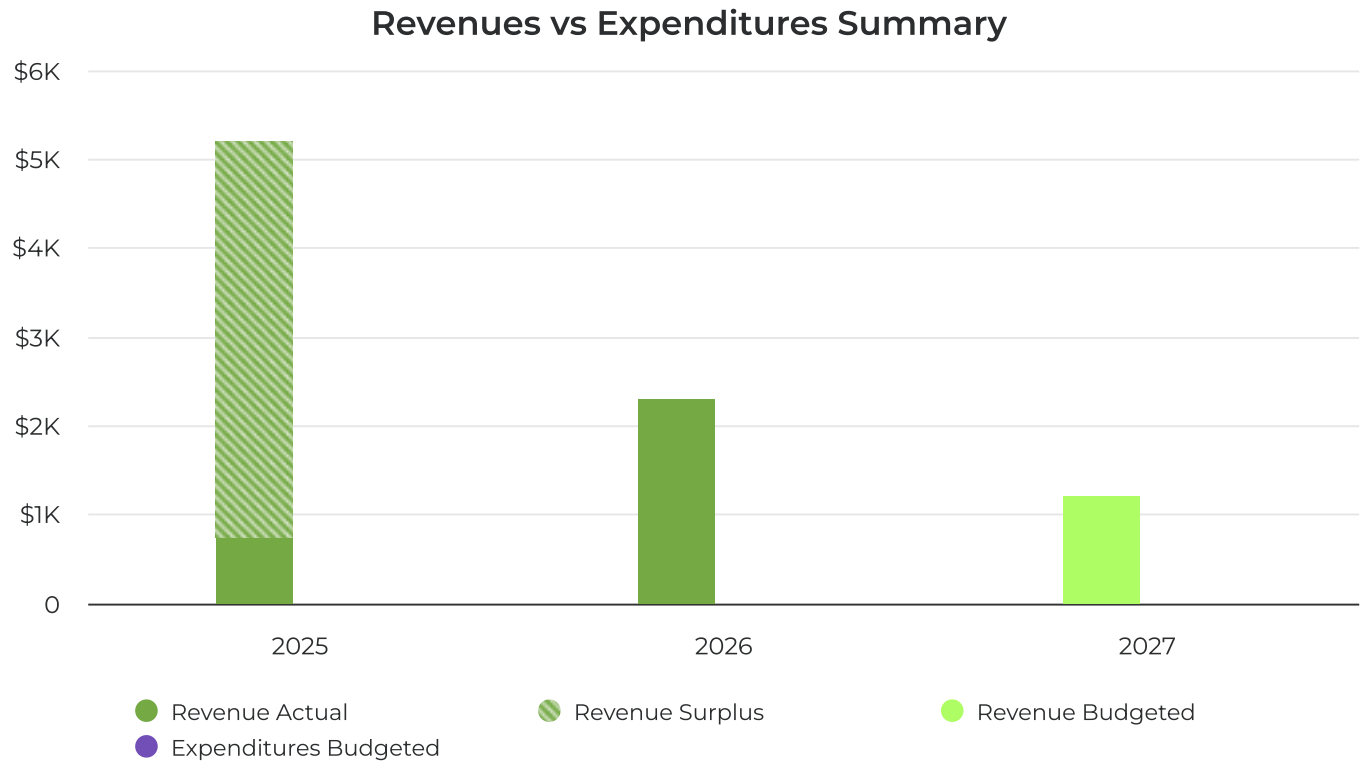
The purpose of this fund was to finance the construction and improvements needed to provide a second crossing over the railroad tracks at Kentucky Ave. The council has determined that a second crossing at Kentucky is no longer feasible. Therefore, the funds have been re-allocated to a second crossing at Santa Fe Street.

System Development - Overpasses Fund Summary

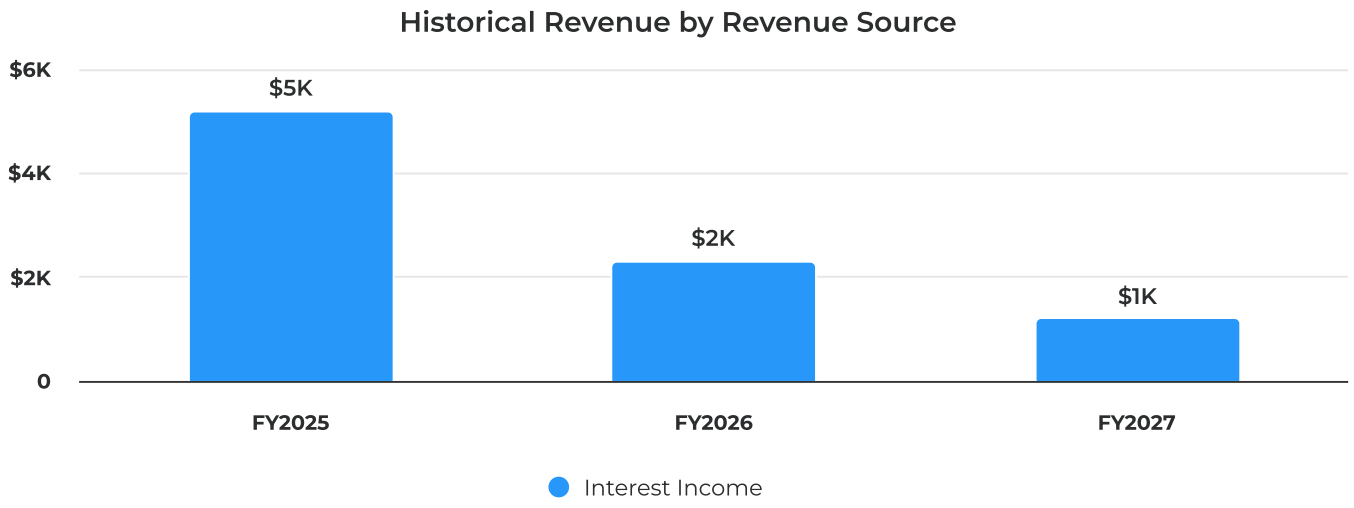
Comprehensive Fund Summary

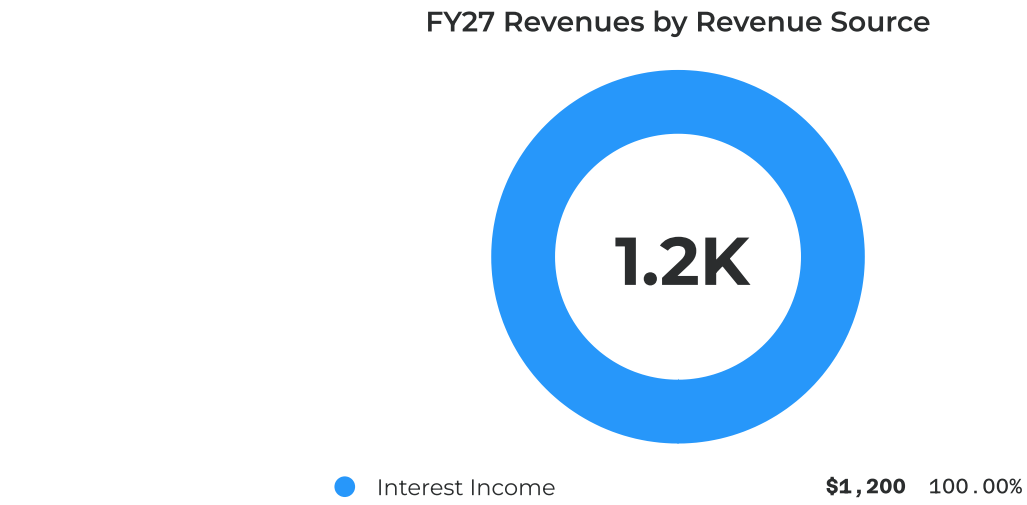
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$194,844.00**	**$202,956.00**	**$208,158.00**	**$208,158.00**	**$210,468.00**
Revenues					
Interest Income	$8,111.73	$5,201.75	$2,309.79	$1,250.00	$1,200.00
Total Revenues	**$8,111.73**	**$5,201.75**	**$2,309.79**	**$1,250.00**	**$1,200.00**
Expenditures					
Total Expenditures	-	-	-	-	-
Total Revenues Less Expenditures	**$8,111.73**	**$5,201.75**	**$2,309.79**	**$1,250.00**	**$1,200.00**
Ending Fund Balance	**$202,955.73**	**$208,157.75**	**$210,467.79**	**$209,408.00**	**$211,668.00**

Overpasses Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Interest Income	$8,111.73	$5,201.75	$2,309.79	$1,250.00	$1,200.00	-4.00%
Total Revenues	**$8,111.73**	**$5,201.75**	**$2,309.79**	**$1,250.00**	**$1,200.00**	**-4.00%**

System Development - RR Crossing Fund 146

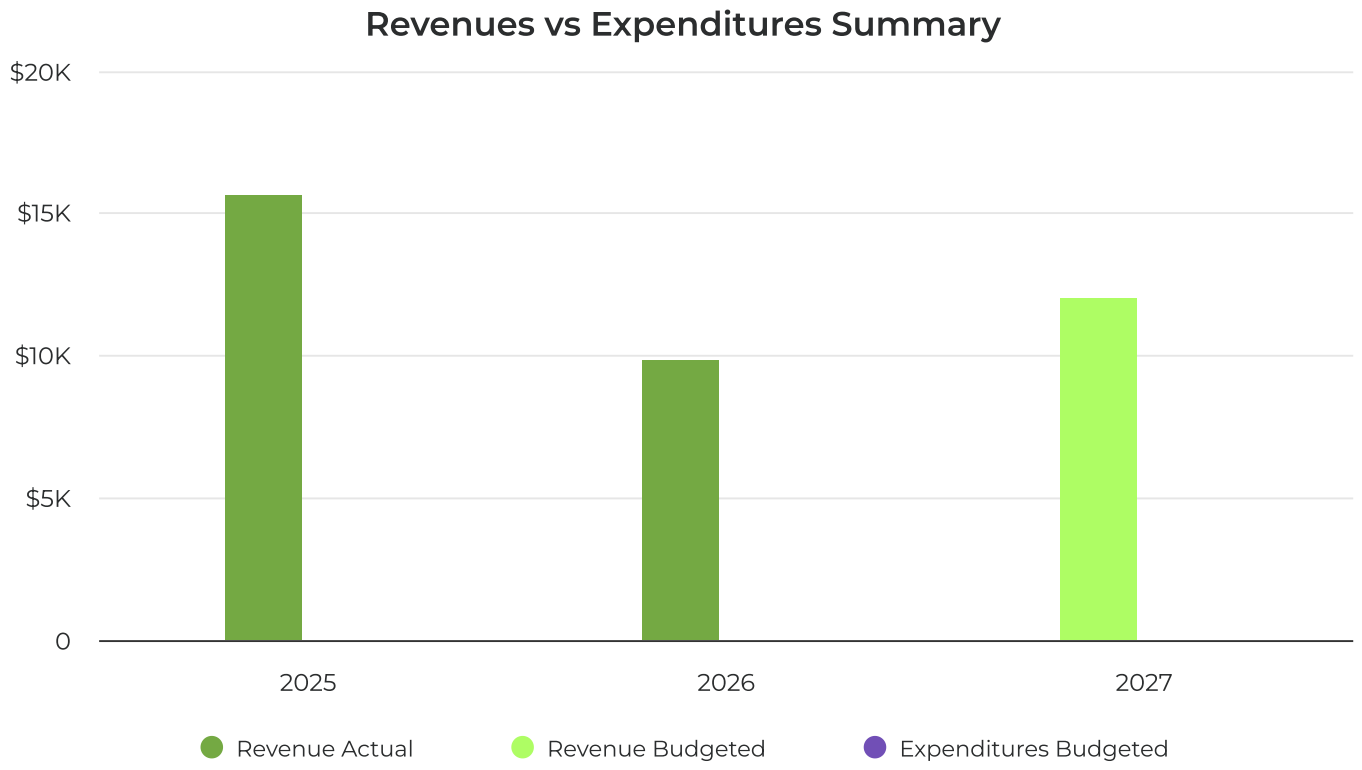
The purpose of this fund was to account for fees collected to finance the improvement needed for the railroad crossing safety needs of the citizens. This System Development Fee is no longer actively collecting revenue.

System Development - RR Crossing Fund Summary

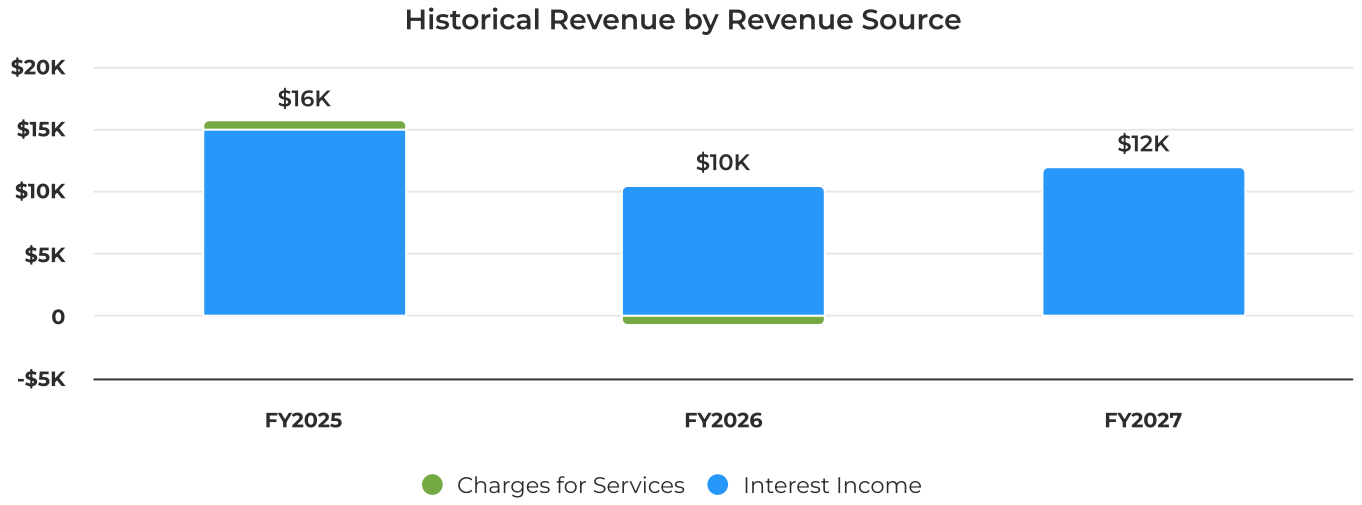
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$185,399.00**	**$500,399.00**	**$516,047.00**	**$516,047.00**	**$525,857.00**
Revenues					
Charges for Services	-	$679.00	-$679.00	-	-
Interest Income	-	$14,969.55	$10,488.91	-	$12,000.00
Transfers In	$315,000.00	-	-	-	-
Total Revenues	**$315,000.00**	**$15,648.55**	**$9,809.91**	**-**	**$12,000.00**
Expenditures					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$315,000.00**	**$15,648.55**	**$9,809.91**	**-**	**$12,000.00**
Ending Fund Balance	**$500,399.00**	**$516,047.55**	**$525,856.91**	**$516,047.00**	**$537,857.00**

Railroad Crossing Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

Interest Income **$12,000** 100.00%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	$679.00	-$679.00	-	-	-
Interest Income	-	$14,969.55	$10,488.91	-	$12,000.00	-
Transfers In	$315,000.00	-	-	-	-	-
Total Revenues	**$315,000.00**	**$15,648.55**	**$9,809.91**	**-**	**$12,000.00**	**-**

System Development - Streets/PW Fund 205

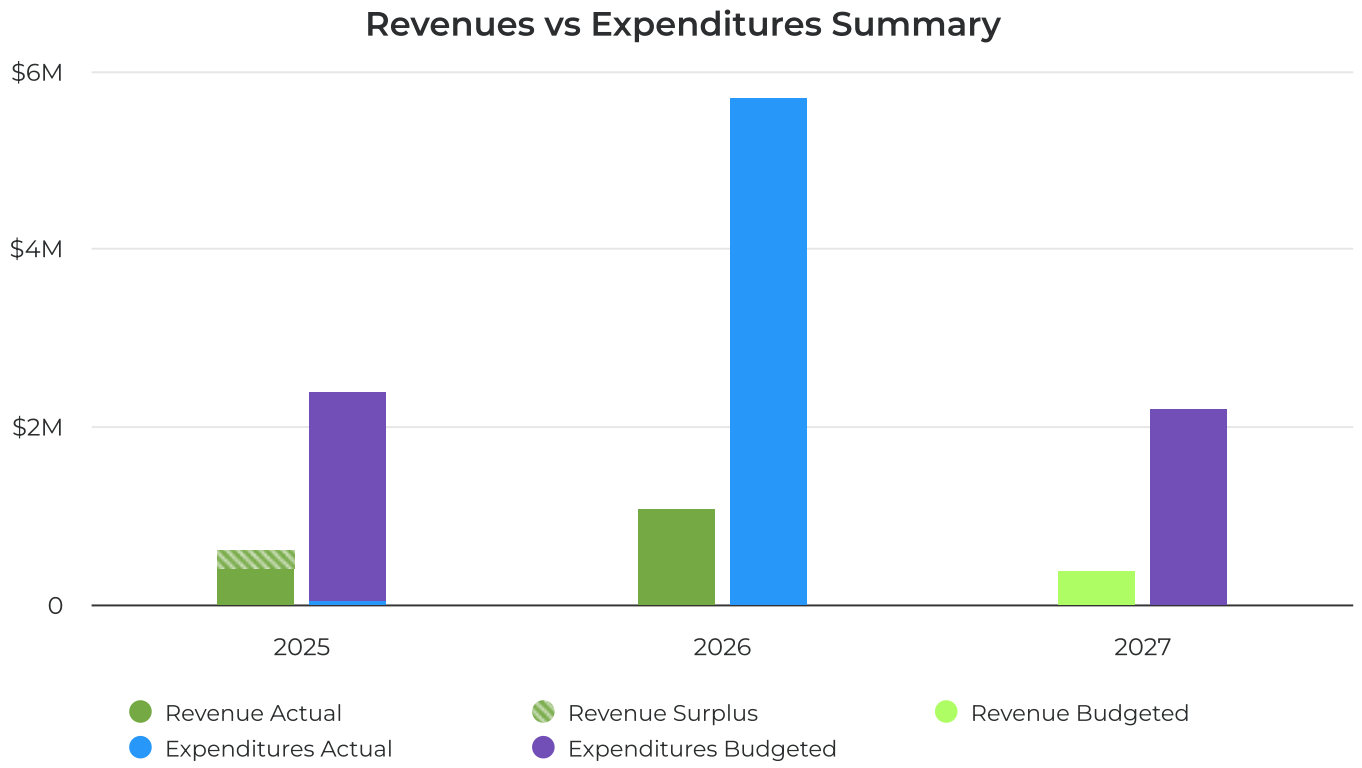
The purpose of this fund is to account for fees collected to finance the improvements needed for the traffic safety needs of the citizens. The fees provide project funding to accommodate the needs generated by future development within the City.

System Development - Streets/PW Fund Summary

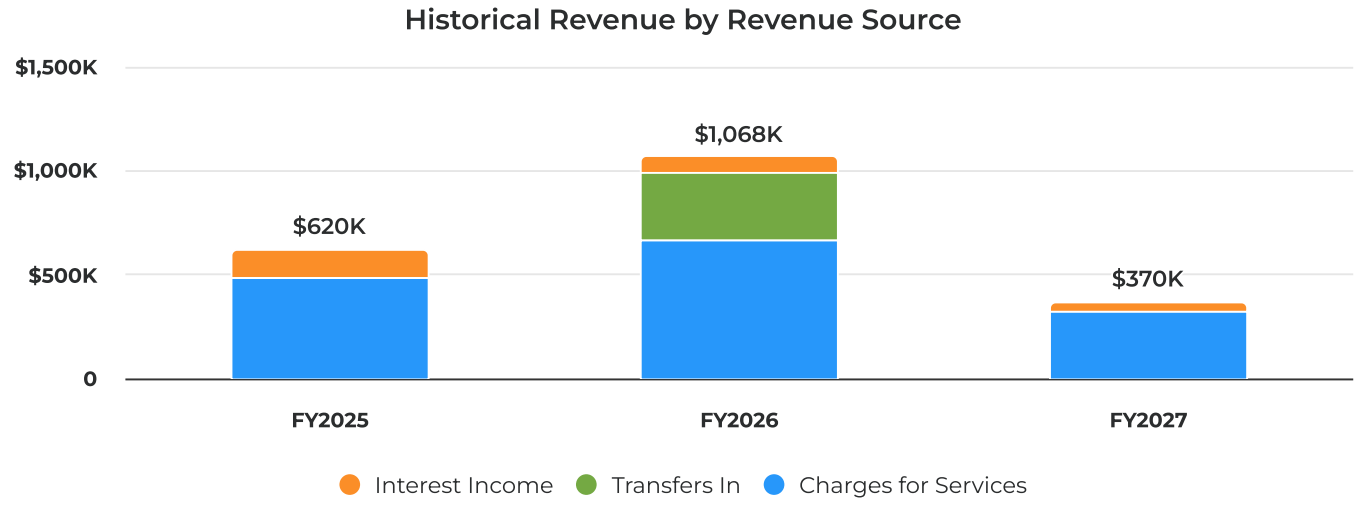
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$3,487,389.00**	**$3,526,166.00**	**$4,114,322.00**	**$4,114,322.00**	**$4,821,631.00**
Revenues					
Charges for Services	$594,844.13	$486,156.61	$665,652.00	$300,000.00	$325,000.00
Interest Income	$71,009.81	$134,053.53	$76,573.58	$45,000.00	$45,000.00
Transfers In	-	-	$325,408.17	$36,517.00	-
Total Revenues	**$665,853.94**	**$620,210.14**	**$1,067,633.75**	**$381,517.00**	**$370,000.00**
Expenditures					
Capital Expenses/ Projects	$599,619.67	-	$5,699,377.73	$2,493,882.00	$2,154,293.00
Transfers Out	$27,457.99	$32,054.55	-	$40,583.00	$47,642.00
Total Expenditures	**$627,077.66**	**$32,054.55**	**$5,699,377.73**	**$2,534,465.00**	**$2,201,935.00**
Total Revenues Less Expenditures	**$38,776.28**	**$588,155.59**	**-$4,631,743.98**	**-$2,152,948.00**	**-$1,831,935.00**
Ending Fund Balance	**$3,526,165.28**	**$4,114,321.59**	**-$517,421.98**	**$1,961,374.00**	**$2,989,696.00**

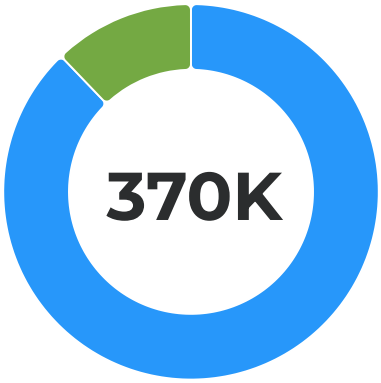
Streets/PW Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



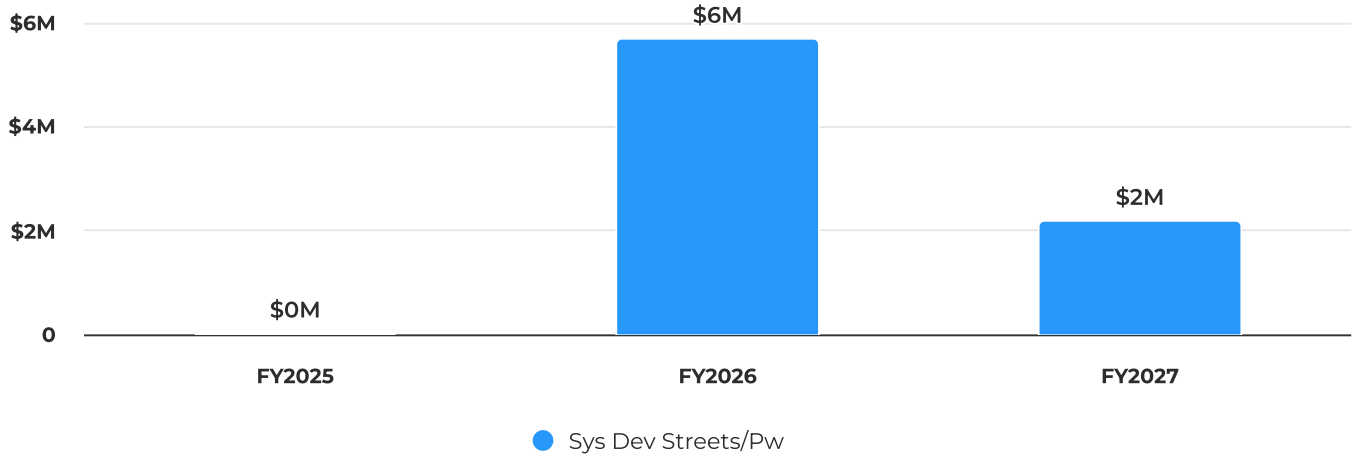
Charges for Services	**$325,000**	87.84%
Interest Income	**$45,000**	12.16%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$594,844.13	$486,156.61	$665,652.00	$300,000.00	$325,000.00	8.33%
Interest Income	$71,009.81	$134,053.53	$76,573.58	$45,000.00	$45,000.00	-
Transfers In	-	-	$325,408.17	$36,517.00	-	-100.00%
Total Revenues	**$665,853.94**	**$620,210.14**	**$1,067,633.75**	**$381,517.00**	**$370,000.00**	**-3.02%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Sys Dev Streets/Pw **$2,201,935** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sys Dev Streets/Pw	$627,077.66	$32,054.55	$5,699,377.73	$2,534,465.00	$2,201,935.00	-13.12%
Total Expenditures	**$627,077.66**	**$32,054.55**	**$5,699,377.73**	**$2,534,465.00**	**$2,201,935.00**	**-13.12%**

System Development - Storm Drainage Fund 205

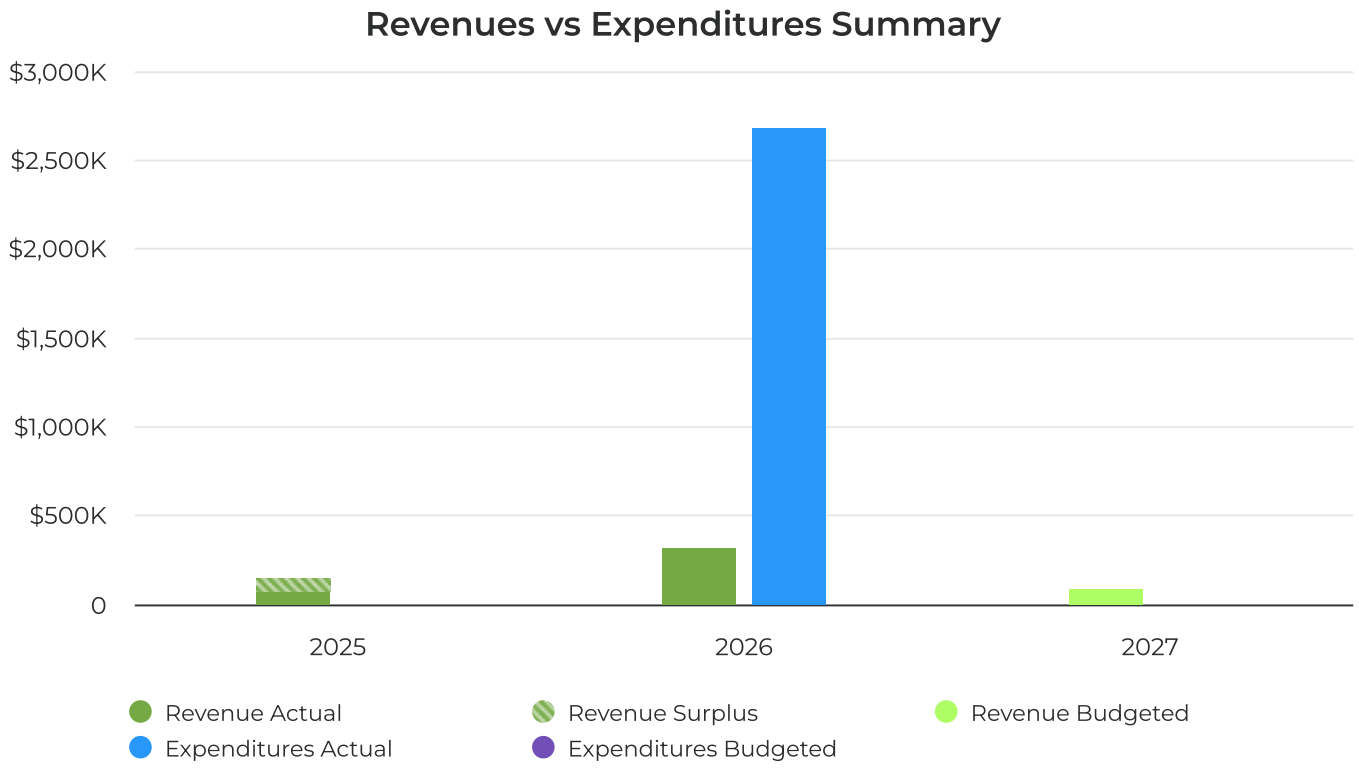
The purpose of this fund is to account for fees collected to finance the storm drain improvements needed for the citizens. The fees provide the funding to accommodate needs generated by future development within the City.

System Development - Storm Drainage Fund Summary

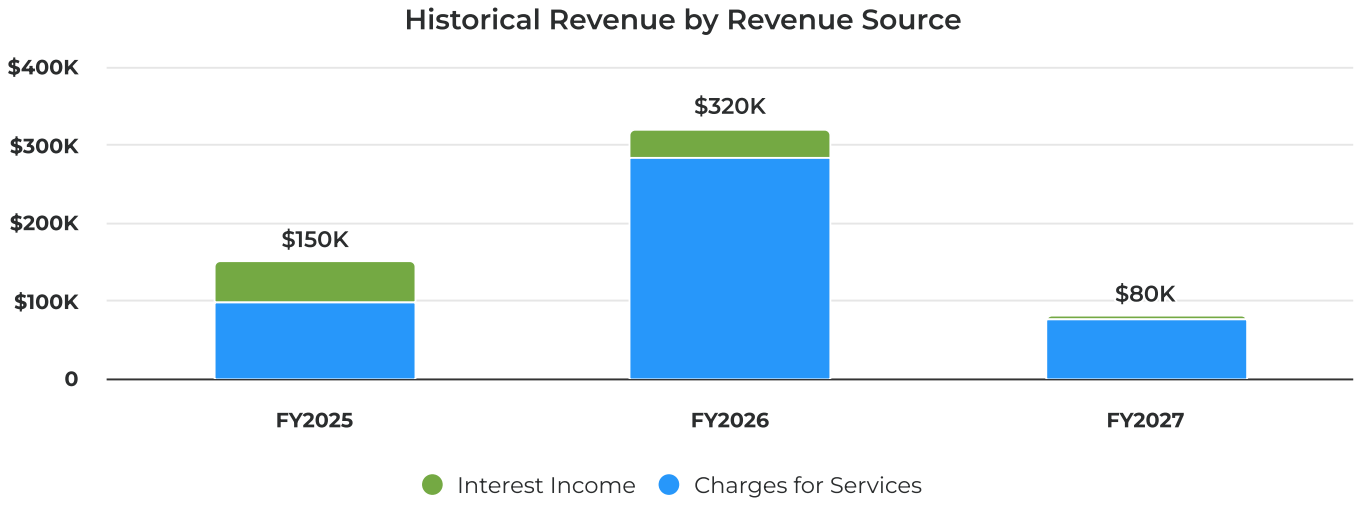
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$1,819,876.00**	**$2,119,903.00**	**$2,269,885.00**	**$2,269,885.00**	**$814,953.00**
Revenues					
Charges for Services	$288,523.84	$97,650.95	$282,067.29	$75,000.00	$75,000.00
Interest Income	$11,503.42	$52,330.01	$37,979.04	$10,000.00	$5,000.00
Total Revenues	**$300,027.26**	**$149,980.96**	**$320,046.33**	**$85,000.00**	**$80,000.00**
Expenditures					
Capital Expenses/ Projects	-	-	$2,683,977.74	-	-
Total Expenditures	**-**	**-**	**$2,683,977.74**	**-**	**-**
Total Revenues Less Expenditures	**$300,027.26**	**$149,980.96**	**-$2,363,931.41**	**$85,000.00**	**$80,000.00**
Ending Fund Balance	**$2,119,903.26**	**$2,269,883.96**	**-$94,046.41**	**$2,354,885.00**	**$894,953.00**

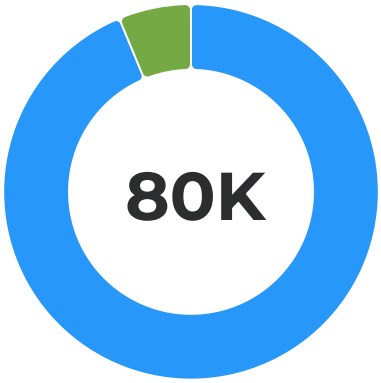
Storm Drainage Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



Charges for Services	**$75,000**	93.75%
Interest Income	**$5,000**	6.25%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$288,523.84	$97,650.95	$282,067.29	$75,000.00	$75,000.00	-
Interest Income	$11,503.42	$52,330.01	$37,979.04	$10,000.00	$5,000.00	-50.00%
Total Revenues	**$300,027.26**	**$149,980.96**	**$320,046.33**	**$85,000.00**	**$80,000.00**	**-5.88%**

System Development - Parks & Recreation Fund 209

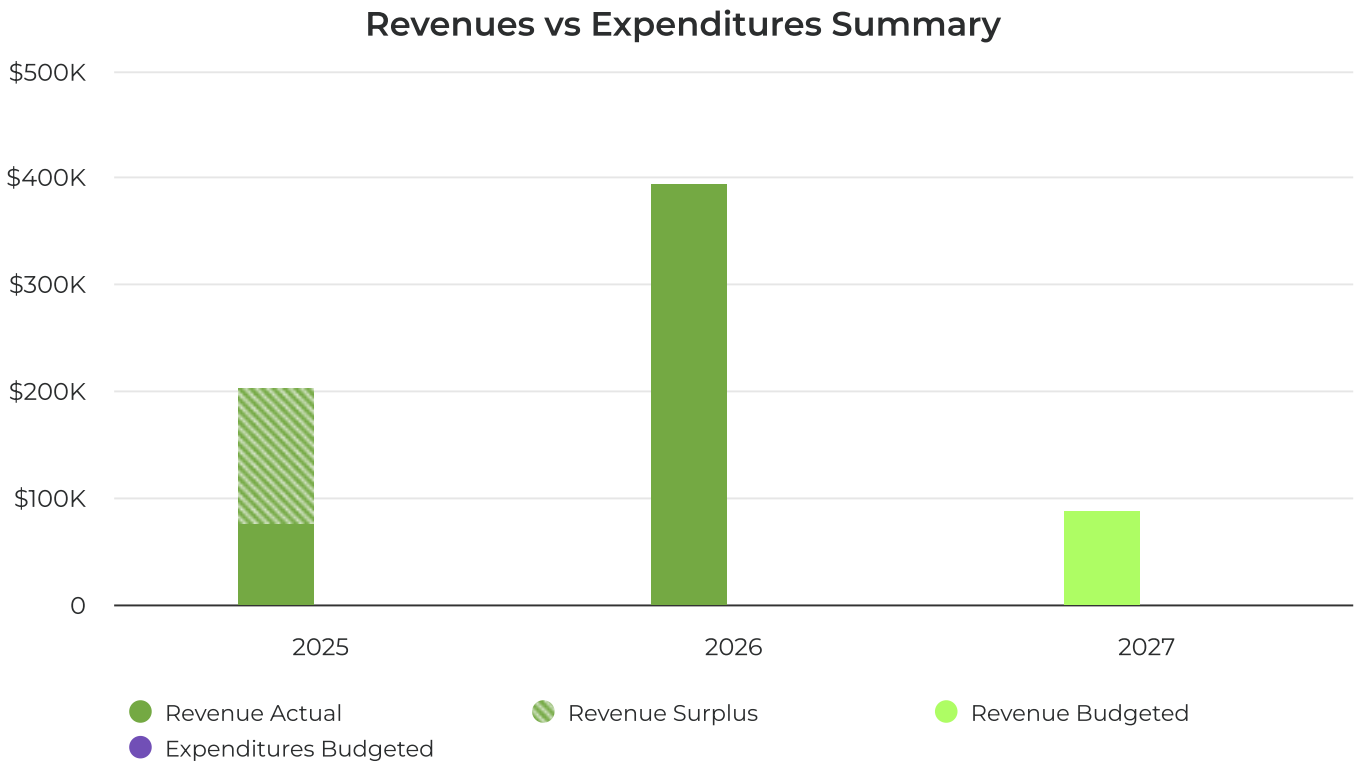
The purpose of this fund is to account for fees collected to finance park improvements for the benefit of citizens. These fees support enhancements needed to accommodate growth and future development within the City.

System Development - Parks & Recreation Fund Summary

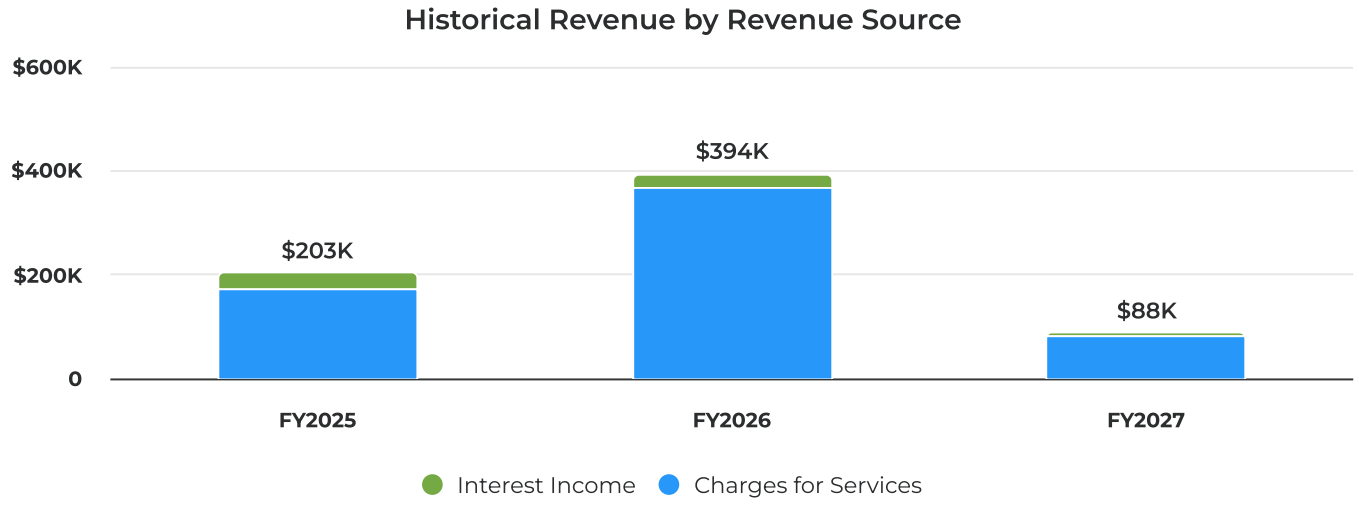
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$787,473.00**	**$1,077,762.00**	**$1,280,933.00**	**$1,280,933.00**	**$1,678,539.00**
Revenues					
Charges for Services	$288,094.55	$171,500.93	$368,563.50	$60,000.00	$80,000.00
Interest Income	$2,195.11	$31,669.36	$25,317.70	$4,000.00	$8,000.00
Total Revenues	**$290,289.66**	**$203,170.29**	**$393,881.20**	**$64,000.00**	**$88,000.00**
Expenditures					
Total Expenditures	-	-	-	-	-
Total Revenues Less Expenditures	**$290,289.66**	**$203,170.29**	**$393,881.20**	**$64,000.00**	**$88,000.00**
Ending Fund Balance	**$1,077,762.66**	**$1,280,932.29**	**$1,674,814.20**	**$1,344,933.00**	**$1,766,539.00**

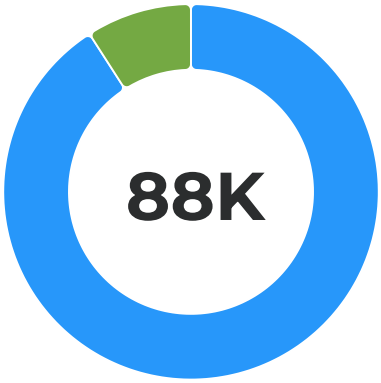
Parks & Recreation Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



Charges for Services	**$80,000**	90.91%
Interest Income	**$8,000**	9.09%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$288,094.55	$171,500.93	$368,563.50	$60,000.00	$80,000.00	33.33%
Interest Income	$2,195.11	$31,669.36	$25,317.70	$4,000.00	$8,000.00	100.00%
Total Revenues	**$290,289.66**	**$203,170.29**	**$393,881.20**	**$64,000.00**	**$88,000.00**	**37.50%**

System Development - Police/General Government Fund 210

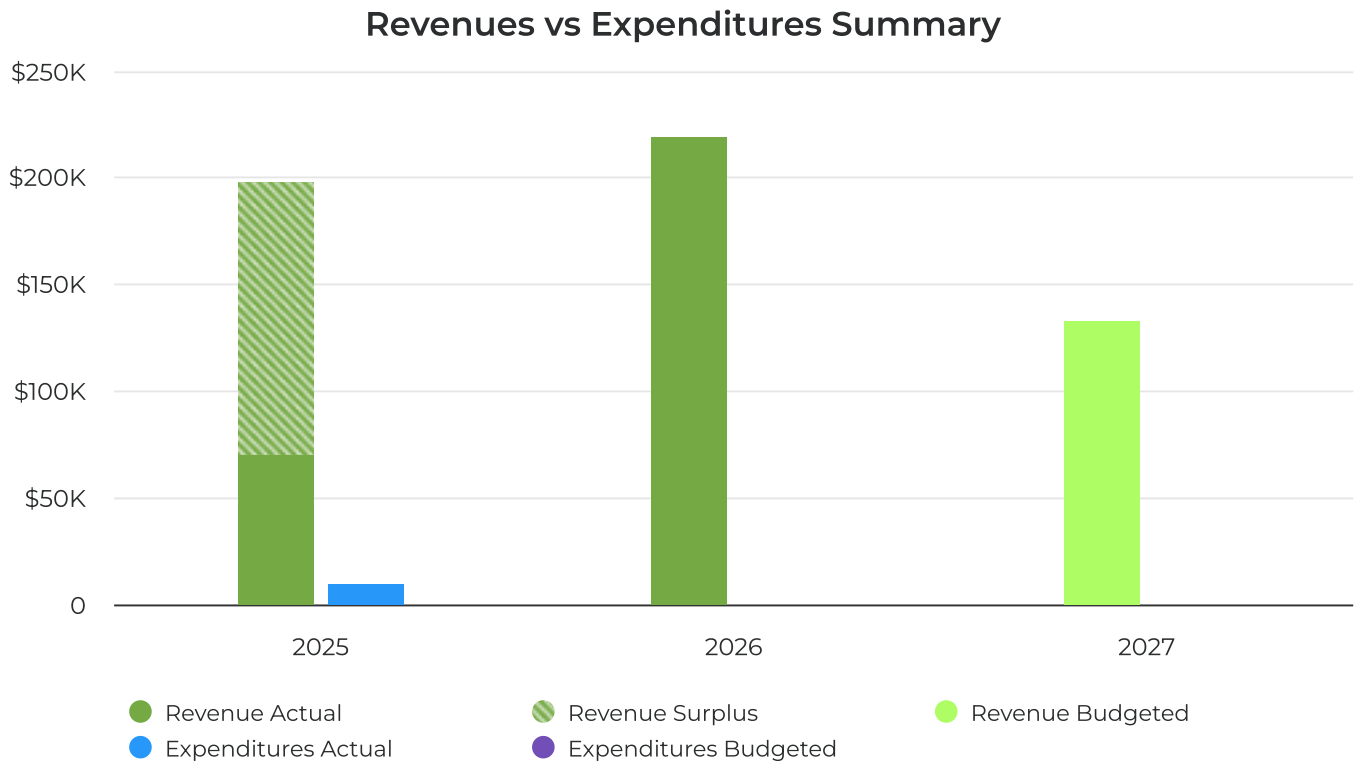
This fund accounts for fees collected to support the construction of bridges, roads, and other improvements necessary to maintain traffic flow and safety on City streets. This System Development Fee is no longer actively collecting revenue.

System Development - Police/General Government Fund Summary

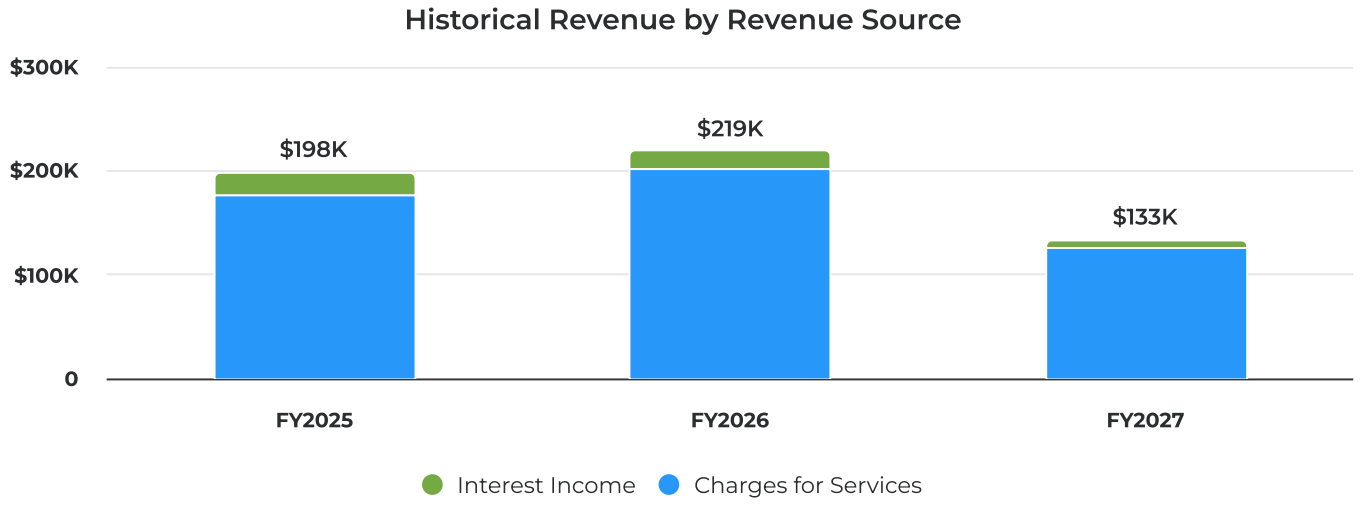
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$654,940.00**	**$801,911.00**	**$990,335.00**	**$990,335.00**	**$1,211,341.00**
Revenues					
Charges for Services	$146,970.89	$175,309.54	$200,832.60	$110,000.00	$125,000.00
Interest Income	-	$22,821.03	$18,173.94	$4,000.00	$8,000.00
Total Revenues	**$146,970.89**	**$198,130.57**	**$219,006.54**	**$114,000.00**	**$133,000.00**
Expenditures					
Professional Services	-	$9,706.88	-	-	-
Total Expenditures	**-**	**$9,706.88**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$146,970.89**	**$188,423.69**	**$219,006.54**	**$114,000.00**	**$133,000.00**
Ending Fund Balance	**$801,910.89**	**$990,334.69**	**$1,209,341.54**	**$1,104,335.00**	**$1,344,341.00**

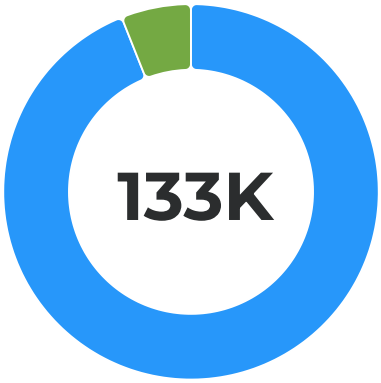
Police/General Govt. Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



Charges for Services	**$125,000**	93.98%
Interest Income	**$8,000**	6.02%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$146,970.89	$175,309.54	$200,832.60	$110,000.00	$125,000.00	13.64%
Interest Income	-	$22,821.03	$18,173.94	$4,000.00	$8,000.00	100.00%
Total Revenues	**$146,970.89**	**$198,130.57**	**$219,006.54**	**$114,000.00**	**$133,000.00**	**16.67%**

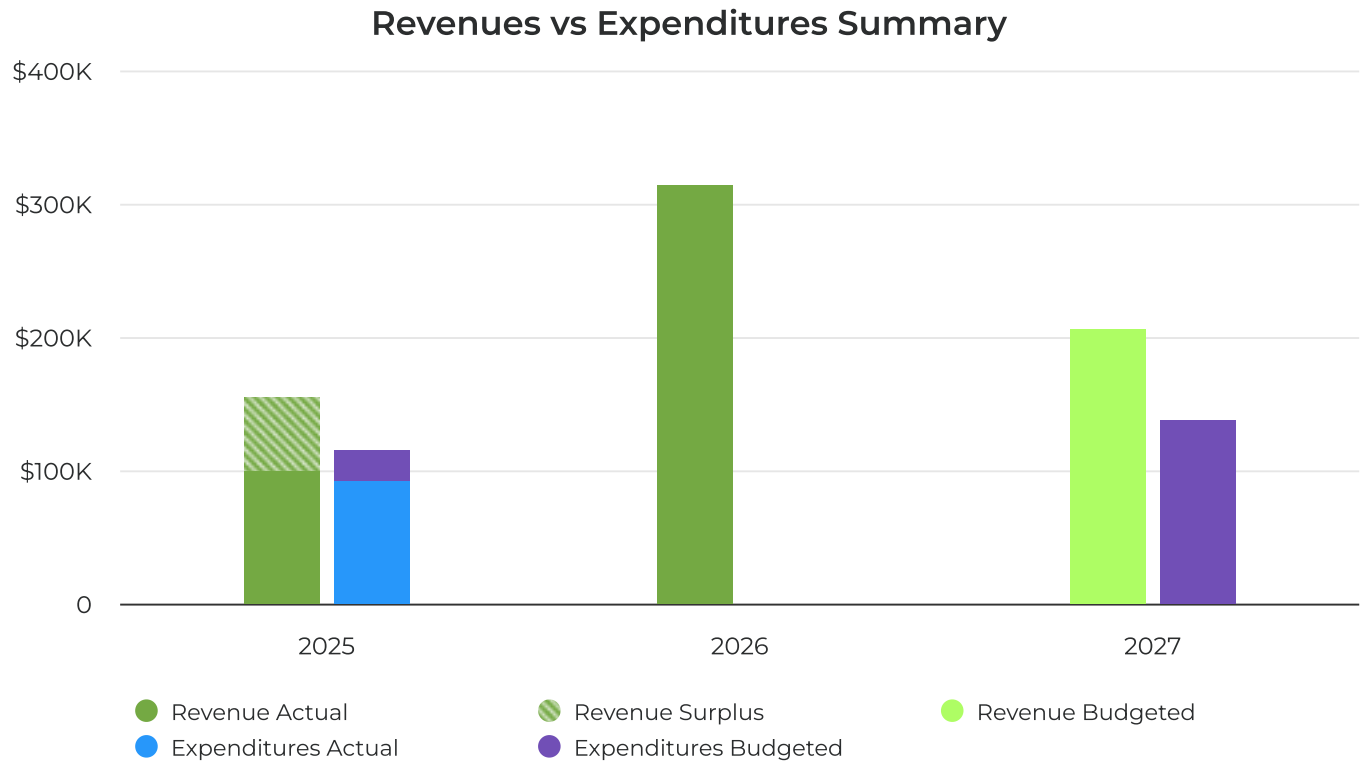
System Development - Admin Fund 211

System Development - Admin Fund Summary

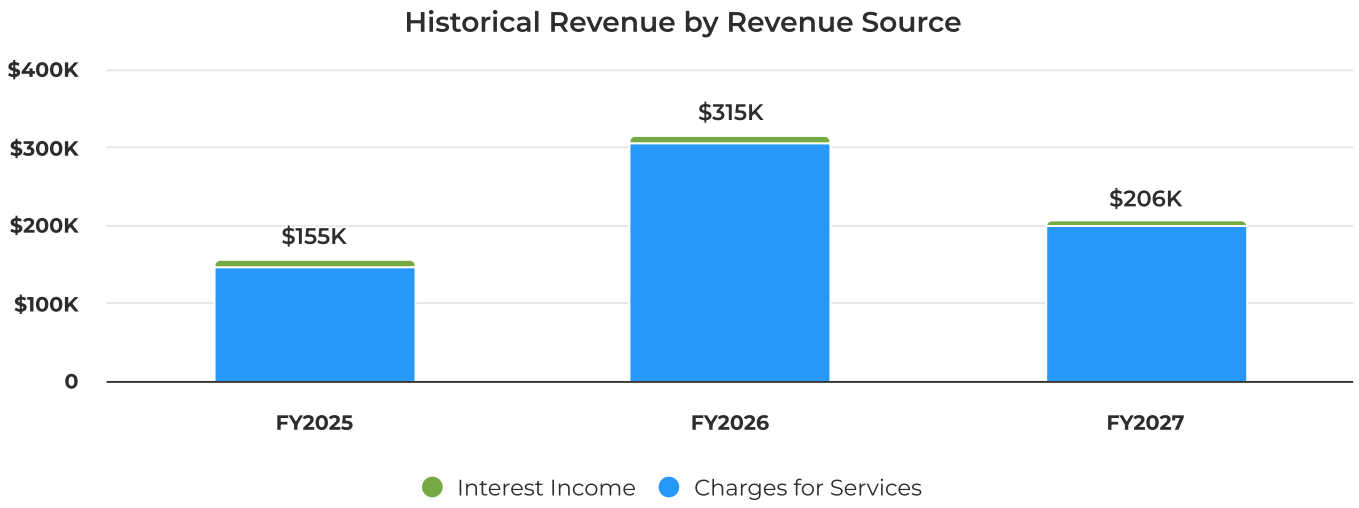
Comprehensive Fund Summary

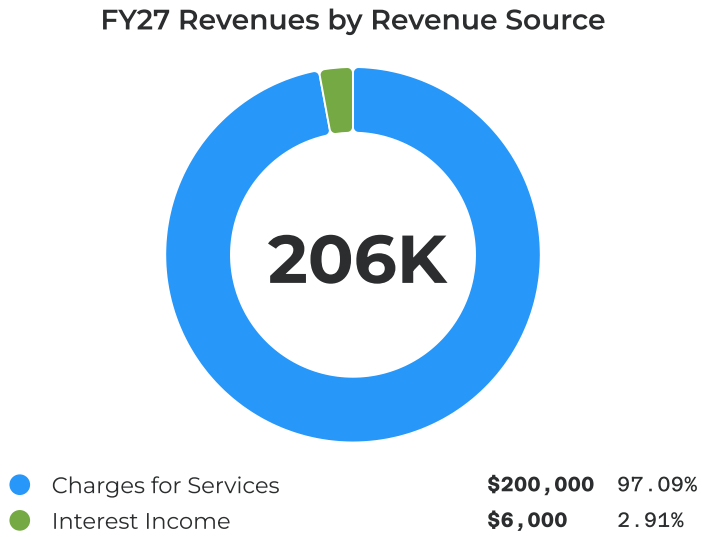
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$207,577.00**	**$324,321.00**	**$387,993.00**	**$387,993.00**	**$559,606.00**
Revenues					
Charges for Services	$208,547.40	$144,799.51	$305,348.97	$100,000.00	$200,000.00
Interest Income	-	$10,674.05	$9,420.67	$2,000.00	$6,000.00
Total Revenues	**$208,547.40**	**$155,473.56**	**$314,769.64**	**$102,000.00**	**$206,000.00**
Expenditures					
Transfers Out	$91,802.00	$91,802.00	-	$115,605.00	$137,750.00
Total Expenditures	**$91,802.00**	**$91,802.00**	**-**	**$115,605.00**	**$137,750.00**
Total Revenues Less Expenditures	**$116,745.40**	**$63,671.56**	**$314,769.64**	**-$13,605.00**	**$68,250.00**
Ending Fund Balance	**$324,322.40**	**$387,992.56**	**$702,762.64**	**$374,388.00**	**$627,856.00**

Admin Fund Summary



Revenues by Revenue Source

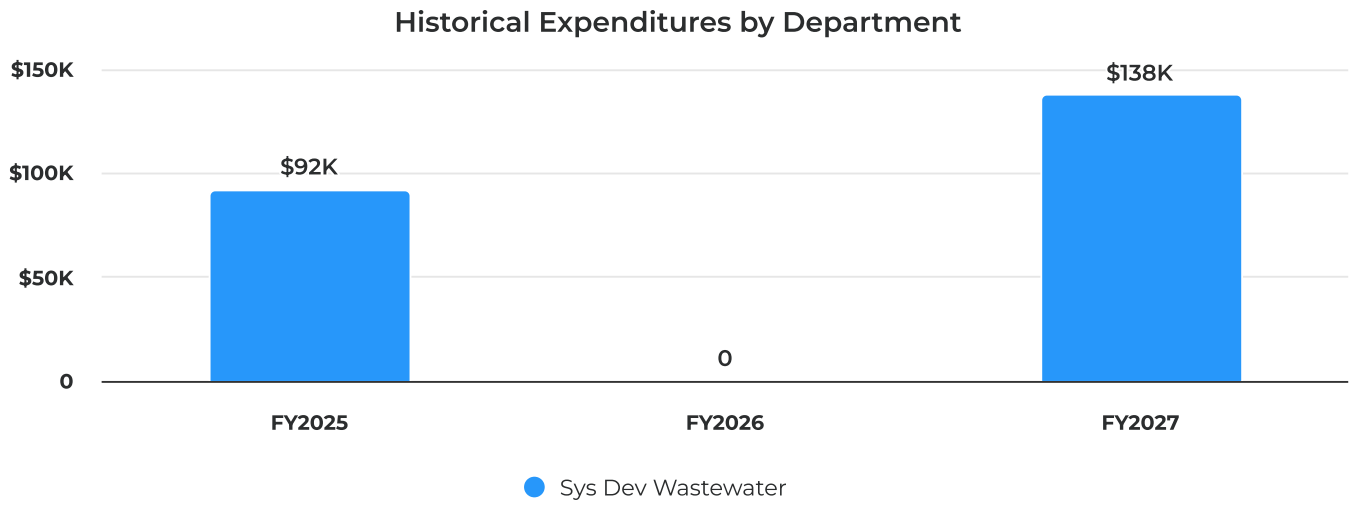


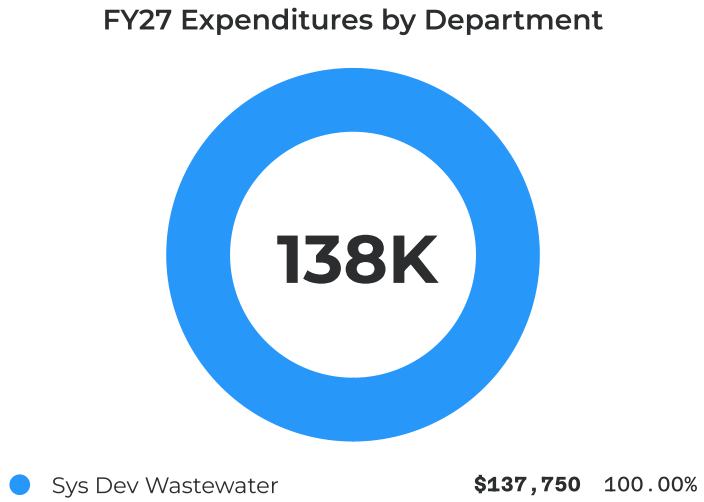


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$208,547.40	$144,799.51	$305,348.97	$100,000.00	$200,000.00	100.00%
Interest Income	-	$10,674.05	$9,420.67	$2,000.00	$6,000.00	200.00%
Total Revenues	**$208,547.40**	**$155,473.56**	**$314,769.64**	**$102,000.00**	**$206,000.00**	**101.96%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sys Dev Wastewater	$91,802.00	$91,802.00	-	$115,605.00	$137,750.00	19.16%
Total Expenditures	**$91,802.00**	**$91,802.00**	**-**	**$115,605.00**	**$137,750.00**	**19.16%**

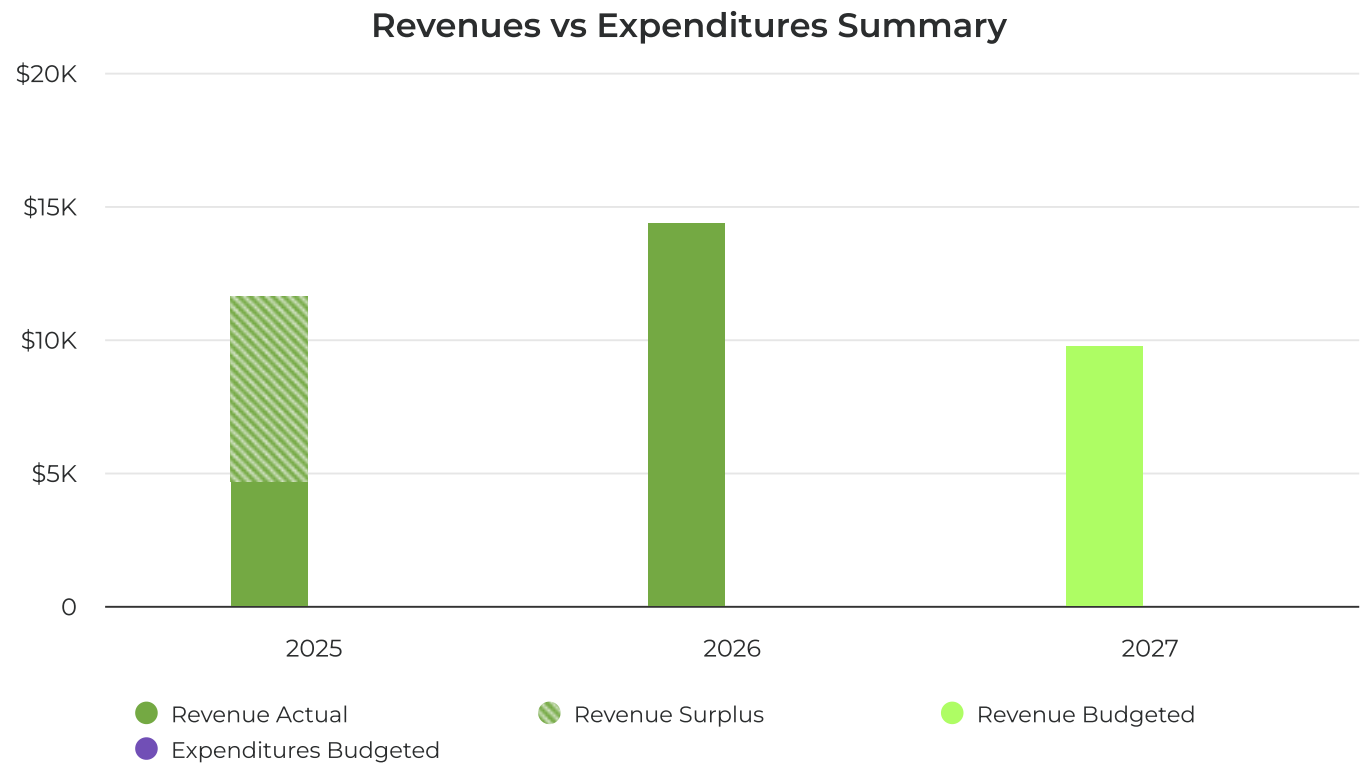
System Development - Imaging Fund 212

System Development - Imaging Fund Summary

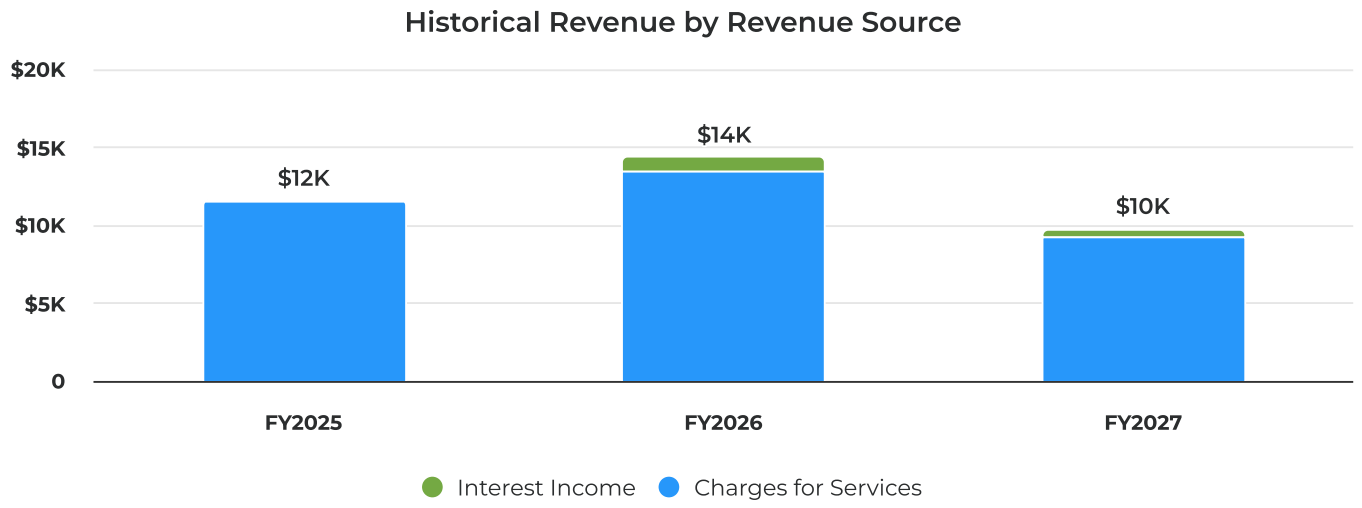
Comprehensive Fund Summary

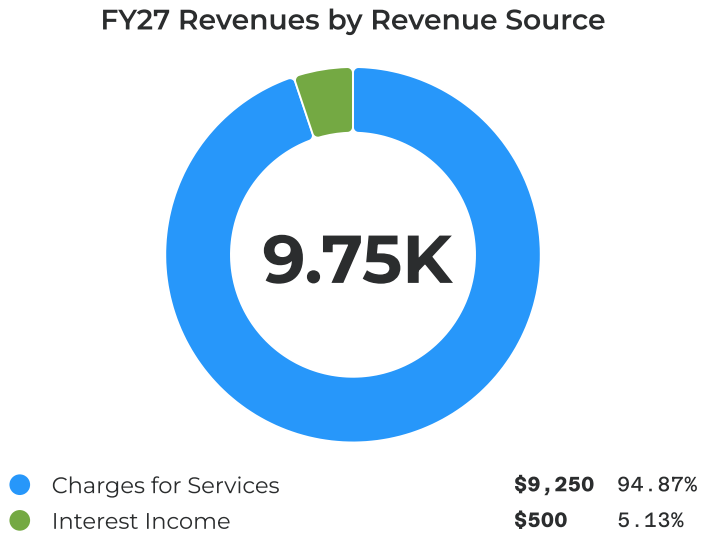
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$60,938.00**	**$68,666.00**	**$80,287.00**	**$80,287.00**	**$94,627.00**
Revenues					
Charges for Services	$7,728.61	$11,484.80	$13,396.95	$5,550.00	$9,250.00
Interest Income	-	$136.20	$943.31	-	$500.00
Total Revenues	**$7,728.61**	**$11,621.00**	**$14,340.26**	**$5,550.00**	**$9,750.00**
Expenditures					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$7,728.61**	**$11,621.00**	**$14,340.26**	**$5,550.00**	**$9,750.00**
Ending Fund Balance	**$68,666.61**	**$80,287.00**	**$94,627.26**	**$85,837.00**	**$104,377.00**

ESG Funding Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$7,728.61	$11,484.80	$13,396.95	$5,550.00	$9,250.00	66.67%
Interest Income	-	$136.20	$943.31	-	$500.00	-
Total Revenues	**$7,728.61**	**$11,621.00**	**$14,340.26**	**$5,550.00**	**$9,750.00**	**75.68%**

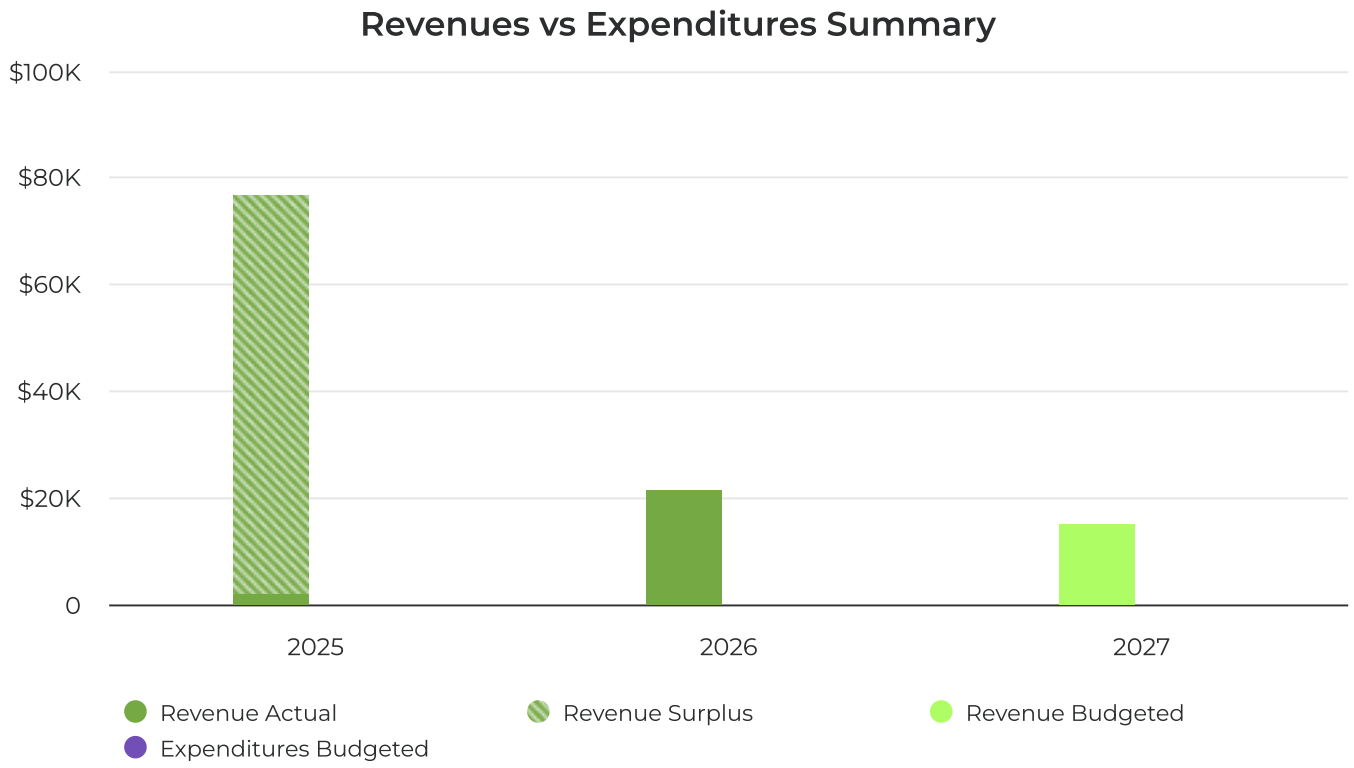
System Development - Crossroads Undergrounding Fund 222

System Development - Crossroads Undergrounding Fund Summary

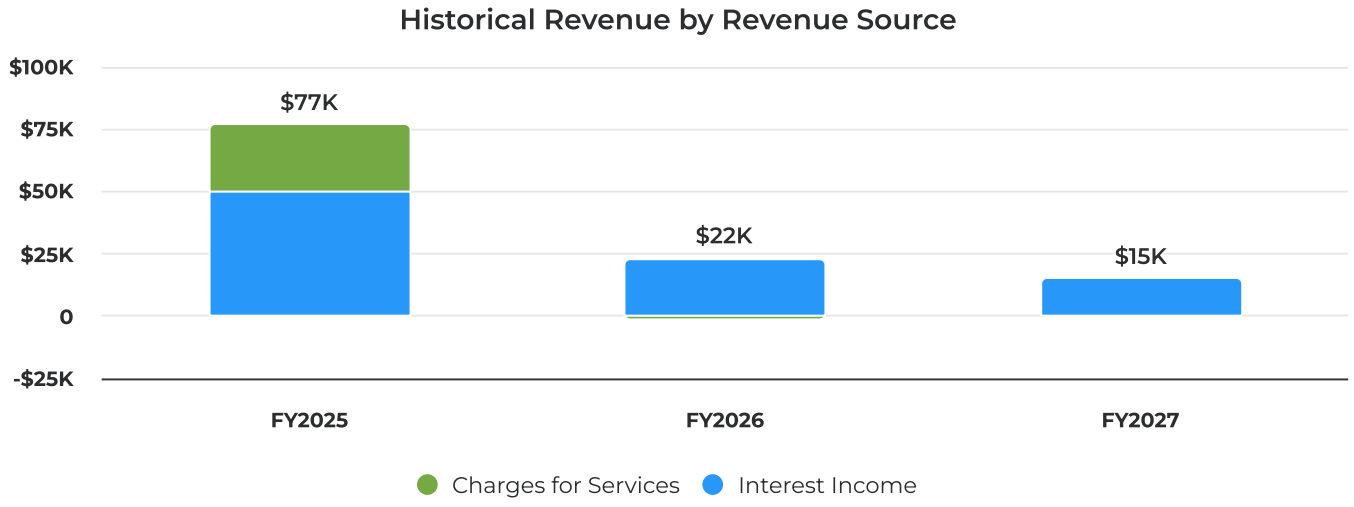
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$868,395.00**	**$916,378.00**	**$993,136.00**	**$993,136.00**	**$1,014,788.00**
Revenues					
Charges for Services	$28,241.18	$27,135.40	-$1,459.80	-	-
Interest Income	-	$49,621.62	$23,112.07	-	$15,000.00
Total Revenues	**$28,241.18**	**$76,757.02**	**$21,652.27**	**-**	**$15,000.00**
Expenditures					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$28,241.18**	**$76,757.02**	**$21,652.27**	**-**	**$15,000.00**
Ending Fund Balance	**$896,636.18**	**$993,135.02**	**$1,014,788.27**	**$993,136.00**	**$1,029,788.00**

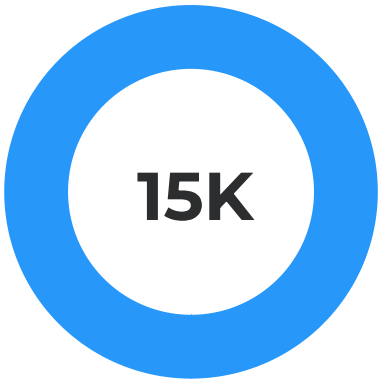
ESG Funding Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



Interest Income **$15,000** 100.00%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$28,241.18	$27,135.40	-$1,459.80	-	-	-
Interest Income	-	$49,621.62	$23,112.07	-	$15,000.00	-
Total Revenues	**$28,241.18**	**$76,757.02**	**$21,652.27**	**-**	**$15,000.00**	**-**

Housing Funds

The City's Housing Funds are used to support affordable housing development, preservation, rehabilitation, and homelessness prevention efforts. These funds are comprised of federal, state, and local sources, including:

- **Community Development Block Grant (CDBG): A federal program that provides funding for a wide range of community development activities, including housing rehabilitation, public infrastructure improvements, and services for low- and moderate-income residents.**
- **HOME Investment Partnerships Program (HOME): A federal grant that supports the development and rehabilitation of affordable housing for low-income households.**
- **CalHome: A state-funded program that assists low- and very low-income households through activities such as first-time homebuyer assistance and owner-occupied housing rehabilitation.**
- **Transitional Housing Funds: Local or grant-funded programs that provide temporary housing and supportive services to individuals and families transitioning out of homelessness or unstable housing conditions.**

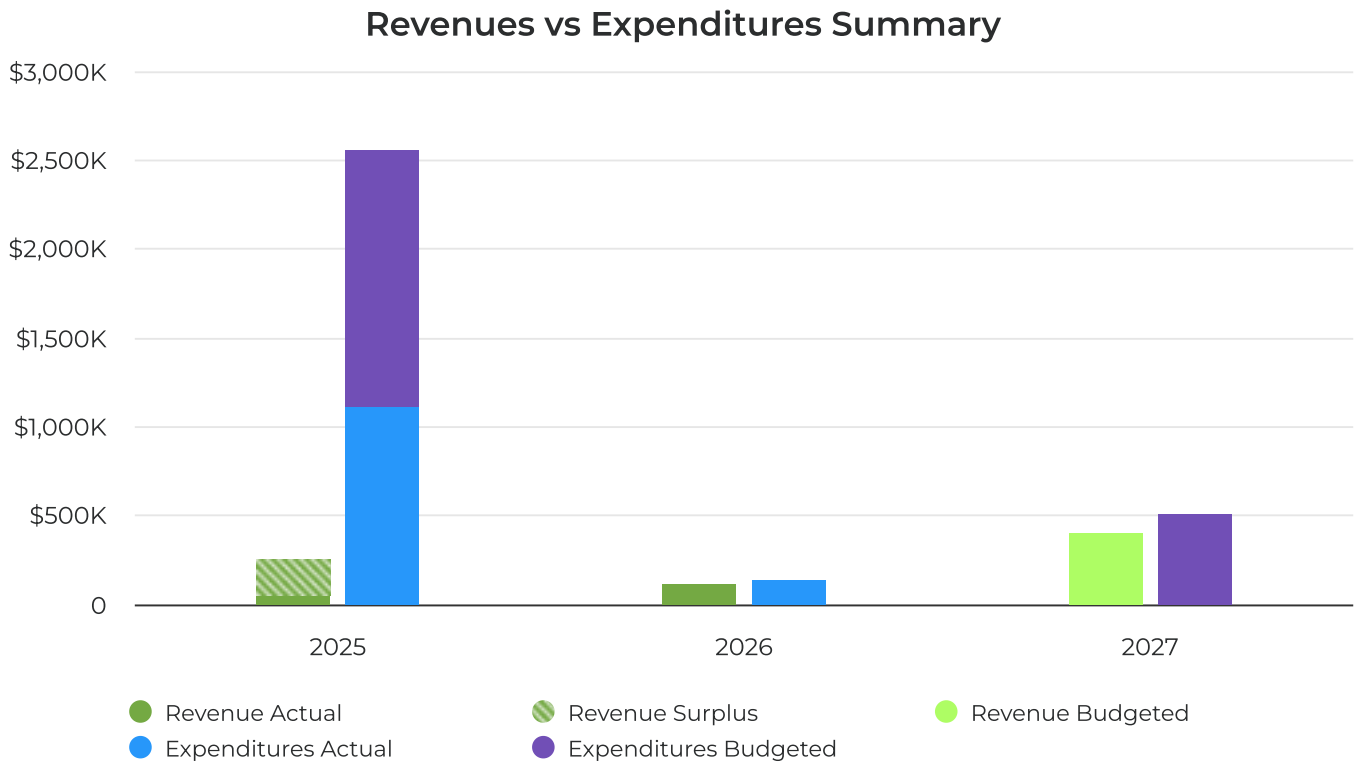
These Housing Funds are restricted in use and must be spent in accordance with federal and state regulations. They play a critical role in advancing the City's goals to increase affordable housing opportunities, support vulnerable populations, and improve the quality of life for low- and moderate-income residents.

Housing Funds Comprehensive Fund Summary

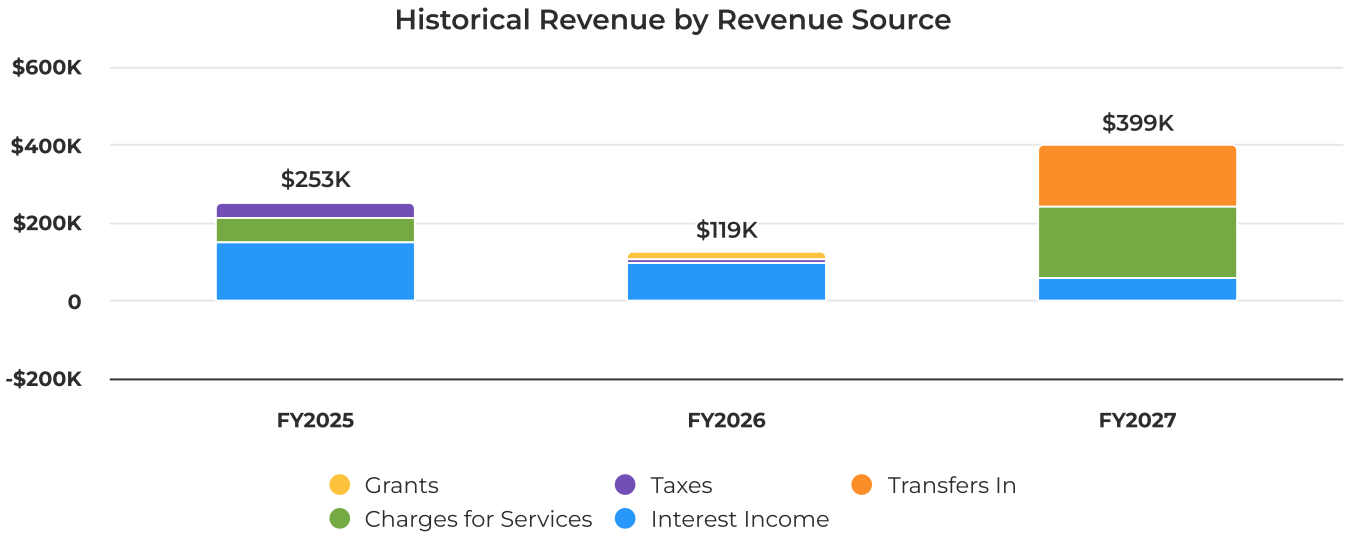
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$13,264,563.00**	**$13,265,562.00**	**$15,612,266.00**	**$15,612,266.00**	**$16,017,087.00**
Revenues					
Taxes	$12,376.00	$39,507.00	$9,653.00	-	-
Grants	-	-	$15,298.60	-	-
Charges for Services	$242,941.69	$66,351.15	-$4,651.15	$45,000.00	$180,000.00
Interest Income	$56,911.26	$147,115.90	$98,613.63	$32,700.00	$59,000.00
Transfers In	$11,886.04	-	-	-	$160,000.00
Total Revenues	**$324,114.99**	**$252,974.05**	**$118,914.08**	**$77,700.00**	**$399,000.00**
Expenditures					
Payroll Benefits	$46,862.23	$50,152.12	$52,015.91	$66,129.91	$72,223.67
Salary	$69,934.94	$72,706.25	$69,336.89	$163,762.31	$244,164.06
Professional Services	$206,164.32	$344,809.61	$4,056.46	$11,000.00	$26,000.00
Services/ Supplies	$154.14	$102.10	$180.89	-	$800.00
Capital Expenses/ Projects	-	-	$13,854.90	-	$160,000.00
Transfers Out	-	$638,500.00	-	-	-
Total Expenditures	**$323,115.63**	**$1,106,270.08**	**$139,445.05**	**$240,892.22**	**$503,187.73**
Total Revenues Less Expenditures	**$999.36**	**-$853,296.03**	**-$20,530.97**	**-$163,192.22**	**-$104,187.73**
Ending Fund Balance	**$13,265,562.36**	**$12,412,265.97**	**$15,591,735.03**	**$15,449,073.78**	**$15,912,899.27**

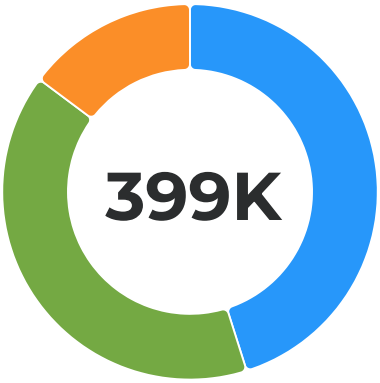
Housing Funds Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



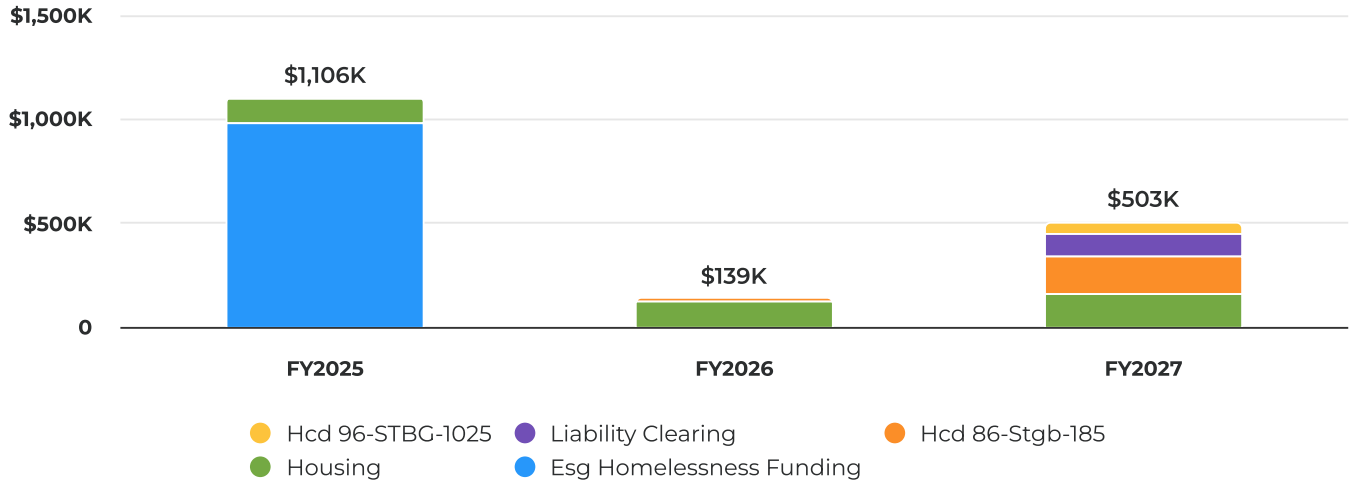
Charges for Services	**$180,000**	45.11%
Transfers In	**$160,000**	40.10%
Interest Income	**$59,000**	14.79%

Revenues by Revenue Source

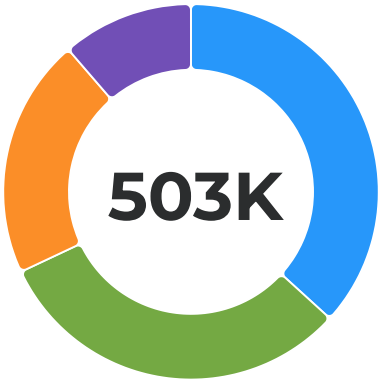
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Taxes	$12,376.00	$39,507.00	$9,653.00	-	-	-
Grants	-	-	$15,298.60	-	-	-
Charges for Services	$242,941.69	$66,351.15	-$4,651.15	$45,000.00	$180,000.00	300.00%
Interest Income	$56,911.26	$147,115.90	$98,613.63	$32,700.00	$59,000.00	80.43%
Transfers In	$11,886.04	-	-	-	$160,000.00	-
Total Revenues	**$324,114.99**	**$252,974.05**	**$118,914.08**	**$77,700.00**	**$399,000.00**	**413.51%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Hcd 86-Stgb-185	**$185,000**	36.77%
Housing	**$157,188**	31.24%
Liability Clearing	**$104,000**	20.67%
Hcd 96-STBG-1025	**$57,000**	11.33%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Hcd 86-Stgb-185	$206,164.32	$5,868.10	$17,911.36	$10,000.00	$185,000.00	1,750.00%
Esg Homelessness Funding	-	$977,209.88	-	-	-	-
Hcd 96-STBG-1025	-	$231.63	-	$26,000.00	$57,000.00	119.23%
Liability Clearing	-	-	-	$60,000.00	$104,000.00	73.33%
Housing	$116,951.31	$122,960.47	$121,533.69	$144,892.22	$157,187.73	8.49%
Total Expenditures	**$323,115.63**	**$1,106,270.08**	**$139,445.05**	**$240,892.22**	**$503,187.73**	**108.89%**

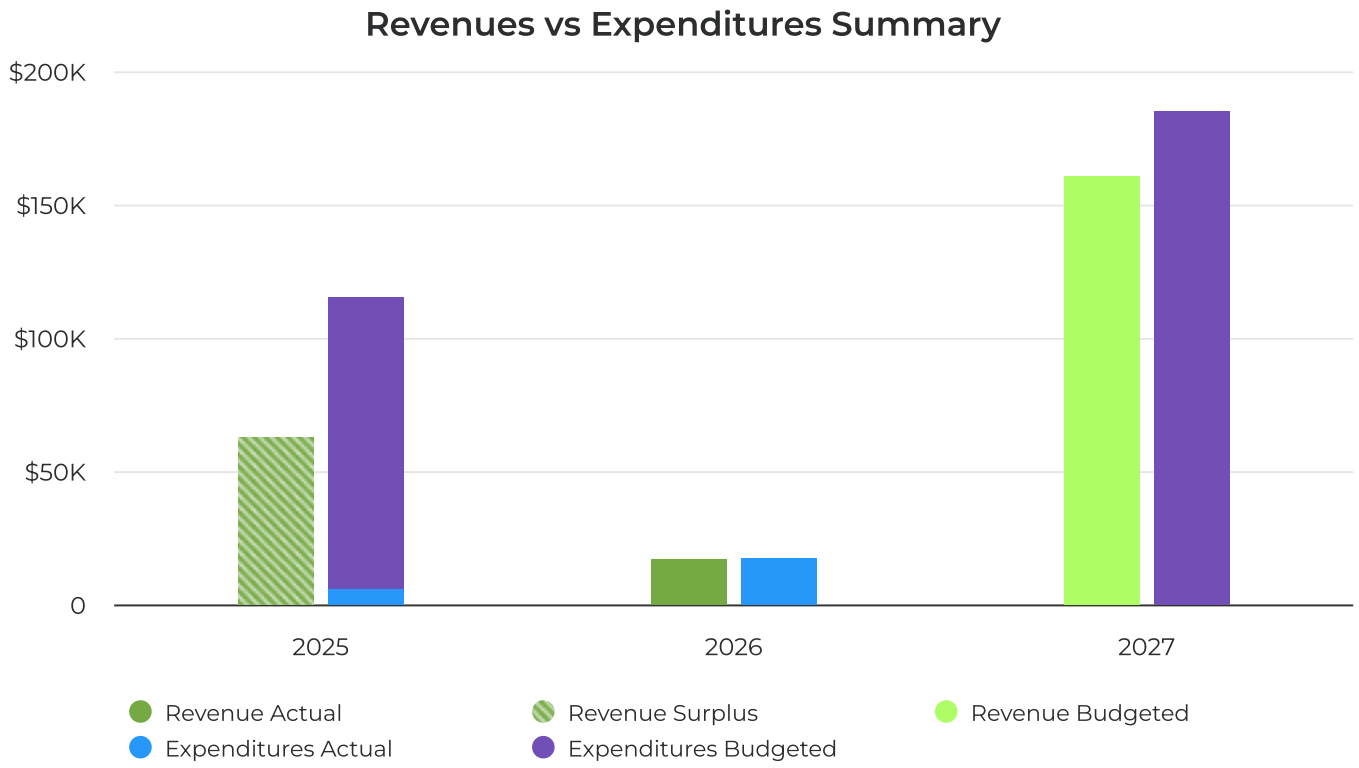
HCD Old Program Income Fund 139

HCD Old Program Income Fund Comprehensive Fund Summary

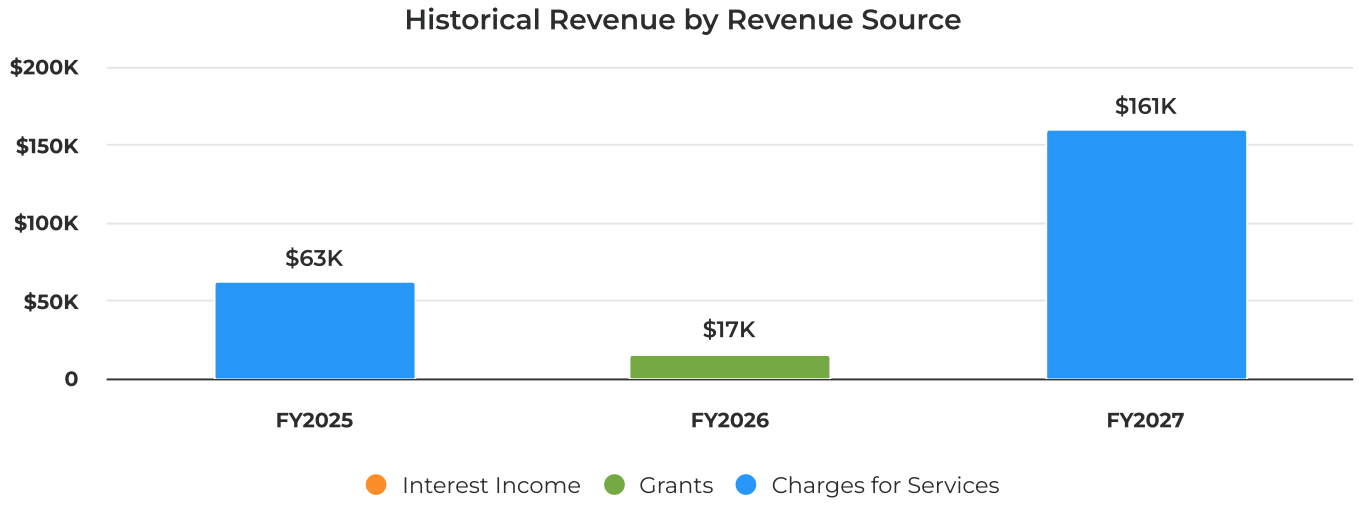
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$90,573.00**	**$140,485.00**	**$197,308.00**	**$197,308.00**	**$200,931.00**
Revenues					
Grants	-	-	$15,298.60	-	-
Charges for Services	$242,941.69	$61,700.00	-	$20,000.00	$160,000.00
Interest Income	$1,248.50	$990.89	$1,513.13	$200.00	$500.00
Transfers In	$11,886.04	-	-	-	-
Total Revenues	**$256,076.23**	**$62,690.89**	**$16,811.73**	**$20,200.00**	**$160,500.00**
Expenditures					
Professional Services	$206,164.32	$5,868.10	$4,056.46	$10,000.00	$25,000.00
Capital Expenses/ Projects	-	-	$13,854.90	-	$160,000.00
Total Expenditures	**$206,164.32**	**$5,868.10**	**$17,911.36**	**$10,000.00**	**$185,000.00**
Total Revenues Less Expenditures	**$49,911.91**	**$56,822.79**	**-$1,099.63**	**$10,200.00**	**-$24,500.00**
Ending Fund Balance	**$140,484.91**	**$197,307.79**	**$196,208.37**	**$207,508.00**	**$176,431.00**

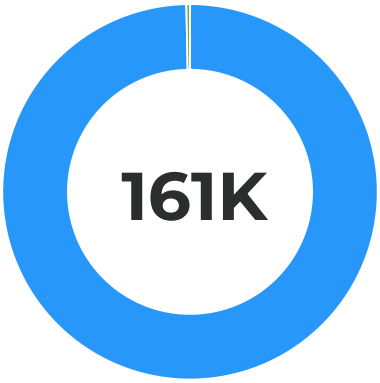
HCD Old Program Income Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



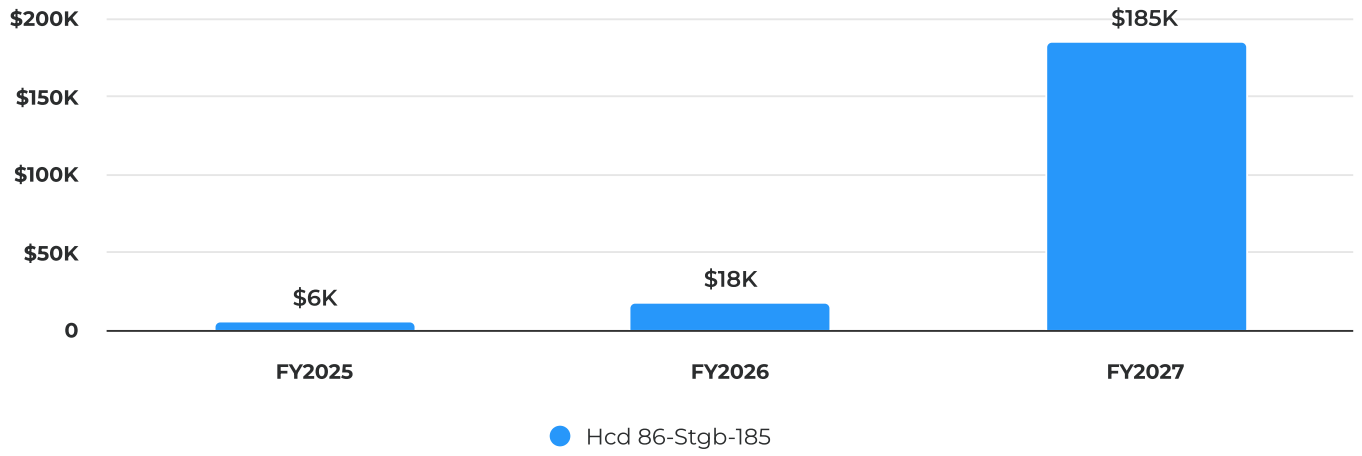
Charges for Services	**$160,000**	99.69%
Interest Income	**$500**	0.31%

Revenues by Revenue Source

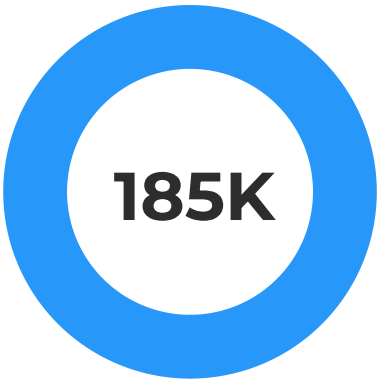
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Grants	-	-	$15,298.60	-	-	-
Charges for Services	$242,941.69	$61,700.00	-	$20,000.00	$160,000.00	700.00%
Interest Income	$1,248.50	$990.89	$1,513.13	$200.00	$500.00	150.00%
Transfers In	$11,886.04	-	-	-	-	-
Total Revenues	**$256,076.23**	**$62,690.89**	**$16,811.73**	**$20,200.00**	**$160,500.00**	**694.55%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Hcd 86-Stgb-185 **$185,000** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Hcd 86-Stgb-185	$206,164.32	$5,868.10	$17,911.36	$10,000.00	$185,000.00	1,750.00%
Total Expenditures	**$206,164.32**	**$5,868.10**	**$17,911.36**	**$10,000.00**	**$185,000.00**	**1,750.00%**

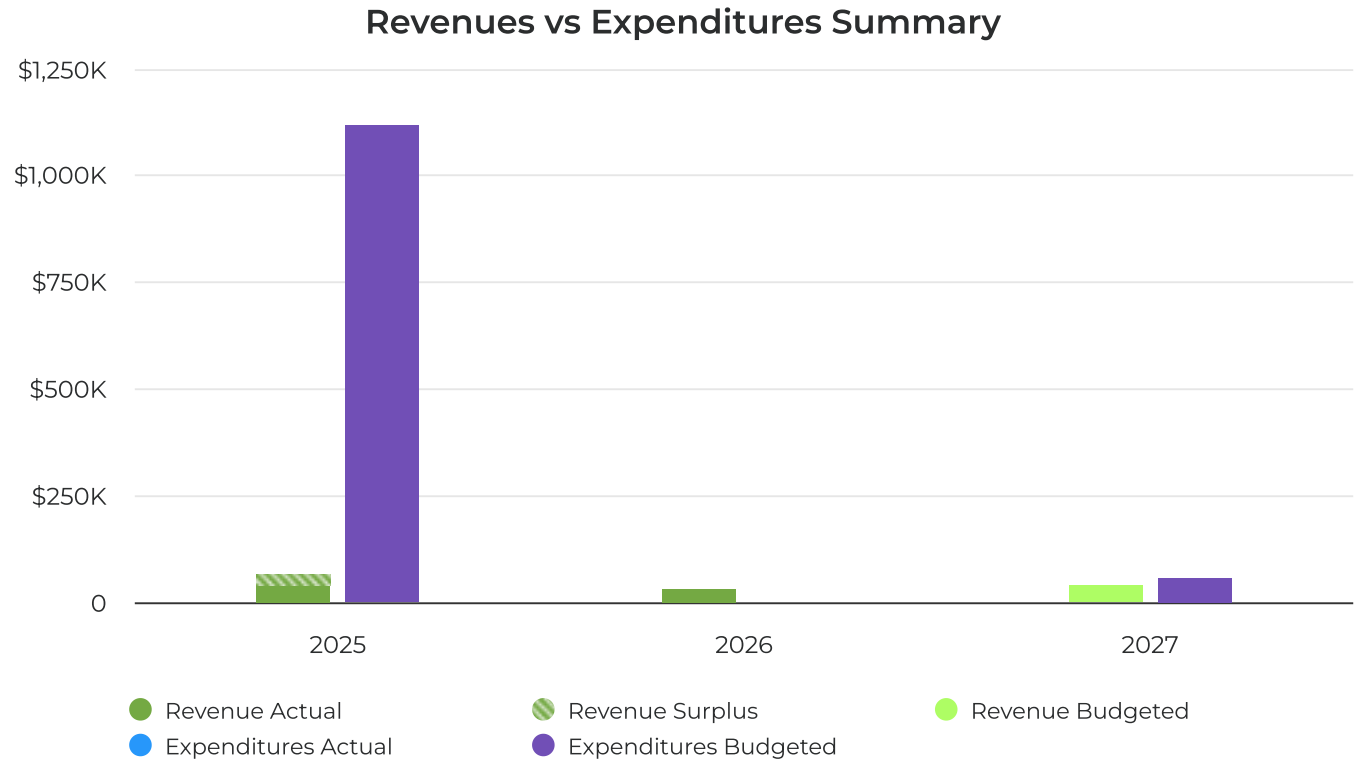
HCD CDBG Fund 153

HCD CDBG Fund Comprehensive Fund Summary

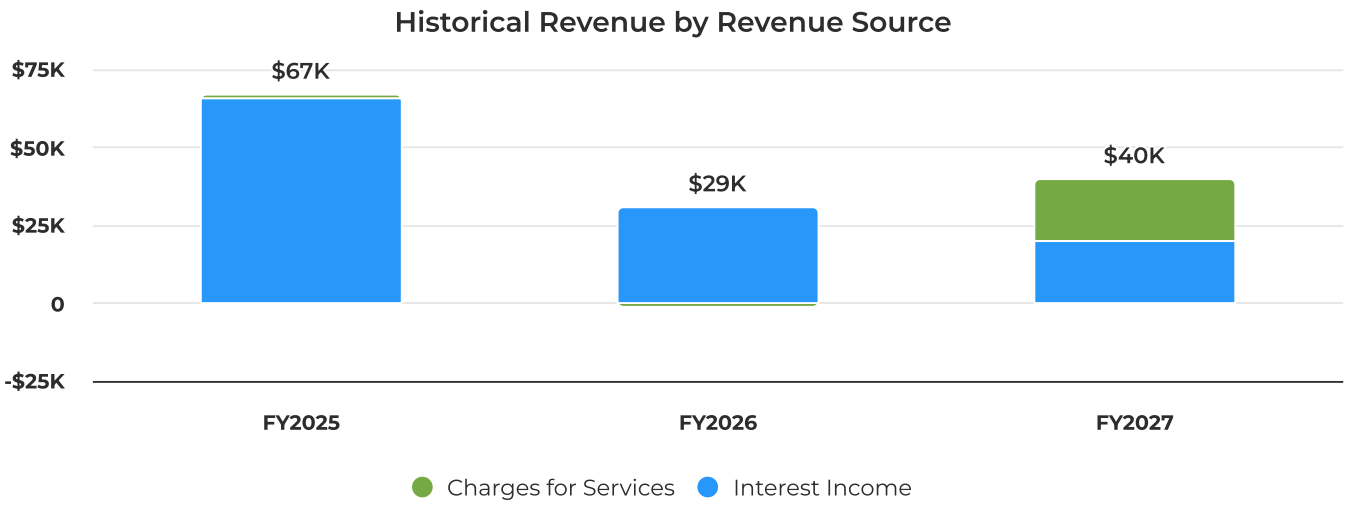
Comprehensive Fund Summary

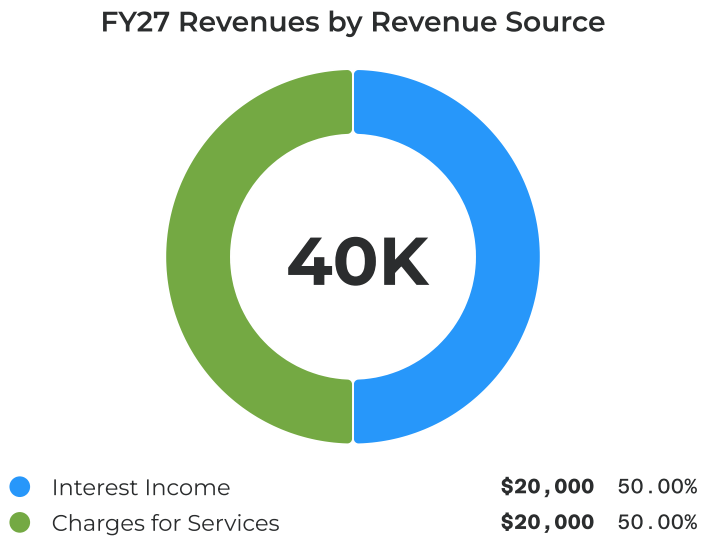
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$4,161,550.00**	**$4,169,214.00**	**$4,236,088.00**	**$4,236,088.00**	**$3,985,687.00**
Revenues					
Charges for Services	-	$1,358.00	-$1,358.00	$25,000.00	$20,000.00
Interest Income	$7,664.45	$65,747.10	$30,746.83	$20,000.00	$20,000.00
Total Revenues	**$7,664.45**	**$67,105.10**	**$29,388.83**	**$45,000.00**	**$40,000.00**
Expenditures					
Salary	-	-	-	$25,000.00	$56,000.00
Professional Services	-	$231.63	-	$1,000.00	$1,000.00
Total Expenditures	**-**	**$231.63**	**-**	**$26,000.00**	**$57,000.00**
Total Revenues Less Expenditures	**$7,664.45**	**$66,873.47**	**$29,388.83**	**$19,000.00**	**-$17,000.00**
Ending Fund Balance	**$4,169,214.45**	**$4,236,087.47**	**$4,265,476.83**	**$4,255,088.00**	**$3,968,687.00**

HCD CDBG Fund Summary



Revenues by Revenue Source

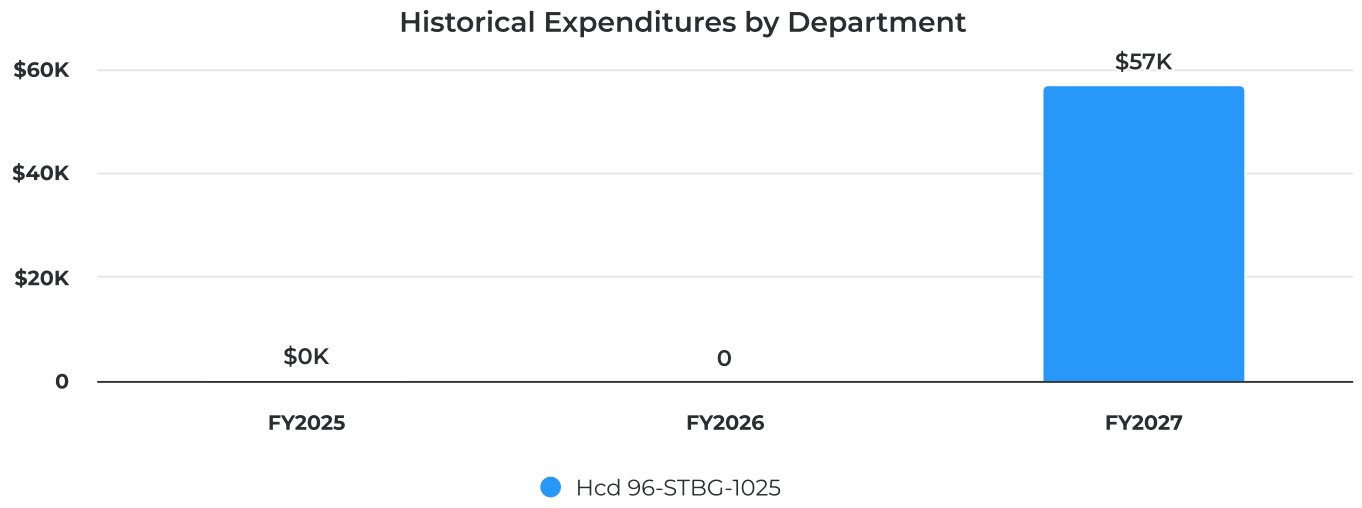


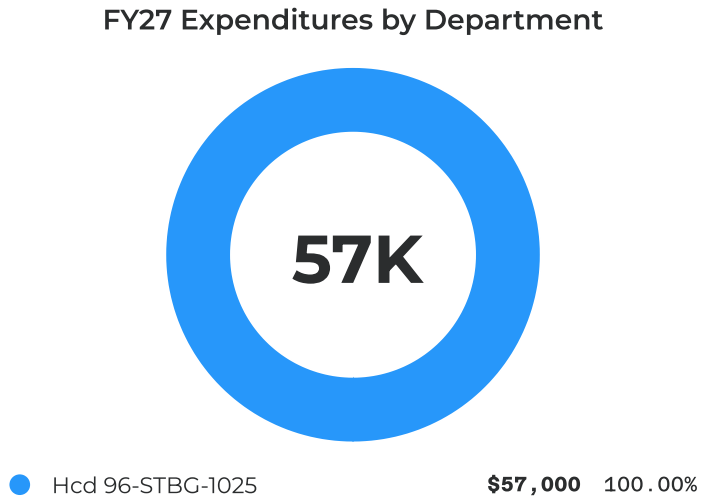


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	$1,358.00	-$1,358.00	$25,000.00	$20,000.00	-20.00%
Interest Income	$7,664.45	$65,747.10	$30,746.83	$20,000.00	$20,000.00	-
Total Revenues	**$7,664.45**	**$67,105.10**	**$29,388.83**	**$45,000.00**	**$40,000.00**	**-11.11%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Hcd 96-STBG-1025	-	$231.63	-	$26,000.00	$57,000.00	119.23%
Total Expenditures	**-**	**$231.63**	**-**	**$26,000.00**	**$57,000.00**	**119.23%**

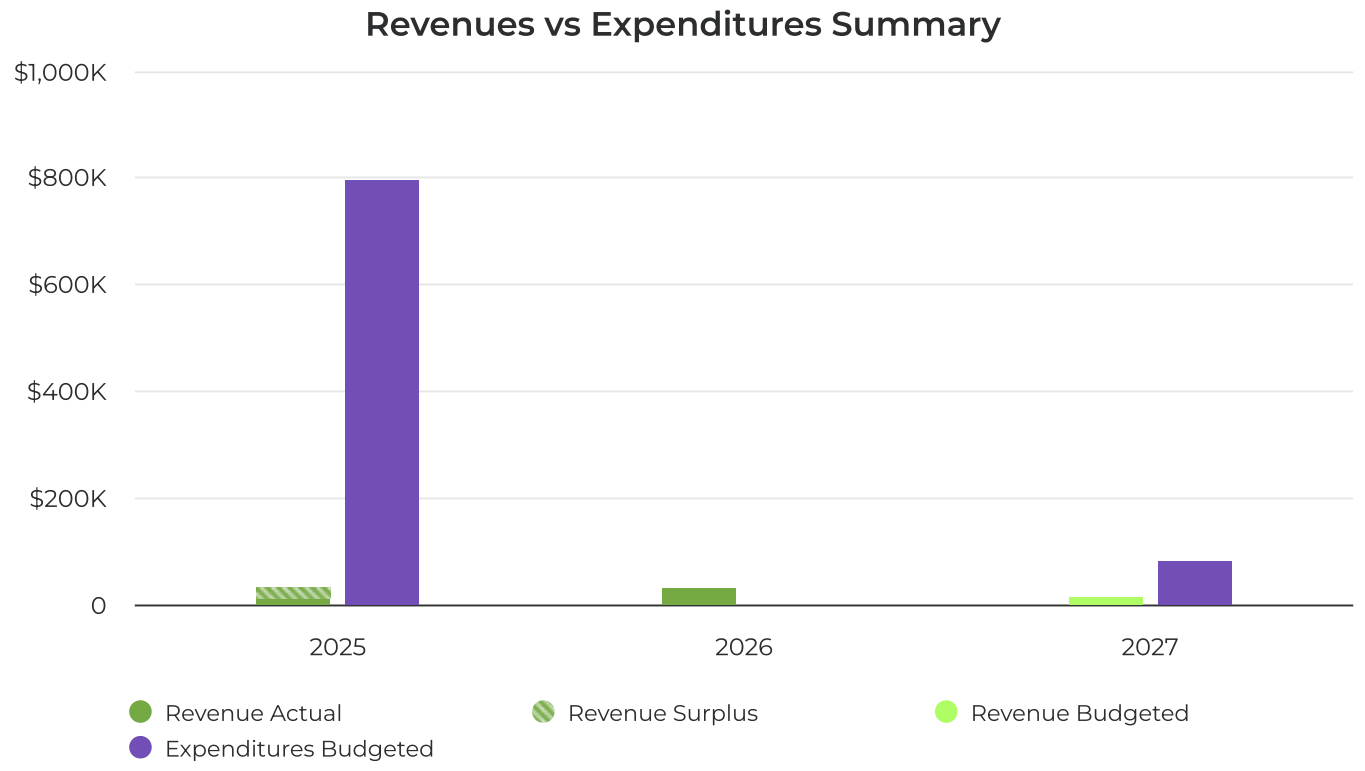
HCD Home Fund 154

HCD Home Fund Comprehensive Fund Summary

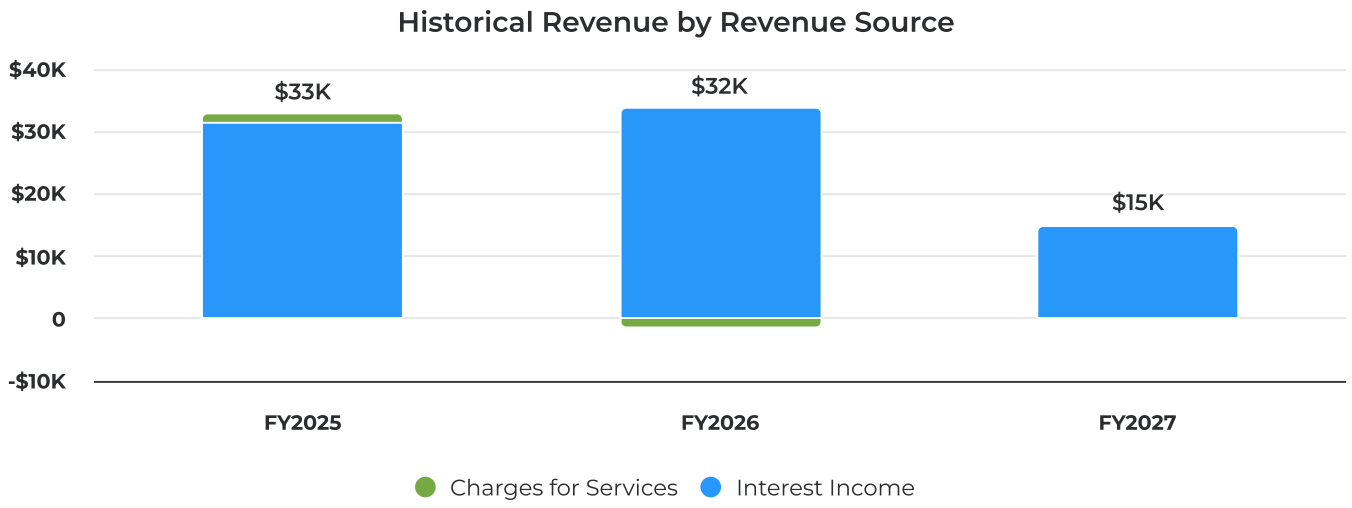
Comprehensive Fund Summary

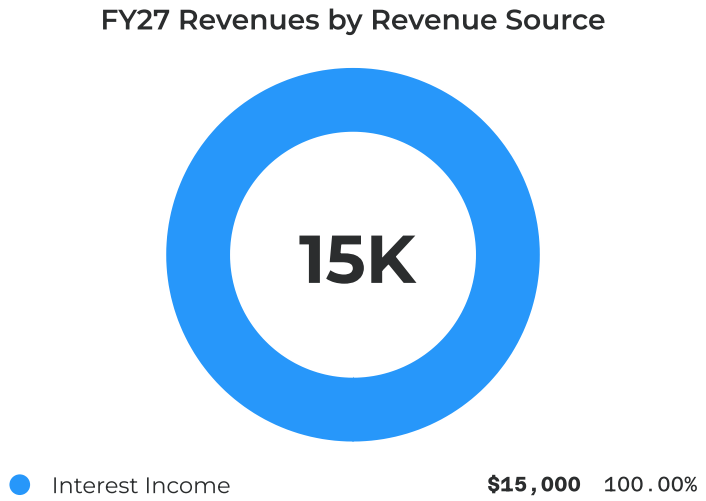
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$7,119,578.00**	**$7,162,352.00**	**$7,195,191.00**	**$7,195,191.00**	**$6,798,317.00**
Revenues					
Charges for Services	-	$1,358.00	-$1,358.00	-	-
Interest Income	$42,774.22	$31,480.90	$33,754.26	$8,000.00	$15,000.00
Total Revenues	**$42,774.22**	**$32,838.90**	**$32,396.26**	**$8,000.00**	**$15,000.00**
Expenditures					
Salary	-	-	-	$40,000.00	$80,000.00
Total Expenditures	**-**	**-**	**-**	**$40,000.00**	**$80,000.00**
Total Revenues Less Expenditures	**$42,774.22**	**$32,838.90**	**$32,396.26**	**-$32,000.00**	**-$65,000.00**
Ending Fund Balance	**$7,162,352.22**	**$7,195,190.90**	**$7,227,587.26**	**$7,163,191.00**	**$6,733,317.00**

HCD Home Fund Summary



Revenues by Revenue Source

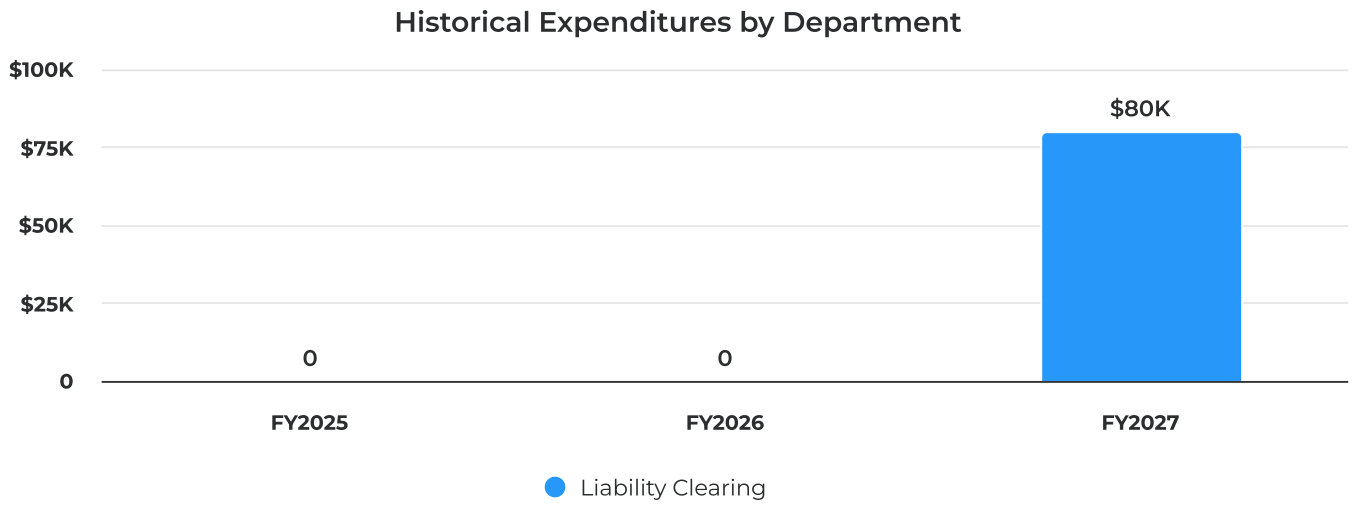


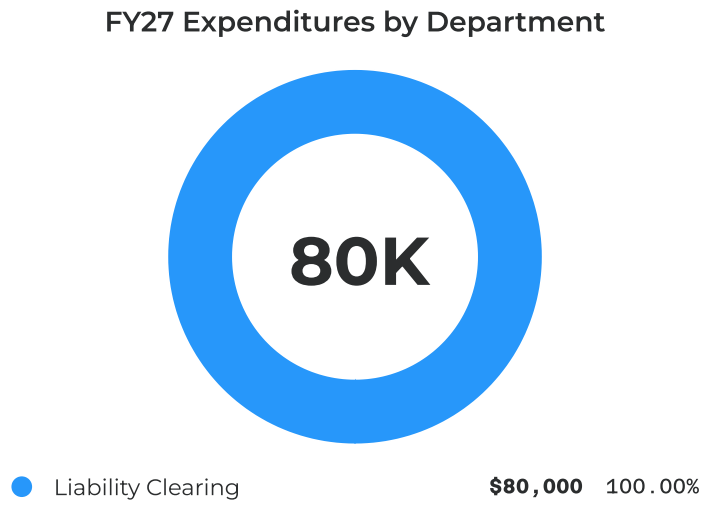


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	$1,358.00	-$1,358.00	-	-	-
Interest Income	$42,774.22	$31,480.90	$33,754.26	$8,000.00	$15,000.00	87.50%
Total Revenues	**$42,774.22**	**$32,838.90**	**$32,396.26**	**$8,000.00**	**$15,000.00**	**87.50%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Liability Clearing	-	-	-	$40,000.00	$80,000.00	100.00%
Total Expenditures	**-**	**-**	**-**	**$40,000.00**	**$80,000.00**	**100.00%**

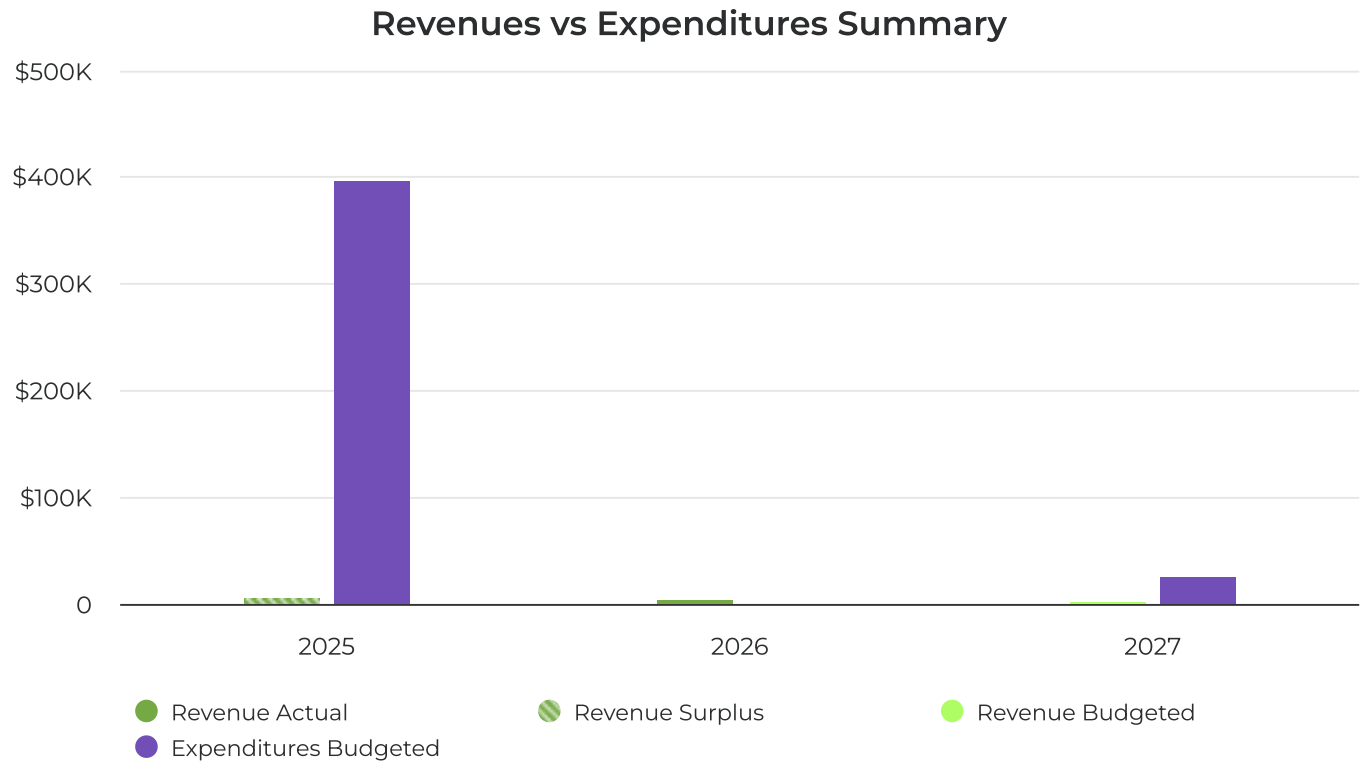
HCD CAL-Home Fund 155

HCD CAL-Home Fund Comprehensive Fund Summary

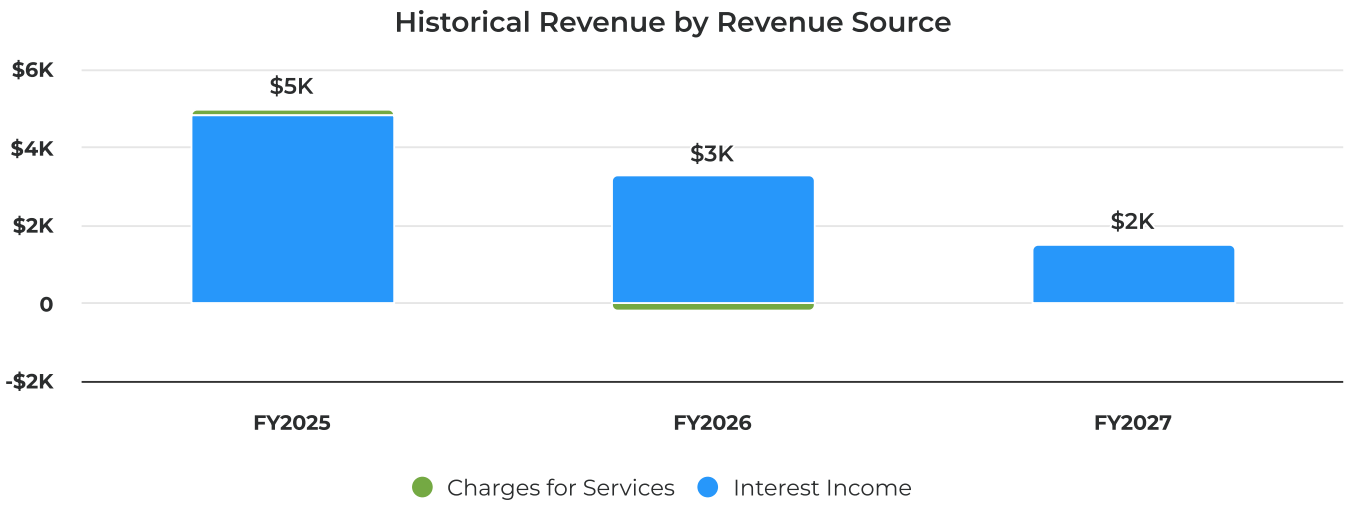
Comprehensive Fund Summary

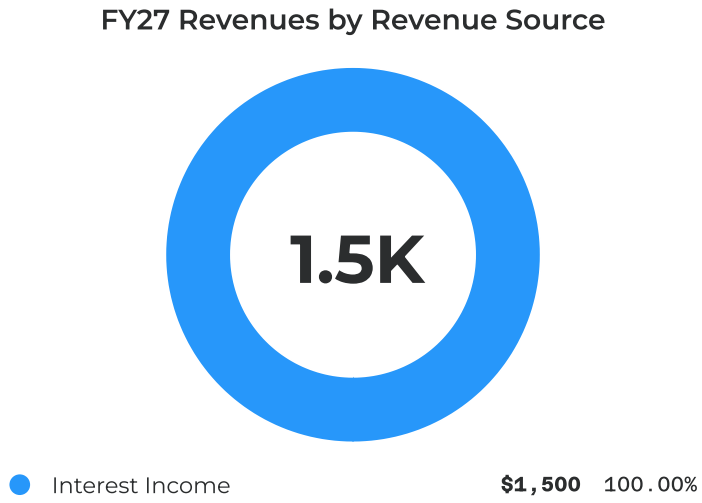
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$396,553.00**	**$398,171.00**	**$403,138.00**	**$403,138.00**	**$148,413.00**
Revenues					
Charges for Services	-	$169.75	-$169.75	-	-
Interest Income	$1,617.74	$4,797.75	$3,257.98	$1,500.00	$1,500.00
Total Revenues	**$1,617.74**	**$4,967.50**	**$3,088.23**	**$1,500.00**	**$1,500.00**
Expenditures					
Salary	-	-	-	$20,000.00	$24,000.00
Total Expenditures	**-**	**-**	**-**	**$20,000.00**	**$24,000.00**
Total Revenues Less Expenditures	**$1,617.74**	**$4,967.50**	**$3,088.23**	**-$18,500.00**	**-$22,500.00**
Ending Fund Balance	**$398,170.74**	**$403,138.50**	**$406,226.23**	**$384,638.00**	**$125,913.00**

HCD CAL-Home Fund Summary



Revenues by Revenue Source

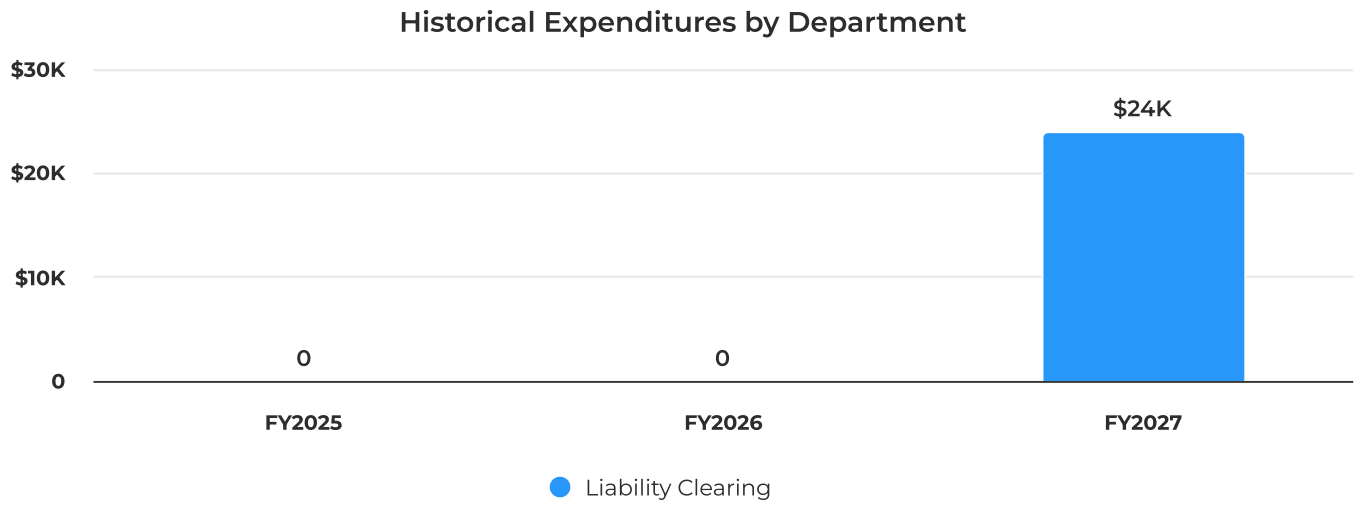


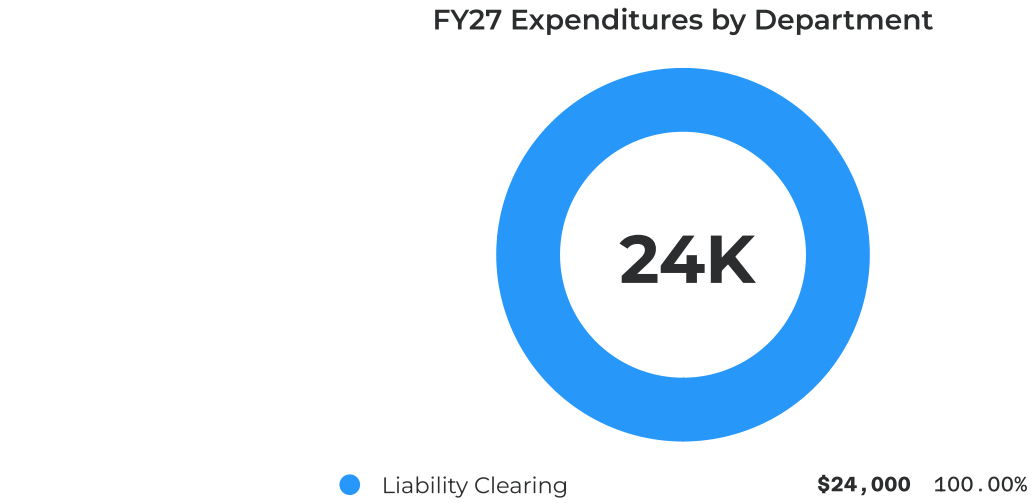


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	$169.75	-$169.75	-	-	-
Interest Income	$1,617.74	$4,797.75	$3,257.98	$1,500.00	$1,500.00	-
Total Revenues	**$1,617.74**	**$4,967.50**	**$3,088.23**	**$1,500.00**	**$1,500.00**	**-**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Liability Clearing	-	-	-	$20,000.00	$24,000.00	20.00%
Total Expenditures	**-**	**-**	**-**	**$20,000.00**	**$24,000.00**	**20.00%**

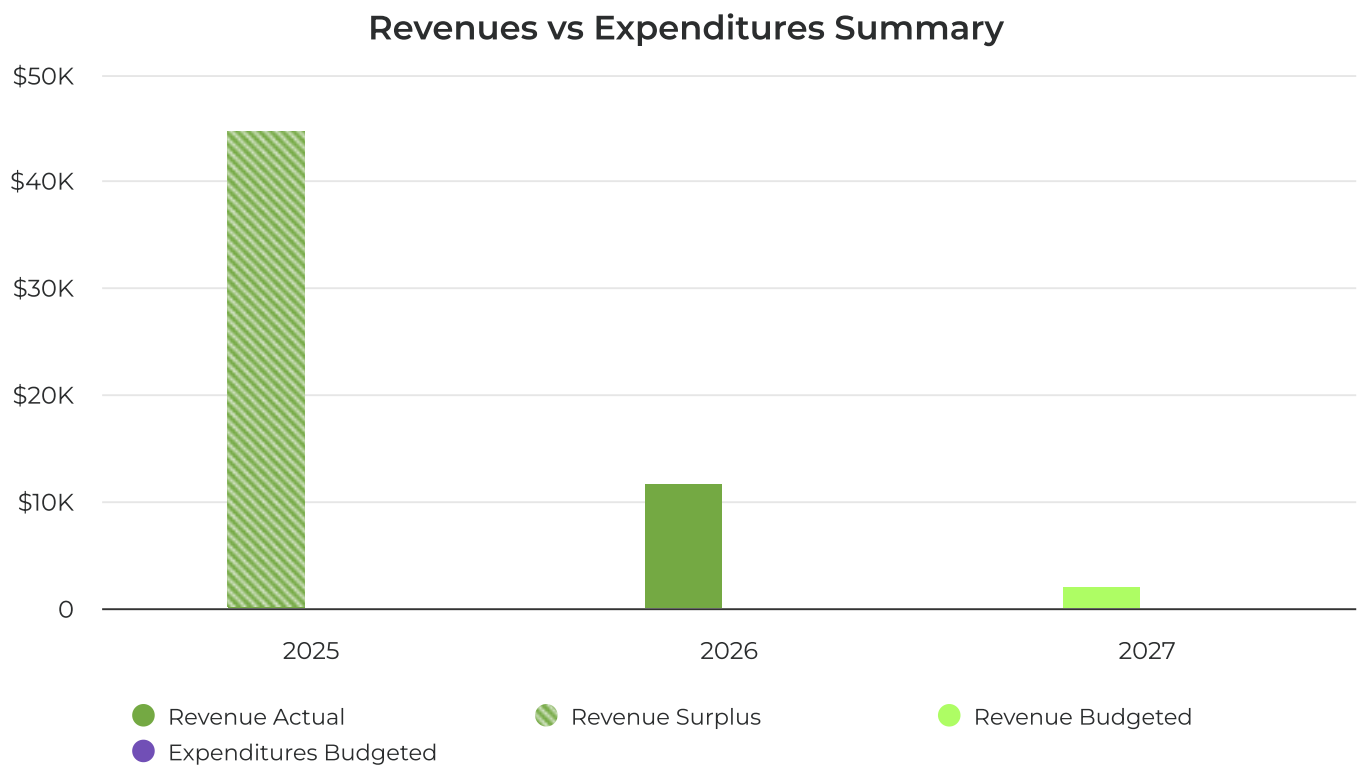
LMI Housing Asset Fund 168

LMI Housing Asset Comprehensive Fund Summary

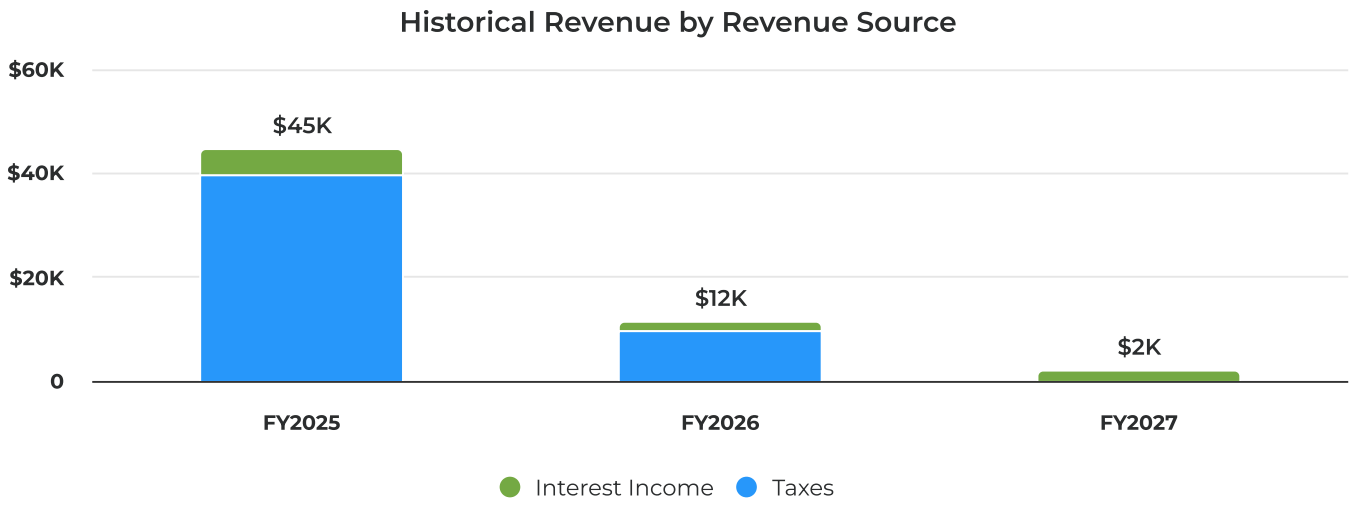
Comprehensive Fund Summary

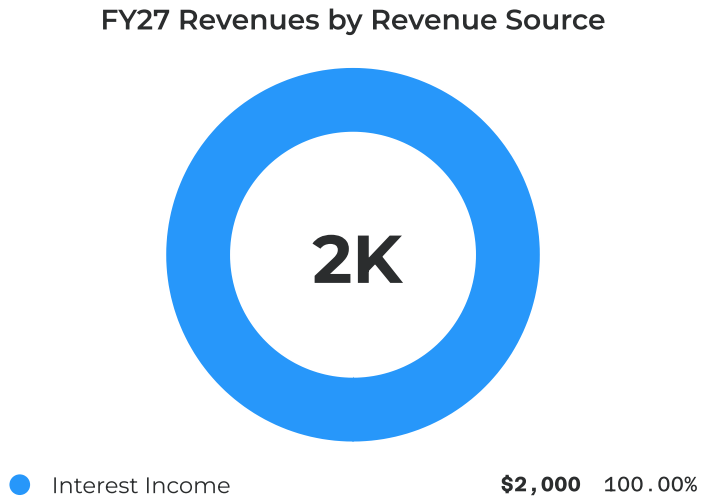
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$14,940.00**	**$30,922.00**	**$3,275,609.00**	**$3,275,609.00**	**$3,287,173.00**
Revenues					
Taxes	$12,376.00	$39,507.00	$9,653.00	-	-
Interest Income	$3,606.35	$5,180.19	$1,911.11	$3,000.00	$2,000.00
Total Revenues	**$15,982.35**	**$44,687.19**	**$11,564.11**	**$3,000.00**	**$2,000.00**
Expenditures					
Total Expenditures	-	-	-	-	-
Total Revenues Less Expenditures	**$15,982.35**	**$44,687.19**	**$11,564.11**	**$3,000.00**	**$2,000.00**
Ending Fund Balance	**$30,922.35**	**$75,609.19**	**$3,287,173.11**	**$3,278,609.00**	**$3,289,173.00**

LMI Housing Asset Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Taxes	$12,376.00	$39,507.00	$9,653.00	-	-	-
Interest Income	$3,606.35	$5,180.19	$1,911.11	$3,000.00	$2,000.00	-33.33%
Total Revenues	**$15,982.35**	**$44,687.19**	**$11,564.11**	**$3,000.00**	**$2,000.00**	**-33.33%**

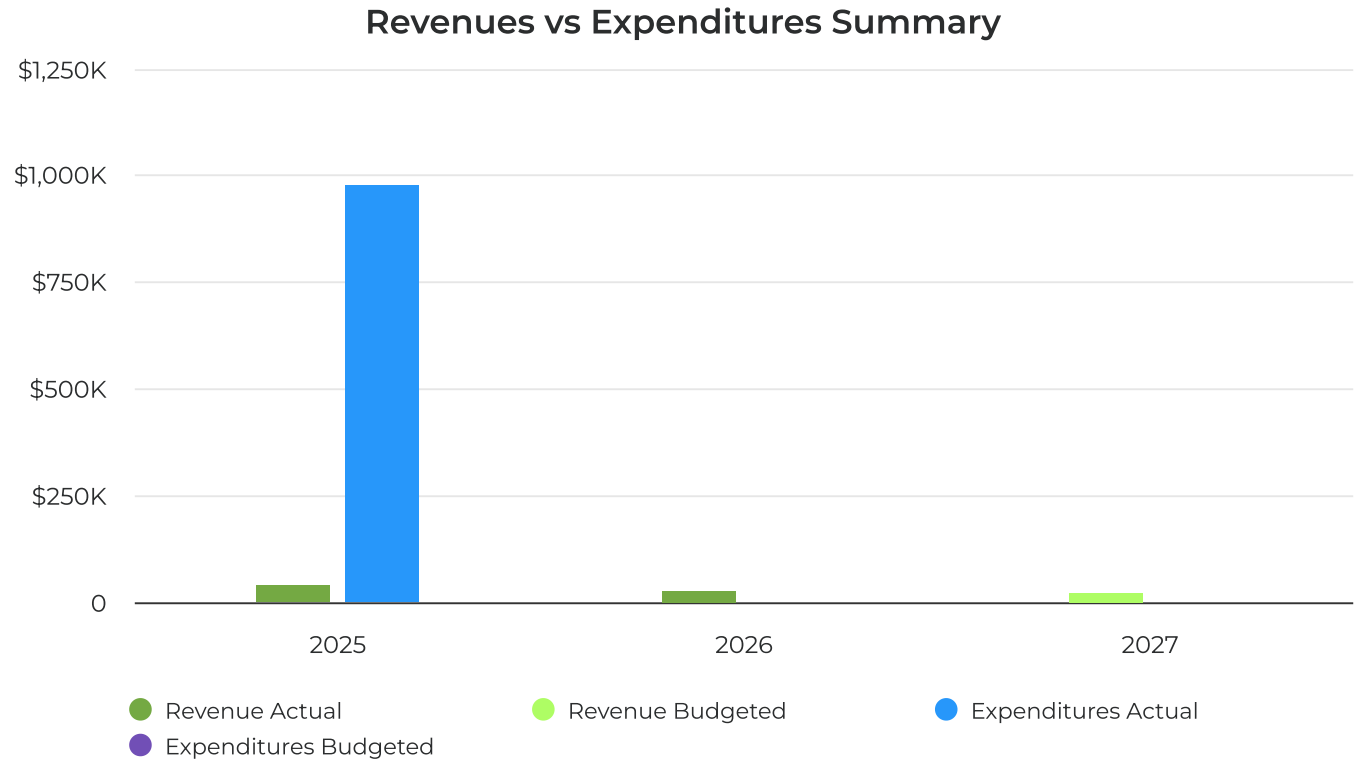
Transitional Housing Fund 203

Transitional Housing Comprehensive Fund Summary

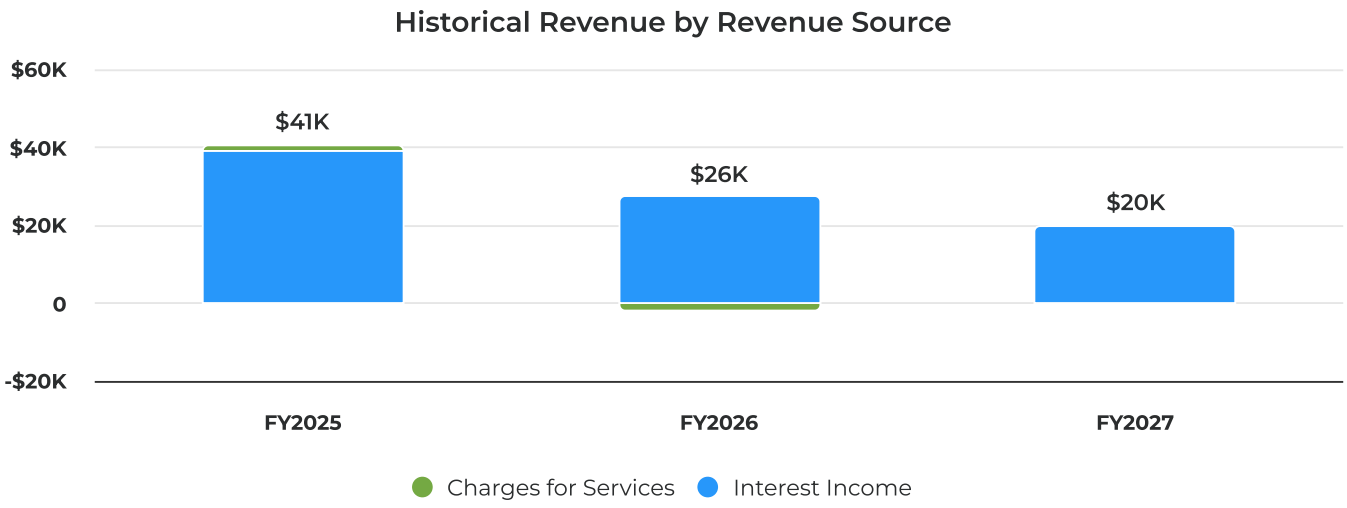
Comprehensive Fund Summary

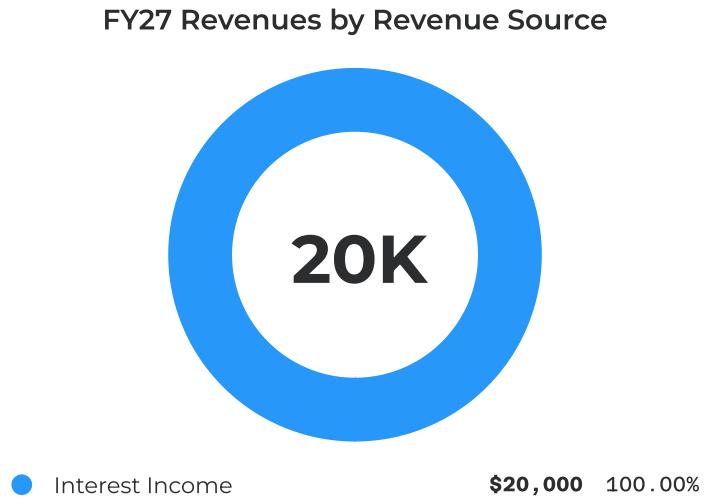
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$2,000,000.00**	**$2,000,000.00**	**$1,063,475.00**	**$1,063,475.00**	**$1,565,000.00**
Revenues					
Charges for Services	-	$1,765.40	-$1,765.40	-	-
Interest Income	-	$38,919.07	$27,430.32	-	$20,000.00
Total Revenues	**-**	**$40,684.47**	**$25,664.92**	**-**	**$20,000.00**
Expenditures					
Professional Services	-	$338,709.88	-	-	-
Transfers Out	-	$638,500.00	-	-	-
Total Expenditures	**-**	**$977,209.88**	**-**	**-**	**-**
Total Revenues Less Expenditures	**-**	**-$936,525.41**	**$25,664.92**	**-**	**$20,000.00**
Ending Fund Balance	**$2,000,000.00**	**$1,063,474.59**	**$1,089,139.92**	**$1,063,475.00**	**$1,585,000.00**

Transitional Housing Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	$1,765.40	-$1,765.40	-	-	-
Interest Income	-	$38,919.07	$27,430.32	-	$20,000.00	-
Total Revenues	**-**	**$40,684.47**	**$25,664.92**	**-**	**$20,000.00**	**-**

204 Sierra House Transitional Housing Fund

Sierra House is the City of Riverbank's facility, providing a centralized location where individuals experiencing homelessness can access supportive services and basic necessities. The facility offers access to showers, laundry facilities, meals, clothing, hygiene supplies, and other resources designed to assist individuals in stabilizing their circumstances and progressing toward permanent housing.

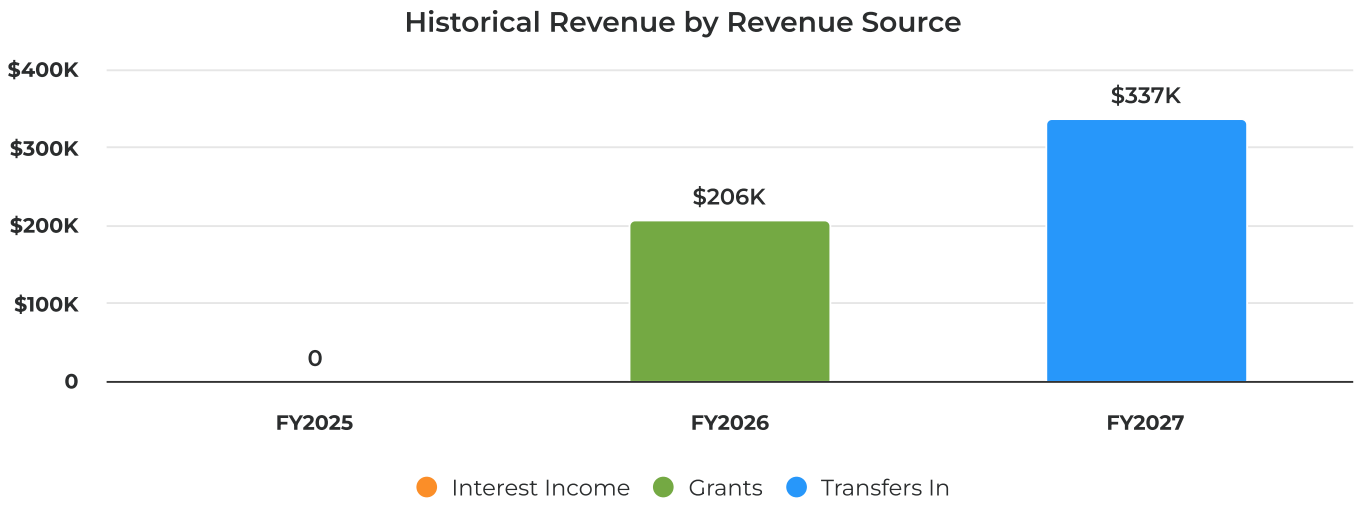
Supportive services and assistance to visitors are provided through the City's contract with **Cambridge Academies**, which provides on-site staffing, case management, housing navigation, and referrals to community resources. Through this partnership, participants are connected to services such as employment assistance, healthcare, behavioral health services, substance abuse treatment, and housing programs.

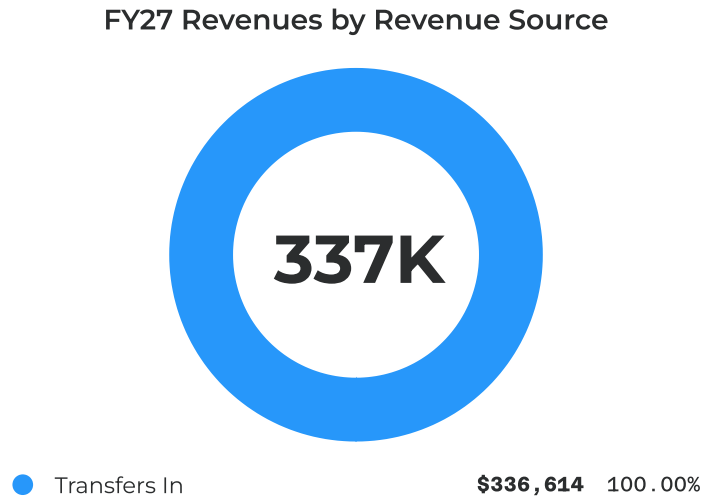
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-**	**-**	**-$338,710.00**	**-$338,710.00**	**-$96,996.00**
Revenues					
Grants	-	-	$206,039.00	-	-
Interest Income	-	-	$337.52	-	-
Transfers In	-	-	-	-	$336,614.00
Total Revenues	**-**	**-**	**$206,376.52**	**-**	**$336,614.00**
Expenditures					
Professional Services	-	-	$161,394.81	-	$321,553.80
Services/ Supplies	-	-	-	-	$1,500.00
Utilities	-	-	$7,878.14	-	$13,560.00
Total Expenditures	**-**	**-**	**$169,272.95**	**-**	**$336,613.80**
Total Revenues Less Expenditures	**-**	**-**	**$37,103.57**	**-**	**$0.20**
Ending Fund Balance	**-**	**-**	**-$301,606.43**	**-$338,710.00**	**-$96,995.80**

Revenues by Revenue Source

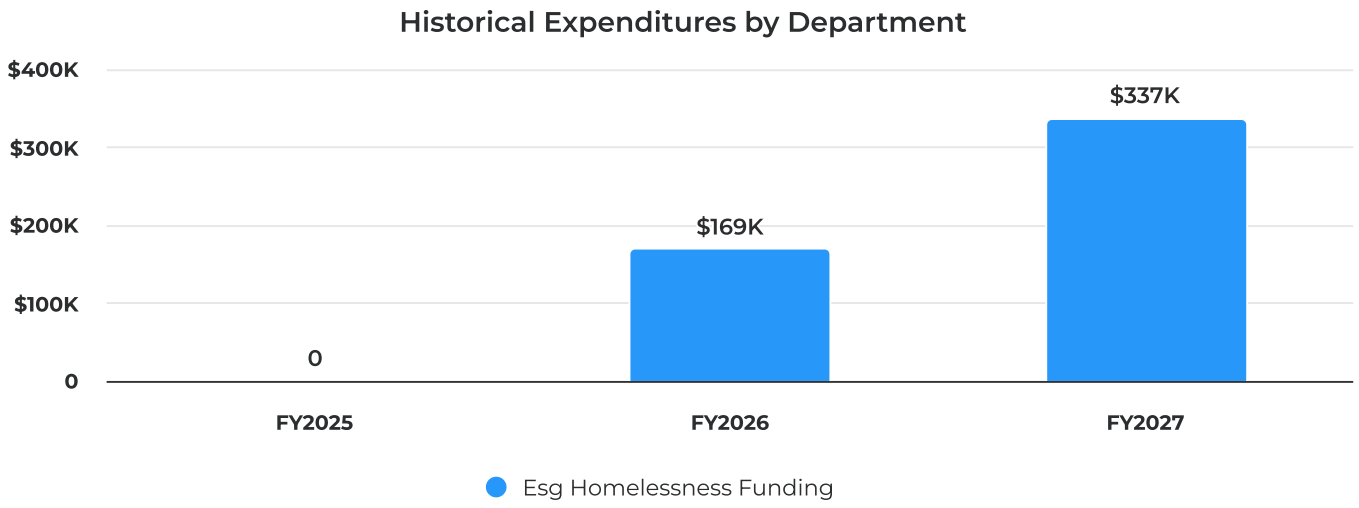


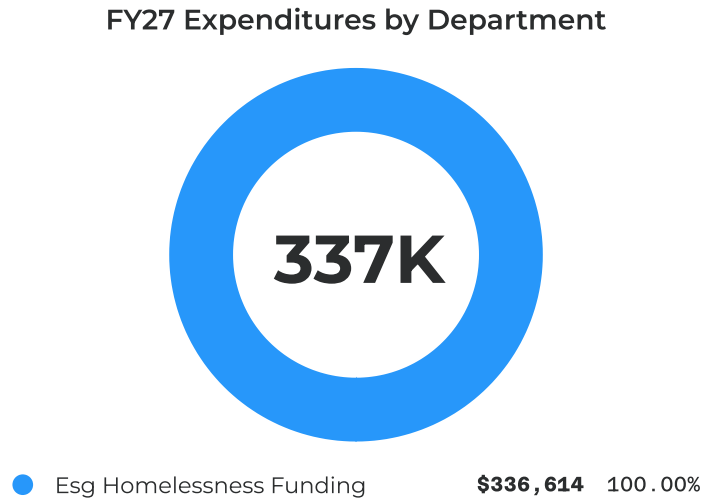


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Grants	-	-	$206,039.00	-	-	-
Interest Income	-	-	$337.52	-	-	-
Transfers In	-	-	-	-	$336,614.00	-
Total Revenues	**-**	**-**	**$206,376.52**	**-**	**$336,614.00**	**-**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Esg Homelessness Funding	-	-	$169,272.95	-	$336,613.80	-
Total Expenditures	**-**	**-**	**$169,272.95**	**-**	**$336,613.80**	**-**

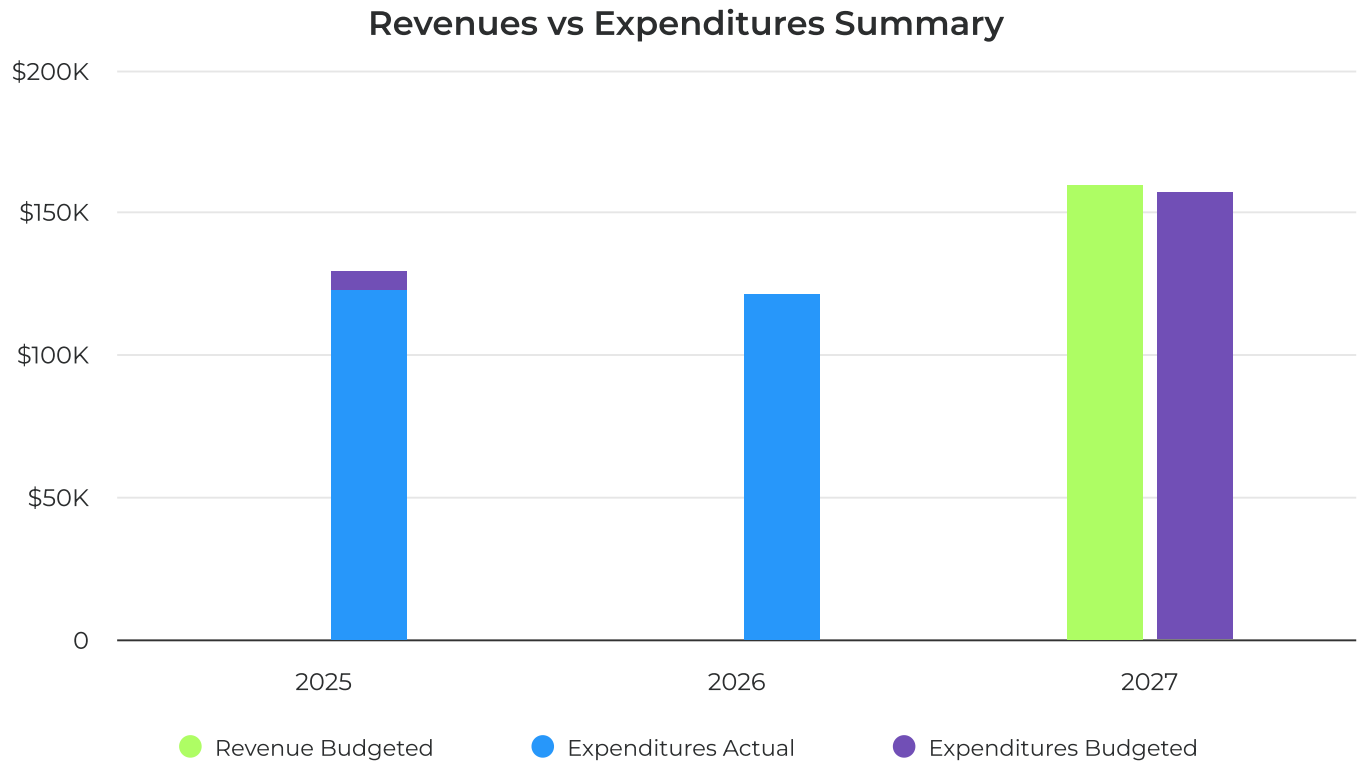
Federal & State Housing Grants Fund 213

Federal & State Housing Grants Fund Summary

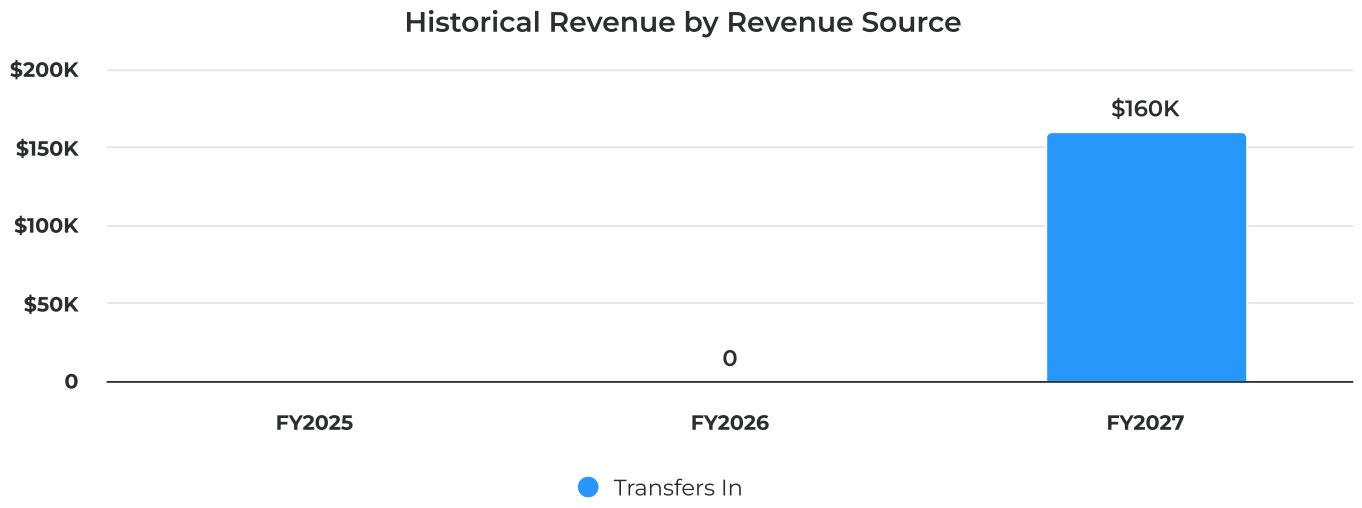
Comprehensive Fund Summary

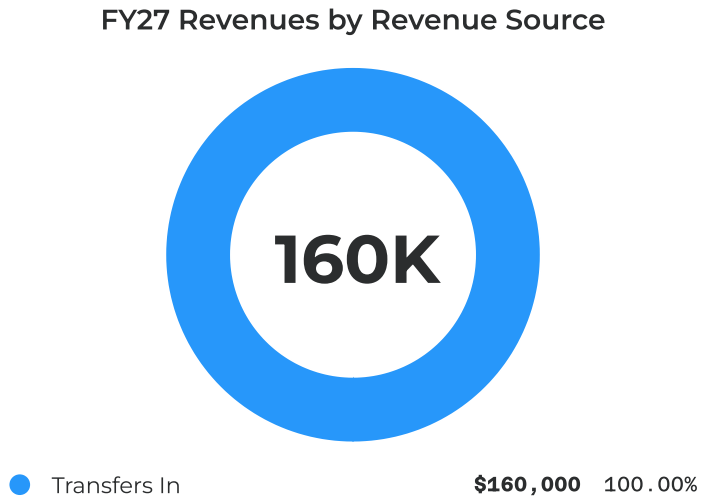
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$518,631.00**	**-$635,582.00**	**-$758,543.00**	**-$758,543.00**	**$31,566.00**
Revenues					
Transfers In	-	-	-	-	$160,000.00
Total Revenues	**-**	**-**	**-**	**-**	**$160,000.00**
Expenditures					
Payroll Benefits	$46,862.23	$50,152.12	$52,015.91	$66,129.91	$72,223.67
Salary	$69,934.94	$72,706.25	$69,336.89	$78,762.31	$84,164.06
Services/ Supplies	$154.14	$102.10	$180.89	-	$800.00
Total Expenditures	**$116,951.31**	**$122,960.47**	**$121,533.69**	**$144,892.22**	**$157,187.73**
Total Revenues Less Expenditures	**-$116,951.31**	**-$122,960.47**	**-$121,533.69**	**-$144,892.22**	**$2,812.27**
Ending Fund Balance	**-$635,582.31**	**-$758,542.47**	**-$880,076.69**	**-$903,435.22**	**$34,378.27**

Federal & State Housing Grants Fund Summary



Revenues by Revenue Source

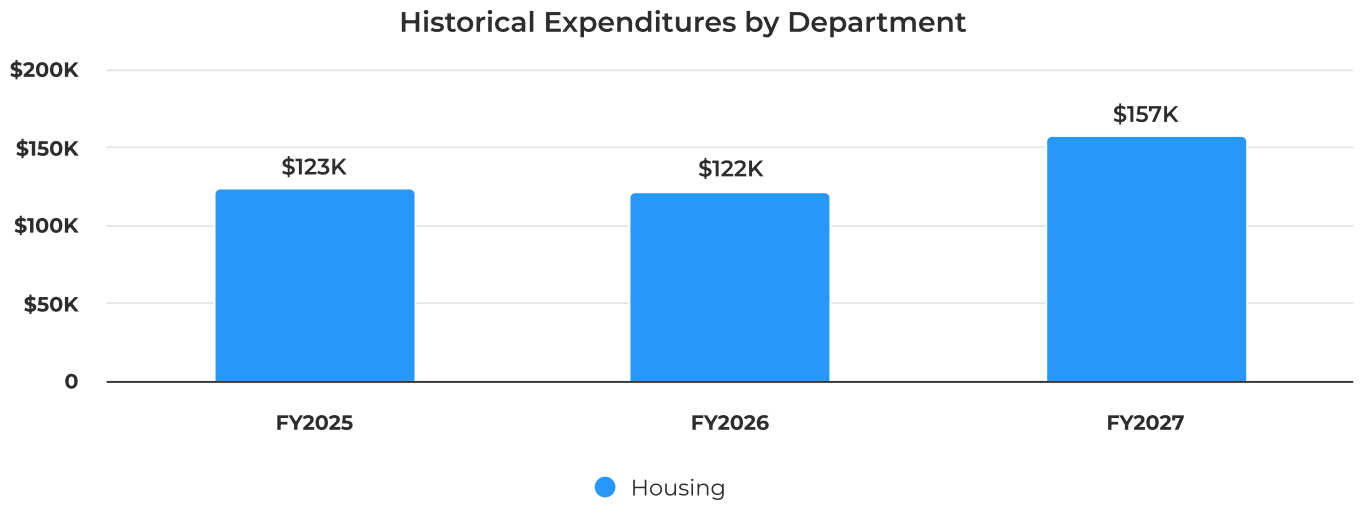


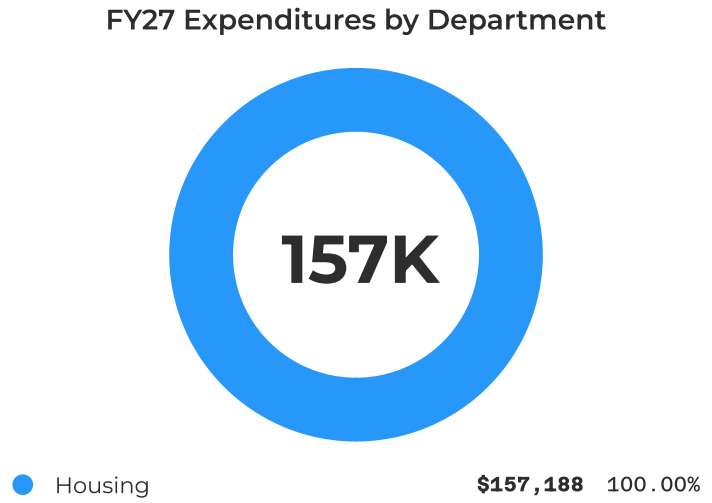


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Transfers In	-	-	-	-	$160,000.00	-
Total Revenues	**-**	**-**	**-**	**-**	**$160,000.00**	**-**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Housing	$116,951.31	$122,960.47	$121,533.69	$144,892.22	$157,187.73	8.49%
Total Expenditures	**$116,951.31**	**$122,960.47**	**$121,533.69**	**$144,892.22**	**$157,187.73**	**8.49%**

Sewer Enterprise Funds

The Sewer Funds support the operation, maintenance, and long-term sustainability of the City's wastewater system. These funds ensure the safe collection, treatment, and disposal of wastewater in compliance with state and federal environmental regulations. The Sewer Funds are divided into the following key components:

- **Operations and Maintenance (O&M): This portion of the fund covers the day-to-day costs of running the City's sewer system, including staffing, equipment, utilities, routine maintenance, inspections, and emergency repairs.**
- **Debt Service: This fund is used to repay outstanding debt issued for major sewer infrastructure improvements, such as treatment plant upgrades or system expansions. Payments include both principal and interest and are scheduled according to bond or loan agreements.**
- **Capital Outlay: This fund supports the planning, design, and construction of significant capital projects, such as replacing aging pipelines, upgrading pump stations, or expanding treatment capacity. Capital investments ensure the reliability, efficiency, and regulatory compliance of the wastewater system.**
- **Sewer Connection Fee Fund: This fund accounts for fees paid by new customers to connect to the City's water system. These fees help cover the cost of physical connections, meters, inspections, and other one-time services required to bring a property online.**
- **System Development Fees (Sewer Impact Fees): These fees are collected from new development to fund infrastructure improvements required to accommodate system growth. These restricted funds help ensure that growth pays its fair share of system expansion costs, rather than burdening existing ratepayers.**

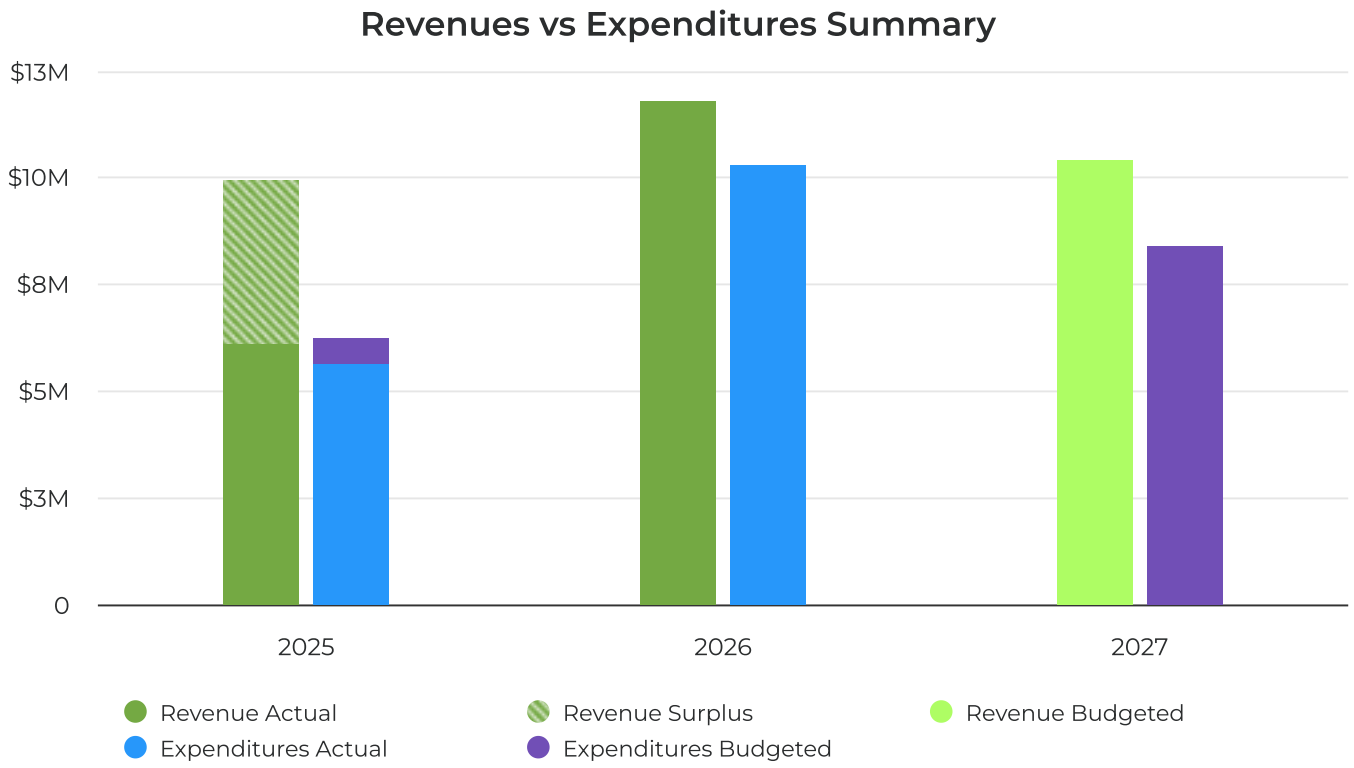
Together, these funds enable the City to provide reliable wastewater services, protect public health and the environment, and plan for future capacity needs as the community grows.

Sewer Enterprise Funds Comprehensive Fund Summary

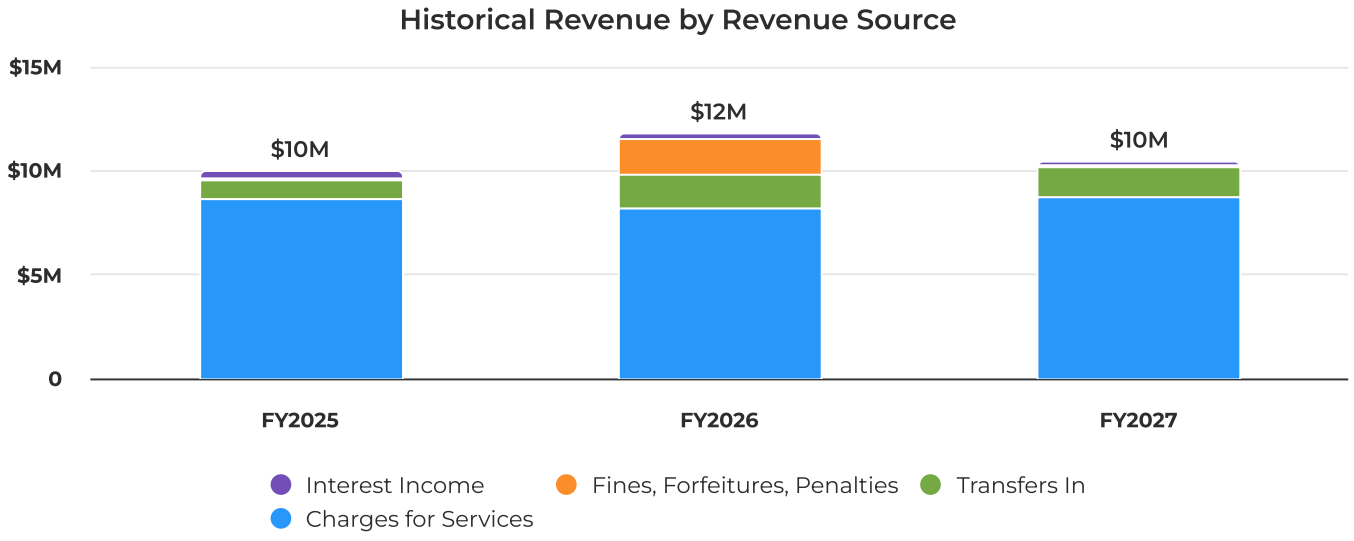
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$9,974,707.00**	**$11,238,764.70**	**$15,034,012.00**	**$15,034,012.00**	**$17,295,838.00**
Revenues					
Charges for Services	$6,476,304.03	$8,637,741.81	$8,207,431.25	$8,277,870.00	$8,722,188.50
Fines, Forfeitures, Penalties	$160,605.78	$120,846.10	$1,696,677.94	$100,000.00	$95,000.00
Interest Income	$52,877.96	$338,163.83	$261,164.22	$220,500.00	$187,500.00
Transfers In	$1,801,000.33	$854,090.23	$1,616,405.63	$1,424,277.00	$1,422,250.00
Total Revenues	**$8,490,788.10**	**$9,950,841.97**	**$11,781,679.04**	**$10,022,647.00**	**$10,426,938.50**
Expenditures					
Payroll Benefits	$383,283.84	$824,161.86	$723,608.10	$942,962.06	$1,123,554.22
Salary	$536,337.67	$1,113,176.52	$1,122,779.18	$1,291,816.91	$1,545,708.10
Professional Services	$606,440.03	$1,112,498.28	$823,370.20	$1,347,922.37	$1,002,528.00
Services/ Supplies	$939,672.63	$1,269,029.71	$254,821.78	$880,204.00	$994,047.00
Utilities	$289,687.10	$356,464.17	$232,423.09	$307,280.00	$312,571.00
Capital Expenses/ Projects	-$79,898.75	$28,939.07	$5,516,999.88	$3,744,785.00	$1,772,000.00
Transfers Out	$2,462,554.17	$921,985.88	$1,616,405.63	$1,724,847.00	$1,641,063.00
Total Expenditures	**$5,138,076.69**	**$5,626,255.49**	**$10,290,407.86**	**$10,239,817.34**	**$8,391,471.32**
Total Revenues Less Expenditures	**$3,352,711.41**	**$4,324,586.48**	**$1,491,271.18**	**-$217,170.34**	**$2,035,467.18**
Ending Fund Balance	**$13,327,418.41**	**$15,563,351.18**	**$16,525,283.18**	**$14,816,841.66**	**$19,331,305.18**

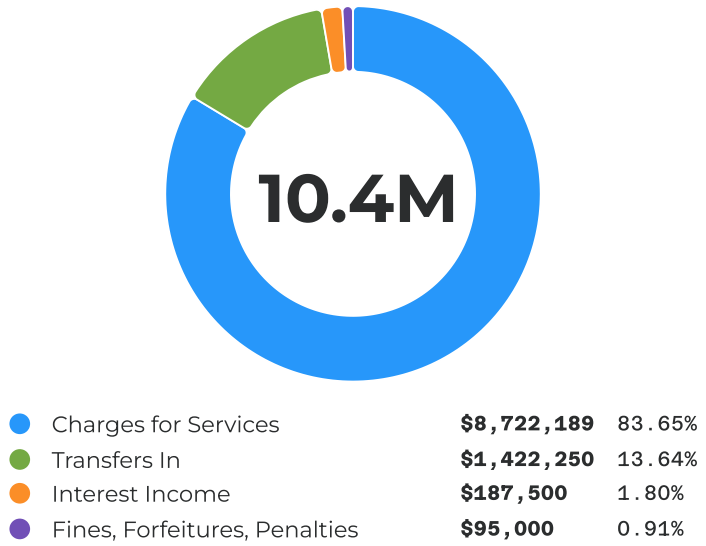
Sewer Enterprise Funds Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

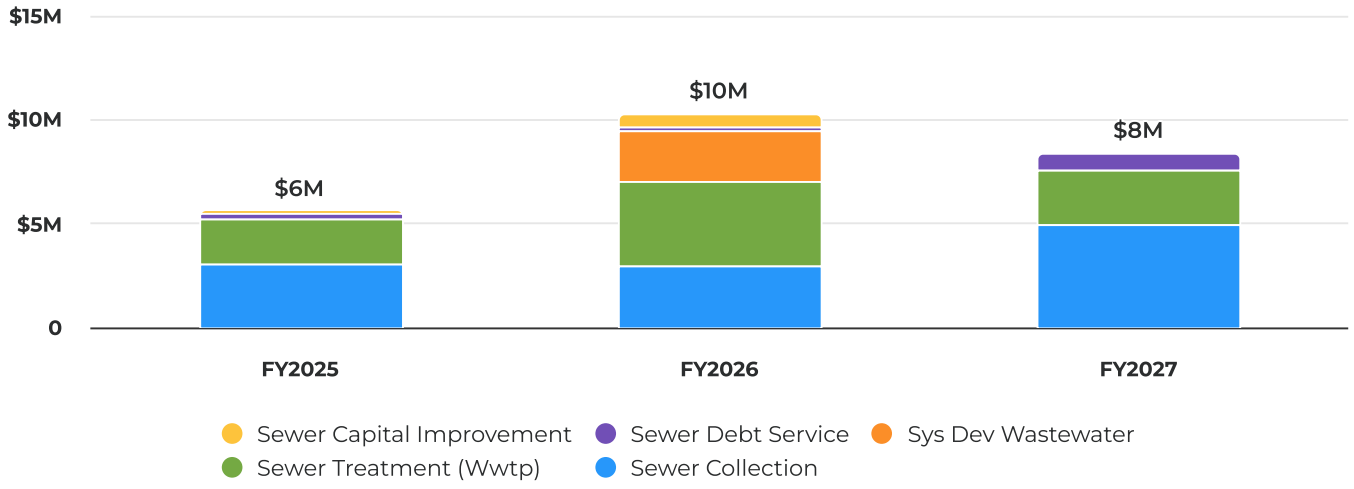


Revenues by Revenue Source

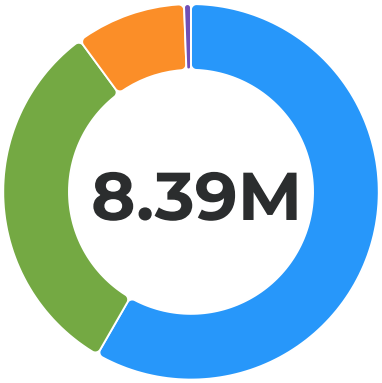
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$6,476,304.03	$8,637,741.81	$8,207,431.25	$8,277,870.00	$8,722,188.50	5.37%
Fines, Forfeitures, Penalties	$160,605.78	$120,846.10	$1,696,677.94	$100,000.00	$95,000.00	-5.00%
Interest Income	$52,877.96	$338,163.83	$261,164.22	$220,500.00	$187,500.00	-14.97%
Transfers In	$1,801,000.33	$854,090.23	$1,616,405.63	$1,424,277.00	$1,422,250.00	-0.14%
Total Revenues	**$8,490,788.10**	**$9,950,841.97**	**$11,781,679.04**	**$10,022,647.00**	**$10,426,938.50**	**4.03%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Sewer Collection	**$4,893,398**	58.31%
Sewer Treatment (Wwtp)	**$2,652,411**	31.61%
Sewer Debt Service	**$795,663**	9.48%
Sewer Capital Improvement	**$50,000**	0.60%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sewer Debt Service	$237,961.46	$253,568.44	$165,670.01	$641,017.00	$795,663.00	24.13%
Sewer Capital Improvement	$6,192.70	$168,473.16	$696,849.00	$985,000.00	$50,000.00	-94.92%
Sys Dev Wastewater	-	-	$2,468,640.64	-	-	-
Sewer Collection	$3,496,271.10	$3,057,743.56	$2,904,221.80	$5,663,604.33	$4,893,397.56	-13.60%
Sewer Treatment (Wwtp)	$1,397,651.43	$2,146,470.33	$4,055,026.41	$2,950,196.01	$2,652,410.76	-10.09%
Total Expenditures	**$5,138,076.69**	**$5,626,255.49**	**$10,290,407.86**	**$10,239,817.34**	**$8,391,471.32**	**-18.05%**

Sewer Operating Fund 106

The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

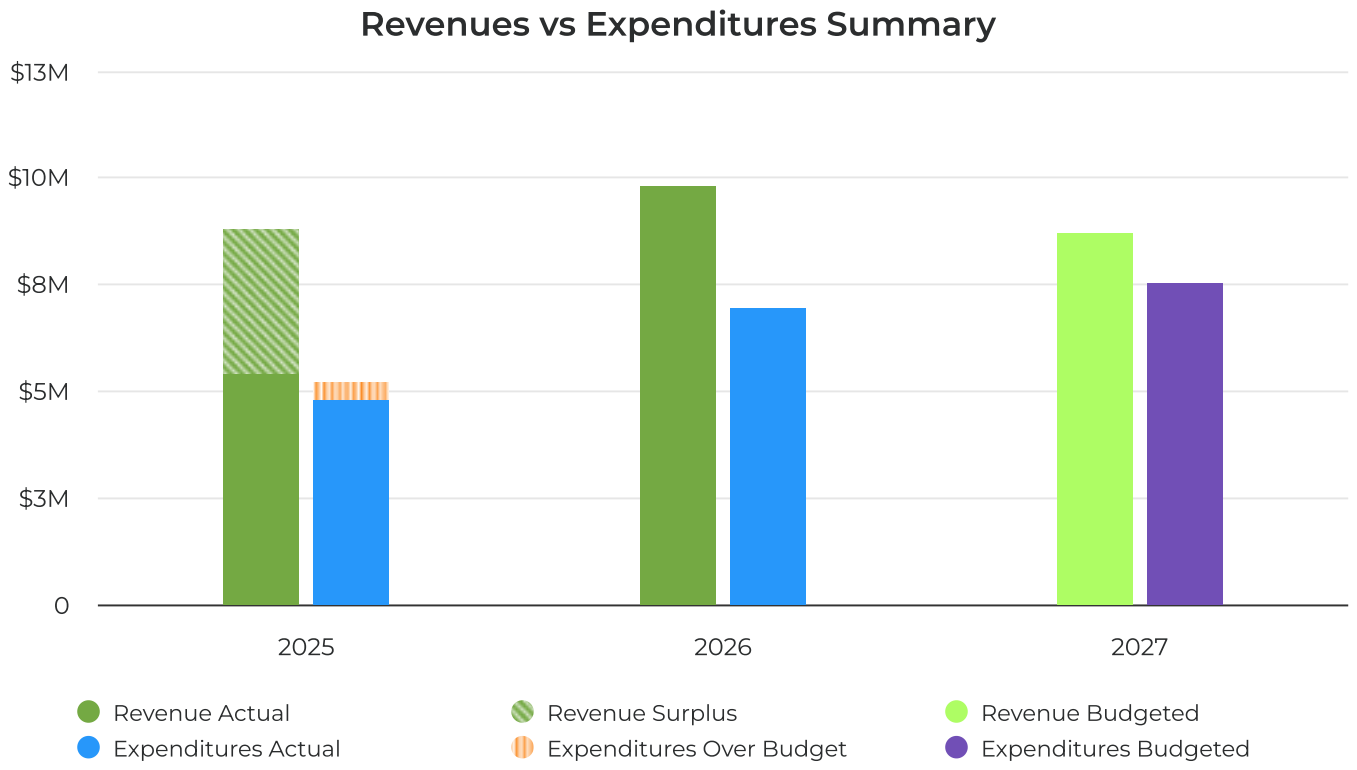
Sewer Operating Fund Comprehensive Fund Summary

Comprehensive Fund Summary

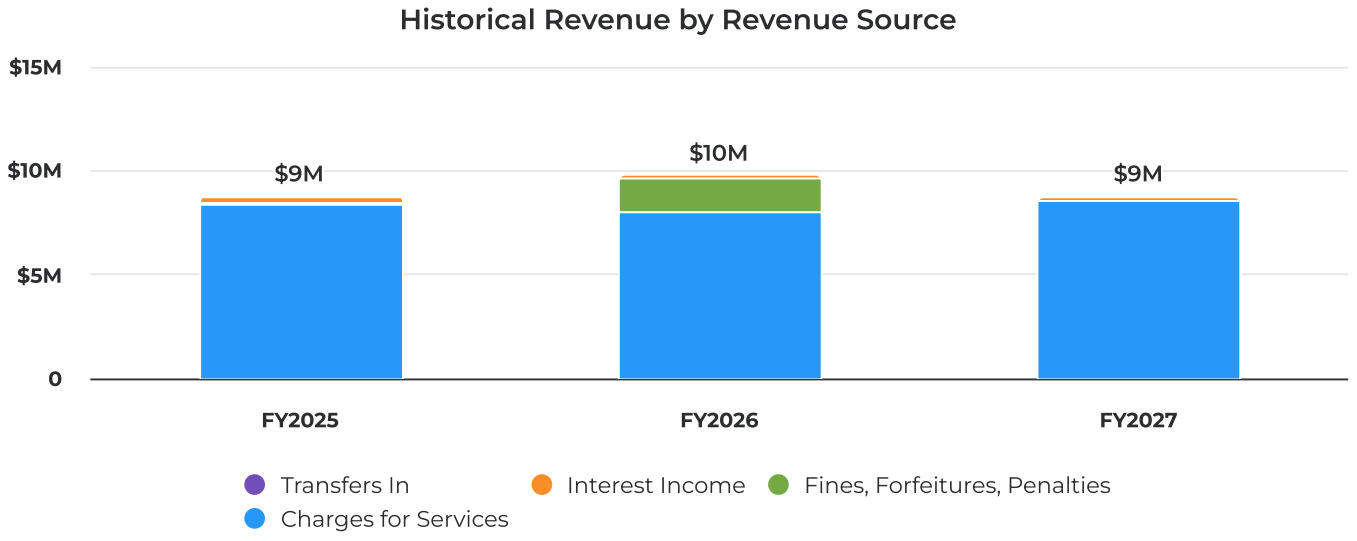
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$8,883,444.00**	**$9,654,422.00**	**$11,536,220.00**	**$11,536,220.00**	**$11,378,437.00**
Revenues					
Charges for Services	$6,151,285.59	$8,345,232.63	$7,974,278.98	$8,127,870.00	$8,522,188.50
Fines, Forfeitures, Penalties	$60,185.78	$70,886.10	$1,628,747.94	$60,000.00	$50,000.00
Interest Income	$21,237.80	$274,551.80	$198,963.69	$200,000.00	$160,000.00
Transfers In	$538,212.05	$104,561.00	-	-	-
Total Revenues	**$6,770,921.22**	**$8,795,231.53**	**$9,801,990.61**	**$8,387,870.00**	**$8,732,188.50**
Expenditures					
Payroll Benefits	$383,283.84	$824,161.86	$723,608.10	$942,962.06	$1,123,554.22
Salary	$536,337.67	$1,113,176.52	$1,122,779.18	$1,291,816.91	$1,545,708.10
Professional Services	$606,440.03	$944,025.12	$763,370.20	$1,287,922.37	$1,002,528.00
Services/ Supplies	$701,711.17	$1,015,461.27	$89,151.77	$239,187.00	$198,384.00
Utilities	$289,687.10	$356,464.17	$232,423.09	$307,280.00	$312,571.00
Capital Expenses/ Projects	-$86,091.45	$28,939.07	$3,048,359.24	$2,819,785.00	$1,722,000.00
Transfers Out	$2,462,554.17	$921,985.88	$979,556.63	$1,724,847.00	$1,641,063.00
Total Expenditures	**$4,893,922.53**	**$5,204,213.89**	**$6,959,248.21**	**$8,613,800.34**	**$7,545,808.32**
Total Revenues Less Expenditures	**$1,876,998.69**	**$3,591,017.64**	**$2,842,742.40**	**-$225,930.34**	**$1,186,380.18**
Ending Fund Balance	**$10,760,442.69**	**$13,245,439.64**	**$14,378,962.40**	**$11,310,289.66**	**$12,564,817.18**

Sewer Operating Fund Transfer Outs		
Fund/Activity	**Description**	**FYE 2027 Proposed Budget**
General Fund	**Management Fee**	**218,813**
Sewer Debt Service Fund	**Revenues collected for Debt Service**	**622,250**
Sewer Capital Fund	**Revenues collected for capital**	**800,000**
	Total Transfer Out	**$ 1,641,063**

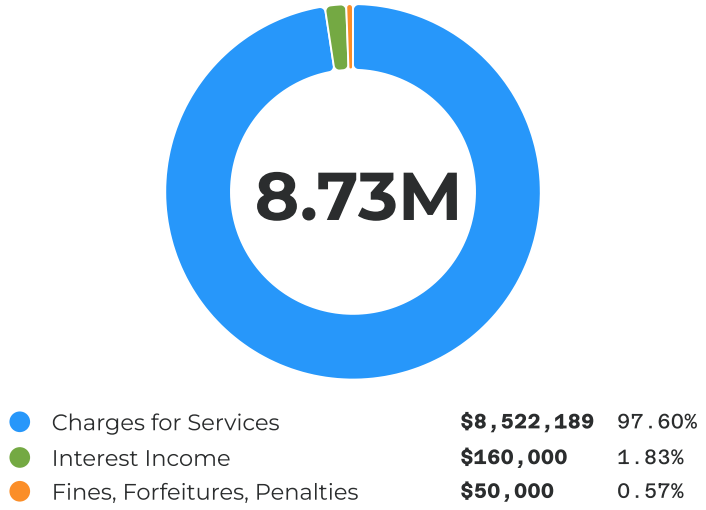
Sewer Operating Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

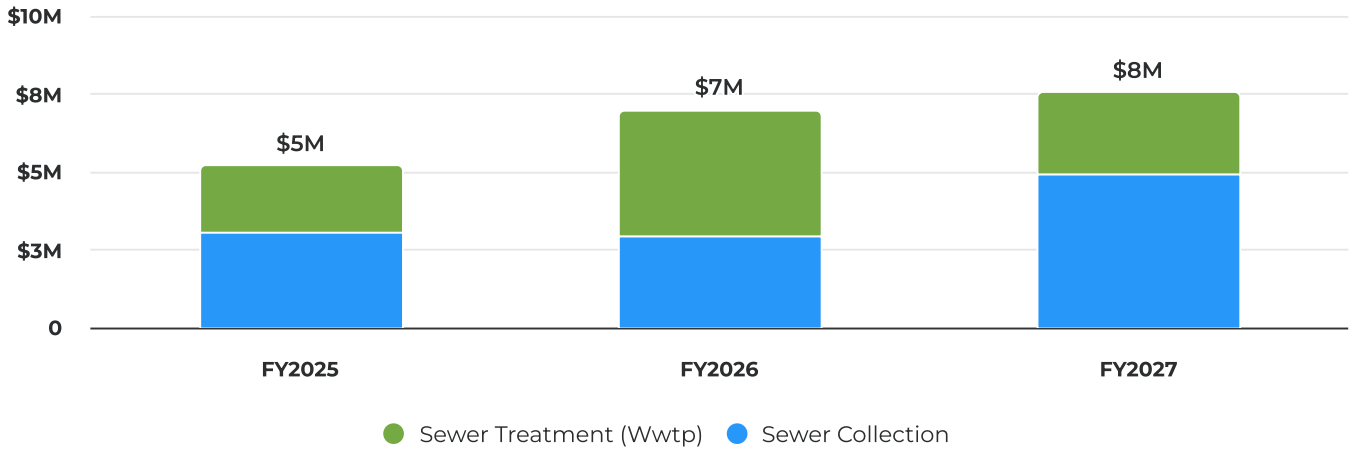


Revenues by Revenue Source

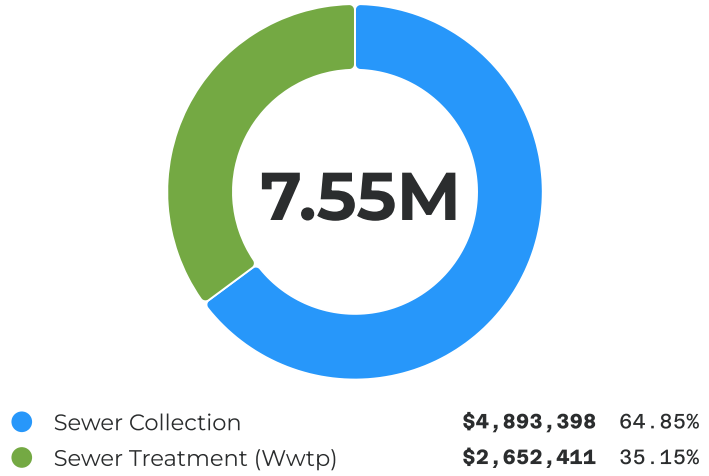
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$6,151,285.59	$8,345,232.63	$7,974,278.98	$8,127,870.00	$8,522,188.50	4.85%
Fines, Forfeitures, Penalties	$60,185.78	$70,886.10	$1,628,747.94	$60,000.00	$50,000.00	-16.67%
Interest Income	$21,237.80	$274,551.80	$198,963.69	$200,000.00	$160,000.00	-20.00%
Transfers In	$538,212.05	$104,561.00	-	-	-	-
Total Revenues	**$6,770,921.22**	**$8,795,231.53**	**$9,801,990.61**	**$8,387,870.00**	**$8,732,188.50**	**4.10%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sewer Collection	$3,496,271.10	$3,057,743.56	$2,904,221.80	$5,663,604.33	$4,893,397.56	-13.60%
Sewer Treatment (Wwtp)	$1,397,651.43	$2,146,470.33	$4,055,026.41	$2,950,196.01	$2,652,410.76	-10.09%
Total Expenditures	**$4,893,922.53**	**$5,204,213.89**	**$6,959,248.21**	**$8,613,800.34**	**$7,545,808.32**	**-12.40%**

Sewer Debt Service Fund 107

The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

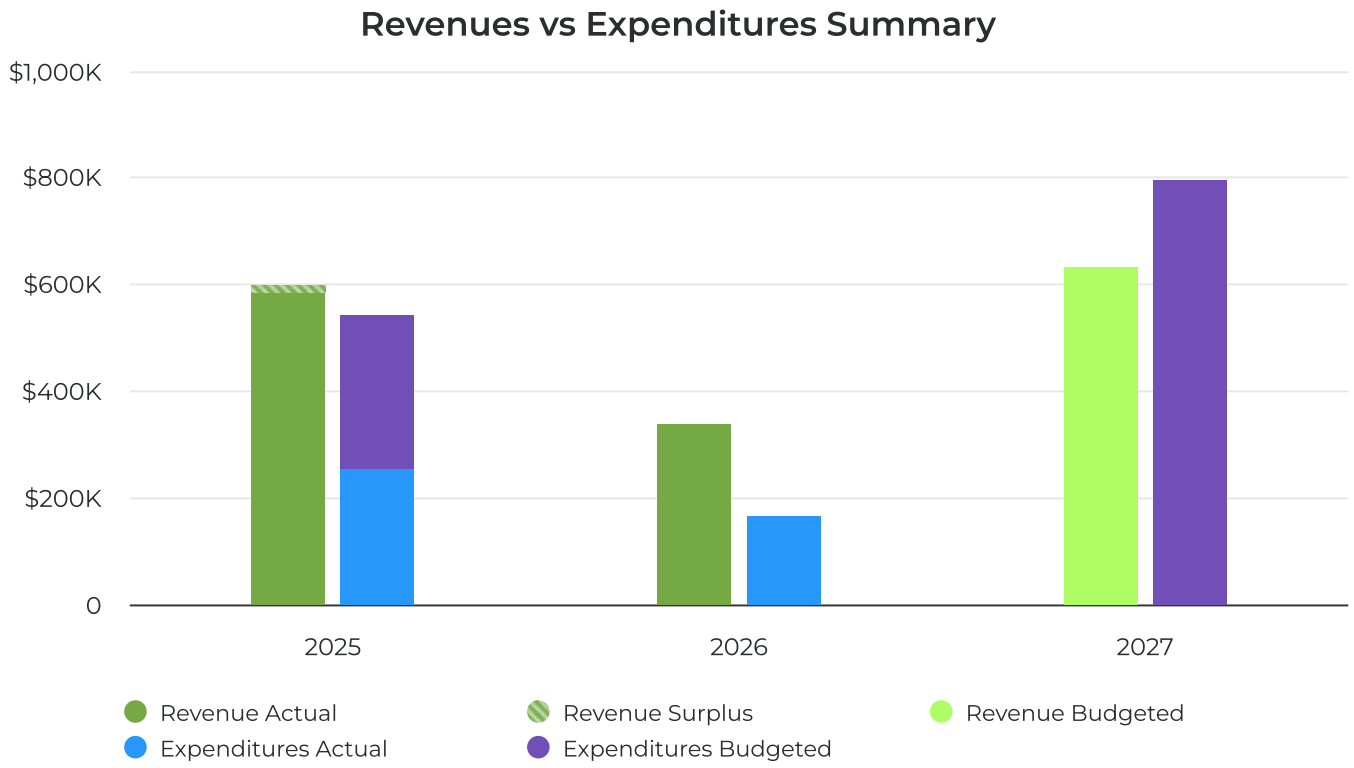
Sewer Debt Service Fund Comprehensive Fund Summary

Comprehensive Fund Summary

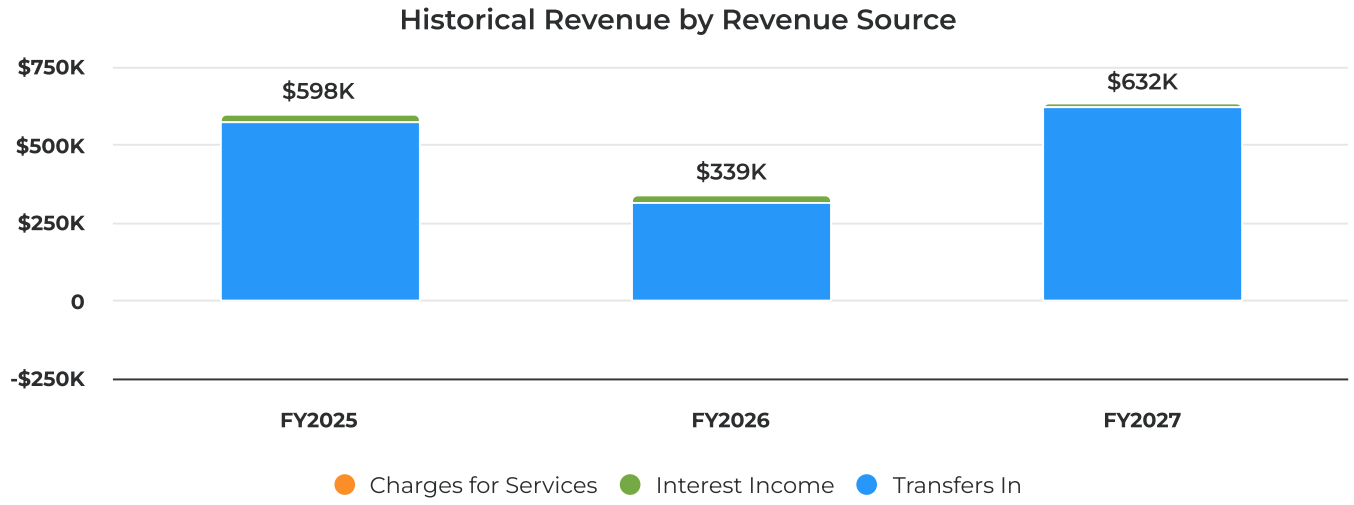
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$496,130.00**	**$431,373.00**	**$1,955,185.00**	**$1,955,185.00**	**$3,290,324.00**
Revenues					
Charges for Services	-	$339.50	-$339.50	-	-
Interest Income	$15,382.89	$23,500.75	$26,614.38	$7,500.00	$10,000.00
Transfers In	$1,157,822.40	$573,659.86	$312,889.98	$623,677.00	$622,250.00
Total Revenues	**$1,173,205.29**	**$597,500.11**	**$339,164.86**	**$631,177.00**	**$632,250.00**
Expenditures					
Services/ Supplies	$237,961.46	$253,568.44	$165,670.01	$641,017.00	$795,663.00
Total Expenditures	**$237,961.46**	**$253,568.44**	**$165,670.01**	**$641,017.00**	**$795,663.00**
Total Revenues Less Expenditures	**$935,243.83**	**$343,931.67**	**$173,494.85**	**-$9,840.00**	**-$163,413.00**
Ending Fund Balance	**$1,431,373.83**	**$775,304.67**	**$2,128,679.85**	**$1,945,345.00**	**$3,126,911.00**

Sewer Outstanding Long-Term Debt					
FY 2026-2027					
Funding	**Maturity Date**	**Balance**	**Principal**	**Interest**	**Total Due**
2014 WWTP Improvement Loan	**August 2029**	**$1,241,072**	**$292,778**	**$43,002**	**$335,781**
2022 Energy Efficiency Project WWTP	**August 2042**	**$3,567,031**	**$152,066**	**$134,403**	**$286,469**
Total		**$4,808,103**	**$444,844**	**$177,406**	**$622,250**

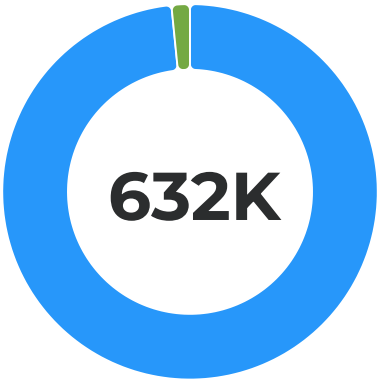
Sewer Debt Service Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



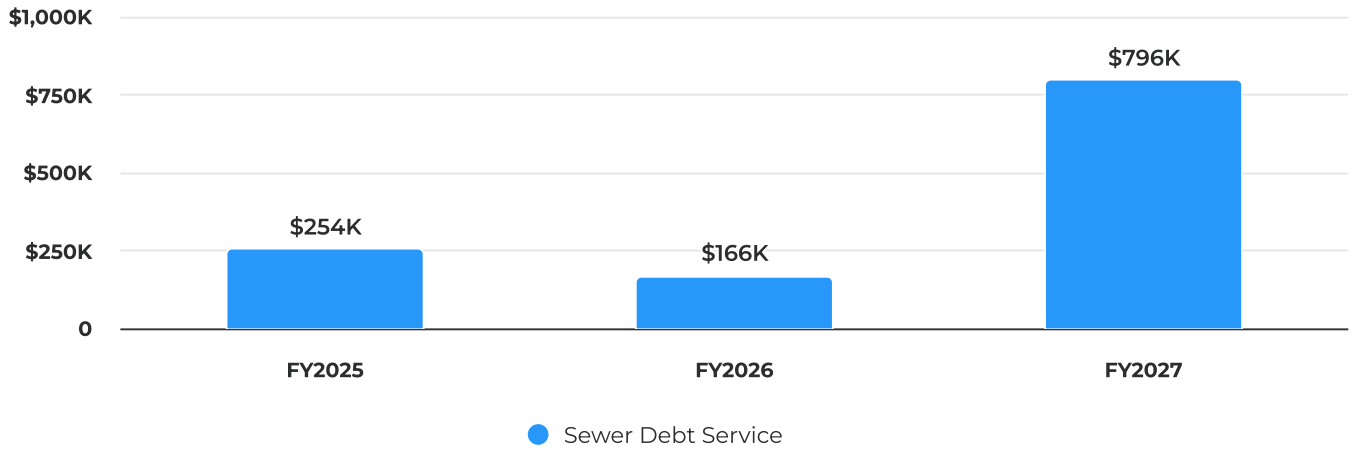
Transfers In	**$622,250**	98.42%
Interest Income	**$10,000**	1.58%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	-	$339.50	-$339.50	-	-	-
Interest Income	$15,382.89	$23,500.75	$26,614.38	$7,500.00	$10,000.00	33.33%
Transfers In	$1,157,822.40	$573,659.86	$312,889.98	$623,677.00	$622,250.00	-0.23%
Total Revenues	**$1,173,205.29**	**$597,500.11**	**$339,164.86**	**$631,177.00**	**$632,250.00**	**0.17%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Sewer Debt Service **$795,663** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sewer Debt Service	$237,961.46	$253,568.44	$165,670.01	$641,017.00	$795,663.00	24.13%
Total Expenditures	**$237,961.46**	**$253,568.44**	**$165,670.01**	**$641,017.00**	**$795,663.00**	**24.13%**

Sewer Capital Improvement Fund 108

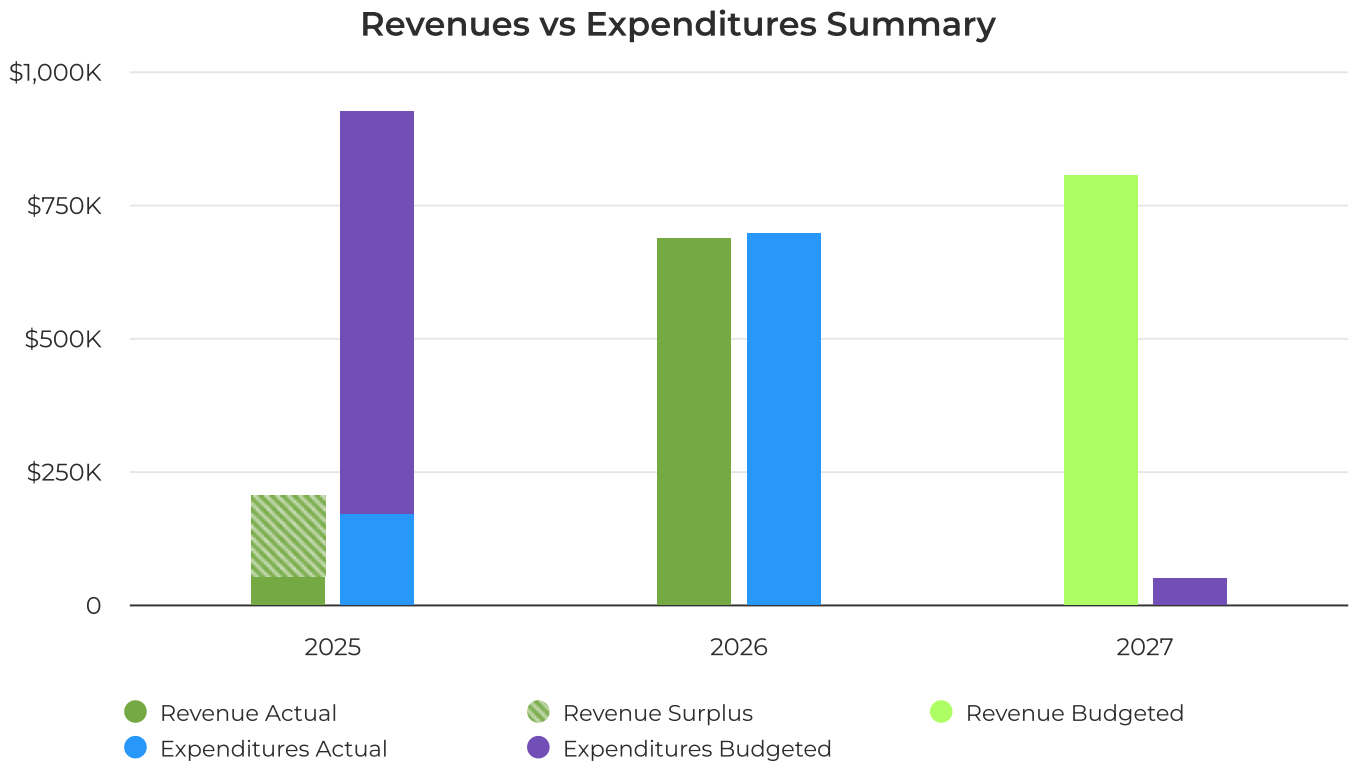
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Sewer Capital Improvement Fund Comprehensive Fund Summary

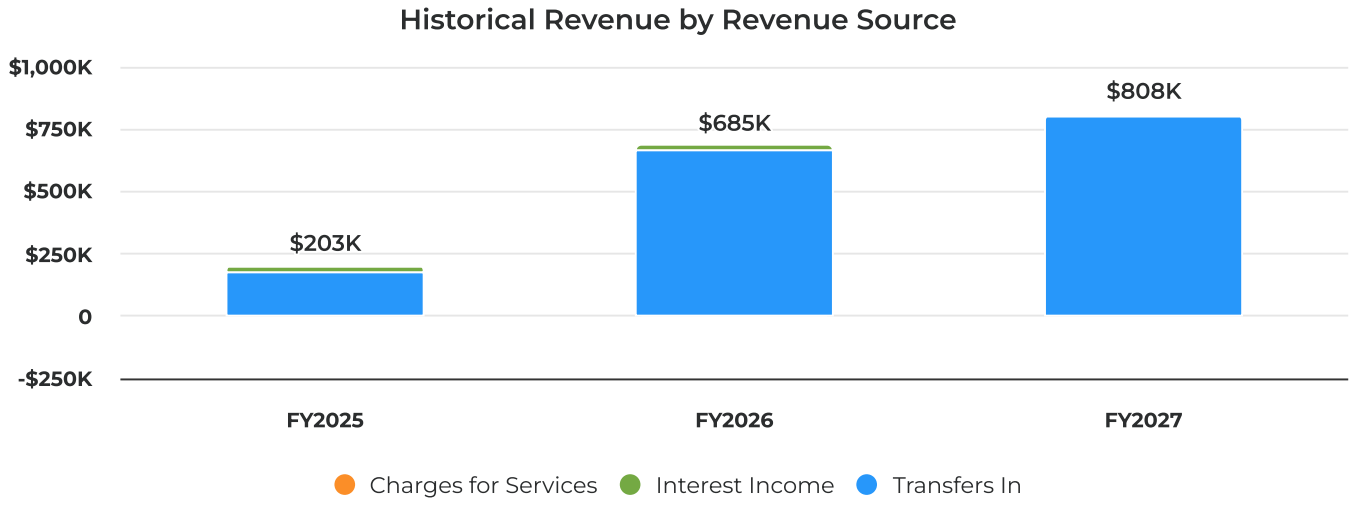
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$1,051,617.00**	**$1,176,837.70**	**$1,211,408.00**	**$1,211,408.00**	**$1,335,387.00**
Revenues					
Charges for Services	$4,830.59	$4,643.67	-$855.08	-	-
Interest Income	$4,247.99	$22,530.76	$19,083.92	$6,000.00	$8,000.00
Transfers In	$104,965.88	$175,869.37	$666,666.65	$800,600.00	$800,000.00
Total Revenues	**$114,044.46**	**$203,043.80**	**$684,895.49**	**$806,600.00**	**$808,000.00**
Expenditures					
Professional Services	-	$168,473.16	$60,000.00	$60,000.00	-
Capital Expenses/ Projects	$6,192.70	-	-	$925,000.00	$50,000.00
Transfers Out	-	-	$636,849.00	-	-
Total Expenditures	**$6,192.70**	**$168,473.16**	**$696,849.00**	**$985,000.00**	**$50,000.00**
Total Revenues Less Expenditures	**$107,851.76**	**$34,570.64**	**-$11,953.51**	**-$178,400.00**	**$758,000.00**
Ending Fund Balance	**$1,159,468.76**	**$1,211,408.34**	**$1,199,454.49**	**$1,033,008.00**	**$2,093,387.00**

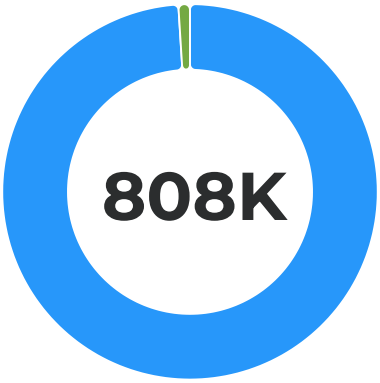
Sewer Capital Improvement Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



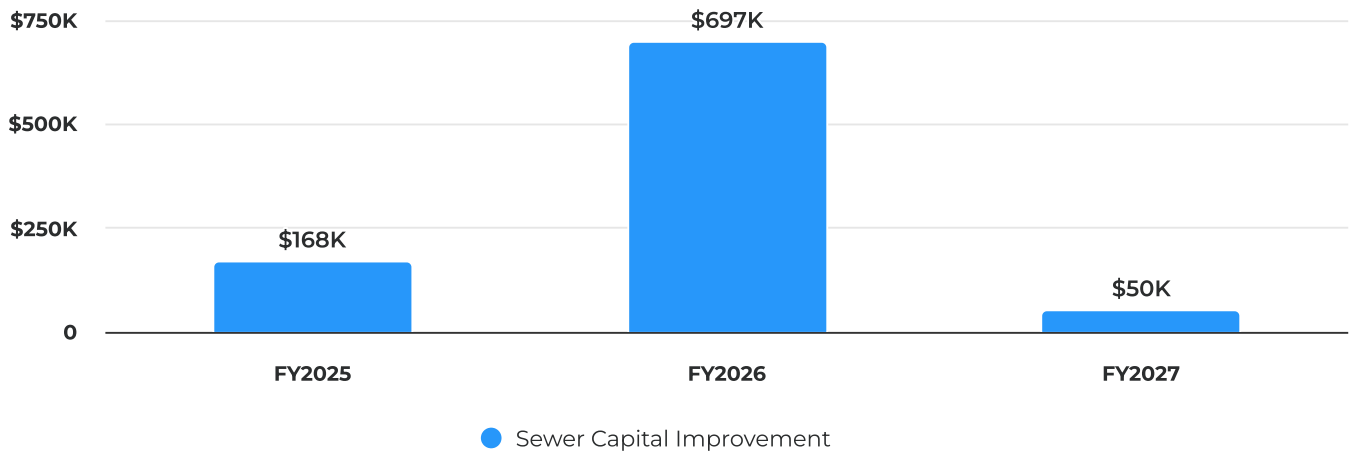
Transfers In	**$800,000**	99.01%
Interest Income	**$8,000**	0.99%

Revenues by Revenue Source

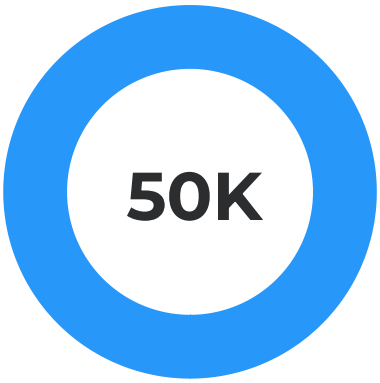
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$4,830.59	$4,643.67	-$855.08	-	-	-
Interest Income	$4,247.99	$22,530.76	$19,083.92	$6,000.00	$8,000.00	33.33%
Transfers In	$104,965.88	$175,869.37	$666,666.65	$800,600.00	$800,000.00	-0.07%
Total Revenues	**$114,044.46**	**$203,043.80**	**$684,895.49**	**$806,600.00**	**$808,000.00**	**0.17%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Sewer Capital Improvement **$50,000** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sewer Capital Improvement	$6,192.70	$168,473.16	$696,849.00	$985,000.00	$50,000.00	-94.92%
Total Expenditures	**$6,192.70**	**$168,473.16**	**$696,849.00**	**$985,000.00**	**$50,000.00**	**-94.92%**

Sewer Connection Fund 158

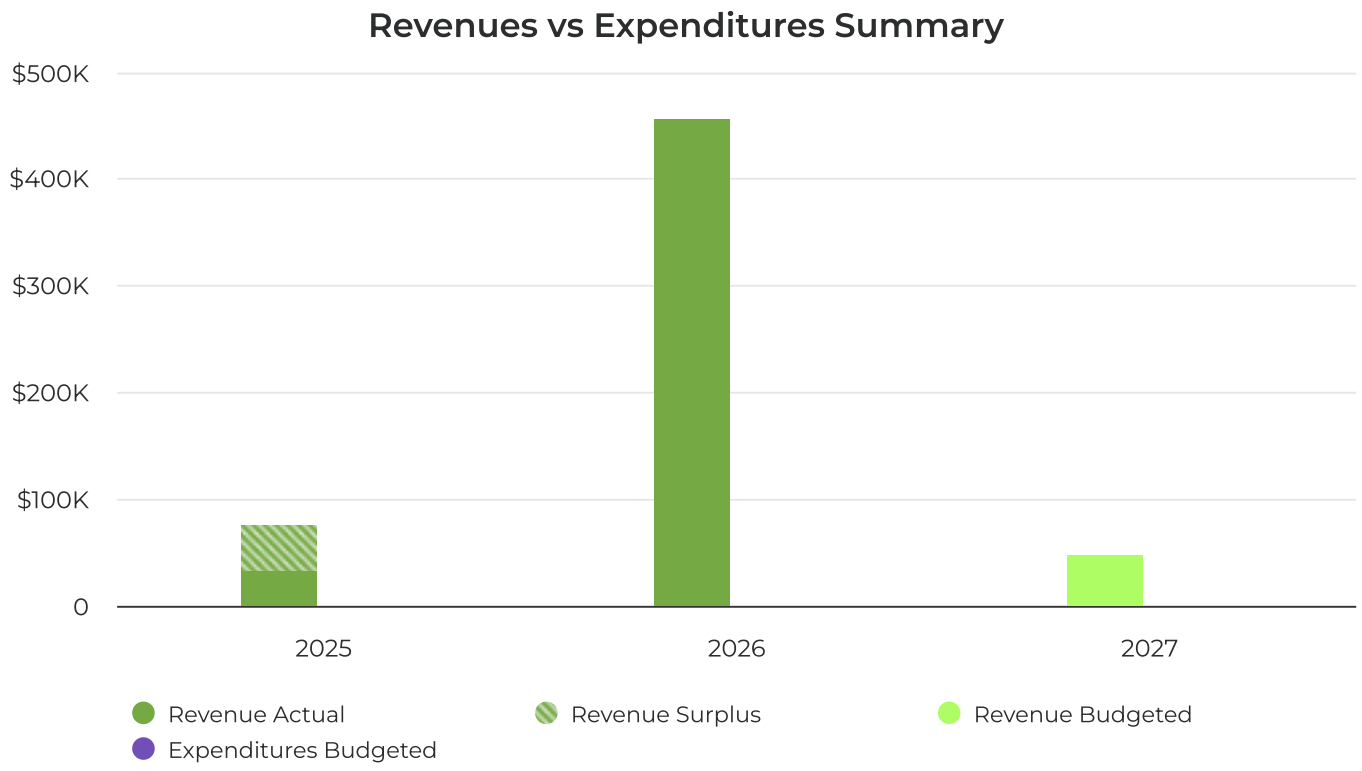
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Sewer Connection Fund Comprehensive Fund Summary

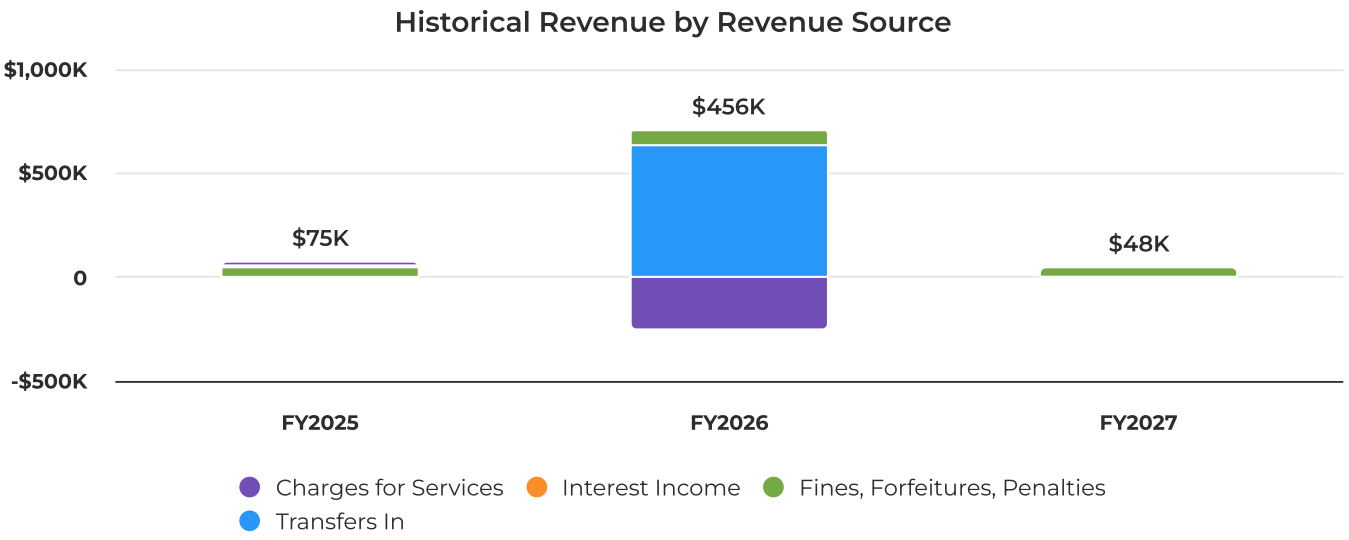
Comprehensive Fund Summary

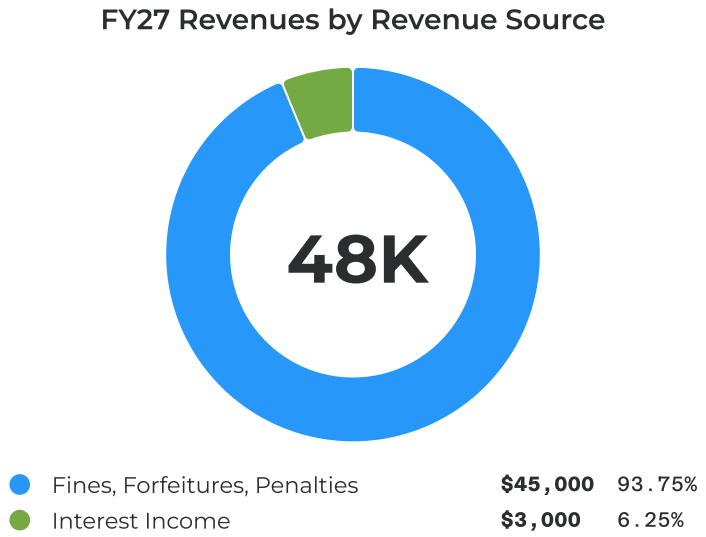
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$405,227.00**	**-$295,329.00**	**-$220,184.00**	**-$220,184.00**	**$237,986.00**
Revenues					
Charges for Services	$5,440.86	$15,985.19	-$255,338.34	-	-
Fines, Forfeitures, Penalties	$100,420.00	$49,960.00	$67,930.00	$40,000.00	$45,000.00
Interest Income	$4,036.75	$9,199.75	$6,229.99	$2,000.00	$3,000.00
Transfers In	-	-	$636,849.00	-	-
Total Revenues	**$109,897.61**	**$75,144.94**	**$455,670.65**	**$42,000.00**	**$48,000.00**
Expenditures					
Total Expenditures	-	-	-	-	-
Total Revenues Less Expenditures	**$109,897.61**	**$75,144.94**	**$455,670.65**	**$42,000.00**	**$48,000.00**
Ending Fund Balance	**-$295,329.39**	**-$220,184.06**	**$235,486.65**	**-$178,184.00**	**$285,986.00**

Sewer Connection Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$5,440.86	$15,985.19	-$255,338.34	-	-	-
Fines, Forfeitures, Penalties	$100,420.00	$49,960.00	$67,930.00	$40,000.00	$45,000.00	12.50%
Interest Income	$4,036.75	$9,199.75	$6,229.99	$2,000.00	$3,000.00	50.00%
Transfers In	-	-	$636,849.00	-	-	-
Total Revenues	**$109,897.61**	**$75,144.94**	**$455,670.65**	**$42,000.00**	**$48,000.00**	**14.29%**

Sewer Master Plan Preparation Fund 160

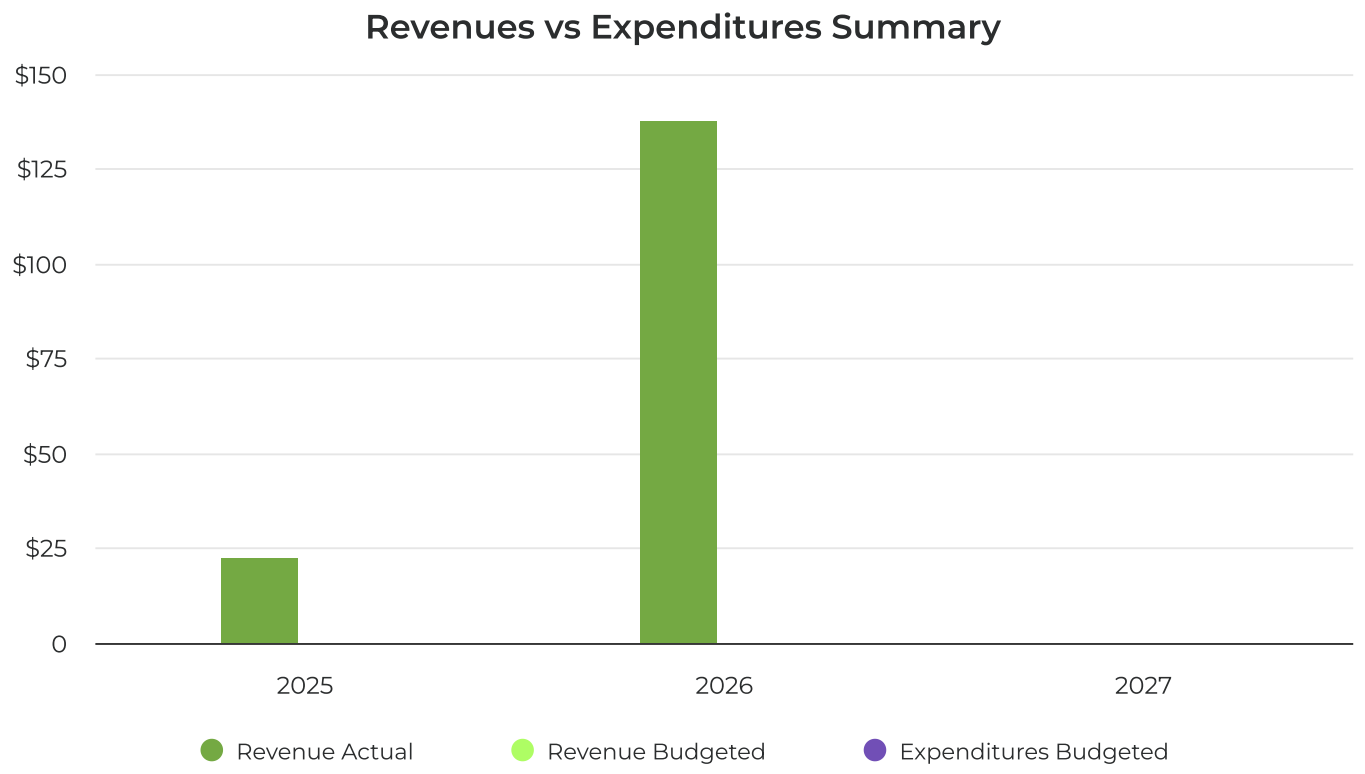
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Sewer Master Plan Preparation Fund Comprehensive Fund Summary

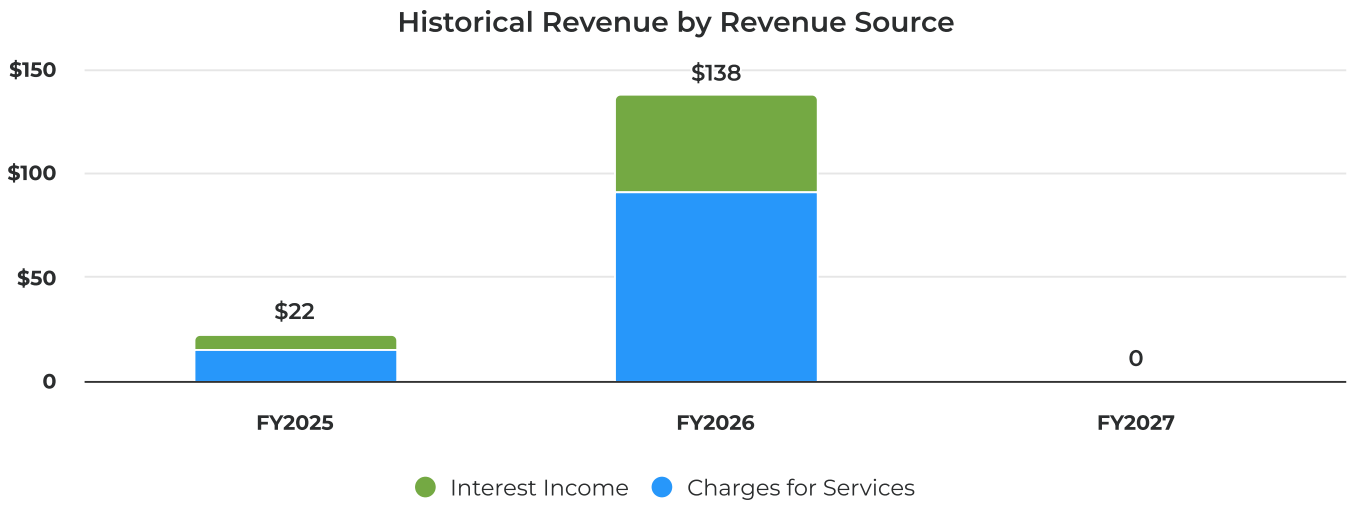
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$4,127.00**	**$4,247.00**	**$4,270.00**	**$4,270.00**	**$4,271.00**
Revenues					
Charges for Services	$121.20	$15.15	$90.90	-	-
Interest Income	-	$7.27	$46.63	-	-
Total Revenues	**$121.20**	**$22.42**	**$137.53**	**-**	**-**
Expenditures					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$121.20**	**$22.42**	**$137.53**	**-**	**-**
Ending Fund Balance	**$4,248.20**	**$4,269.42**	**$4,407.53**	**$4,270.00**	**$4,271.00**

Sewer Master Plan Preparation Fund Summary



Revenues by Revenue Source



Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$121.20	$15.15	$90.90	-	-	-
Interest Income	-	$7.27	$46.63	-	-	-
Total Revenues	**$121.20**	**$22.42**	**$137.53**	**-**	**-**	**-**

System Development Wastewater Fund 207

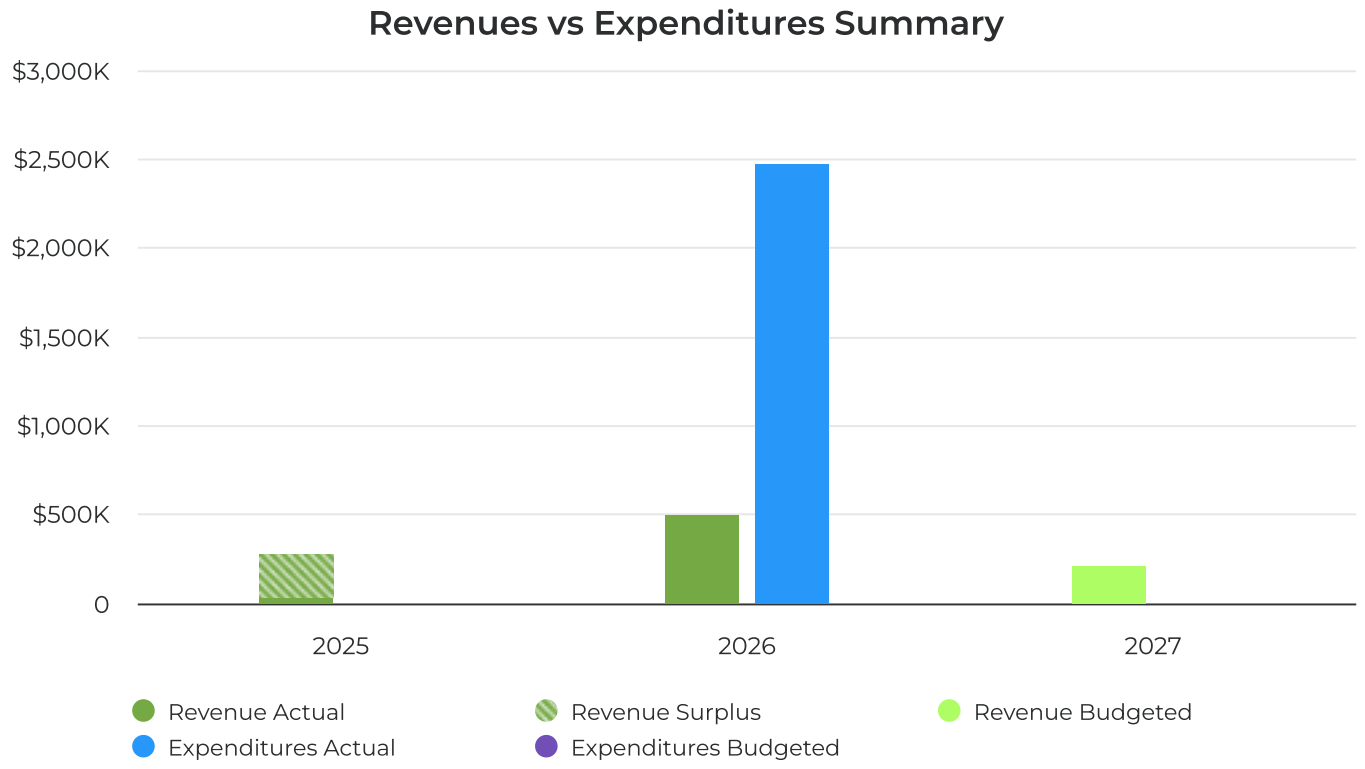
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

System Development Wastewater Fund Comprehensive Fund Summary

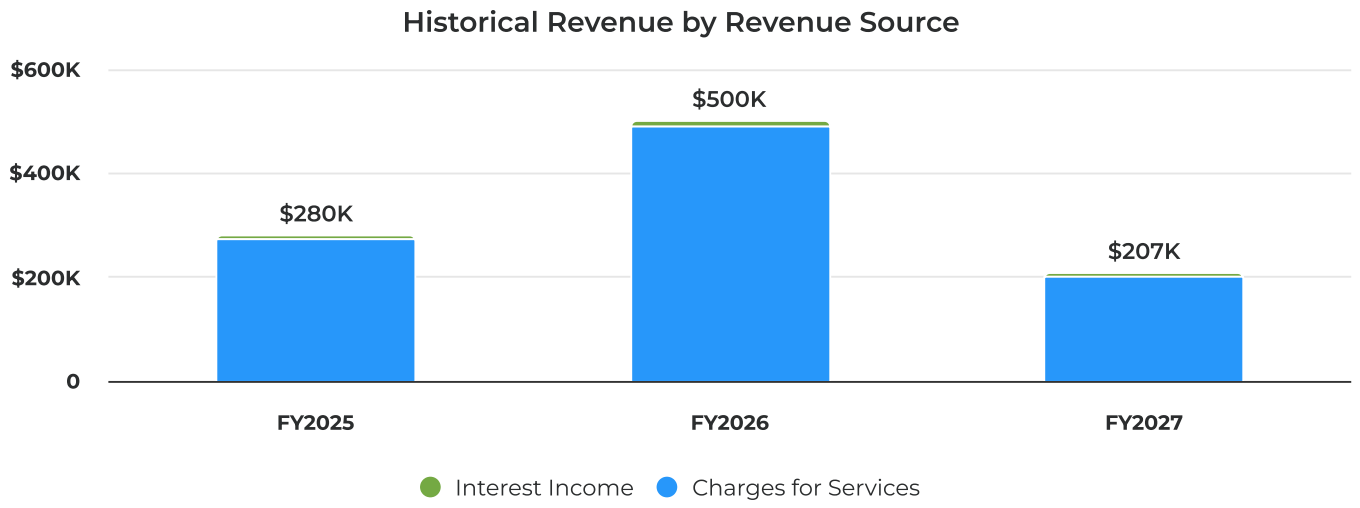
Comprehensive Fund Summary

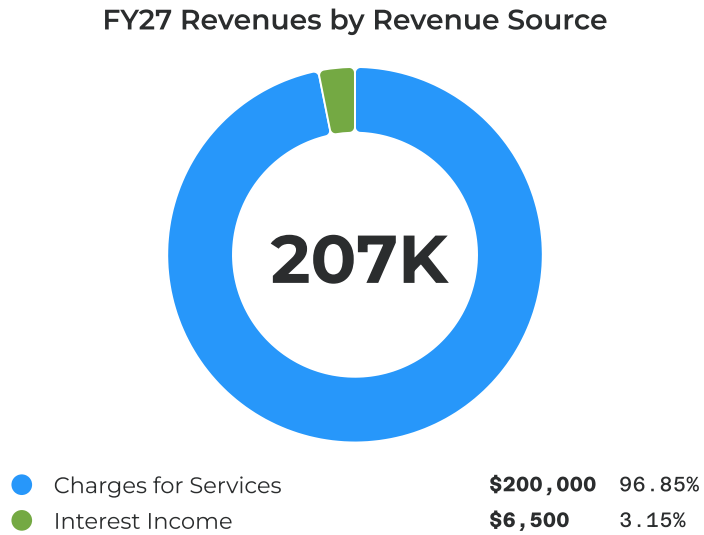
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**-$55,384.00**	**$267,214.00**	**$547,113.00**	**$547,113.00**	**$1,049,433.00**
Revenues					
Charges for Services	$314,625.79	$271,525.67	$489,594.29	$150,000.00	$200,000.00
Interest Income	$7,972.53	$8,373.50	$10,225.61	$5,000.00	$6,500.00
Total Revenues	**$322,598.32**	**$279,899.17**	**$499,819.90**	**$155,000.00**	**$206,500.00**
Expenditures					
Capital Expenses/ Projects	-	-	$2,468,640.64	-	-
Total Expenditures	**-**	**-**	**$2,468,640.64**	**-**	**-**
Total Revenues Less Expenditures	**$322,598.32**	**$279,899.17**	**-$1,968,820.74**	**$155,000.00**	**$206,500.00**
Ending Fund Balance	**$267,214.32**	**$547,113.17**	**-$1,421,707.74**	**$702,113.00**	**$1,255,933.00**

System Development Wastewater Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$314,625.79	$271,525.67	$489,594.29	$150,000.00	$200,000.00	33.33%
Interest Income	$7,972.53	$8,373.50	$10,225.61	$5,000.00	$6,500.00	30.00%
Total Revenues	**$322,598.32**	**$279,899.17**	**$499,819.90**	**$155,000.00**	**$206,500.00**	**33.23%**

Water Enterprise Funds

The City's Water Funds are used to manage and support the delivery of safe, reliable drinking water to residents and businesses. These funds are divided into specific categories to ensure accountability and long-term sustainability of the water system:

- **Water Operations Fund: This fund supports the daily operation and maintenance of the City's water supply and distribution systems. Expenses include staffing, utilities, water treatment, system repairs, testing, regulatory compliance, and customer service functions.**
- **Water Capital Improvement Fund: This fund is used to finance major infrastructure upgrades, replacements, and system expansions. Projects may include well development, water main replacements, storage facilities, and upgrades to ensure water quality and reliability. These projects are typically identified in the City's capital improvement plan.**
- **Water Connection Fee Fund: This fund accounts for fees paid by new customers to connect to the City's water system. These fees help cover the cost of physical connections, meters, inspections, and other one-time services required to bring a property online.**
- **Water System Development Fee Fund: This fund receives development impact fees collected from new construction to offset the costs of expanding the City's water system. These fees are restricted in use and must be spent on infrastructure improvements that increase system capacity and ensure adequate service for future growth.**

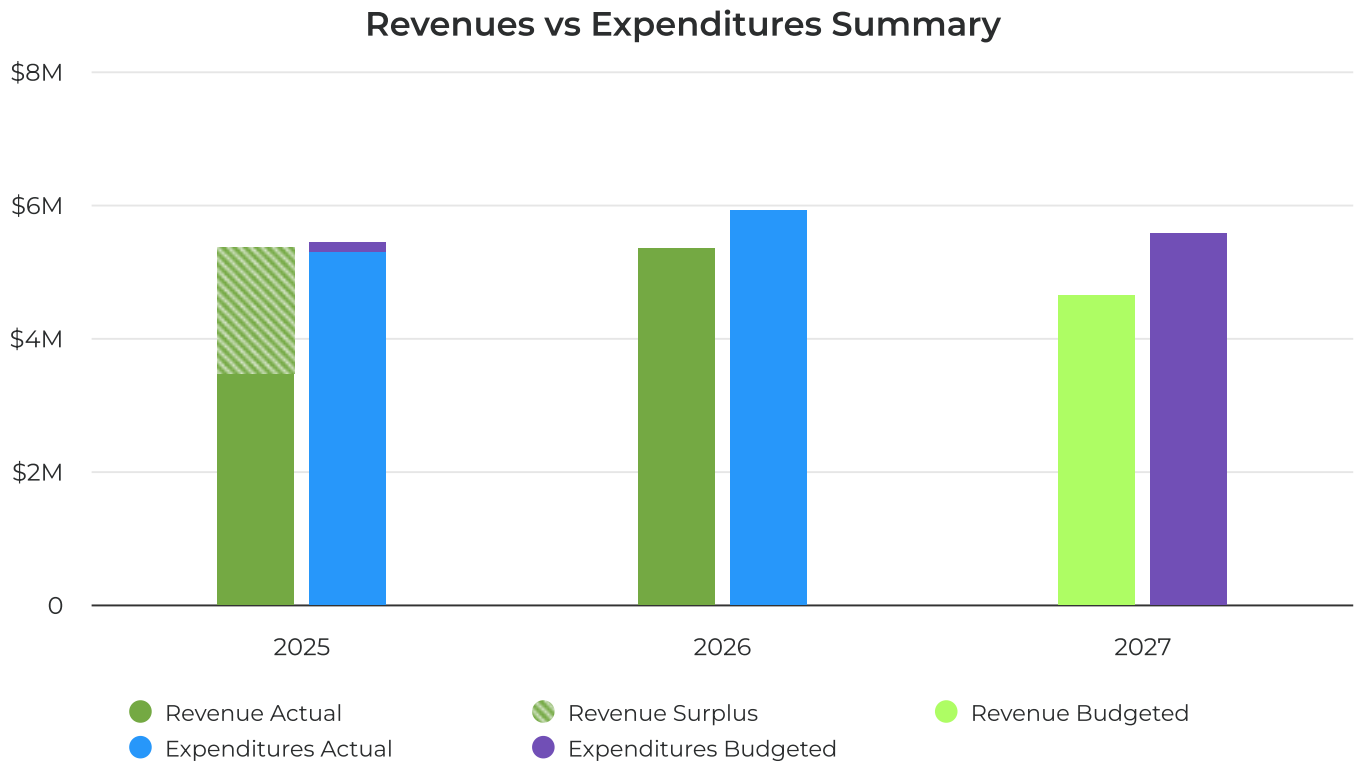
Together, these funds ensure the City's water system remains safe, efficient, and capable of supporting both current demands and future development.

Water Enterprise Funds Comprehensive Fund Summary

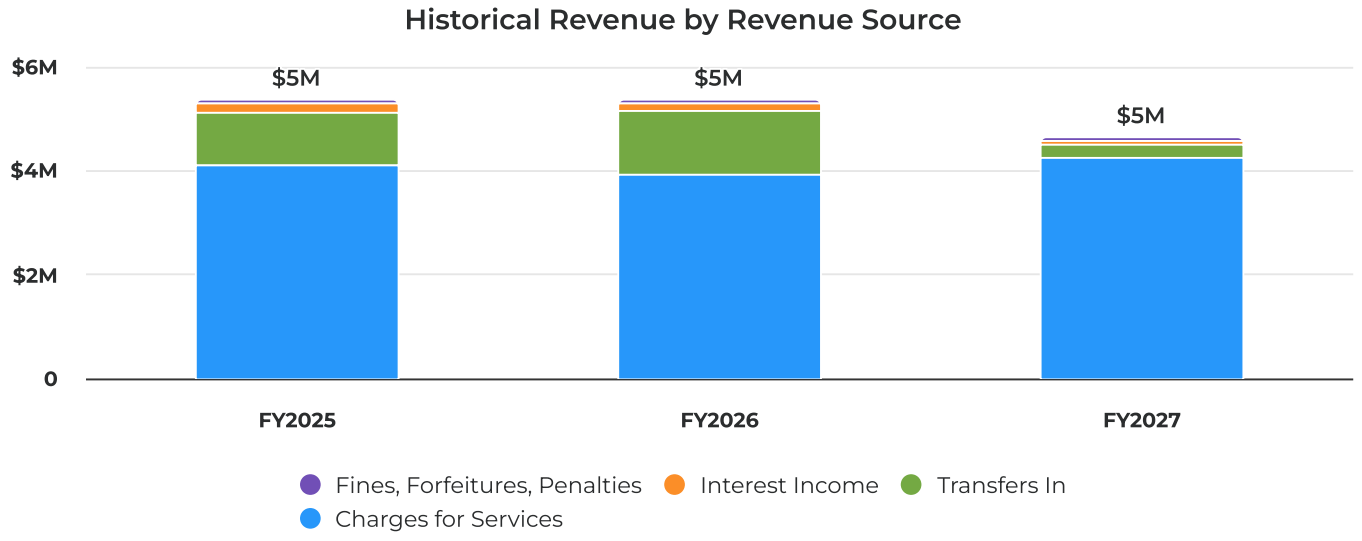
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$6,072,360.00**	**$7,080,596.00**	**$6,320,845.00**	**$6,320,845.00**	**$6,439,223.00**
Revenues					
Charges for Services	$4,265,742.95	$4,090,181.51	$3,922,316.55	$3,940,500.00	$4,249,500.00
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00
Interest Income	$72,689.91	$192,162.52	$130,018.89	$64,500.00	$70,850.00
Transfers In	$520,236.06	$1,008,102.47	$1,231,293.89	$430,600.00	$250,000.00
Total Revenues	**$4,920,884.79**	**$5,353,513.13**	**$5,351,751.84**	**$4,515,600.00**	**$4,638,350.00**
Expenditures					
Payroll Benefits	$355,745.82	$826,825.00	$709,873.27	$928,051.46	$1,011,604.14
Salary	$545,043.96	$1,156,049.01	$1,183,932.62	$1,377,219.91	$1,387,139.38
Professional Services	$437,309.28	$714,439.58	$583,069.48	$719,123.00	$740,875.00
Services/ Supplies	$738,107.62	$753,861.62	$147,202.11	$631,441.00	$620,355.00
Utilities	$414,090.46	$524,364.19	$385,510.90	$477,871.00	$478,711.00
Capital Expenses/ Projects	$144,463.76	$45,467.76	$2,478,985.63	$1,518,853.00	$861,700.00
Transfers Out	$1,509,669.05	$1,285,120.11	$416,666.65	$544,653.00	$468,813.00
Total Expenditures	**$4,144,429.95**	**$5,306,127.27**	**$5,905,240.66**	**$6,197,212.37**	**$5,569,197.52**
Total Revenues Less Expenditures	**$776,454.84**	**$47,385.86**	**-$553,488.82**	**-$1,681,612.37**	**-$930,847.52**
Ending Fund Balance	**$6,848,814.84**	**$7,127,981.86**	**$5,767,356.18**	**$4,639,232.63**	**$5,508,375.48**

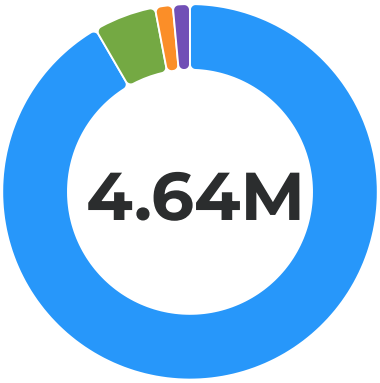
Water Enterprise Funds Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



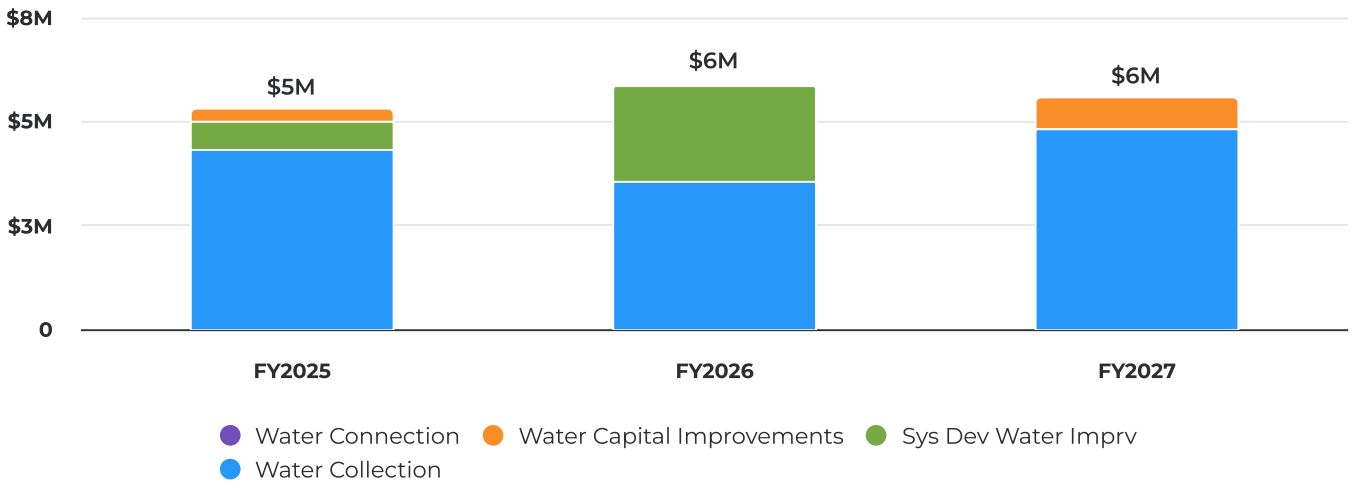
Charges for Services	**$4,249,500**	91.62%
Transfers In	**$250,000**	5.39%
Interest Income	**$70,850**	1.53%
Fines, Forfeitures, Penalties	**$68,000**	1.47%

Revenues by Revenue Source

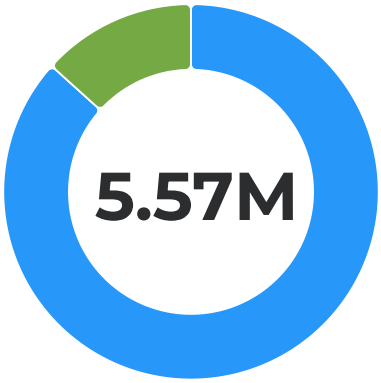
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$4,265,742.95	$4,090,181.51	$3,922,316.55	$3,940,500.00	$4,249,500.00	7.84%
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00	-15.00%
Interest Income	$72,689.91	$192,162.52	$130,018.89	$64,500.00	$70,850.00	9.84%
Transfers In	$520,236.06	$1,008,102.47	$1,231,293.89	$430,600.00	$250,000.00	-41.94%
Total Revenues	**$4,920,884.79**	**$5,353,513.13**	**$5,351,751.84**	**$4,515,600.00**	**$4,638,350.00**	**2.72%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Water Collection	**$4,827,498**	86.68%
Water Capital Improvements	**$741,700**	13.32%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Water Connection	$648.38	$3,978.38	-	$300,000.00	-	-100.00%
Water Capital Improvements	$67,565.95	$303,685.78	$57,629.41	$1,170,000.00	$741,700.00	-36.61%
Sys Dev Water Imprv	$235,347.21	$691,864.26	$2,317,334.14	$118,853.00	-	-100.00%
Water Collection	$3,840,868.41	$4,306,598.85	$3,530,277.11	$4,608,359.37	$4,827,497.52	4.76%
Total Expenditures	**$4,144,429.95**	**$5,306,127.27**	**$5,905,240.66**	**$6,197,212.37**	**$5,569,197.52**	**-10.13%**

Water Operating Fund 114

The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Water Operating Fund Comprehensive Fund Summary

Comprehensive Fund Summary

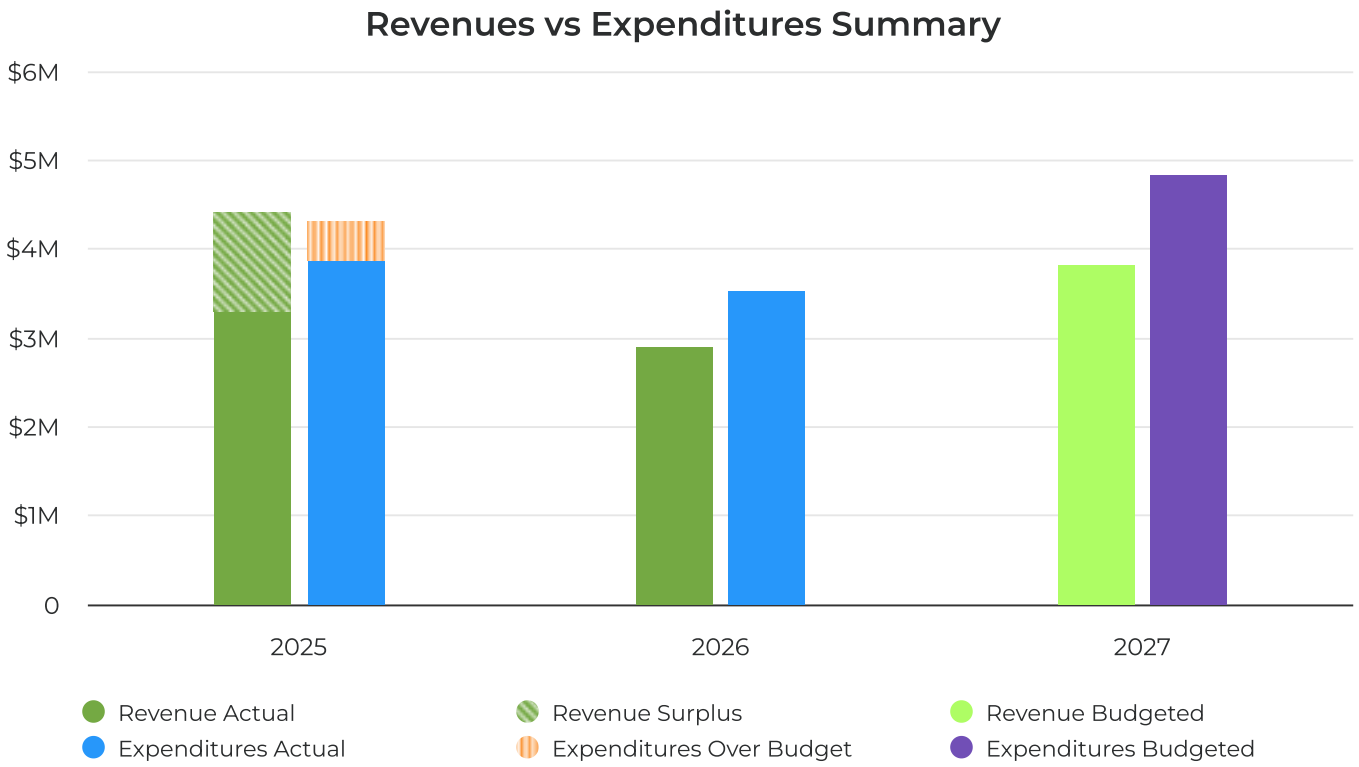
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$1,122,194.00**	**$1,124,329.00**	**$377,082.00**	**$377,082.00**	**-$333,871.00**
Revenues					
Charges for Services	$3,217,388.35	$3,406,499.36	$2,807,030.07	$3,490,500.00	$3,749,500.00
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00
Interest Income	$29,351.50	$38,115.40	$17,678.43	$29,000.00	$15,000.00
Transfers In	$302,913.16	$914,239.14	-	$75,000.00	-
Total Revenues	**$3,611,868.88**	**$4,421,920.53**	**$2,892,831.01**	**$3,674,500.00**	**$3,832,500.00**
Expenditures					
Payroll Benefits	$355,745.82	$826,825.00	$709,873.27	$928,051.46	$1,011,604.14
Salary	$545,043.96	$1,156,049.01	$1,183,932.62	$1,377,219.91	$1,387,139.38
Professional Services	$437,309.28	$714,439.58	$583,069.48	$719,123.00	$740,875.00
Services/ Supplies	$738,107.62	$753,861.62	$147,202.11	$631,441.00	$620,355.00
Utilities	$414,090.46	$524,364.19	$385,510.90	$477,871.00	$478,711.00
Capital Expenses/ Projects	$144,463.76	-$39,173.14	$104,022.08	$230,000.00	$120,000.00
Transfers Out	$1,206,755.89	$370,880.97	$416,666.65	$244,653.00	$468,813.00
Total Expenditures	**$3,841,516.79**	**$4,307,247.23**	**$3,530,277.11**	**$4,608,359.37**	**$4,827,497.52**
Total Revenues Less Expenditures	**-$229,647.91**	**$114,673.30**	**-$637,446.10**	**-$933,859.37**	**-$994,997.52**
Ending Fund Balance	**$892,546.09**	**$1,239,002.30**	**-$260,364.10**	**-$556,777.37**	**-$1,328,868.52**

Water Fund Transfer Outs		
Fund/Activity	**Description**	**FYE 2027 Proposed Budget**
General Fund	**Management Fee**	**218,813**
Water Capital Fund	**Revenues collected for capital**	**250,000**
	Total Transfer Out	**$ 468,813**

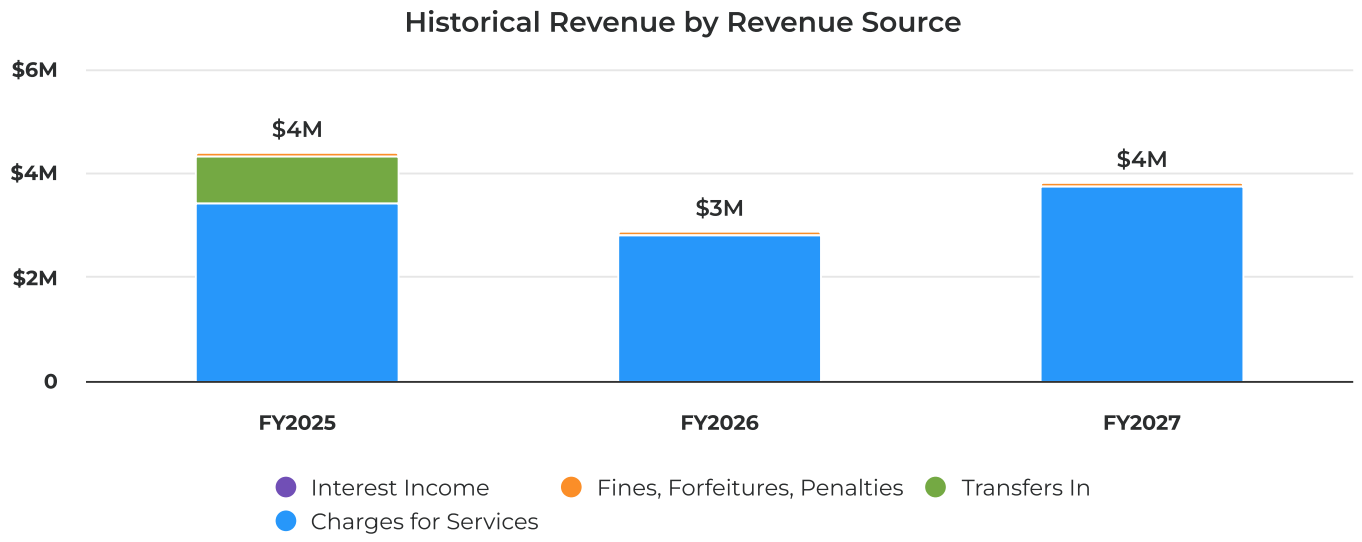
Included in the operating budget are the long-term debt payments. Below is information on long-term debt:

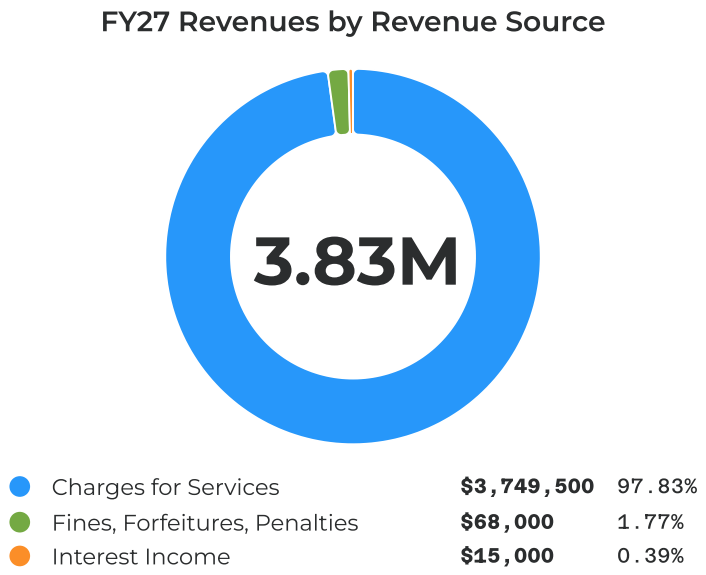
Water Outstanding Long-Term Debt					
			FY 2026-2027		
Funding	**Maturity Date**	**Balance**	**Principal**	**Interest**	**Total Due**
2015 Water Long-Term Lease	**Dec 2027**	**$567,702**	**$376,366**	**$10,573**	**$386,939**
2022 Energy Efficiency Project -Water	**Aug 2042**	**$537,969**	**$22,934**	**$20,270**	**$43,204**
Total		**$1,105,671**	**$399,300**	**$30,843**	**$430,144**

Water Operating Fund Summary



Revenues by Revenue Source

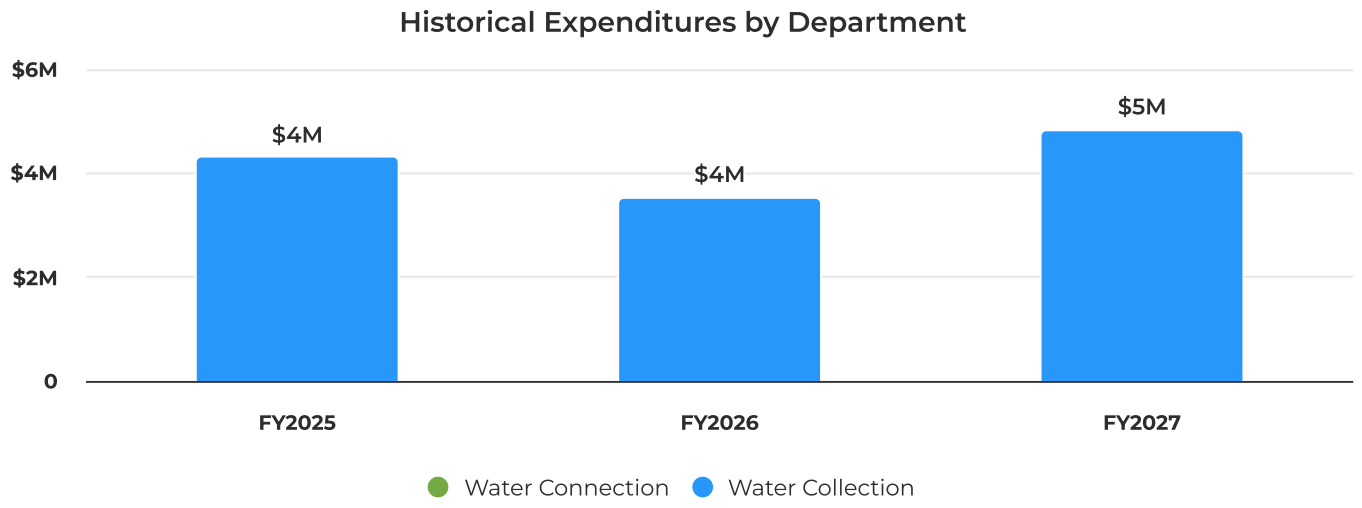


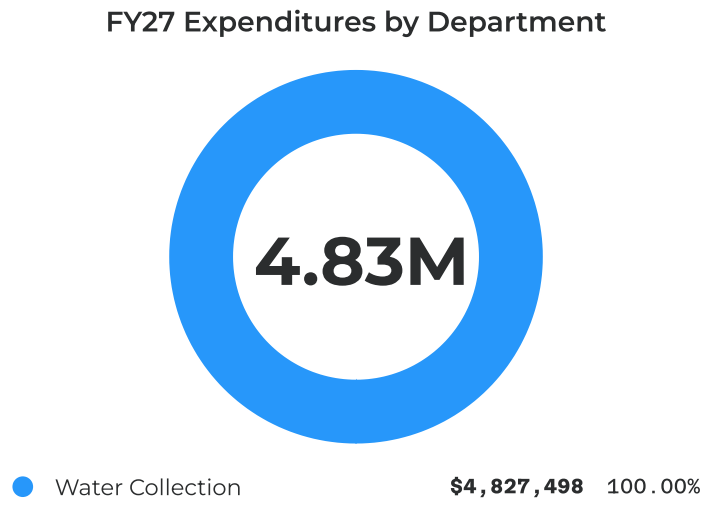


Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$3,217,388.35	$3,406,499.36	$2,807,030.07	$3,490,500.00	$3,749,500.00	7.42%
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00	-15.00%
Interest Income	$29,351.50	$38,115.40	$17,678.43	$29,000.00	$15,000.00	-48.28%
Transfers In	$302,913.16	$914,239.14	-	$75,000.00	-	-100.00%
Total Revenues	**$3,611,868.88**	**$4,421,920.53**	**$2,892,831.01**	**$3,674,500.00**	**$3,832,500.00**	**4.30%**

Expenditures by Department





Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Water Connection	$648.38	$648.38	-	-	-	-
Water Collection	$3,840,868.41	$4,306,598.85	$3,530,277.11	$4,608,359.37	$4,827,497.52	4.76%
Total Expenditures	**$3,841,516.79**	**$4,307,247.23**	**$3,530,277.11**	**$4,608,359.37**	**$4,827,497.52**	**4.76%**

Water Capital Improvement Fund 116

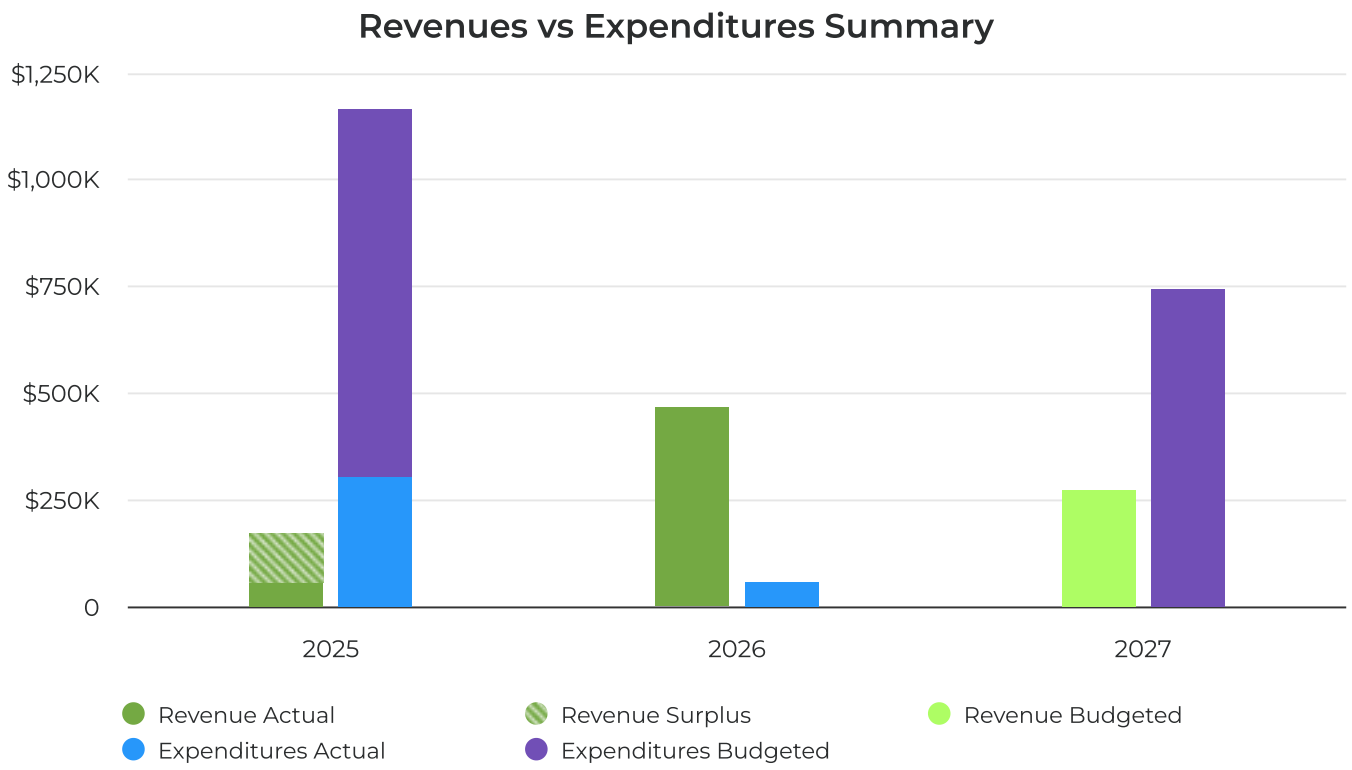
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Water Capital Improvement Fund Comprehensive Fund Summary

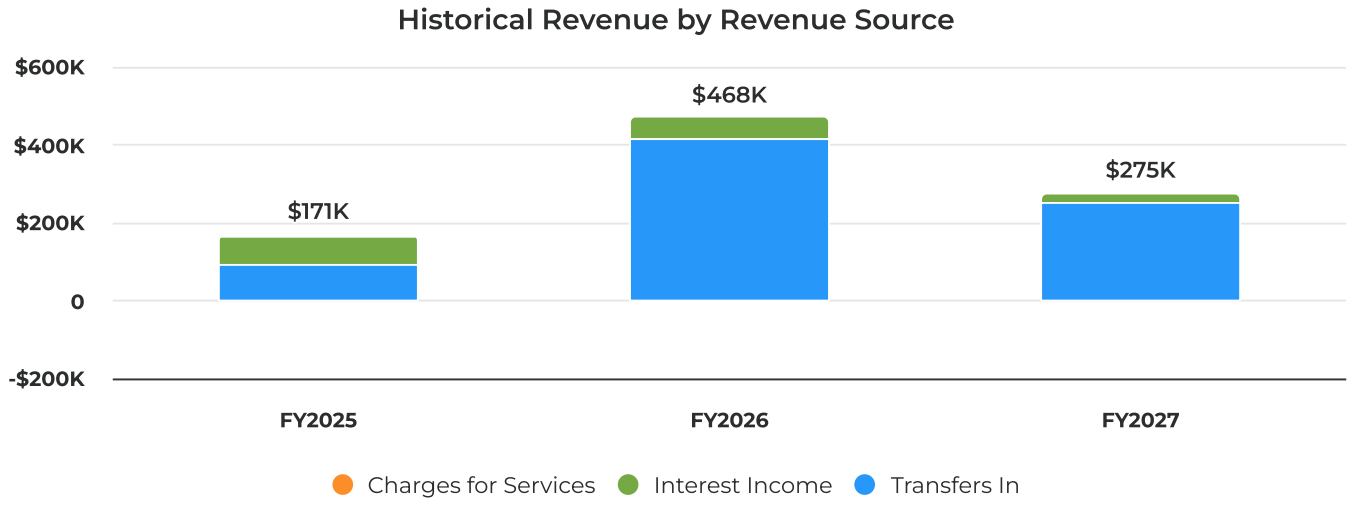
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$2,902,963.00**	**$3,067,155.00**	**$2,988,870.00**	**$2,988,870.00**	**$3,249,221.00**
Revenues					
Charges for Services	$4,830.59	$6,476.97	-$2,688.38	-	-
Interest Income	$9,604.37	$70,278.85	$54,016.71	$17,500.00	$25,000.00
Transfers In	$217,322.90	$93,863.33	$416,666.65	$355,600.00	$250,000.00
Total Revenues	**$231,757.86**	**$170,619.15**	**$467,994.98**	**$373,100.00**	**$275,000.00**
Expenditures					
Capital Expenses/ Projects	-	$81,365.93	$57,629.41	$1,170,000.00	$741,700.00
Transfers Out	$67,565.95	$222,319.85	-	-	-
Total Expenditures	**$67,565.95**	**$303,685.78**	**$57,629.41**	**$1,170,000.00**	**$741,700.00**
Total Revenues Less Expenditures	**$164,191.91**	**-$133,066.63**	**$410,365.57**	**-$796,900.00**	**-$466,700.00**
Ending Fund Balance	**$3,067,154.91**	**$2,934,088.37**	**$3,399,235.57**	**$2,191,970.00**	**$2,782,521.00**

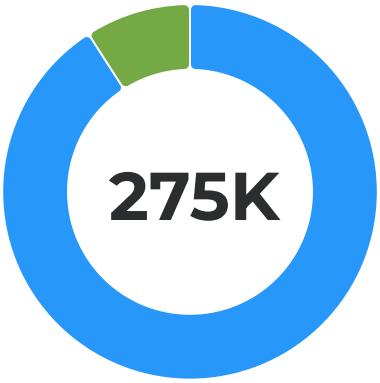
Water Capital Improvement Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



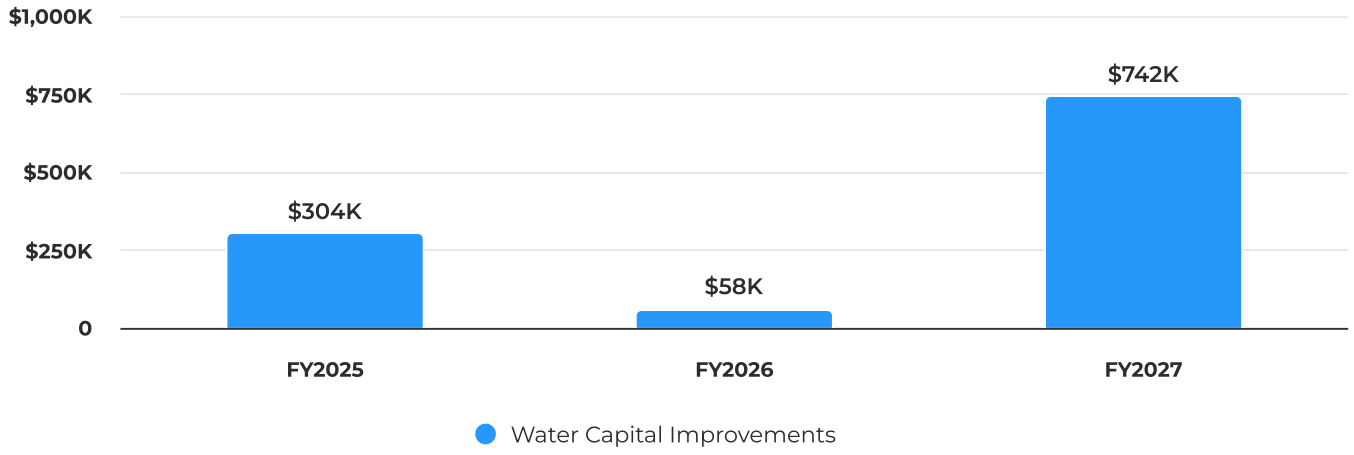
Transfers In	**$250,000**	90.91%
Interest Income	**$25,000**	9.09%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$4,830.59	$6,476.97	-$2,688.38	-	-	-
Interest Income	$9,604.37	$70,278.85	$54,016.71	$17,500.00	$25,000.00	42.86%
Transfers In	$217,322.90	$93,863.33	$416,666.65	$355,600.00	$250,000.00	-29.70%
Total Revenues	**$231,757.86**	**$170,619.15**	**$467,994.98**	**$373,100.00**	**$275,000.00**	**-26.29%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department

Water Capital Improvements **$741,700** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Water Capital Improvements	$67,565.95	$303,685.78	$57,629.41	$1,170,000.00	$741,700.00	-36.61%
Total Expenditures	**$67,565.95**	**$303,685.78**	**$57,629.41**	**$1,170,000.00**	**$741,700.00**	**-36.61%**

Water Connection Fund 157

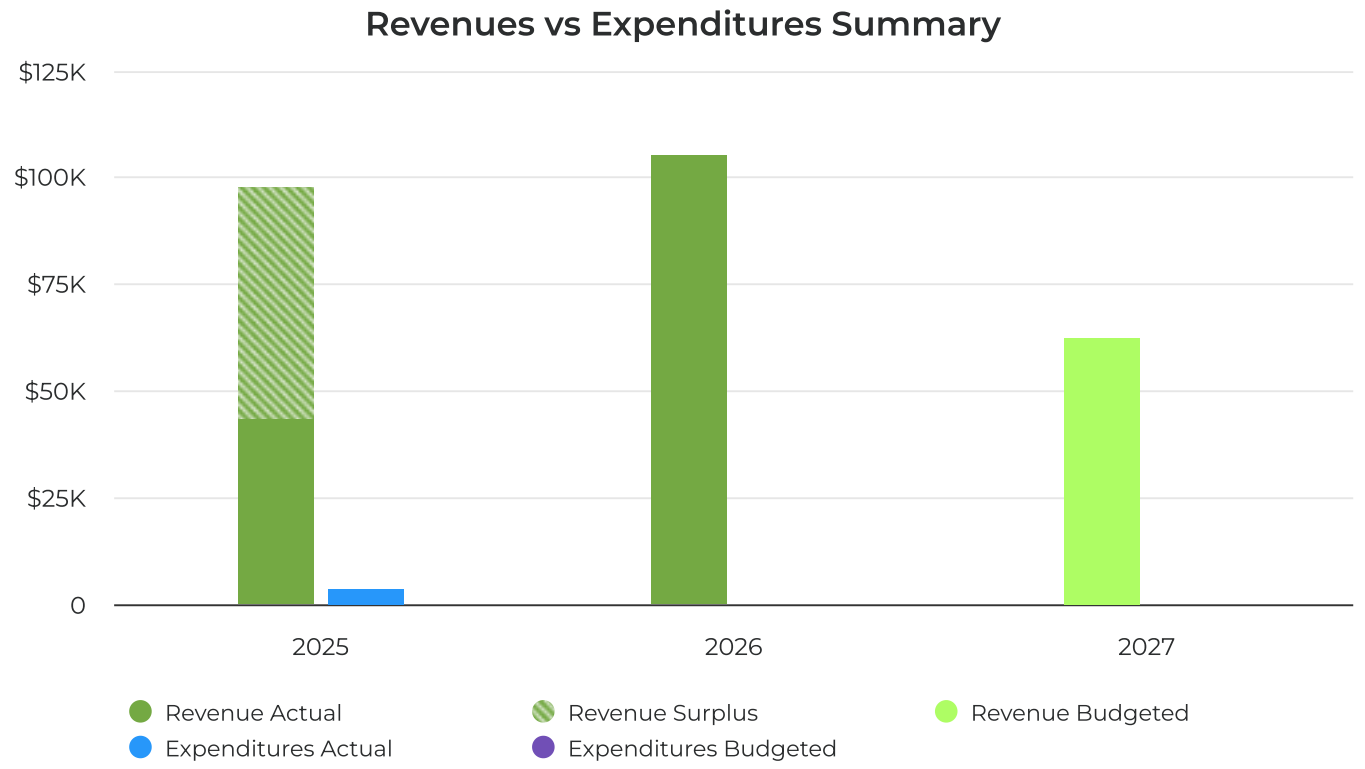
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Water Connection Fund Comprehensive Fund Summary

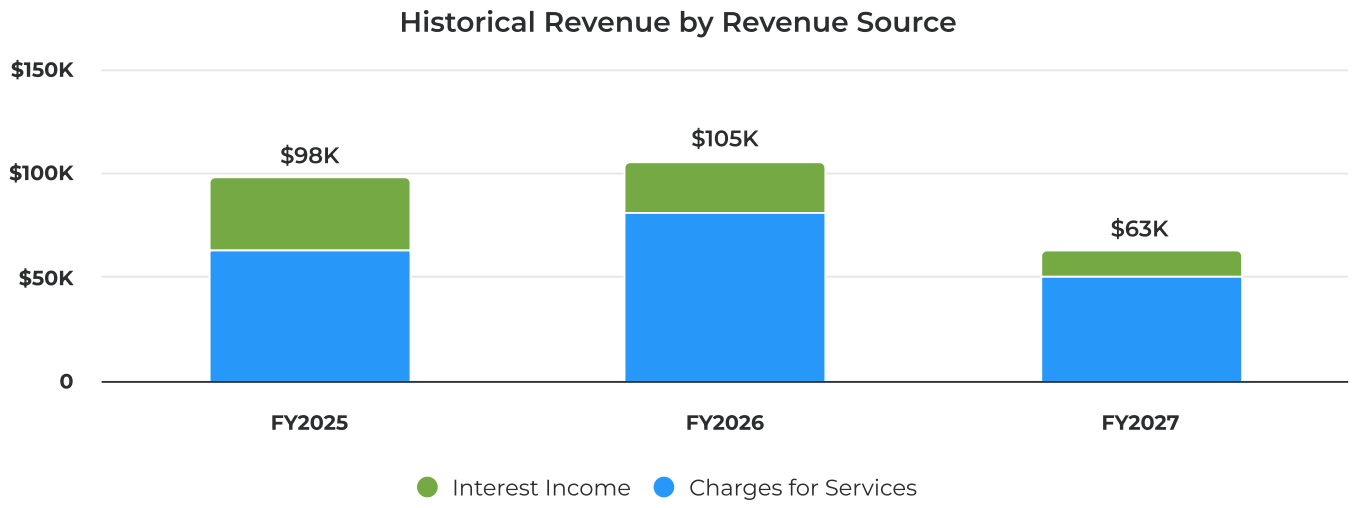
Comprehensive Fund Summary

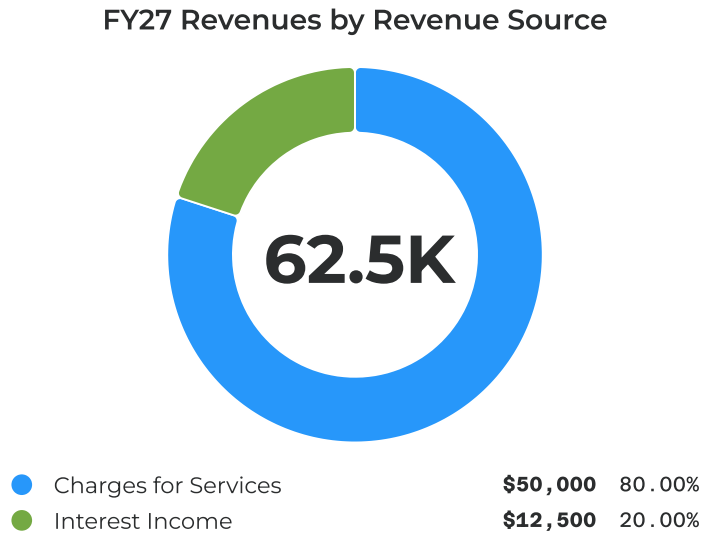
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$1,029,629.00**	**$1,159,518.00**	**$1,253,922.00**	**$1,253,922.00**	**$1,061,707.00**
Revenues					
Charges for Services	$105,900.00	$62,792.20	$81,282.80	$50,000.00	$50,000.00
Interest Income	$23,989.53	$34,941.79	$24,002.52	$10,000.00	$12,500.00
Total Revenues	**$129,889.53**	**$97,733.99**	**$105,285.32**	**$60,000.00**	**$62,500.00**
Expenditures					
Capital Expenses/ Projects	-	$3,330.00	-	-	-
Transfers Out	-	-	-	$300,000.00	-
Total Expenditures	**-**	**$3,330.00**	**-**	**$300,000.00**	**-**
Total Revenues Less Expenditures	**$129,889.53**	**$94,403.99**	**$105,285.32**	**-$240,000.00**	**$62,500.00**
Ending Fund Balance	**$1,159,518.53**	**$1,253,921.99**	**$1,359,207.32**	**$1,013,922.00**	**$1,124,207.00**

Water Connection Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$105,900.00	$62,792.20	$81,282.80	$50,000.00	$50,000.00	-
Interest Income	$23,989.53	$34,941.79	$24,002.52	$10,000.00	$12,500.00	25.00%
Total Revenues	**$129,889.53**	**$97,733.99**	**$105,285.32**	**$60,000.00**	**$62,500.00**	**4.17%**

Water Master Plan Preparation Fund 161

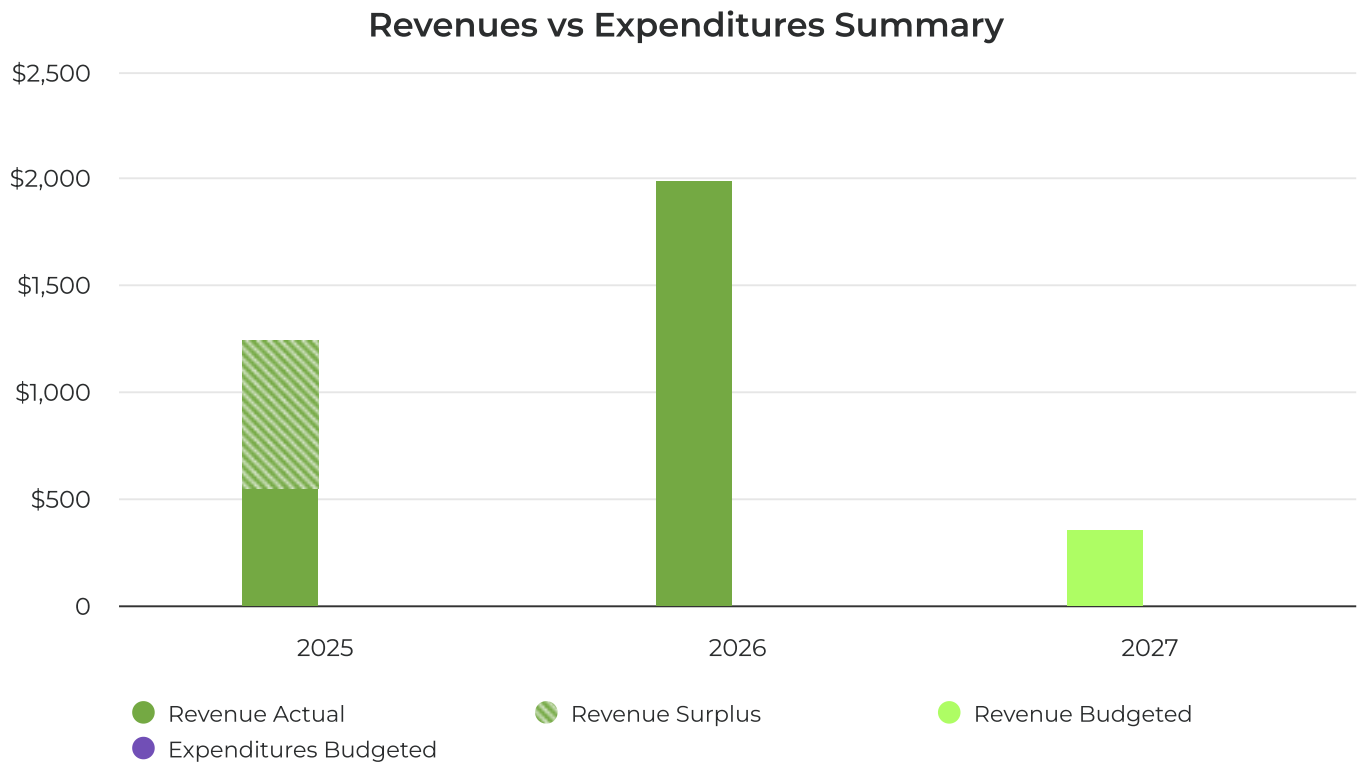
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Water Master Plan Preparation Fund Comprehensive Fund Summary

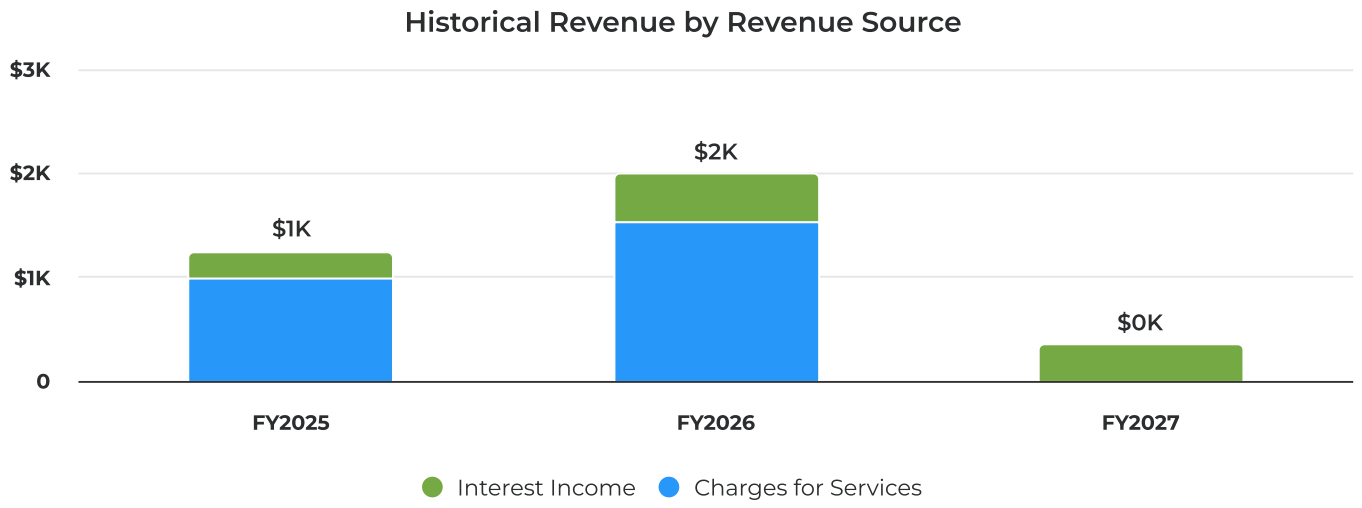
Comprehensive Fund Summary

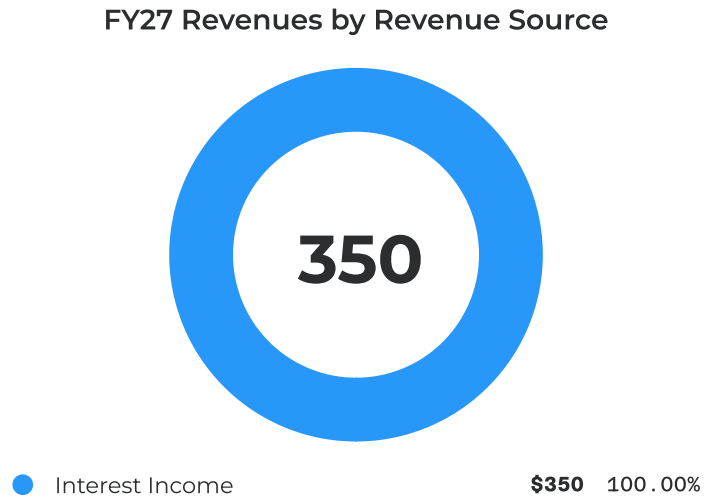
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$36,347.00**	**$41,190.00**	**$42,432.00**	**$42,432.00**	**$44,241.00**
Revenues					
Charges for Services	$4,525.16	$978.50	$1,520.26	-	-
Interest Income	$318.53	$262.50	$469.43	-	$350.00
Total Revenues	**$4,843.69**	**$1,241.00**	**$1,989.69**	**-**	**$350.00**
Expenditures					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Total Revenues Less Expenditures	**$4,843.69**	**$1,241.00**	**$1,989.69**	**-**	**$350.00**
Ending Fund Balance	**$41,190.69**	**$42,431.00**	**$44,421.69**	**$42,432.00**	**$44,591.00**

Water Master Plan Preparation Fund Summary



Revenues by Revenue Source





Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$4,525.16	$978.50	$1,520.26	-	-	-
Interest Income	$318.53	$262.50	$469.43	-	$350.00	-
Total Revenues	**$4,843.69**	**$1,241.00**	**$1,989.69**	**-**	**$350.00**	**-**

System Development Water Fund 206

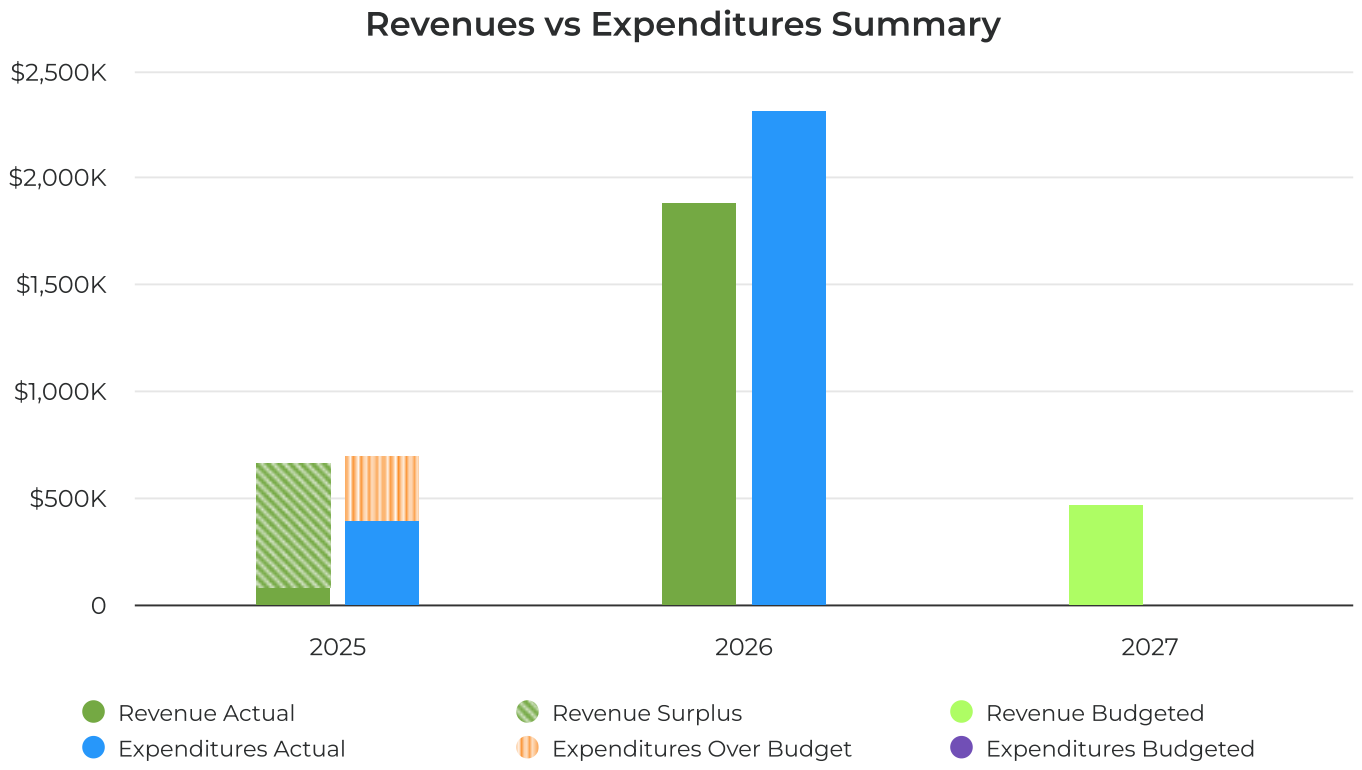
The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

System Development Water Fund Comprehensive Fund Summary

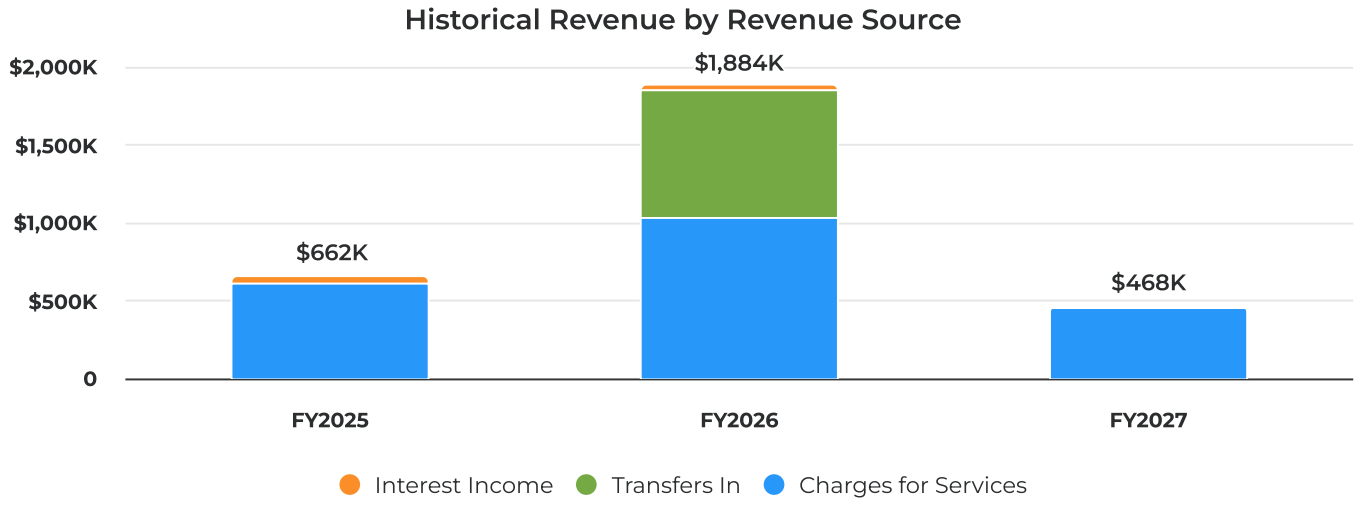
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted
Beginning Fund Balance	**$981,227.00**	**$1,688,404.00**	**$1,658,539.00**	**$1,658,539.00**	**$2,417,925.00**
Revenues					
Charges for Services	$933,098.85	$613,434.48	$1,035,171.80	$400,000.00	$450,000.00
Interest Income	$9,425.98	$48,563.98	$33,851.80	$8,000.00	$18,000.00
Transfers In	-	-	$814,627.24	-	-
Total Revenues	**$942,524.83**	**$661,998.46**	**$1,883,650.84**	**$408,000.00**	**$468,000.00**
Expenditures					
Capital Expenses/ Projects	-	-$55.03	$2,317,334.14	$118,853.00	-
Transfers Out	$235,347.21	$691,919.29	-	-	-
Total Expenditures	**$235,347.21**	**$691,864.26**	**$2,317,334.14**	**$118,853.00**	**-**
Total Revenues Less Expenditures	**$707,177.62**	**-$29,865.80**	**-$433,683.30**	**$289,147.00**	**$468,000.00**
Ending Fund Balance	**$1,688,404.62**	**$1,658,538.20**	**$1,224,855.70**	**$1,947,686.00**	**$2,885,925.00**

System Development Water Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

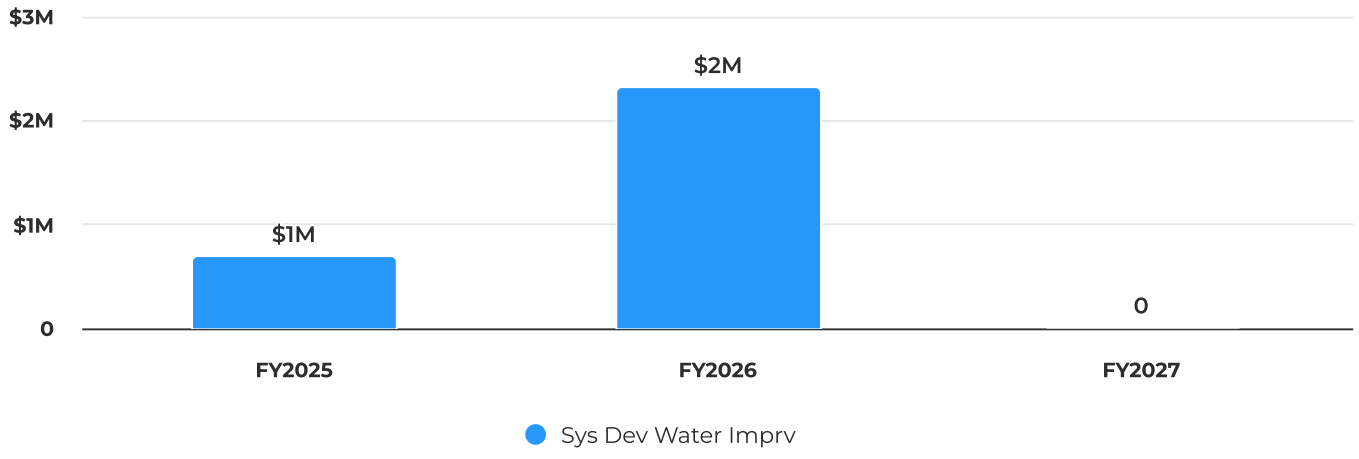
Charges for Services	**$450,000**	96.15%
Interest Income	**$18,000**	3.85%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Charges for Services	$933,098.85	$613,434.48	$1,035,171.80	$400,000.00	$450,000.00	12.50%
Interest Income	$9,425.98	$48,563.98	$33,851.80	$8,000.00	$18,000.00	125.00%
Transfers In	-	-	$814,627.24	-	-	-
Total Revenues	**$942,524.83**	**$661,998.46**	**$1,883,650.84**	**$408,000.00**	**$468,000.00**	**14.71%**

Expenditures by Department

Historical Expenditures by Department



Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2025-26 Amended Budget	FY 2027 Budgeted	FY 2025-26 Amended Budget vs. FY 2027 Budgeted (% Change)
Sys Dev Water Imprv	$235,347.21	$691,864.26	$2,317,334.14	$118,853.00	-	-100.00%
Total Expenditures	**$235,347.21**	**$691,864.26**	**$2,317,334.14**	**$118,853.00**	**-**	**-100.00%**

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 11.1.

SECTION : NEW BUSINESS

Meeting Date:	6/23/2026
Subject:	**Resolution** Appointing Members To the Budget Advisory Committee and Establishing Staggered Terms of Office
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

Staff reccommends appointing the following individuals to the Budget Advisory Committee and Establishing Staggered terms of office as follows:

Two-Year Terms (July 1, 2026 – June 30, 2028)

Dr. Janet Nunez-Pineda
Seabre Dillard
Kimberlly Lainez

One-Year Terms (July 1, 2026 – June 30, 2027)

Michael Christie
Mark Heinzinger

SUMMARY

The Budget Advisory Committee is established to serve in an advisory capacity to the City Council. The Committee's purpose is to review and discuss budget-related matters referred to it by the City Council and provide recommendations for consideration. The Committee shall have no independent decision-making authority, and all final budgetary and policy decisions shall remain with the City Council.

The Committee will provide an opportunity for residents to participate in the City's budget process and offer valuable community perspectives regarding fiscal priorities and financial planning.

The Budget Advisory Committee shall meet quarterly on the fourth Wednesday of July, October, January, and April. All meetings shall be held in the City Council Chambers at Riverbank City Hall and conducted in accordance with the provisions of the Ralph M. Brown Act and all applicable laws governing public meetings.

STRATEGIC PLAN

This action supports the City's 2025-2030 Strategic Plan Goal to "Prioritize Financial Stabiliy" by establishing a Budget Advisory Committee with Citizen involvement.

BACKGROUND

At the direction of the City council, the City Clerk initiated recruitment for vacancies on the Budget Advisory Committee on February 19, 2026. Applications were accepted with a first review after the April 9, 2026 deadline, and a total of seven (7) applications were received.

Mayor Hernandez and Assistant City Manager Alcantor conducted interviews on May 14, 2026. All seven candidates were evaluated using a standardized interview process and scoring criteria to assess their qualifications, interest in public service, and ability to contribute to the Committee's purpose. Following the completion of the interviews, the interview panel reviewed and evaluated the candidates' scoring sheets. Based on the interview results and overall scores, Mayor Hernandez and Assistant City Manager Alcantor recommend the top five ranked candidates for appointment to the five available seats on the Budget Advisory Committee. The recommended appointments reflect the interview panel's overall candidate rankings, with the highest-ranked candidates receiving the initial two-year terms and the remaining recommended candidates receiving the initial one-year terms to establish staggered terms for the Committee.

FINANCIAL IMPACT

There is no fiscal impact associated with the recommended appointments.

ATTACHMENTS

1. Resolution 2026-

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPOINTING MEMBERS TO THE BUDGET ADVISORY COMMITTEE AND ESTABLISHING STAGGERED TERMS OF OFFICE

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, On June 28, 2010, the City Council formed the Budget Advisory Committee to provide recommendations, in an advisory role, to City Council on projects, programs and policies related to the City' s operating budget and annual audits; and,

WHEREAS, the City Council desires to promote transparency, accountability, and community engagement in the City's budget process; and

WHEREAS, recruitment for the Budget Advisory Committee commenced on February 19, 2026, and remained open through April 9, 2026; and

WHEREAS Mayor Hernandez and Assistant City Manager Alcantar conducted interviews and evaluated applicants using a standardized scoring process; and

WHEREAS, based upon the results of the interviews and evaluation process, the Mayor and Assistant City Manager have recommended the appointment of five qualified applicants to serve on the Budget Advisory Committee; and

WHEREAS, the City Council finds that staggered terms are necessary to ensure continuity and effective operation of the Committee.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank as follows:

Section 1. Appointments

The following individuals are hereby appointed to the Budget Advisory Committee for the following staggered terms:

Two-Year Terms-July 1, 2026 through June 30, 2028

- Dr. Janet Nunez-Pineda
- Seabre Dillard
- Kimberlly Lainez

One-Year Terms-July 1, 2026 through June 30, 2027

- Michael Christie
- Mark Heinzinger

Section 2. Purpose and Authority

The Budget Advisory Committee shall serve in an advisory capacity to the City Council. The Committee shall review and discuss budget-related matters referred to it by the City Council and may provide recommendations for consideration. The Committee shall have no independent decision-making authority, and all final budgetary and policy decisions shall remain with the City Council.

Section 3. Meeting Schedule

The Budget Advisory Committee shall meet quarterly on the fourth Wednesday of July, October, January, and April, unless otherwise directed by the City Council. All meetings shall be held in the City Council Chambers at Riverbank City Hall and conducted in accordance with the Ralph M. Brown Act and all applicable laws governing public meetings.

Section 4. Effective Date

This Resolution shall become effective immediately upon its adoption.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby approve the aforementioned appointment as stated. Said appointee shall begin their term July 1, 2026 and may temporarily serve beyond their expiration date until a new appointment has been made.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of June 2026, motioned by Councilmember_____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 11.2.

SECTION : NEW BUSINESS

Meeting Date:	6/23/2026
Subject:	**Resolution** Considering the Approval of a Memorandum of Understanding Between the City of Riverbank and Opportunity Stanislaus for Economic Development Services for the 2026-27 Fiscal Year
From:	Marisela H. Garcia, City Manager
Submitted by:	Marisela Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council provide direction on continuing the partnership with Opportunity Stanislaus. Should Council desire to continue this partnership, a Resolution approving a Memorandum of Understanding with Opportunity Stanislaus for Economic Development Services has been prepared for adoption.

SUMMARY

The existing Memorandum of Understanding with Opportunity Stanislaus is expiring as of June 30, 2026. The proposed Memorandum of Understanding is for a one-year term expiring June 30, 2027. Should Council desire to continue the partnership with Opportunity Stanislaus, a Resolution has been prepared authorizing the approval of the Memorandum of Understanding.

STRATEGIC PLAN

This item would support the City Council's Strategic Plan Goal to "Support Downtown Revitalization & Economic Development."

BACKGROUND

The City of Riverbank and Opportunity Stanislaus have been partners (through similar MOU agreements) for many years. From 2002-2013 the City partnered with the Stanislaus Business Alliance, whose goal was to create a blueprint for success to make Stanislaus County the strategic business choice for existing and expanding businesses by focusing on job creation, business assistance, and workforce preparation activities. Re-branded as Opportunity Stanislaus, they have taken the lead on a variety of regional and City-specific economic development initiatives over the years. Opportunity Stanislaus also provides resources for a variety of Stanislaus County Businesses through their Small Business Development Center. Additionally, Stanislaus County has established the VOLT Institute which provides critical job training services directed toward manufacturing type employment of which great need exists within our region.

In 2021, Opportunity Stanislaus undertook a strategic plan update which was designed to enhance, add and shift priorities for the organization. Opportunity Stanislaus had detailed within their MOU a variety of services to be provided as part of the agreement. Some of those services were regional (county-wide) while others are Riverbank specific. Along with the updated MOU, the City's

contribution towards this economic development effort increased from $10,000 to $25,000 per year. The 2021 MOU was a five-year agreement which ends June 30, 2026.

With the lack of our own Economic Development staff the City has relied on the services of Opportunity Stanislaus to assist our local businesses, who are also expanding and growing, by offering workshops and funding opportunities. In 2020, during the COVID-19 pandemic, Opportunity Stanislaus assisted the City by overseeing the administration of grant funds towards the Riverbank Business Assistance Grant Program. The City allocated an initial $250,000 from CARES Act Funding received from Stanislaus County to provide small business grants designed to cover operational expenses for businesses that experienced a decline in revenue due to the pandemic closures. Opportunity Stanislaus was instrumental in overseeing the marketing, application receipt, application screening, and performing a preliminary analysis of the applications. Ultimately, the City was able to award $360,000 in grant funds thanks to the efforts by Opportunity Stanislaus.

With the assistance of the Small Business Development Center (SBDC), the City has offered workshops to local businesses to inform and provide training on topics such as funding opportunities, Social Media 101 for Small Businesses, and the Introduction to Business 101 workshop. In addition, SBDC has partnered with the Riverbank Chamber of Commerce to provide training such as Taxes 101 for Businesses and has hosted the Business 101 Cohort for individuals interested in starting a business. Councilmember Uribe has also hosted a Small Business meeting with the assistance of SBDC. Council member Call was invited to join SBDC in visits to small businesses in downtown Riverbank for outreach and education on what SBDC can offer.

MOU REVIEW

During the FY 2025-26 Budget Workshop, a majority of the City Council requested a review of the existing MOU with Opportunity Stanislaus to allow for an evaluation of the services being provided. Dave White, CEO of Opportunity Stanislaus, presented on the topic and shared information on its partnership with the City at the September 9, 2025 meeting. Since then, Council member Call and the City Manager have met with the CEO to discuss programs and opportunities that would be of benefit to the City. These meetings yielded a listing of "Programs and Opportunities" that Opportunity Stanislaus and the City could partner on that focused on topics such as:

- Downtown Revitalization & Small Business Growth
- Industrial & Commercial Development
- Workforce & Education Partnerships
- Housing & Development Support
- Infrastructure & Innovation Support
- Communication & Reporting
- Fiscal Sustainability & Accountability

Based on feedback received from Council at the September 23, 2025 meeting staff proceeded with evaluating and/or implementing recommended programs such as:

1. Development of the VOLT Institute Scholarship Guidelines
2. Two City Employees attending VOLT Institute
3. Meetings with City Staff to discuss development opportunities
4. Workshops, Brew & Builds, at the Riverbank Industrial Complex (RIC)

5. VOLT on the Go opportunities at Sierra House, and upcoming opportunities to host VOLT on the GO at the RIC and Scout Hall.

OPTIONS

Should the City Council desire to not move forward with an MOU with Opportunity Stanislaus, the City Council may direct staff to investigate other potential options for Economic Development Services, such as expanded partnerships with local Chambers of Commerce, or investing in capacity building with internal staff.

FINANCIAL IMPACT

The City would agree to compensate Opportunity Stanislaus the amount of $25,000 for services rendered uder this MOU. The cost paid under the previous MOU was also $25,000 which was paid annually from the General Fund. Under the new MOU, this cost would be paid quarterly upon the receipt of the City-approved quarterly reports.

Should the City Council not move forward with approving the Memorandum of Understanding, these funds can be designated towards another Economic Development Services option.

ATTACHMENTS

1. Opportunity Stanislaus FY 2025-26 Report
2. Opportunity Stanislaus FY 2026-27 Memorandum of Understanding
3. Resolution

City of Riverbank & Opportunity Stanislaus Report
FY 2025-26

ECONOMIC DEVELOPMENT

Opportunity Stanislaus continued to serve as a strategic economic development partner to the City of Riverbank throughout Fiscal Year 2025-26, supporting business retention and expansion, business attraction, site promotion, community engagement, and economic development planning initiatives.

Working closely with City Manager Marisela Garcia, Community Development Director Josh Mann and City leadership, Opportunity Stanislaus provided ongoing technical assistance and strategic support to advance Riverbank's economic development goals. This included assistance with partnership renewal discussions, preparation of return-on-investment analyses, collaboration on strategic planning priorities, and regular coordination meetings focused on business growth and investment opportunities.

Business retention and expansion remained a key focus. Opportunity Stanislaus provided direct assistance to Riverbank businesses, including support for Riverbank Powder Coating in navigating permitting challenges and coordinating with County staff to advance project development. Outreach efforts also included engagement with local employers such as 3R Technology regarding future expansion opportunities, workforce needs, and business support resources.

Business attraction efforts included promoting available commercial and industrial sites, providing market information and development data to prospective investors, and supporting retail recruitment initiatives. Assistance was provided to MidCal Properties, Chick-fil-A outreach efforts, and entertainment and restaurant recruitment opportunities, including research related to Tipsy Putt. Opportunity Stanislaus also supported emerging local businesses such as Boba Buddies Tea Shop by connecting owners with resources and business development programs.

Community engagement efforts were highlighted through the Brew & Build event and Riverbank Industrial Complex Open House, which brought together businesses, industry leaders, and community stakeholders to discuss workforce, infrastructure, and economic development priorities. Feedback gathered from participating businesses is helping inform future business retention and growth strategies.

In addition, Opportunity Stanislaus CEO Dave White, spent two hours with Josh Mann to tour various sites and economic development opportunities in Riverbank. This included discussion on how we can assist in the ongoing expansion of Crossroads, assistance in the industrial area around Silgan Containers and support for the RIC. Of note, Dave and Josh visited the new headquarters building for Boyett Petroluem. This visit triggered an outreach from White to Boyett executives to work with them on specific state incentives that they are eligible for through their relocation.

Impact Highlights
- Supported multiple Riverbank businesses through retention and expansion assistance
- Assisted with retail recruitment and business attraction efforts
- Promoted available commercial and industrial development opportunities
- Hosted Brew & Build and Riverbank Industrial Complex Open House
- Provided strategic economic development support to City leadership
- Elevated Riverbank's regional visibility through economic development recognition efforts

Opportunity Stanislaus looks forward to continuing its partnership with the City of Riverbank by supporting business retention and expansion efforts, advancing retail recruitment, promoting available commercial and industrial sites, strengthening workforce development connections, and building on the feedback received through the Brew & Build initiative. Future efforts will focus on helping existing businesses grow, attracting new investment, and supporting projects that enhance Riverbank's economic vitality and quality of life.

TALENT DEVELOPMENT

Opportunity Stanislaus' Talent Development Department continued to strengthen Riverbank's workforce by connecting local employers with qualified talent, supporting employee development, and providing access to regional workforce initiatives.

Talent Development partnered with Riverbank employers including 3R Technology California and Repsco to address hiring needs across manufacturing, production, warehouse operations, maintenance, and customer outreach positions. Recruitment efforts resulted in five successful hires and supported seven recruitment projects throughout the fiscal year.

In addition to recruitment services, Riverbank employers participated in workforce development programs designed to strengthen leadership capacity and employee retention. Employers engaged in programs such as Rising Tides, Supervisor Development Academy (SDA), and the Oakdale Career Fair to connect with talent and invest in employee growth.

Impact Highlights
- 2 Riverbank employers served
- 7 recruitment projects completed
- 5 successful hires supported
- 1 employer participated in Rising Tides professional development training.
- 1 employer participated in Supervisor Development Academy (SDA).
- 1 employer participated in a regional career fair
- Workforce support provided across manufacturing, maintenance, warehouse, production, and customer outreach occupations

VOLT INSTITUTE

The VOLT Institute continued expanding workforce training opportunities for Riverbank residents, employers, and employees through industry-driven technical training programs designed to prepare participants for high-demand careers.

During FY 2025-26, 36 unique individuals connected to the City of Riverbank participated in VOLT Institute or VOLT on the Go training programs. Of those participants, 17 completed training through a dedicated VOLT on the Go cohort hosted at the Riverbank Industrial Complex. Participants included Riverbank residents, City of Riverbank employees, and employees from local businesses, including Repsco.

The Riverbank Industrial Complex and Aemetis partnered with the VOLT Institute to host a specialized training program focused on relay controls and programmable logic controller (PLC) programming. The three-day training provided hands-on instruction in diagnosing and resolving electrical control issues, helping participants build practical skills that support advanced manufacturing and industrial operations.

Impact Highlights
• 36 Riverbank-connected participants enrolled in VOLT or VOLT on the Go training
• 17 of those individuals participated in a boat on the go, cohort at the grouping industrial complex. 2 of which are employees of Repsco.

• 2 City of Riverbank employees participated
• Industry-focused training provided in relay controls and PLC programming
• Strengthened the local skilled workforce pipeline

SMALL BUSINESS DEVELOPMENT CENTER (SBDC)

The Small Business Development Center (SBDC) continued supporting Riverbank entrepreneurs and small business owners through no-cost, confidential business advising, training, and resource connections designed to help businesses start, grow, and succeed.

During FY 2025-26, SBDC advisors provided individualized consulting services to 26 Riverbank business owners, delivering 96.6 hours of one-on-one advising. Business owners served from underserved communities were 23. Ensuring that business owners throughout Riverbank had access to expert guidance and resources.

SBDC services helped facilitate capital investment, support business expansion efforts, and contribute to new business creation within the community. In addition to one-on-one advising, the SBDC hosted an in-person Intro to Business Workshop in Riverbank, providing aspiring and existing entrepreneurs with foundational knowledge and resources to support long-term success.

Impact Highlights
• 26 business owners served
• 96.6 hours of one-on-one advising provided
• 23 underserved business owners supported
• $11,525 in capital transactions facilitated

- 1 new business launched
- Hosted Intro to Business Workshop in Riverbank
- Connected entrepreneurs with tools, resources, and growth opportunities

MEMORANDUM OF UNDERSTANDING
Between the City of Riverbank and Opportunity Stanislaus
for Economic Development Services

This Memorandum of Understanding ("MOU") is entered into this ___ day of _____, 2026, by and between the **City of Riverbank**, a municipal corporation ("City"), and **Stanislaus Business Alliance (dba Opportunity Stanislaus or OS)**, a nonprofit economic development corporation ("OS").

RECITALS

WHEREAS, the City of Riverbank has adopted the **2025–2030 Strategic Plan**, which includes supporting economic development, downtown revitalization, business growth, and strategic partnerships to cultivate a sustainable local economy; and

WHEREAS, Opportunity Stanislaus provides economic development and workforce services throughout Stanislaus County, including business assistance, workforce development, market research, and partnership facilitation; and

WHEREAS, the City and OS seek to establish a collaborative relationship to implement strategies and actions that support Riverbank's economic development goals while ensuring measurable, Riverbank-specific outcomes.

NOW, THEREFORE, in consideration of the mutual commitments contained herein, the parties agree as follows:

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1. PURPOSE

The purpose of this MOU is to formalize the roles, responsibilities, and deliverables of Opportunity Stanislaus in providing economic development support to the City of Riverbank to advance key strategic priorities in Riverbank's **2025–2030 Strategic Plan**, including:

- Promoting business attraction, retention, and expansion.
- Supporting downtown revitalization and commercial corridor development.
- Provide technical business assistance to small businesses through the Valley Sierra SBDC
- Assisting local businesses with workforce development and training initiatives.
- Facilitating strategic partnerships with regional and state partners.

2. TERM

This MOU shall be effective from **July 1, 2026**, through **June 30, 2027**, unless extended or terminated earlier as provided herein.

3. SCOPE OF SERVICES

Opportunity Stanislaus will provide the following services to support the City's economic development goals:

3.1 Business Outreach & Engagement

- Conduct targeted outreach to Riverbank business owners to identify needs, challenges, and expansion opportunities.
- Coordinate and host Riverbank-specific business workshops and business advising.

3.2 Workforce Development Support

- Facilitate workforce training connections and referral services tailored to Riverbank employers and job seekers.
- Provide labor market data research and analysis to support local hiring strategies.
- In partnership with the City and the Riverbank Industrial Complex (RIC) host at least one VOLT on the Go cohort at the RIC and provide training to RIC company employees and Riverbank residents that will prepare them for high paying manufacturing jobs.
- The City of Riverbank will also receive an annual credit of 50 percent of their annual investment that can be used toward VOLT training. This credit could be applied to city employees, their family members or city residents, however the City Council deems appropriate.

3.3 Market Analysis & Strategic Support

- Prepare market assessments for priority commercial and industrial areas identified by the City.
- Advise City staff on economic trends, incentive tools, and strategic opportunities.

3.4 Partnership Facilitation

- Connect the City with county, regional and state economic development resources, including funding programs, site selectors, and investor networks.
- Support City participation in regional economic initiatives to amplify Riverbank's profile.

3.5 Impact Project Coordination and Support

- Working with our partners at the City of Riverbank identify and pursue an impact quality of life project such as a waterpark that will enhance the city's quality of place and as a choice destination in which to live.

3.6 Reporting & Performance Metrics

- Provide quarterly reports outlining activities, outcomes, and measurable impacts specific to Riverbank (e.g., businesses assisted, workforce engagements, referrals, events hosted, and any economic indicators).
- Meet with City staff quarterly to review progress and adjust strategies.

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4. COMPENSATION

The City agrees to compensate Opportunity Stanislaus an amount of **$ 25,000** for services rendered under this MOU, payable in quarterly installments upon receipt of City-approved quarterly reports and deliverables.

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5. PERFORMANCE METRICS

Opportunity Stanislaus agrees to the following performance metrics tied to City priorities:

- Number of Riverbank business engagements and consultations.
- Number of workforce training referrals and employer connections.
- Quarterly summary of trackable outcomes (e.g., business expansions, investment inquiries).
- Evidence of Riverbank-focused events or presentations.

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6. RELATIONSHIP OF PARTIES

The parties acknowledge that OS is an independent contractor and not an employee, partner, or agent of the City. OS is responsible for its own staffing, operations, and compliance with applicable laws.

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7. CONFIDENTIALITY

Each party will protect confidential information exchanged as part of this MOU and will not disclose such information without prior written consent, except as required by law.

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8. TERMINATION

Either party may terminate this MOU for any reason with 60 days' written notice. Upon termination, OS will provide a final report summarizing all activities and outcomes through the termination date.

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9. GENERAL PROVISIONS

9.1 Amendments: This MOU may be amended in writing and signed by both parties.
9.2 Governing Law: This MOU shall be governed by the laws of the State of California.
9.3 Entire Agreement: This MOU constitutes the entire agreement between the parties regarding the subject matter.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding.

City of Riverbank

By: _____
Name: _____
Title: _____
Date: _____

Opportunity Stanislaus

By: _____
Name: _____
Title: _____
Date: _____

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF RIVERBANK AND OPPORTUNITY STANISLAUS FOR ECONOMIC DEVELOPMENT SERVICES FOR THE FISCAL YEAR 2026-27

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, the City of Riverbank has developed and adopted a Strategic Plan which includes supporting economic development, downtown revitalization, business growth, and strategic partnerships to cultivate a sustainable local economy**;** and

WHEREAS, Opportunity Stanislaus provides economic development and workforce services throughout Stanislaus County including business assistance, workforce development, market research, and partnership facilitation**;** and

WHEREAS, the City and Opportunity Stanislaus seek to establish a collborative relationship to implement strategies and actions that support Riverbank's economic development goals while ensuring measurable, Riverbank-specific outcomes**;** and

WHEREAS, the Memorandum of Understanding is proposed to be a one-year agreement beginning July 1, 2026 through June 30, 2027**;** and

WHEREAS, the City's investment as part of this Memorandum of Understanding would continue to be $25,000 for the year, payable quarterly**;** and

WHEREAS, the City's General Fund budget for the 2026-2027 Fiscal Year has allocated these funds towards economic development**.**

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby approve the Memorandum of Understanding between the City and Opportunity Stanislaus for Economic Development Services for the Fiscal Year 2026-27 and authorizes the City Manager to execute the agreement.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment(s): ***Memorandum of Understanding between the City of Riverbank and Opportunity Stanislaus for Economic Development Services for Fiscal Year 2026-27***

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 11.3.

SECTION : NEW BUSINESS

Meeting Date:	6/23/2026
Subject:	**Resolution** to Award a Professional Services Agreement for the Comprehensive Water Utility Rate Study to LT Municipal Consultants.
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager

RECOMMENDATION

City Council to consider adopting a Resolution approving a Professional Services Agreement with LT Municipal Consultants for the preparation of a Comprehensive Water Utility Rate Study in an amount not to exceed $55,740 and authorizing the City Manager to execute the agreement.

SUMMARY

The City issued a Request for Proposals (RFP) seeking qualified consulting firms to conduct a Comprehensive Water Utility Rate Study. The study will evaluate the City's existing water rates and financial condition and develop recommendations to ensure the long-term financial sustainability of the Water Enterprise Fund while maintaining compliance with Proposition 218 and other applicable regulations. Preparation of this Study does not bind the City Council to any implementation of updated rates, but will provide the data necessary to consider the health and sustainability of the Water Enterprise Fund.

The scope of work includes development of a ten-year financial plan, cost-of-service analysis, five-year rate implementation plan, reserve policy recommendations, review of connection and capacity fees, evaluation of the Utility Rate Assistance Program (URAP), development of a City-owned financial model, and support for the Proposition 218 process.

Staff received five proposals from qualified firms. Following a comprehensive review of the proposals and interviews with selected firms, LT Municipal Consultants was identified as the highest-ranked firm. Staff recommends awarding the contract to LT Municipal Consultants in an amount not to exceed $55,740.

STRATEGIC PLAN

This item supports the City Council's Strategic Plan goal of Prioritize Financial Stability by ensuring that water utility rates are sufficient to support ongoing operations, infrastructure investment, regulatory compliance, and reserve funding while maintaining long-term fiscal sustainability.

BACKGROUND

The City of Riverbank operates a municipal water utility serving approximately 7,650 service connections. Water rates have not been adjusted since 2019, and the City's last comprehensive water rate study was completed in 2015.

Since the completion of the last study, the water utility industry has experienced significant changes, including increased operating costs, inflationary pressures, groundwater sustainability requirements, emerging PFAS regulations, aging infrastructure needs, and increased costs associated with maintaining and replacing critical facilities. The City is also evaluating future capital investments, including development of a new groundwater well, storage improvements, treatment upgrades, and other system improvements necessary to maintain reliable service.

Recognizing the need to evaluate current rates and establish a long-term financial plan, the City released a Request for Proposals on March 24, 2026, for a Comprehensive Water Utility Rate Study. Proposals were due on April 21, 2026.

A total of five proposals were received and evaluated based on qualifications, experience, project approach, project team, references, cost proposal, and interview performance. Following proposal evaluations and consultant interviews, LT Municipal Consultants was identified as the firm best qualified to perform the work.

LT Municipal Consultants specializes in financial planning, utility rate studies, and Proposition 218 compliance services for California public agencies. The firm's proposal demonstrated extensive experience completing water utility rate studies for cities and special districts throughout California, including several Central Valley agencies facing challenges similar to those of Riverbank. Their proposed scope of work closely aligns with the City's objectives and includes a comprehensive review of financial planning, reserve policies, connection and capacity fees, drought rate planning, URAP evaluation, and public outreach.

The proposed project includes:

- Development of a ten-year financial plan and cash flow model;
- Cost-of-service and rate design analysis;
- Five-year rate implementation plan;
- Review and recommendations regarding reserve policies;
- Connection and capacity fee analysis;
- Utility Rate Assistance Program (URAP) evaluation;
- Proposition 218 support and public outreach assistance;
- Development of a fully functional Excel-based financial model for City use; and
- Staff training and City Council presentations.

Pending City Council approval, staff anticipates executing the agreement in July 2026 and conducting a project kickoff meeting in mid-to-late July 2026.

FINANCIAL IMPACT

The proposed Professional Services Agreement with LT Municipal Consultants is in an amount not to exceed $55,740.

Funding for this project is included in the proposed Fiscal Year 2026-27 Water Fund budget.

Completion of the study will provide the City with a financial roadmap for maintaining the long-term sustainability of the Water Enterprise Fund and funding future capital and regulatory requirements.

ATTACHMENTS

1. Resolution
2. Consultant Agreement Comprehensive Water Utility Rate Study
3. LTMC Riverbank Water Rate Study Proposal

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH LT MUNICIPAL CONSULTANTS FOR A COMPREHENSIVE WATER UTILITY RATE STUDY

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, the City of Riverbank operates a municipal water utility that provides water service to approximately 7,650 service connections; and

WHEREAS, the City's last comprehensive water rate study was completed in 2015 and water rates have not been adjusted since 2019; and

WHEREAS, the City desires to conduct a Comprehensive Water Utility Rate Study to evaluate current rates, develop a long-term financial plan, review connection and capacity fees, and provide recommendations regarding future water rates and financial sustainability; and

WHEREAS, , the City issued a Request for Proposals (RFP) on March 24, 2026 seeking a qualified firm to perform a Comprehensive Water Utility Rate Study; and

WHEREAS, five proposals were received by the April 21, 2026 deadline and reviewed for qualifications, experience, methodology, and value; and

WHEREAS, the City conducted interviews and reference checks for shortlisted firms and identified LT Municipal Consultants as the most qualified based on their experience, proposed approach, and ability to meet the City's needs; and

WHEREAS, the proposed Professional Services Agreement provides for completion of the comprehensive Water Utility Rate Study in an amount not to exceed $55,740; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby declare as follows:

1. The City Council hereby approves the Professional Services Agreement with LT Municipal Consultants to conduct a Comprehensive Water Utility Rate Study.

2. The City Council authorizes the City Manager to execute the professional services agreement.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: ***Exhibit A – Professional Services Agreement with LT Municipal Consultants***

CONSULTANT SERVICES AGREEMENT

THIS CONSULTANT SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 2026, (the "Effective Date") by and between the City of Riverbank, a California municipal corporation ("City"), and LT Municipal Consultants, an California Corporation ("Consultant"). City and Consultant may herein be referred to individually as a "Party" and collectively as the "Parties". There are no other parties to this Agreement.

RECITALS

A. City has issued a request for proposals ("RFP") for a Comprehensive Water Utility Rate Study, which determined the need for consultant services to evaluate the City's current water rates and develop recommendations to ensure the water utility remains financially sustainable while maintaining compliance with California law, including Proposition218(the "Project").

B. Consultant has submitted a proposal to City that includes a scope of proposed consultant services, attached hereto and described more fully in **Exhibit A** ("Services").

C. Consultant represents that it is qualified, willing and able to provide the Services to City, and that it will perform Services related to the Project according to the rate schedule attached hereto and described more fully in **Exhibit B** (the "Rates").

NOW, THEREFORE, in consideration of the promises and covenants set forth below, the Parties agree as follows:

AGREEMENT

1. Consulting Services. Consultant agrees, during the term of this Agreement, to perform the Services for City in connection with the Project. Any request for services in addition to the Services described in **Exhibit A** will be considered a request for additional consulting services and not compensated unless the Parties otherwise agree in writing. No subcontract shall be awarded or an outside consultant engaged by Consultant unless prior written approval is obtained from City.

2. Compensation. City shall pay Consultant according to the fee schedule set forth in the Rates, as full remuneration for the performance of the Services. Consultant agrees to maintain a log of time spent in connection with performing the Services. On a monthly basis, Consultant shall provide City, in reasonable and understandable detail, a description of the services rendered pursuant to the Services and in accordance with the Rates. If the work is satisfactorily completed, City shall pay such invoice within thirty (30) days of its receipt. If City disputes any portion of any invoice, City shall pay the undisputed portion within the time stated above, and at the same time advise Consultant in writing of the disputed portion.

3. Confidential Information. Consultant understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Consultant may

have access to private or confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential details, the disclosure of which to third parties may be damaging to City ("Confidential Information").

Consultant shall not, either during or after the Term, disclose to any third party any Confidential Information without the prior written consent of City. If the City gives Consultant written authorization to make any such disclosure, Consultant shall do so only within the limits and to the extent of that authorization. Such authorization does not guarantee that the City will grant any further disclosure of Confidential Information. Consultant may be directed or advised by the City Attorney on various matters relating to the performance of the Services on the Project or on other matters pertaining to the Project, and in such event, Consultant agrees that it will treat all communications between itself, its employees and its subcontractors as being communications which are within the attorney-client privilege.

4. Term. This Agreement shall become effective on the Effective Date and will continue in effect until the Services provided herein have been completed, unless terminated earlier as provided in Section 6 or 7 below (the "Term").

5. Termination. City may terminate this Agreement prior to the expiration of the Term ("Termination"), without cause or reason, by notifying Consultant in writing of City's desire to terminate this Agreement (the "Termination Notice"). Upon receipt of a Termination Notice, Consultant shall immediately cease performing the Services. Consultant will be entitled to compensation, as of the date Consultant receives the Termination Notice, only for Services actually performed.

6. Termination for Cause. Notwithstanding Section 6 above, this Agreement may be terminated by City for cause based on the loss or suspension of any licenses, permits or registrations required for the continued provision of the Services, or Consultant's malfeasance. Termination of the Agreement for cause as set forth in this Section shall relieve City from compensating Consultant.

7. Performance by Key Employee. Consultant has represented to City that Alison Lechowicz will be the person primarily responsible for the performance of the Services and all communications related to the Services. City has entered into this Agreement in reliance on that representation by Consultant.

8. Property of City. The following will be considered and will remain the property of City:

A. Documents. All reports, drawings, graphics, working papers and Confidential Information furnished by City in connection with the Services ("Documents"). Nothing herein shall be interpreted as prohibiting or limiting City's right to assign all or some of City's interests in the Documents.

B. Data. All data collected by Consultant and produced in connection with the Services including, but not limited to, drawings, plans, specifications, models, flow diagrams,

visual aids, calculations, and other materials ("Data"). Nothing herein shall be interpreted as prohibiting or limiting City's right to assign all or some of City's interests in the Data.

C. Delivery of Documents and Data. Consultant agrees, at its expense and in a timely manner, to return to City all Documents and Data upon the conclusion of the Term or in the event of Termination.

9. Duties of City. In order to permit Consultant to render the services required hereunder, City shall, at its expense and in a timely manner:

A. Provide such information as Consultant may reasonably require to undertake or perform the Services;

B. Promptly review any and all documents and materials submitted to City by Consultant in order to avoid unreasonable delays in Consultant's performance of the Services; and

C. Promptly notify Consultant of any fault or defect in the performance of Consultant's services hereunder.

10. Representations of Consultant. City relies upon the following representations by Consultant in entering into this Agreement:

A. Qualifications. Consultant represents that it is qualified to perform the Services and that it possesses the necessary licenses, permits and registrations required to perform the Services or will obtain such licenses or permits prior to the time such licenses or permits are required. Consultant represents and warrants to City that Consultant shall, at Consultant's sole cost and expense, keep in effect or obtain at all times during the Term of this Agreement, any licenses, permits, and registrations that are legally required for Consultant to practice Consultant's profession at the time the Services are rendered.

B. Consultant Performance. Consultant represents and warrants that all Services under this Agreement shall be performed in a professional manner and shall conform to the customs and standards of practice observed on similar, successfully completed projects by specialists in the Services to be provided. Consultant shall adhere to accepted professional standards as set forth by relevant professional associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted professional customs, procedures and standards for such Services. All work or products completed by Consultant shall be completed using the best practices available for the profession and shall be free from any defects. Consultant agrees that, if a Service is not so performed, in addition to all of its obligations under this Agreement and at law, Consultant shall re-perform or replace unsatisfactory Service at no additional expense to City.

11. Compliance with Laws and Standards. Consultant shall insure compliance with all applicable federal, state, and local laws, ordinances, regulations and permits, including but not limited to federal, state, and county safety and health regulations. Consultant shall perform all work according to generally accepted standards within the industry. Consultant shall comply with

all ordinances, laws, orders, rules, and regulations, including the administrative policies and guidelines of Client pertaining to the work.

12. Independent Contractor; Subcontracting. Consultant will employ, at its own expense, all personnel reasonably necessary to perform the Services. All acts of Consultant, its agents, officers, employees and all others acting on behalf of Consultant relating to this Agreement will be performed as independent contractors. Consultant, its agents and employees will represent and conduct themselves as independent contractors and not as employees of City. Consultant has no authority to bind or incur any obligation on behalf of City. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever. Consultant is prohibited from subcontracting this Agreement or any part of it unless such subcontracting is expressly approved by City in writing.

13. Insurance. Consultant and all of Consultant's contractors and subcontractors shall obtain and maintain insurance of the types and in the amounts described in this paragraph and its subparagraphs with carriers reasonably satisfactory to City.

A. General Liability Insurance. Consultant shall maintain occurrence version commercial general liability insurance or an equivalent form with a limit of not less than Two Million Dollars ($2,000,000) per claim and Two Million Dollars ($2,000,000) for each occurrence.

B. Workers' Compensation Insurance. Consultant shall carry workers' compensation insurance as required by the State of California under the Labor Code. Consultant shall also carry employer's liability insurance in the amount of One Million Dollars ($1,000,000.00) per accident, with a One Million Dollar ($1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollar ($1,000,000.00) limit for each employee's bodily injury by disease.

C. Errors and Omissions Liability. Consultant shall carry errors and omissions liability insurance in the amount of no less than One Million Dollars ($1,000,000.00) per occurrence or greater if appropriate for the Consultant's profession. Architects and engineers coverage is to be endorsed to include contractual liability. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the City, elected and appointed councils, commissions, directors, officers, employees, agents, and representatives ("City's Agents"); or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claims administration and defense expenses.

D. Other Insurance Requirements. Within five (5) days of the Effective Date, Consultant shall provide City with certificates of insurance for all of the policies required under this Agreement ("Certificates"), excluding the required worker's compensation insurance. Such Certificates shall be kept current for the Term of the Agreement and Consultant shall be

responsible for providing updated copies and notifying City if a policy is cancelled, suspended, reduced, or voided. With the exception of the worker's compensation insurance, all of the insurance policies required in this Agreement shall: (a) provide that the policy will not be cancelled, allowed to expire, or materially reduced in coverage without at least thirty (30) days' prior written notice to City of such cancellation, expiration, or reduction and each policy shall be endorsed to state such; (b) name City, and City's Agents as additional insureds with respect to liability arising out of Services, work or operations performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, occupied, or used by the Consultant, or automobiles owned, leased, or hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the City; (c) be primary with respect to any insurance or self-insurance programs covering City or City's Agents and any insurance or self-insurance maintained by City or City's Agents shall be in excess of Consultant's insurance and shall not contribute to it; (d) contain standard separation of insured provisions; and (e) state that any failure to comply with reporting or other provisions of the policy including breaches of warranties shall not affect the coverage provided to the City.

14. Indemnification. Consultant hereby agrees to indemnify, defend, and hold harmless City, its agents, officers, employees and volunteers, against all liability, obligations, claims, loss, and expense (a) caused or created by Consultant, its subcontractors, or the agents or employees of either, whether negligent or not, pertaining to or related to acts or omissions of Consultant in connection with the Services, or (b) arising out of injuries suffered or allegedly suffered by employees of Consultant or its subcontractors (i) in the course of their employment, (ii) in the performance of work hereunder, or (iii) upon premises owned or controlled by City. Consultant's obligation to defend, indemnify and hold City and its agents, officers, employees and volunteers harmless is not terminated by any requirement in this Agreement for Consultant to procure and maintain a policy of insurance.

15. Consequential Damages. Notwithstanding any other provision of this Agreement, in no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed in connection with this Agreement.

16. Litigation. In the event that either Party brings an action under this Agreement for the breach or enforcement hereof, or must incur any collection expenses for any amounts due hereunder the prevailing Party in such action shall be entitled to its costs including reasonable attorney's fees, whether or not such action is prosecuted to judgment.

17. Notices. Any notice or communication required hereunder between City or Consultant must be in writing, and may be given either personally, by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Notices given by registered or certified mail shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, (b) on the date delivered as shown on a receipt issued by the courier, or (c) five (5) days after a registered or certified letter containing

such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the addresses in this paragraph set forth below:

If to City:	City of Riverbank 6707 Third Street Riverbank, CA 95367 Attn: City Clerk
With courtesy copies to:	City of Riverbank 6707 Third Street Riverbank, CA 95367 Attn: Assistant City Manager
And to:	White Brenner LLP 1608 T Street Sacramento, California 95811 Attention: Douglas L. White, Esq.
If to Consultant:	LT Municipal Consultants 909 Marina Village Parkway #135 Alameda, CA 94501 Attention: Alison Lechowicz

18. General Provisions.

A. Modification. No alteration, modification, or termination of this Agreement shall be valid unless made in writing and executed by all Parties.

B. Waiver. The waiver by any Party of a breach of any provision hereof shall be in writing and shall not operate or be construed as a waiver of any other or subsequent breach hereof unless specifically stated in writing.

C. Assignment. No Party shall assign, transfer, or otherwise dispose of this Agreement in whole or in part to any individual, firm, or corporation without the prior written consent of the other Party. Subject to the forgoing provisions, this Agreement shall be binding upon, and inure to the benefit of, the respective successors and assigns of the Parties.

D. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of California.

E. Venue. Venue for all legal proceedings shall be in the Superior Court of California for the County of Stanislaus.

F. Partial Invalidity. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

G. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which shall be deemed a single agreement.

H. Severability. If any term, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, the remainder of this Agreement shall remain in effect.

I. Audit. City shall have access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Consultant's charges to City under this Agreement.

J. Entire Agreement. This Agreement sets forth the entire understanding between the Parties as to the subject matter of this Agreement and merges all prior discussions, negotiations, proposal letters or other promises, whether oral or in writing.

K. Headings Not Controlling. Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

L. Time is of the Essence. Time is of the essence in this Agreement for each covenant and term of a condition herein.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last day and date below written.

CITY:	**CONSULTANT:**
CITY OF RIVERBANK, a California municipal corporation	LT MUNICIPAL CONSULTANTS
By: _____ Marisela H. Garcia, City Manager	By: _____ Name: Alison Lechowicz, Principal & Owner
Date: _____	Date: _____
Approved as to Form:	
_____ Tom Hallinan, City Attorney	

EXHIBIT A

Services

4. PROJECT APPROACH & METHODOLOGY

The City last completed a rate study in 2015. The regulatory and economic landscape has changed significantly since then. The Sustainable Groundwater Management Act (SGMA) has impacted how agencies manage their water resources. Supply chain issues during the Covid 19 pandemic have increased costs at a time when many public agencies were hesitant to raise rates. Nearly all public agencies in California are struggling to address renewal of aging infrastructure. Moreover, the courts have recently taken a more strict interpretation of Proposition 218's proportionality requirements and have ruled against the tiered rates of the Otay Water District and the City of San Diego. While the City does not have tiered water rates, these rulings signal greater scrutiny of utility issues. LTMC will set the stage for your stakeholders by explaining these regulatory issues and associated costs.

PROJECT MANAGEMENT & SCHEDULE

Our approach to our work is simple – we roll up our sleeves and get the job done. When initiating a project, it's impossible to know every twist and turn an assignment may take. Unexpected issues may arise, out of scope tasks may be required, and political sensitivities may become uncovered. We understand the challenges of having limited public agency staff and limited City budgets to accomplish policy goals. LTMC provides a high degree of administrative support to our clients. We will provide start-to-finish project management from data collection to managing the project schedule, organizing meetings and providing minutes, drafting preliminary and final documents, and conducting internal and external outreach. LTMC has a proven track record in your area – we have completed three Proposition 218 rate studies for the City of Waterford.

We understand that the City would like new rates implemented January 1, 2027. During project initiation, we will finalize the schedule and set deliverables by working backwards from the desired Proposition 218 hearing date, likely in December 2026. It is key that our final deliverables are easy for the City to understand and implement. We propose to organize our cash flows based on existing budget categories to allow for the easy import or export of data between documents. LTMC also structures our reports with reader-friendly executive summaries to allow the general public to grasp key concepts.

FINANCIAL PLANNING

The fundamental objective for this rate study is to provide compliance with legal requirements while ensuring that the City's water utility is self-sufficient. Our approach is to analyze revenue streams to meet immediate cash flow needs as well as plan for future capital projects. We understand that the City's most recent water rate study was completed in 2015. Like many other California utilities, the City is facing more stringent regulations and has aging infrastructure that requires increased operating expenses and capital investment.

For the City of Riverbank, we will provide a comprehensive review of the Water Enterprise Fund's finances, including current and future operating and maintenance costs, capital improvement projects, reserve balances, and required debt coverage. We will provide the City with multiple cash flow alternatives that will clearly illustrate how various considerations such as high vs. low inflation, high vs. low capital improvement costs, and maintaining high vs. low reserves among others will impact water cash flows. LTMC will work closely with the City to determine which financial parameters are most important (rate impacts, accumulating reserves, funding capital projects, etc.) and incorporate them into our alternatives.

RATE DESIGN

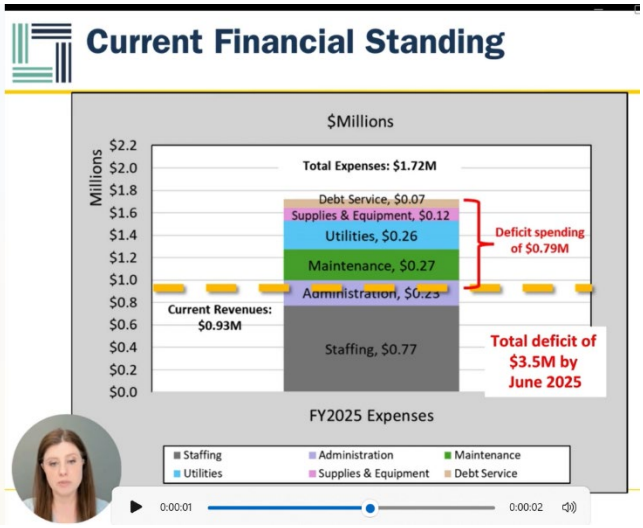
The City's current rate structure includes a fixed base charge that varies by meter size plus a uniform volumetric charge for consumption above the base water allotment of 7,480 gallons. We recommend the City continue to use a uniform water rate structure consistent with recent legal rulings (San Diego; Otay Water District). However, LTMC recommends reducing or phasing out "free" water included in the base fee to meet the proportionality requirements of Proposition 218 and promote equity for low water users. We recently completed water rate studies for the cities of Kingsburg and Wasco, the Calaveras Public Utility District, and several service areas within Lake County to eliminate or reduce their base allotments and are very familiar with this process.

LTMC understands that the City wants to evaluate the sustainability of its Utility Rate Assistance Program (URAP) as part of the rate study. The current URAP provides discounted rates to qualifying senior and disabled customers based on income eligibility. The program is funded through penalty fees collected by the utility. Under Proposition 218 requirements, rates must be cost-based and agencies cannot overcharge one group of customers to provide a discount to others. As part of our analysis, LTMC will review the number of customers receiving the discount, the administrative costs of providing the discount, and the total revenue needed for the program.

We also understand that a key component of the rate study will be developing a conservation pricing program to fully recover costs during water shortages. We are also well equipped to incorporate the City's anticipated groundwater sustainability agency (GSA) costs and compliance into the rate structure. We have conducted rate, fee, and/or Proposition 218 outreach activities for several GSAs in the Central Valley including the Kings River East GSA (Fresno and Tulare Counties), the McMullin Area GSA (Fresno County), and the South Fork Kings GSA (Kings County). We understand how cities and GSAs work together to manage groundwater recharge and share costs.

PUBLIC OUTREACH

Under Proposition 218 procedural requirements, property owners can block rate increases via a majority protest. Smaller public agencies are particularly vulnerable as it is easier for angry ratepayers to organize an opposition and gather protests. LTMC will prepare clear, informative, and visually appealing public materials to support transparency and build support from ratepayers. These materials will be tailored for distribution through the City's website, printed handouts, presentation decks, mailers, etc. Typical public materials include Presentation Slides, Reports, Rate Surveys, Frequently Asked Questions (FAQs), Ballots, or Notices of Public Hearing.



Recorded presentation with thumbnail overlay provided by LTMC for a social media posting.

During project kickoff, we will work with the City to develop a communication plan. We will work with the City to gain an understanding of any objections to prior rate adjustments and to identify specific customer groups who have a high level of engagement with the City. LTMC will determine a list of key stakeholders including City Council members, business groups, and others. As a second step, we will determine appropriate outreach via social media, print media, community meetings and/or one-on-one meetings with City Council members. LTMC has conducted a wide range of outreach activities and will bring our experience to the City of Riverbank.

REQUESTED PARTICIPATION FROM THE CITY

LTMC understands that the rate study process can be burdensome for public agencies. Our goal is to take on as many administrative tasks as possible to streamline the study. LTMC will be responsible for all project analysis and the preparation of meeting and presentation materials for project team and City Council meetings. Expected time commitment and information required from City staff can be estimated based on the following tasks:

- Respond to LTMC's data request consisting of items such as: budgets, audits, utility billing data, and capital improvement plans
- Attend kickoff and progress meetings (agenda and materials will be provided in advance)
- Review and comment upon draft and final reports
- Review by the City's legal counsel on recommendations, reports, and procedures
- Discuss any political sensitivities or issues that may hinder fee adoption
- Coordinate and schedule meetings with the City Council and/or stakeholders

METHODOLOGY

Provided below is our suggested scope of services based on the scope outlined in the City's Request for Proposals.

Task 1:	Task 2:	Task 3:	Task 4:	Task 5:	Task 6:	Task 7:
Kickoff and Data Gathering	Financial Plan	Cost Allocation	Rate Design	Connection Fees	Reports & Model	Meetings & Prop 218

Task 1 – Project Kickoff and Data Gathering

Kickoff Meeting
LTMC will conduct a kickoff meeting with City staff to review study goals, milestones, identify project team members, determine roles and responsibilities, and discuss data needs.

Data Gathering
Assemble the necessary data to complete the study. Wherever possible, LTMC will aggregate available information from the City's website and other public sources. The goal is to understand the City's financial standing, current rate structure, and utility billing information. A data needs list will be provided to the City prior to the kickoff call.

Task 2 – Financial Plan

Annual Revenue Requirements
With staff input, we will estimate future operating and capital expenditures to estimate annual revenue needs. We will factor in projections of growth, repairs and replacements, capital financing needs, debt obligations, cost escalation, water use, regulatory compliance, and operational changes to ensure that all future expenses are included. LTMC will work with the City to determine appropriate inflationary increases.

Review Reserve Fund Targets
This subtask involves reviewing the current operating and capital reserve balances and evaluating reserve targets for emergency reserves, rate stability reserves, long term capital reserves, short term capital reserves, or other categories as appropriate. At minimum, our analysis will review the age and condition of the system, annual depreciation costs, and expenses related to emergencies.

Evaluate Debt Service Coverage
LTMC will review budgets, audits, and disclosure documents to understand existing debt obligations. We will determine current coverage ratios based on net operating revenues compared to annual debt service expenses. We will also evaluate if the utility has capacity to take on new debt at the current revenues. Our final rate recommendations will include projections to meet coverage requirements in the years to come.

Review Capital Improvement Needs
Our cash flow analysis will isolate the impacts of capital funding separate from increases needed to fund other utility expenses. Typically, LTMC suggests three capital funding scenarios: 1) bare bones: fund only critical improvements, 2) priority funding: fund critical projects plus high-priority, level of service improvements, and 3) full funding: fund all proposed projects. We will work with the City to determine project affordability and adjust our rate recommendations accordingly. LTMC will review various financing options to fund capital needs, including pay-as-you-go/cash funding and other debt financing alternatives, such as State loans/grants, bank loans, and certificates of participation/bonds.

Cash Flow Projections
Annual revenue requirements and capital funding needs will be used to develop long-term cash flow projections summarizing the financial position of the Water Enterprise Fund over the next 10 years. The cash flow projections will estimate rate increases needed to meet annual revenue requirements, debt obligations, and reserve fund targets.

Sensitivity Analysis
Based on input from the project team, LTMC will incorporate rate sensitivity analysis to determine affordability. We will determine rate impacts under various scenarios, possibly including cash funding of projects, debt funding of projects, increased regulatory costs, etc. Sensitivity analysis can often become an iterative process. LTMC is flexible to run additional scenarios as needed.

Task 3 – Cost Allocation

Evaluate Customer Billing Data
We will evaluate historical and current water consumption, customer counts, and other billing data to estimate future water demands. A key aspect of this task is to determine the amount of water use and revenue collected from fixed meter fees and volumetric charges.

Functionalize Costs
Functionalization is the allocation of expenses by major operating activities including water supply, peak pumping, treatment, storage, transmission, overhead, and administration.

Allocation to Customer Classes
After costs have been categorized by function, costs are then allocated to each customer class based on water demand characteristics. The result produces revenue requirements for each customer class which can be recovered via fixed charges and volume rates. The allocation to customer classes will be based on industry best practices and meet the proportionality requirements of Proposition 218.

Task 4 – Rate Design

Assess Current Rate Structure and Customer Classifications
Review the current rate structure and customer classifications to assess the advantages and disadvantages of the existing system and to determine compliance with industry standards and court rulings. While compliance with Proposition 218 will guide all our recommendations, additional criteria may include: the impact on customer bills, public understanding, revenue stability, ease of implementation, compatibility with the existing billing system, and staff effort needed for administration.

Rate Alternatives
Based on the criteria developed with staff and the cost allocation, we will identify alternative rate structures or modifications to the current rate structure as appropriate. Our primary goal for this task is to ensure the City's rate structure complies with all legal requirements.

We will evaluate whether any modifications to the rate structure such as a revision of the base water allotment are warranted. LTMC will ensure that any rate structure modifications, including those to drought rates and the City's Utility Rate Assistance Program, are cost-justified and based on the City's operation of the water system, cost of water supply, and consumption patterns. Drought rates will be designed to fund the City's cost of water service even during cutback scenarios.

If modifications to the current rate structure are needed or desired, we will work with the project team to minimize the impact on ratepayers and clearly explain why the changes are needed. We will outline the advantages and disadvantages of each option. Additionally, we will take into consideration staff's time and capabilities to administer any changes and will ensure the City's billing system can accommodate proposed rate structure adjustments.

This task includes a legal review of current and proposed rate design alternatives. As needed, we will coordinate with the City's legal counsel. For the final study, we will present rate structure options that both meet the City's needs and relevant legal requirements. LTMC will compare all our estimates and recommendations with those used by other local entities.

Bill Impacts and Rate Affordability
Based on the recommended rates, LTMC will calculate the bill impacts for a sample of typical customers including both residential and commercial customer classifications. If needed, LTMC will develop an implementation plan to phase-in adjustments to ease the impact on customers.

Finalize Recommendations
Our final rate recommendations will include a five-year plan of proposed rates. The final plan will show projected monthly rates for each customer class for each year.

Survey of Local Rates

We will prepare a survey comparing the City's current and proposed residential utility bills to nearby agencies. The survey will be summarized in tables and charts that can be used for outreach, presentations, and the final report. We will also prepare bill comparisons for different customer classes if requested. The final list of surveyed agencies will be determined by the City.

Task 5 – Connection Fees

Concurrent with the water rate study, LTMC proposes to review and update the City's connection (capacity) fees. We will review potential future development in the community and the need to expand capacity. We will work with City staff and engineers to determine the cost of facilities needed to accommodate new customers. Most often, the value of facilities includes both a buy-in to existing facilities that have available capacity plus an expansion component for facilities that must be upsized to meet the needs of growth. The cost of facilities is divided by the capacity of those facilities to determine the connection fee. As needed, LTMC will scale the fees for various types of development such as multi-family residential, accessory dwelling units, and commercial customers. To complete our work, we will provide the City with a comprehensive report and assist with fee adoption.

Task 6 – Reports & Model

Submit a draft summary report for review and feedback. The report will summarize findings and recommendations and discuss key alternatives when applicable. We will then incorporate all staff comments and update recommendations accordingly. The final report will reflect input received from staff and the City Council. Our reports are intended to serve as the administrative record and will be compliant with Propositions 218 and 26. All study materials including the draft and final reports will be submitted to the City in their native format (Word, PowerPoint, etc.). LTMC does not use any specialized software. As part of this task we will submit our active, fully linked Excel-based financial model and provide a staff training session.

Task 7 – Meetings, Presentations & Proposition 218

To begin the study, LTMC will hold a kickoff meeting with the project team as described in Task 1. As needed throughout the study, LTMC proposes to conduct virtual progress meetings with the project team to review progress, answer questions, and revise the calculations. In-person meetings will include two (2) presentations with the City Council to present draft and final results and one (1) public meeting to conduct the Proposition 218 hearing. We are also available to attend one (1) public outreach meeting if desired. Our project team will provide comprehensive meeting management including preparing agendas and submitting minutes and action items. Before each public meeting, LTMC will provide draft PowerPoint files to staff for review before our presentation materials are made public. As part of this task, LTMC will also draft the Proposition 218 notice and translate the notice into Spanish or other languages. We recommend public agencies use the Proposition 218 notice as an outreach opportunity to explain why the rate adjustments are needed and to highlight what has been done to help reduce costs.

RATE STUDY DELIVERABLES

- Data request list
- Kickoff meeting
- Cash flows with anticipated funding sources and cost recovery
- Ten-year Financial Plan
- Debt coverage projection and analysis of future debt capacity
- Review of prudent reserves and recommended reserve policy
- Evaluation of customer characteristics including water use, meter size, and number of accounts
- Analysis of fixed and variable operating and capital costs
- Rate design alternatives and evaluation of customer classifications
- Final five-year rate increase plan including drought rates
- Sample bill impacts and rate survey of local agencies
- Preliminary and final drafts of the rate study report
- Connection and capacity fee analysis
- Review of the City's Utility Rate Assistance Program (URAP)
- Fully functional Excel-based rate model with all calculations, tables, and charts used in the report
- Staff training regarding the use and functionality of the model
- Three (3) in-person meetings/presentations with the City
- Virtual progress meetings with staff; action items distributed to the project team
- Proposition 218 notice of public hearing and/or educational materials with Spanish translations

EXHIBIT B

Rate Schedule

8. COST PROPOSAL

NOT-TO-EXCEED PROJECT BUDGET

Provided below is LT Municipal Consultants' budget to provide the City of Riverbank's Comprehensive Water Utility Rate Study based on the estimated hours by personnel proposed for each task identified in the scope of services. LTMC will invoice the City monthly for time and materials up to the not-to-exceed fee shown below. Three (3) in-person meetings are budgeted for this study. Additional in-person meetings can be added at a cost of $1,500 per meeting.

PROJECT TASKS	HOURS				BUDGET
	Lechowicz	Mills	Aluzzi	Total	
	Project Mgr	Financial Analyst II	Financial Analyst I		
	$250/hour	$170/hour	$120/hour		
1. Kickoff & Data Gathering	4	2	6	12	$2,060
2. Financial Plan	32	4	20	56	$11,080
3. Cost Allocation	12	2	10	24	$4,540
4. Rate Design	18	2	20	40	$7,240
5. Connection Fees	28	10	28	66	$12,060
6. Reports & Model	16	12	24	52	$8,920
7. Meetings & Prop 218	24	6	16	46	$8,940
Subtotal	**134**	**38**	**124**	**296**	**$54,840**
Travel expenses (3 in-person meetings)					$900
TOTAL PROJECT	**134**	**38**	**124**	**296**	**$55,740**

BILLING RATE SCHEDULE 2026/2027

LTMC's hourly rates are $250 for principals, $170 for financial analyst II, and $120 for financial analyst I. No subconsultants are needed for this assignment. The professional time rate includes all overhead and indirect costs. Direct expenses incurred on behalf of the client will be billed at cost. Direct expenses include, but are not limited to:

- Travel, meals, lodging
- Printing and report binding
- Outside computer services or software development
- Automobile mileage
- Courier services and mailing costs
- Special legal services

LTMC's hourly rate schedule is part of the quote for use in invoicing for progress payments and for any work that is requested by the City in addition to this scope of services.

LT MUNICIPAL CONSULTANTS

April 21, 2026

CITY OF RIVERBANK

Proposal for a Comprehensive Water Utility Rate Study

909 Marina Village Parkway #135 | Alameda, CA 94501 | (510) 545-3182

TABLE OF CONTENTS

1. Cover Letter 1

2. Firm Qualifications 3

Firm Background 3

History of the Firm 3

Services 4

Organizational Chart 4

3. Project Team 5

4. Project Approach & Methodology 9

Project Management & Schedule 9

Financial Planning 9

Rate Design 10

Public Outreach 11

Requested Participation from the City 11

Methodology 12

Rate Study Deliverables 16

5. Relevant Experience 17

Experience with Municipal Water Rate Studies 17

6. References 18

7. Proposed Schedule 22

Project Schedule 22

Meetings 22

8. Cost Proposal 23

Not-to-Exceed Project Budget 23

Billing Rate Schedule 2026/2027 23

1. COVER LETTER

LT MUNICIPAL CONSULTANTS

909 Marina Village Parkway #135
Alameda, CA 94501
(510) 545-3182
LTmuniconsultants.com

April 21, 2026

Tammy Alcantor, Assistant City Manager-Admin Services Director
City of Riverbank
6707 Third Street
Riverbank, CA 95367

Dear Ms. Alcantor,

LT Municipal Consultants (LTMC) is pleased to submit this Proposal for a Comprehensive Water Utility Rate Study to the City of Riverbank (City). LTMC is a woman-owned firm that focuses on financial planning, rate and fee studies, and management consulting for California public agencies. Firm Principal Alison Lechowicz has nearly 20 years of experience in municipal consulting and public finance. Our staff have completed over 150 studies compliant with Propositions 218 and 26, with a focus on agencies serving populations of 30,000 or fewer. Ms. Lechowicz was born and raised in San Joaquin County and enjoys working with communities throughout the Central Valley.

LTMC has substantial experience providing rate studies and financial planning for public agencies in your region. In February, we held a successful Proposition 218 Hearing to adopt new water rates for the City of Waterford. We also worked with the City of Waterford in 2019 and 2024 to complete sewer rate studies. Other recent municipal water rate study assignments we have completed include rate studies for the Cities of Kingsburg, Chowchilla, Kerman, Live Oak, the Root Creek Water District (Madera County), the Linda County Water District, and the Calaveras Public Utility District. We will bring this experience to our work with the City of Riverbank.

LTMC's technical approach is as follows:

- **Financial Analysis:** We understand that the City's water rates have not increased since 2019. The economic landscape has changed significantly since then due to the Covid 19 pandemic, high inflation, and continued roll out of the Sustainable Groundwater Management Act (SGMA) requirements. LTMC will analyze how these factors impact the Water Fund's financial standing. We will evaluate revenue streams to meet immediate cash flow needs as well as plan for future capital projects, deferred maintenance, debt repayment, and accumulation of appropriate reserves. We will provide the City with a financial roadmap that clearly illustrates how various considerations such as high vs. low capital improvement costs and various funding assumptions (such as grant vs. loan funding) will impact utility cash flows.

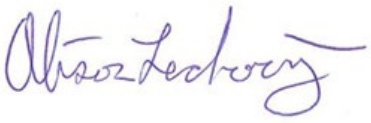
- **Rate Design:** Key aspects of rate design for the study will be to determine cost recovery from fixed and volumetric rates. LTMC will clearly document fixed and variable costs and how these costs can be recovered from rates while achieving compliance with Proposition 218 proportionality requirements. Our analysis will clearly demonstrate how the City's rates are proportional to how customers take service. We will provide rate options such as revising or phasing-out the City's base water allotment. We will also provide a schedule of drought rates for water shortage emergencies and advise the City on potential cost passthroughs and/or automatic inflationary increases. Our final recommendations will achieve policy goals while considering affordability and the impacts to both high and low water users.

- **Connection and Capacity Fees:** Concurrent with the rate study, LTMC proposes to review and update the City's connection and capacity fees. LTMC will work with City staff and engineers to determine the cost of facilities needed to accommodate new customers. Most often, the value of facilities includes both a buy-in to existing facilities that have available capacity plus an expansion component for facilities that must be upsized to meet the needs of growth. We will provide the City with a comprehensive fee report and assist with fee adoption.

- **Public Outreach:** Building consensus will be a key component of the rate study process, particularly since the water rates have not increased in over six years. LTMC will assist City staff with drafting Proposition 218 notices, preparing materials for website and social media postings, and conducting outreach to City Council members and ratepayers. Our final documents and outreach materials will stress the value of the City's infrastructure, explain why costs are increasing, and describe cost saving measures.

We would very much like to work with the City, and we hope this proposal will constitute a suitable basis for our selection. If you have any questions, please contact us.

Sincerely,
LT Municipal Consultants



Alison Lechowicz, Principal and Authorized Representative
alison@LTmuniconsultants.com
(510) 545-3182

2. FIRM QUALIFICATIONS

FIRM BACKGROUND

LT Municipal Consultants was built on the expertise of its female founders Alison Lechowicz and Catherine Tseng and is now owned solely by principal Alison Lechowicz.

Our objective is to provide financial consulting and management services to local governments. Alison Lechowicz has nearly 20 years of experience in municipal consulting and public finance. She also has experience working for a civil engineering firm and a background in public administration.

LTMC is committed to providing professional services with superior value and responsiveness. By utilizing a small team approach, our clients receive greater one-on-one attention and can be assured that the work is conducted by highly qualified professionals. Our clients are provided direct communication with the principal consultant who guides the project through each step.

Nature of firm: Woman-owned firm founded in 2017 and organized as an LLC
Services: Impact Fee Studies, Utility Rate & Fee Studies, Financial Planning, Utility Appraisal, Expert Witness, Public Approval Process
Size of firm: Four staff members consisting of three consultants and one office manager
Location of office: Alameda, CA
Years in business: 9 years
Other languages spoken by staff: Spanish

HISTORY OF THE FIRM

LT Municipal Consultants (LTMC) was founded in 2017 as Lechowicz & Tseng Municipal Consultants. Effective July 2025, the name of the firm was changed to LT Municipal Consultants.

SERVICES

Utility Rate & Fee Studies

Utility rate studies deriving both traditional and innovative rate structures that comply with cost of service principles and Proposition 218 requirements.

Impact Fee/Capacity Charge Studies

Development impact fees and capacity charge studies that offset the cost of expanding infrastructure to serve new development without placing a burden on existing customers.

Financial Planning & Modeling

Comprehensive financial plans focused on immediate needs as well as the long-term viability of agencies. Our financial models are flexible and user-friendly to allow for cash flow sensitivity analysis and to illustrate the impacts of policy decisions.

Public Approval Process

Lead informational workshops to educate the public about municipal finance. We provide start-to-finish assistance in the rate and fee approval process, including presentations to decision makers, publication of reports, and printing and mailing of notices (as applicable).

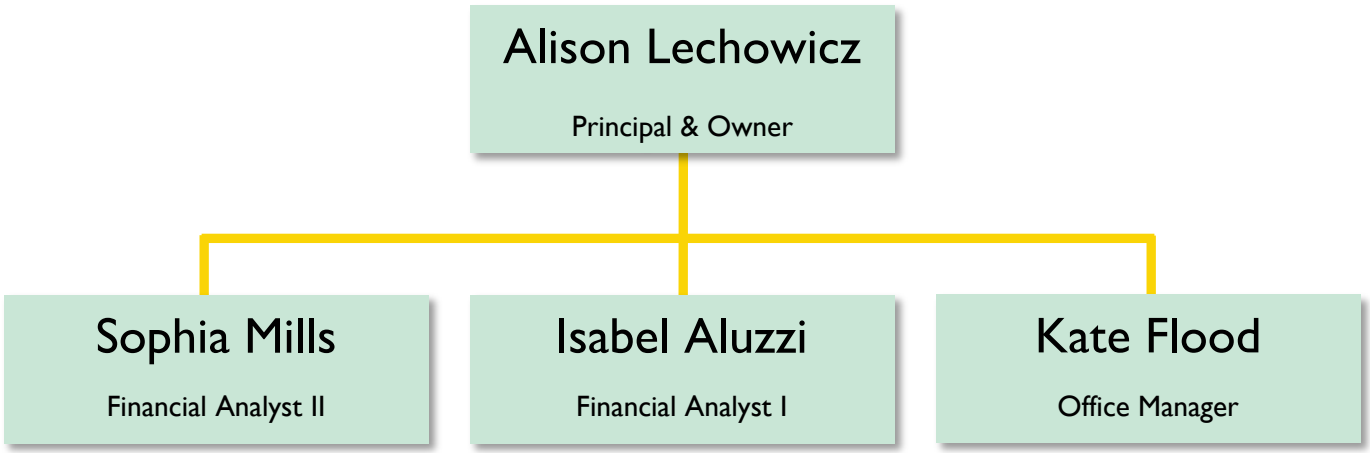
Utility Appraisal

Develop an inventory of utility assets and determine fair market value. We assist public agencies with negotiating the purchase or sale of utility property.

Expert Witness

Testify on behalf of public agencies to defend against lawsuits. We also represent public agencies as streetlight customers of California's electric utility providers in rate cases at the CA Public Utilities Commission.

ORGANIZATIONAL CHART



3. PROJECT TEAM

Alison Lechowicz will serve as the Principal-in-Charge and main contact person. She will manage the day-to-day aspects of the project to ensure it is within budget and on schedule. Sophia Mills will provide peer review, assist with financial modeling, and act as a substitute for Ms. Lechowicz if needed. Isabel Aluzzi will serve as financial analyst. Resumes are provided on the following pages.

Alison Lechowicz

PROJECT MANAGER, LEAD FINANCIAL ANALYST

QUALIFICATIONS

- ✓ 19 years consulting experience
- ✓ Master of Public Administration
- ✓ Testified as an expert witness at the CA Public Utilities Commission

RESPONSIBILITIES

Financing alternatives and cash flow projection

Rate recommendations

Public presentations

Sophia Mills

PEER REVIEW

QUALIFICATIONS

- ✓ 6 years consulting experience
- ✓ Bachelor of Economics and Bachelor of Spanish
- ✓ Fluent in Spanish
- ✓ Specializes in financial modeling

RESPONSIBILITIES

Methodological Review

Review of draft and final reports

Substitute as needed

Spanish translations

Isabel Aluzzi

FINANCIAL ANALYST

QUALIFICATIONS

- ✓ Master of Business Management
- ✓ Local government experience
- ✓ Specializes in financial modeling

RESPONSIBILITIES

Data gathering

Financial modeling

Draft and final report

Alison Lechowicz

alison@LTmuniconsultants.com

(510) 545-3182 (office)
(209) 747-3106 (cell)

909 Marina Village Parkway #135
Alameda, CA 94501

EXPERIENCE

- 19 years consulting experience: 9 years Co-founder and Principal at LT Municipal Consultants, 7 years as Principal and Financial Analyst at Bartle Wells Associates, 3 years as Financial Analyst at Carollo Engineers
- Testified as an expert witness at the CA Public Utilities Commission in electric rate cases of Pacific Gas & Electric, Southern California Edison, and San Diego Gas & Electric

EDUCATION

- **Columbia University**
  Master of Public Administration
- **University of California, Berkeley**
  Bachelor of Science
  Conservation & Resource Studies

REPRESENTATIVE ASSIGNMENTS

A small sample of projects is listed below for brevity. Additional project references can be provided upon request.

City of Waterford (Stanislaus County): Completed sewer rate studies in 2019 and 2024 and a water rate study in 2026. The City acquired two additional water systems that were in a state of neglect in 2015. Water rate adjustments will support the extensive costs of capital needs to consolidate the three water systems.

City of Live Oak (Sutter County): Completed a contentious water rate study for the City. The City had not increased rates in 15 years and was facing significant financial hardship. Conducted outreach to the community, recorded a social media video, and had the Proposition 218 notice translated into two languages.

City of Kingsburg (Fresno County): Updated and modernized the City's water rate structure by adding metered fees by meter size, eliminating a free water allotment, and eliminating tiers that were not cost justified. Also completed a solid waste rate study.

Town of Discovery Bay CSD (Contra Costa County): Long-serving financial consultant for the Town, having conducted multiple water and sewer rate studies and capacity fee studies. Met with developers at their offices to answer questions and address concerns. Assisted the Town in fee updates to accommodate new denitrification requirements.

City of Kerman (Fresno County): Completed a water and sewer rate study for the City. Updated winter water use estimates for single family residential sewer rates. Phased-out discounts for multifamily sewer customers.

Sophia Mills

sophia@LTmuniconsultants.com

(510) 529-8056

909 Marina Village Parkway #135
Alameda, CA 94501

EXPERIENCE

- 6 years at LT Municipal Consultants

EDUCATION

- **Davidson College**
  Bachelor of Arts
  Economics, Spanish

OTHER SKILLS

- Fluent in Spanish

REPRESENTATIVE ASSIGNMENTS

Linda County Water District (Yuba County): Water and sewer rate study. Proposed rates will modernize the District's sewer rate structure which is out of proportion with how customers use the system. Rate increases are designed to prudently use reserves to fund capital projects.

City of Chowchilla (Madera County): Completed a water, sewer, storm drain, and solid waste rate study. Conducted a detailed review of the City's billing data to analyze water rate tiers for single family residential customers and estimate wastewater flow as the basis of the sewer rates.

City of Rio Dell (Humboldt County): Conducted a water and sewer rate study to fund mandated capital projects and eliminate operating deficit. Analyzed impacts of alternative rate structures for each utility.

City of Brisbane (San Mateo County): Conducted a water and sewer rate study. The City had not done a comprehensive cost of service analysis since 2001. The update simplified the water and sewer rate structures to reflect actual costs.

City of Wasco (Kern County): Completed a water and sewer rate study. Designed a new water rate structure to eliminate free water allotments and documented sewer flow and loading assumptions as the basis of the sewer rates.

Isabel Aluzzi

isabel@LTmuniconsultants.com

(925) 784-6476

909 Marina Village Parkway #135
Alameda, CA 94501

EXPERIENCE

- City of Phoenix Summer Finance Intern: Prepared standard operating procedures for the Treasury department for standardized reporting. Worked with Investment Operations team to forecast cash flow needs and make investments. Assisted in preparation of debt service reports.
- Certifications:
  - Advanced Excel (Wall Street Prep)
  - Financial Accounting (Harvard Business Publishing)

EDUCATION

- **Thunderbird School of Global Management**
  Master of Business Management
- **Arizona State University**
  Bachelor of Business Management

REPRESENTATIVE ASSIGNMENTS

Bear Valley CSD (Kern County): Water, Sewer, and Solid Waste Study. Assisting the District in designing new water and sewer rate structures to cover operating costs and fund needed maintenance and repairs on the District's water system.

City of Ridgecrest (Kern County): Sewer rate study. Analyzing the City's sewer operating and capital costs to ensure sufficient revenue for ongoing operations and the planned construction of a new wastewater treatment plant. Also accounting for the City's largest customer, the nearby Navy base, whose rate is composed of different operating costs than other customers.

Mokelumne Hill Sanitary District (Calaveras County): Sewer rate study for the District to provide an update to current rate structure, provide compliance with legal requirements, and ensure that the District is self-sufficient. The District last completed a rate study in 2012.

City of Scotts Valley (Santa Cruz County): Assisting the City in a Sewer rate study. Transitioning rate structure to fixed charges based on customer type to be billed through the County tax roll.

City of Westmorland (Imperial County): Currently conducting a water and sewer rate study to support the City's financial assistance package for state funding. Transitioning the City from unmetered to metered water rates and from fixed rates to fixed + flow rates for commercial customers.

4. PROJECT APPROACH & METHODOLOGY

The City last completed a rate study in 2015. The regulatory and economic landscape has changed significantly since then. The Sustainable Groundwater Management Act (SGMA) has impacted how agencies manage their water resources. Supply chain issues during the Covid 19 pandemic have increased costs at a time when many public agencies were hesitant to raise rates. Nearly all public agencies in California are struggling to address renewal of aging infrastructure. Moreover, the courts have recently taken a more strict interpretation of Proposition 218's proportionality requirements and have ruled against the tiered rates of the Otay Water District and the City of San Diego. While the City does not have tiered water rates, these rulings signal greater scrutiny of utility issues. LTMC will set the stage for your stakeholders by explaining these regulatory issues and associated costs.

PROJECT MANAGEMENT & SCHEDULE

Our approach to our work is simple – we roll up our sleeves and get the job done. When initiating a project, it's impossible to know every twist and turn an assignment may take. Unexpected issues may arise, out of scope tasks may be required, and political sensitivities may become uncovered. We understand the challenges of having limited public agency staff and limited City budgets to accomplish policy goals. LTMC provides a high degree of administrative support to our clients. We will provide start-to-finish project management from data collection to managing the project schedule, organizing meetings and providing minutes, drafting preliminary and final documents, and conducting internal and external outreach. LTMC has a proven track record in your area – we have completed three Proposition 218 rate studies for the City of Waterford.

We understand that the City would like new rates implemented January 1, 2027. During project initiation, we will finalize the schedule and set deliverables by working backwards from the desired Proposition 218 hearing date, likely in December 2026. It is key that our final deliverables are easy for the City to understand and implement. We propose to organize our cash flows based on existing budget categories to allow for the easy import or export of data between documents. LTMC also structures our reports with reader-friendly executive summaries to allow the general public to grasp key concepts.

FINANCIAL PLANNING

The fundamental objective for this rate study is to provide compliance with legal requirements while ensuring that the City's water utility is self-sufficient. Our approach is to analyze revenue streams to meet immediate cash flow needs as well as plan for future capital projects. We understand that the City's most recent water rate study was completed in 2015. Like many other California utilities, the City is facing more stringent regulations and has aging infrastructure that requires increased operating expenses and capital investment.

For the City of Riverbank, we will provide a comprehensive review of the Water Enterprise Fund's finances, including current and future operating and maintenance costs, capital improvement projects, reserve balances, and required debt coverage. We will provide the City with multiple cash flow alternatives that will clearly illustrate how various considerations such as high vs. low inflation, high vs. low capital improvement costs, and maintaining high vs. low reserves among others will impact water cash flows. LTMC will work closely with the City to determine which financial parameters are most important (rate impacts, accumulating reserves, funding capital projects, etc.) and incorporate them into our alternatives.

RATE DESIGN

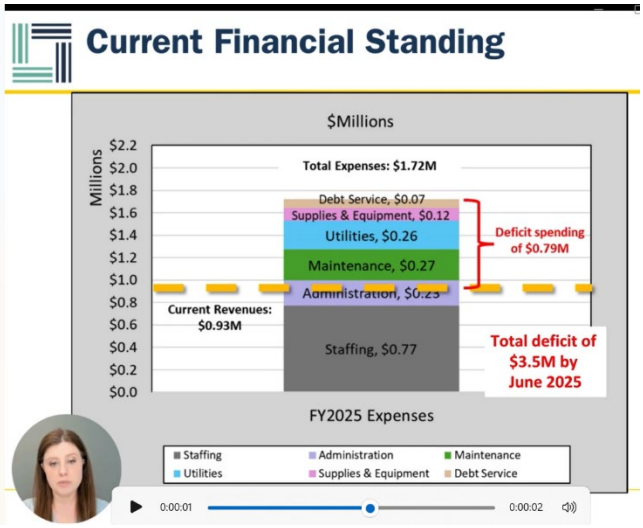
The City's current rate structure includes a fixed base charge that varies by meter size plus a uniform volumetric charge for consumption above the base water allotment of 7,480 gallons. We recommend the City continue to use a uniform water rate structure consistent with recent legal rulings (San Diego; Otay Water District). However, LTMC recommends reducing or phasing out "free" water included in the base fee to meet the proportionality requirements of Proposition 218 and promote equity for low water users. We recently completed water rate studies for the cities of Kingsburg and Wasco, the Calaveras Public Utility District, and several service areas within Lake County to eliminate or reduce their base allotments and are very familiar with this process.

LTMC understands that the City wants to evaluate the sustainability of its Utility Rate Assistance Program (URAP) as part of the rate study. The current URAP provides discounted rates to qualifying senior and disabled customers based on income eligibility. The program is funded through penalty fees collected by the utility. Under Proposition 218 requirements, rates must be cost-based and agencies cannot overcharge one group of customers to provide a discount to others. As part of our analysis, LTMC will review the number of customers receiving the discount, the administrative costs of providing the discount, and the total revenue needed for the program.

We also understand that a key component of the rate study will be developing a conservation pricing program to fully recover costs during water shortages. We are also well equipped to incorporate the City's anticipated groundwater sustainability agency (GSA) costs and compliance into the rate structure. We have conducted rate, fee, and/or Proposition 218 outreach activities for several GSAs in the Central Valley including the Kings River East GSA (Fresno and Tulare Counties), the McMullin Area GSA (Fresno County), and the South Fork Kings GSA (Kings County). We understand how cities and GSAs work together to manage groundwater recharge and share costs.

PUBLIC OUTREACH

Under Proposition 218 procedural requirements, property owners can block rate increases via a majority protest. Smaller public agencies are particularly vulnerable as it is easier for angry ratepayers to organize an opposition and gather protests. LTMC will prepare clear, informative, and visually appealing public materials to support transparency and build support from ratepayers. These materials will be tailored for distribution through the City's website, printed handouts, presentation decks, mailers, etc. Typical public materials include Presentation Slides, Reports, Rate Surveys, Frequently Asked Questions (FAQs), Ballots, or Notices of Public Hearing.



Recorded presentation with thumbnail overlay provided by LTMC for a social media posting.

During project kickoff, we will work with the City to develop a communication plan. We will work with the City to gain an understanding of any objections to prior rate adjustments and to identify specific customer groups who have a high level of engagement with the City. LTMC will determine a list of key stakeholders including City Council members, business groups, and others. As a second step, we will determine appropriate outreach via social media, print media, community meetings and/or one-on-one meetings with City Council members. LTMC has conducted a wide range of outreach activities and will bring our experience to the City of Riverbank.

REQUESTED PARTICIPATION FROM THE CITY

LTMC understands that the rate study process can be burdensome for public agencies. Our goal is to take on as many administrative tasks as possible to streamline the study. LTMC will be responsible for all project analysis and the preparation of meeting and presentation materials for project team and City Council meetings. Expected time commitment and information required from City staff can be estimated based on the following tasks:

- Respond to LTMC's data request consisting of items such as: budgets, audits, utility billing data, and capital improvement plans
- Attend kickoff and progress meetings (agenda and materials will be provided in advance)
- Review and comment upon draft and final reports
- Review by the City's legal counsel on recommendations, reports, and procedures
- Discuss any political sensitivities or issues that may hinder fee adoption
- Coordinate and schedule meetings with the City Council and/or stakeholders

METHODOLOGY

Provided below is our suggested scope of services based on the scope outlined in the City's Request for Proposals.

Task 1:	Task 2:	Task 3:	Task 4:	Task 5:	Task 6:	Task 7:
Kickoff and Data Gathering	Financial Plan	Cost Allocation	Rate Design	Connection Fees	Reports & Model	Meetings & Prop 218

Task 1 – Project Kickoff and Data Gathering

Kickoff Meeting
LTMC will conduct a kickoff meeting with City staff to review study goals, milestones, identify project team members, determine roles and responsibilities, and discuss data needs.

Data Gathering
Assemble the necessary data to complete the study. Wherever possible, LTMC will aggregate available information from the City's website and other public sources. The goal is to understand the City's financial standing, current rate structure, and utility billing information. A data needs list will be provided to the City prior to the kickoff call.

Task 2 – Financial Plan

Annual Revenue Requirements
With staff input, we will estimate future operating and capital expenditures to estimate annual revenue needs. We will factor in projections of growth, repairs and replacements, capital financing needs, debt obligations, cost escalation, water use, regulatory compliance, and operational changes to ensure that all future expenses are included. LTMC will work with the City to determine appropriate inflationary increases.

Review Reserve Fund Targets
This subtask involves reviewing the current operating and capital reserve balances and evaluating reserve targets for emergency reserves, rate stability reserves, long term capital reserves, short term capital reserves, or other categories as appropriate. At minimum, our analysis will review the age and condition of the system, annual depreciation costs, and expenses related to emergencies.

Evaluate Debt Service Coverage
LTMC will review budgets, audits, and disclosure documents to understand existing debt obligations. We will determine current coverage ratios based on net operating revenues compared to annual debt service expenses. We will also evaluate if the utility has capacity to take on new debt at the current revenues. Our final rate recommendations will include projections to meet coverage requirements in the years to come.

Review Capital Improvement Needs
Our cash flow analysis will isolate the impacts of capital funding separate from increases needed to fund other utility expenses. Typically, LTMC suggests three capital funding scenarios: 1) bare bones: fund only critical improvements, 2) priority funding: fund critical projects plus high-priority, level of service improvements, and 3) full funding: fund all proposed projects. We will work with the City to determine project affordability and adjust our rate recommendations accordingly. LTMC will review various financing options to fund capital needs, including pay-as-you-go/cash funding and other debt financing alternatives, such as State loans/grants, bank loans, and certificates of participation/bonds.

Cash Flow Projections
Annual revenue requirements and capital funding needs will be used to develop long-term cash flow projections summarizing the financial position of the Water Enterprise Fund over the next 10 years. The cash flow projections will estimate rate increases needed to meet annual revenue requirements, debt obligations, and reserve fund targets.

Sensitivity Analysis
Based on input from the project team, LTMC will incorporate rate sensitivity analysis to determine affordability. We will determine rate impacts under various scenarios, possibly including cash funding of projects, debt funding of projects, increased regulatory costs, etc. Sensitivity analysis can often become an iterative process. LTMC is flexible to run additional scenarios as needed.

Task 3 – Cost Allocation

Evaluate Customer Billing Data
We will evaluate historical and current water consumption, customer counts, and other billing data to estimate future water demands. A key aspect of this task is to determine the amount of water use and revenue collected from fixed meter fees and volumetric charges.

Functionalize Costs
Functionalization is the allocation of expenses by major operating activities including water supply, peak pumping, treatment, storage, transmission, overhead, and administration.

Allocation to Customer Classes
After costs have been categorized by function, costs are then allocated to each customer class based on water demand characteristics. The result produces revenue requirements for each customer class which can be recovered via fixed charges and volume rates. The allocation to customer classes will be based on industry best practices and meet the proportionality requirements of Proposition 218.

Task 4 – Rate Design

Assess Current Rate Structure and Customer Classifications
Review the current rate structure and customer classifications to assess the advantages and disadvantages of the existing system and to determine compliance with industry standards and court rulings. While compliance with Proposition 218 will guide all our recommendations, additional criteria may include: the impact on customer bills, public understanding, revenue stability, ease of implementation, compatibility with the existing billing system, and staff effort needed for administration.

Rate Alternatives
Based on the criteria developed with staff and the cost allocation, we will identify alternative rate structures or modifications to the current rate structure as appropriate. Our primary goal for this task is to ensure the City's rate structure complies with all legal requirements.

We will evaluate whether any modifications to the rate structure such as a revision of the base water allotment are warranted. LTMC will ensure that any rate structure modifications, including those to drought rates and the City's Utility Rate Assistance Program, are cost-justified and based on the City's operation of the water system, cost of water supply, and consumption patterns. Drought rates will be designed to fund the City's cost of water service even during cutback scenarios.

If modifications to the current rate structure are needed or desired, we will work with the project team to minimize the impact on ratepayers and clearly explain why the changes are needed. We will outline the advantages and disadvantages of each option. Additionally, we will take into consideration staff's time and capabilities to administer any changes and will ensure the City's billing system can accommodate proposed rate structure adjustments.

This task includes a legal review of current and proposed rate design alternatives. As needed, we will coordinate with the City's legal counsel. For the final study, we will present rate structure options that both meet the City's needs and relevant legal requirements. LTMC will compare all our estimates and recommendations with those used by other local entities.

Bill Impacts and Rate Affordability
Based on the recommended rates, LTMC will calculate the bill impacts for a sample of typical customers including both residential and commercial customer classifications. If needed, LTMC will develop an implementation plan to phase-in adjustments to ease the impact on customers.

Finalize Recommendations
Our final rate recommendations will include a five-year plan of proposed rates. The final plan will show projected monthly rates for each customer class for each year.

Survey of Local Rates

We will prepare a survey comparing the City's current and proposed residential utility bills to nearby agencies. The survey will be summarized in tables and charts that can be used for outreach, presentations, and the final report. We will also prepare bill comparisons for different customer classes if requested. The final list of surveyed agencies will be determined by the City.

Task 5 – Connection Fees

Concurrent with the water rate study, LTMC proposes to review and update the City's connection (capacity) fees. We will review potential future development in the community and the need to expand capacity. We will work with City staff and engineers to determine the cost of facilities needed to accommodate new customers. Most often, the value of facilities includes both a buy-in to existing facilities that have available capacity plus an expansion component for facilities that must be upsized to meet the needs of growth. The cost of facilities is divided by the capacity of those facilities to determine the connection fee. As needed, LTMC will scale the fees for various types of development such as multi-family residential, accessory dwelling units, and commercial customers. To complete our work, we will provide the City with a comprehensive report and assist with fee adoption.

Task 6 – Reports & Model

Submit a draft summary report for review and feedback. The report will summarize findings and recommendations and discuss key alternatives when applicable. We will then incorporate all staff comments and update recommendations accordingly. The final report will reflect input received from staff and the City Council. Our reports are intended to serve as the administrative record and will be compliant with Propositions 218 and 26. All study materials including the draft and final reports will be submitted to the City in their native format (Word, PowerPoint, etc.). LTMC does not use any specialized software. As part of this task we will submit our active, fully linked Excel-based financial model and provide a staff training session.

Task 7 – Meetings, Presentations & Proposition 218

To begin the study, LTMC will hold a kickoff meeting with the project team as described in Task 1. As needed throughout the study, LTMC proposes to conduct virtual progress meetings with the project team to review progress, answer questions, and revise the calculations. In-person meetings will include two (2) presentations with the City Council to present draft and final results and one (1) public meeting to conduct the Proposition 218 hearing. We are also available to attend one (1) public outreach meeting if desired. Our project team will provide comprehensive meeting management including preparing agendas and submitting minutes and action items. Before each public meeting, LTMC will provide draft PowerPoint files to staff for review before our presentation materials are made public. As part of this task, LTMC will also draft the Proposition 218 notice and translate the notice into Spanish or other languages. We recommend public agencies use the Proposition 218 notice as an outreach opportunity to explain why the rate adjustments are needed and to highlight what has been done to help reduce costs.

RATE STUDY DELIVERABLES

- Data request list
- Kickoff meeting
- Cash flows with anticipated funding sources and cost recovery
- Ten-year Financial Plan
- Debt coverage projection and analysis of future debt capacity
- Review of prudent reserves and recommended reserve policy
- Evaluation of customer characteristics including water use, meter size, and number of accounts
- Analysis of fixed and variable operating and capital costs
- Rate design alternatives and evaluation of customer classifications
- Final five-year rate increase plan including drought rates
- Sample bill impacts and rate survey of local agencies
- Preliminary and final drafts of the rate study report
- Connection and capacity fee analysis
- Review of the City's Utility Rate Assistance Program (URAP)
- Fully functional Excel-based rate model with all calculations, tables, and charts used in the report
- Staff training regarding the use and functionality of the model
- Three (3) in-person meetings/presentations with the City
- Virtual progress meetings with staff; action items distributed to the project team
- Proposition 218 notice of public hearing and/or educational materials with Spanish translations

5. RELEVANT EXPERIENCE

EXPERIENCE WITH MUNICIPAL WATER RATE STUDIES

Provided below is a selection of LTMC's recent projects where we designed water rates as part of our scope of services. We enjoy working with small agencies, and we specialize in helping agencies serving populations of 30,000 or fewer.

CLIENT	ACCOUNTS OR PARCELS	PROJECT
City of Gonzales	2,000	Water and Sewer Rate Study (2023)
Calaveras Public Utility District	2,100	Water Rate Study (2023)
City of Corning	2,400	Water and Sewer Rate Study (ongoing)
City of Live Oak	2,500	Water Rate Study (2025)
City of Waterford	2,600	Sewer Rate Study (2019 & 2024) Water Rate Study (2026)
City of Fort Bragg	2,800	Impact Fee Nexus Study (2024) Water and Sewer Rate Study (2026)
Bear Valley CSD	2,900	Water, Sewer, and Solid Waste Rate Study (ongoing)
Root Creek Water District	3,200	Water, Sewer, and Storm Drain Rate Study (2022)
City of Kerman	3,900	Water and Sewer Rate Study (2018) Water, Sewer, and Storm Drain Rate Study (2024)
City of Kingsburg	4,000	Solid Waste Rate Study (2022) Water Rate Study (2025)
City of Anderson	4,000	Water Rate Study (2021 & 2024) Sewer Rate Study (2025)
Westborough Water District	4,000	Water and Sewer Rate Study (2024)
City of Chowchilla	4,100	Water, Sewer, and Solid Waste Rate Study (2020 & 2025)
City of Red Bluff	4,700	Water and Sewer Rate Study (ongoing)
Butte Water District	4,800	Water Rate Study (2025)
City of Wasco	5,100	Water and Sewer Rate Study (2023)
Linda County Water District	5,400	Water and Sewer Rate Study (2025)
Town of Discovery Bay CSD	6,100	Water and Sewer Capacity Fee Study (2022) Water and Sewer Rate Study (2025)
City of Hanford	18,000	Water, Wastewater, and Stormwater Rate Study (2024)

CSD – community services district

6. REFERENCES

Provided below are four (4) detailed project references for municipal water rate studies. Additional references can be provided upon request.

City of Waterford

Water Rate Study (2026)
Sewer Rate Study (2019 & 2024)

The City of Waterford (City) is located in Stanislaus County with a population of approximately 9,300. The City provides water and sewer service to about 2,600 accounts. LTMC has worked with Waterford on two sewer rate studies with the most recent study completed in June 2024. More recently, LTMC completed a water rate study with a successful Proposition 218 hearing held in February 2026. Alison Lechowicz served as lead analyst and project manager for all three studies.

The City's water system consists of three service areas. The City has operated the River Pointe system since 2005 and purchased the Hickman and Waterford systems from the City of Modesto in 2015. At the time, the water infrastructure was in poor condition, and the City has since invested over $11 million in capital projects with the goal of achieving full consolidation of the three systems in the near future. Prior to our work, the City's most recent water rate study was completed in 2016 shortly after the City acquired the Hickman and Waterford systems, and the City had not adjusted the water rates since 2021. Rate revenues were insufficient to keep up with increasing operating costs while maintaining cash reserves which had been spent down to finance unplanned, costly repairs that were required in recent years.

Tina Envia
Finance Manager
finance@cityofwaterford.org
(209) 874-2328 Ext 104

The goal of LTMC's water rate study was to develop a rate plan that will support the City's plans to finance about $9.4 million in capital costs over the next five years. A portion of these costs will be cash-funded through rate revenues, while about $4.3 million of project costs are expected to be debt-funded using low-cost loans. The City's rate structure consists of a fixed monthly rate for each meter size as well as a uniform usage rate. Our study did not recommend major changes to the water rate structure, apart from combining the 3/4" and 1" meter rates into a single category reflecting current California Building Code regulations.

Ms. Lechowicz assisted the City with Proposition 218 implementation for all three studies. Activities included drafting the public notice, coordinating the mailing of the notice, consolidating the customer and property owner customer lists, and attending the public hearing.

City of Kingsburg

Water Rate Study (2025)

Solid Waste and Street Sweeping Rate Study (2022)

Kingsburg is a city of about 12,000 people located in Fresno County about 20 miles southwest of the City of Fresno. LTMC completed a solid waste rate study for the City in 2022 and a water rate study in 2025.

Daniel Galvez
Public Works Director
dgalvez@cityofkingsburg-ca.gov
(559) 852-0065

Prior to our work, the Water Fund was operating at a slight deficit as the last rate study did not include costs for higher levels of water treatment or recharge projects for Sustainable Groundwater Management Act (SGMA) compliance. LTMC's study provided funding for these items as well as deferred capital projects. We also updated the City's rates to include fees based on meter size and a volume rate that is better reflective of water supply costs. The City's prior tiered water rate structure was out of compliance with Proposition 218 and was not indicative of actual costs to provide service. Our recommended fee structure more fairly recovers costs from large commercial water users within the City. The City received few protests and held a successful Proposition 218 hearing in May 2025. The rates were implemented by the City.

In 2022, LTMC completed a solid waste and street sweeping rate study for the City. Goals of the study consisted of bringing rates up to actual costs and achieving compliance with new organics recycling regulations. The City franchises its solid waste disposal service to Mid Valley Disposal (MVD) and Central Valley Sweeping (CVS) provides street sweeping. MVD is permitted to increase rates for each of its customer service categories annually by inflation. However, the City may only increase rates to residents as permitted by the Proposition 218 approval process.

Another major aspect of the solid waste rate study was that additional costs are expected into the future for compliance with Senate Bill (SB) 1383 – Bill to Reduce Organic Waste. MVD is offering new categories of service for commercial organics waste recycling and the City has new direct expenses for procurement of biofuels and compost. LTMC designed the rate adjustments to cover these increasing costs. The City of Kingsburg initially adopted LTMC's rates as proposed and later lowered the rates due to grant funding that offset a portion of City costs.

Calaveras Public Utility District

Water Rate Study (2023)

The Calaveras Public Utility District (CPUD or District) provides treated surface water to about 2,100 accounts in the foothills of Calaveras County. Prior to LTMC's work, the District provided customers with a base allotment of water in the meter fee and had a declining 3-tiered rate structure. In June 2023, LTMC completed a water rate study that eliminated the base allotment, transitioned to a uniform rate structure, and provided a schedule of drought rates. LTMC also provided the printing and mailing of the Proposition 218 notice of public hearing and conducted two ratepayer outreach sessions.

The District was operating at a deficit and had issued debt in 2021 to partially fund a replacement tank at their water treatment plant project. The project was also funded with existing reserves. The proposed rate increases were developed to eliminate the operating deficit, meet debt service coverage, and to rebuild reserves over time.

The study recommended changes to the District's existing rate structure to align them with industry standard methodologies. The existing rate structure included a base allotment of water in the fixed monthly fee plus volume rates for consumption over the base. Under Senate Bill (SB) 555, base water allotments could be considered non-revenue water and subject to auditing and/or other regulatory measures by the state. The proposed new rate structure eliminated the base allotment. The fixed monthly fees consist of a debt service charge for the tank project and a meter charge. The tiered rate structure was also eliminated so that all usage is charged a single rate.

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The proposed rates also included a schedule of drought rates, which would only be implemented during a water shortage emergency. Under drought conditions, the base rate would remain the same, but volume rates would increase according to the level of water cutback.

LTMC also assisted with the Proposition 218 process. We drafted the notice of public hearing, coordinated with legal counsel for review, and conducted the printing and mailing. The rates were adopted in June 2023.

City of Chowchilla

Water, Sewer, Solid Waste, and Storm Drain Rate Study (2025)

Located in Madera County, the City of Chowchilla operates and maintains its water, sewer, and storm drain utilities, providing service to a population of about 19,000 residents. The City contracts with Mid Valley Disposal to provide solid waste service. June 2020, LTMC finalized a comprehensive utilities rate study for the City of Chowchilla's water, sewer, solid waste, and storm drain enterprises. More recently, LTMC was engaged to complete an updated utilities rate study for the City in June 2025.

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At the time of LTMC's 2020 study, rates for the solid waste and storm drain utilities had not been increased in over 10 years. Rates for the water and sewer utilities had been updated that year, but the City was only in the second year of being fully metered, and historical consumption data was limited. A series of recommended rate adjustments for the water, sewer, and solid waste utilities were adopted through 2024/25. The City Council elected not to pursue adoption of the storm drain rates due to the administrative burden of conducting an additional balloted vote.

In 2025, LTMC finalized an updated water, sewer, and solid waste rate study for the City. A successful Proposition 218 hearing was held in June 2025. Because the City now has over five years of metered consumption data available, a key aspect of the updated study was identifying water consumption trends and estimating sewer flows for each customer class. Ultimately, our analysis revealed that major rate structure changes were not recommended.

Another main focus of our work was determining a funding strategy for the City's water and sewer capital improvement plans. During both studies, LTMC developed three rate options for each utility based on varying levels of capital funding and presented each to the Council for input. In 2025, we further assisted the City by revising the rate plan based on new information received after the original Proposition 218 notice had been approved by the Council. We recommended reduced rates for years 2 through 5 (2026/27 through 2029/30) of the proposed rate plan after the City's outlook for future costs had significantly improved, thus mitigating rate impacts for customers. LTMC also managed the drafting, printing, and mailing of the Proposition 218 notices in both 2020 and 2025.

7. PROPOSED SCHEDULE

PROJECT SCHEDULE

Provided below is LT Municipal Consultants' draft schedule for the rate study. We understand that the City would like to implement new water rates by January 1, 2027. To meet this deadline, we propose to present the final rate study report October 13, 2026. After that meeting, the Proposition 218 notices should be mailed to allow for the required 45-day waiting period before holding the Proposition 218 hearing on December 8, 2026. We are flexible to adjust the schedule as needed. If a public outreach meeting is requested, we propose to schedule the meeting in November 2026 during the Proposition 218 waiting period.

PROJECT TASK	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1. Kickoff & Data Gathering							
2. Financial Plan							
3. Cost Allocation							
4. Rate Design							
5. Connection Fees							
6. Reports & Model			D		F		
7. Meetings & Prop 218	V	V	V	1	2	PROP 218	3

V - virtual meeting; 1-3 - in-person meetings; D - draft report submitted; F - final report submited

MEETINGS

Provided below is a sample meeting schedule that will be updated with input from the project team. In addition to in-person meetings, our proposal includes virtual meetings for progress meetings with staff. Additional virtual progress meetings can be scheduled as needed throughout the project at no additional cost to the City.

Meeting #1 (Virtual)	Kickoff meeting with the Project Team
Meeting #2 (Virtual)	Review preliminary findings with the Project Team
Meeting #3 (Virtual)	Review revised findings with the Project Team
Meeting #4 (In-Person)	Present draft rate options to City Council; receive input
Meeting #5 (In-Person)	Present final report to City Council; initiate Proposition 218 process
Meeting #6 (In-Person)	Proposition 218 Public Hearing to adopt rates

8. COST PROPOSAL

NOT-TO-EXCEED PROJECT BUDGET

Provided below is LT Municipal Consultants' budget to provide the City of Riverbank's Comprehensive Water Utility Rate Study based on the estimated hours by personnel proposed for each task identified in the scope of services. LTMC will invoice the City monthly for time and materials up to the not-to-exceed fee shown below. Three (3) in-person meetings are budgeted for this study. Additional in-person meetings can be added at a cost of $1,500 per meeting.

PROJECT TASKS	HOURS			Total	BUDGET
	Lechowicz	Mills	Aluzzi		
	Project Mgr	Financial Analyst II	Financial Analyst I		
	$250/hour	$170/hour	$120/hour		
1. Kickoff & Data Gathering	4	2	6	12	$2,060
2. Financial Plan	32	4	20	56	$11,080
3. Cost Allocation	12	2	10	24	$4,540
4. Rate Design	18	2	20	40	$7,240
5. Connection Fees	28	10	28	66	$12,060
6. Reports & Model	16	12	24	52	$8,920
7. Meetings & Prop 218	24	6	16	46	$8,940
Subtotal	**134**	**38**	**124**	**296**	**$54,840**
Travel expenses (3 in-person meetings)					$900
TOTAL PROJECT	**134**	**38**	**124**	**296**	**$55,740**

BILLING RATE SCHEDULE 2026/2027

LTMC's hourly rates are $250 for principals, $170 for financial analyst II, and $120 for financial analyst I. No subconsultants are needed for this assignment. The professional time rate includes all overhead and indirect costs. Direct expenses incurred on behalf of the client will be billed at cost. Direct expenses include, but are not limited to:

- Travel, meals, lodging
- Printing and report binding
- Outside computer services or software development
- Automobile mileage
- Courier services and mailing costs
- Special legal services

LTMC's hourly rate schedule is part of the quote for use in invoicing for progress payments and for any work that is requested by the City in addition to this scope of services.

THANK YOU

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